

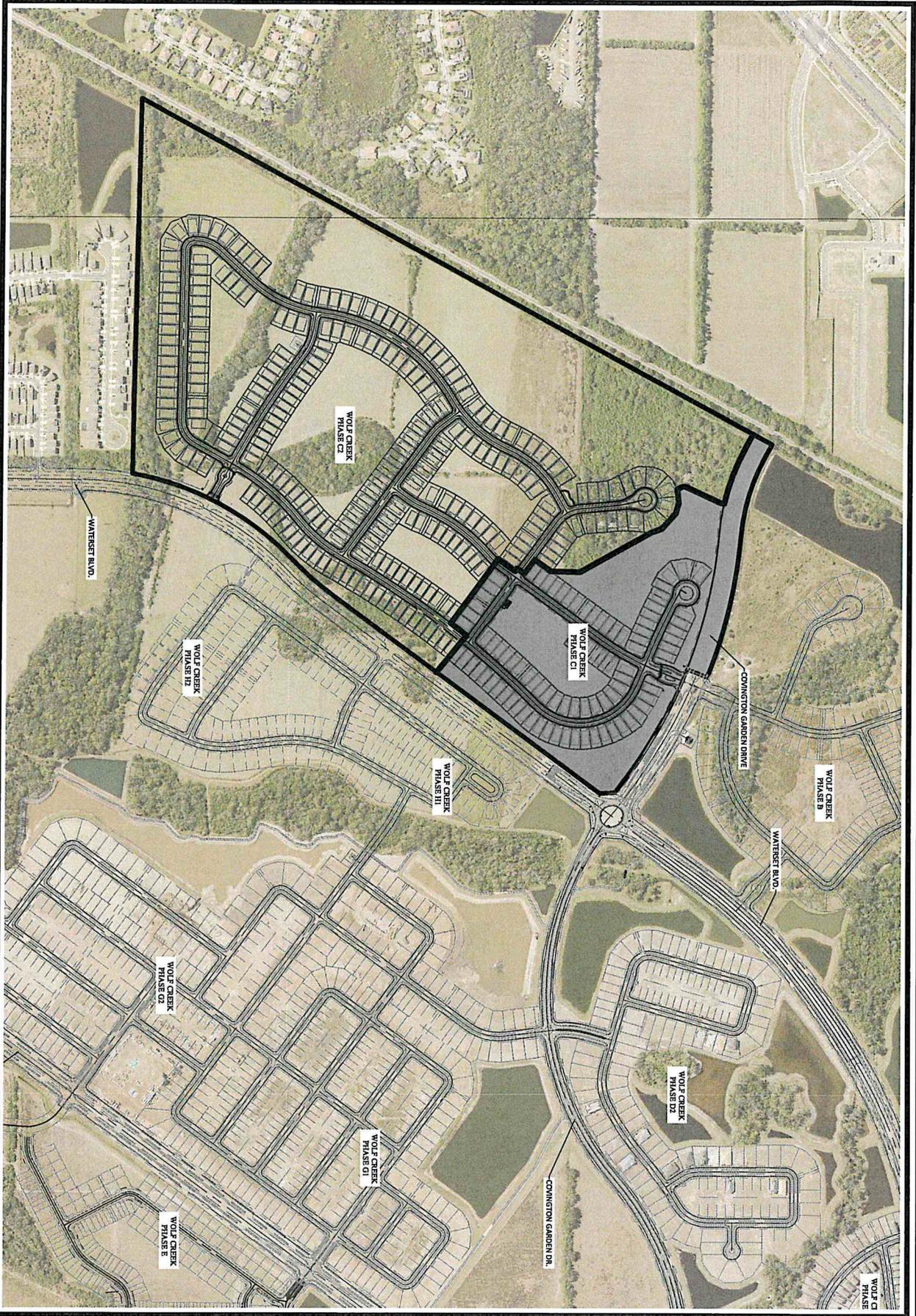
SUBJECT: Waterset Wolf Creek Phase C1 **HC-FINPLAT-25-0000008**
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: March 10, 2026
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

Authorize the Development Services Department, as the administrative authority designated by Resolution R25-042 to receive, review and process plat or replat submittals, to accept the dedications to Hillsborough County as reflected on the attached plat for the Waterset Wolf Creek Phase C1, located in Section 34, Township 31 and Range 19. Further authorize the Development Services Department to administratively accept the Subdivision's public improvement facilities (roads, drainage, water, wastewater and reclaimed water) for maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for 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 \$3,055,728.84, a Warranty Bond in the amount of \$83,229.61 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 \$11,500.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

BACKGROUND:

On July 8, 2025, Permission to Construct Prior to Platting was issued for Waterset Wolf Creek Phase C1, after construction plan review was completed on May 13, 2025. The developer has submitted the required Bonds which the County Attorney's Office has reviewed and approved. The developers are NNP-Southbend II, LLC and the engineer Heidt Design.



Location Map
 Waterset - Wolf Creek Phase C1

NNP SOUTHBEND II, LLC
 Hillsborough County

DATE	DESCRIPTION	JOB #	SCALE
2026/07/20	CONCEPTUAL SITE PLAN	208 # 2026-03-002	1"=80'

NOT TO SCALE

HEIDT DESIGN
 2974-A Highway 71, Suite 100
 Raleigh, NC 27611
 Phone: 919.231.2011
 www.heidtdesign.com

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

This Agreement made and entered into this _____ day of _____, 20_____, by and between NNP-Southbend II, LLC, a Delaware limited liability company, 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 Wateraset Wolf Creek Phase C1, hereafter referred to as the "Subdivision"; and

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

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

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

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

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

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

hereafter referred to as the "County Improvements"; and

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

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

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

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

2. The Subdivider agrees to well and truly build, construct and install in the Subdivision, within twelve (12) months from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 4 below, roads, streets, grading, sidewalks, bridges, stormwater drainage systems, water, wastewater and reclaimed water systems to be built and constructed in the platted area in exact accordance with the drawings, plans, specifications and other data and information filed with the Hillsborough County Development Review Division of the Development Services Department by the Subdivider.
3. The Subdivider agrees to warranty the County Improvements against failure, deterioration or damage resulting from defects in workmanship and materials, for a period of two (2) years following the date of acceptance of said improvements for maintenance by the County. The Subdivider further agrees to correct within the above described warranty period any such failure, deterioration, or damage existing in the County Improvements so that said improvements thereafter comply with the technical specifications contained in the LDC established by the County.
4. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County, an instrument ensuring the performance and a separate instrument providing a warranty of the obligations described in paragraphs 2 and 3 respectively above, specifically identified as:
 - a. Letters of Credit, number _____, dated _____ and number _____ dated _____, with _____ by order of _____,
 - b. A Performance Bond, number PB03010410928 dated, January 8, 2026 with NNP-Southbend II, LLC, a Delaware limited liability company as Principal, and Philadelphia Indemnity Insurance Company as Surety, or
A Warranty Bond, number PB03010410930 dated, January 8, 2026 with NNP-Southbend II, LLC, a Delaware limited liability company as Principal, and Philadelphia Indemnity Insurance Company as Surety, or
 - c. Cashier/Certified Checks, number _____, dated _____ and _____ dated _____ which shall be deposited by the County into a non-interest bearing escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

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

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

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

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

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

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

ATTEST:

Henry Maloney

Witness Signature

Henry Maloney

Printed Name of Witness

Diana Jamie Tedder

Witness Signature

Diana Jamie Tedder

Printed Name of Witness

Subdivider:

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

Len Jaffe

Name (typed, printed or stamped)

Vice President

Title

3162 S. Falkenburg Rd., Riverview, FL 33578

Address of Signer

813-620-3555

Phone Number of Signer

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 *[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
12 day of January, 2026, by Ken Jaffe as
(day) (month) (year) (name of person acknowledging)
Vice President for NVP Southbend II, LLC.
(type of authority, ...e.g. officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

Personally Known OR Produced Identification

Type of Identification Produced

Diana Jamie Tedder

(Signature of Notary Public - State of Florida)

Diana Jamie Tedder

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

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

HH 586842 08/26/2028

(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 NNP-Southbend II, LLC, a Delaware limited liability company called the Principal, and Philadelphia Indemnity Insurance Company called the Surety, are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of three million fifty-five thousand seven hundred twenty eight and 84/100 (\$3,055,728.84) Dollars for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

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

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

WHEREAS, these subdivision regulations require the construction of improvements in connection with the platting of the Waterset Wolf Creek Phase C1 subdivision; and

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

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

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

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

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

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

- A. If the Principal shall well and truly build, construct, and install in the platted area known as Waterset Wolf Creek Phase C1 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 April 10, 2027.

SIGNED, SEALED AND DATED this 8th day of January, 2026.

ATTEST:

Diana Jimmie Jelden

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

By *[Signature]*
Principal Seal

Philadelphia Indemnity Insurance Company
Surety Seal

ATTEST:

Rachel A. Mullen
Rachel A. Mullen, Witness

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

APPROVED BY THE COUNTY ATTORNEY

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



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California)

County of Los Angeles)

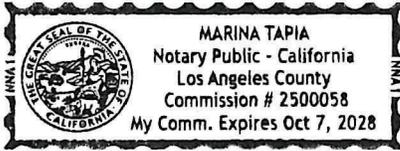
On JAN 08 2026 before me, Marina Tapia, Notary Public
Date Here Insert Name and Title of the Officer

Personally appeared Michelle Haase
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document Document Date

Number of Pages Signer(s) Other Than Named Above

Capacity(ies) Claimed by Signer(s)

Signer's Name

- Corporate Officer—Title(s)
Partner Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other

Signer's Name

- Corporate Officer—Title(s)
Partner Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other

Signer Is Representing

Signer Is Representing

PHILADELPHIA INDEMNITY INSURANCE COMPANY

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

Power of Attorney

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

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

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

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

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

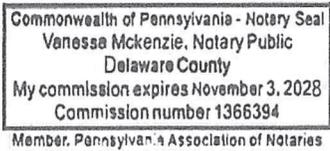


(Seal)

John Glomb, President & CEO
Philadelphia Indemnity Insurance Company

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

Notary Public:



residing at:

Linwood, PA

My commission expires:

November 3, 2028

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

JAN 08 2026

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

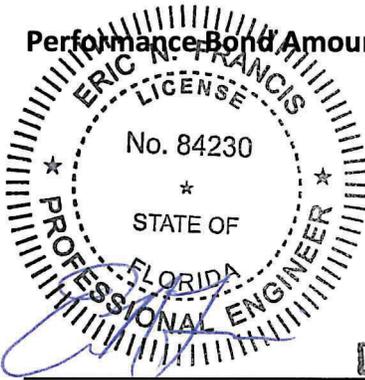


Edward Sayago, Corporate Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY



Summary For Performance Bond
WATERSET WOLF CREEK PHASE C1
FOLIO # 54244.0000, 52444.0100, 54172.0000

Streets and Drainage Facilities	\$1,461,873.00
Water Distribution System	\$347,925.50
Sewage Collection System	\$430,024.57
Reclaimed Water Distribution System	\$204,760.00
Total Amount	\$2,444,583.07
Performance Bond Amount (125% of Total)	\$3,055,728.84



DEC 29 2025

Eric N. Francis, P.E. # 84230
Date Prepared: December 2, 2025

<R:\Waterset\Wolf Creek\Phase C\Construction\Ph 1\Qtys\Wolf Creek Ph C1 Bond Comps.xlsx>



Engineers Cost Breakdown

WATERSET WOLF CREEK PHASE C1

Schedule: Streets & Drainage Facilities

FOLIO # 54244.0000, 52444.0100, 54172.0000

Unit	Quantity	Item	Average Unit Price	Total Amount
Phase C1				
LS	1	Signing & Pavement Marking	\$10,500.00	\$10,500.00
SY	1,080	1" FC 9.5 Asphaltic Surface Course	\$22.00	\$23,760.00
SY	8,440	1¾" SP 12.5 Asphaltic Surface Course	\$18.50	\$156,140.00
SY	1,080	2" SP 12.5 Asphaltic Surface Course	\$27.00	\$29,160.00
SY	8,440	7" Soil-Cement Base	\$22.00	\$185,680.00
SY	1,080	8" Crushed Concrete Base	\$20.00	\$21,600.00
SY	8,440	12" Compacted Subgrade	\$2.75	\$23,210.00
SY	1,080	12" Stabilized Subgrade	\$6.75	\$7,290.00
LF	7,790	Stabilized Curb Pad	\$3.75	\$29,212.50
LF	6,490	Miami Curb & Gutter	\$21.50	\$139,535.00
LF	240	Type D Curb	\$24.00	\$5,760.00
LF	1,070	Type F Curb & Gutter	\$24.50	\$26,215.00
LF	240	Drop Curb & Gutter	\$28.00	\$6,720.00
SF	8,520	6" Concrete Sidewalk	\$9.00	\$76,680.00
EA	3	5' ADA Ramp	\$885.00	\$2,655.00
EA	1	12' ADA Ramp	\$1,850.00	\$1,850.00
LF	550	Underdrain	\$20.00	\$11,000.00
EA	5	Underdrain Cleanout	\$375.00	\$1,875.00
LF	200	14" x 23" RCP	\$105.00	\$21,000.00
LF	120	15" HP Storm	\$52.00	\$6,240.00
LF	1,567	18" HP Storm	\$58.00	\$90,886.00
LF	841	24" HP Storm	\$80.00	\$67,280.00
LF	525	30" HP Storm	\$120.00	\$63,000.00
LF	300	36" HP Storm	\$135.00	\$40,500.00
EA	1	Yard Drain	\$2,350.00	\$2,350.00
EA	3	Type 1 Curb Inlet	\$7,550.00	\$22,650.00
EA	18	Type 2 Curb Inlet	\$9,050.00	\$162,900.00
EA	3	Type C Grate Top Inlet	\$3,950.00	\$11,850.00
EA	1	Double Valley Gutter Inlet	\$7,500.00	\$7,500.00
EA	4	FDOT Inlet with Grate Top	\$7,500.00	\$30,000.00
EA	2	Type P Manhole	\$5,200.00	\$10,400.00
EA	2	Type J Manhole	\$8,500.00	\$17,000.00
EA	2	Control Structure	\$7,000.00	\$14,000.00



Streets & Drainage Facilities (Continued)

EA	2	15" FES	\$3,600.00	\$7,200.00
EA	3	18" MES	\$2,500.00	\$7,500.00
EA	1	24" MES	\$2,900.00	\$2,900.00
EA	3	30" MES	\$5,500.00	\$16,500.00
EA	1	36" MES	\$6,900.00	\$6,900.00
EA	1	36" Endwall	\$7,950.00	\$7,950.00
EA	10	Rip Rap at End Section	\$700.00	\$7,000.00
EA	1	Concrete Sump	\$5,500.00	\$5,500.00
EA	2	Connect to Existing Pond	\$7,700.00	\$15,400.00
EA	3,553	Dewatering	\$7.00	\$24,871.00
EA	3,553	Storm Sewer TV & Testing	\$9.50	\$33,753.50
		Total Street & Drainage System		\$1,461,873.00



Engineers Cost Breakdown

WATERSET WOLF CREEK PHASE C1

Schedule: Water Distribution System

FOLIO # 54244.0000, 52444.0100, 54172.0000

Unit	Quantity	Item	Average Unit Price	Total Amount
Phase C1				
LS	1	Connect to Existing WM	\$1,700.00	\$1,700.00
LS	1	Temporary Construction Meter Assembly	\$24,000.00	\$24,000.00
LF	3,805	6" PVC Water Main	\$26.50	\$100,832.50
LF	210	6" DIP Water Main	\$82.00	\$17,220.00
EA	24	6" Gate Valve	\$1,900.00	\$45,600.00
EA	60	6" MJ Fitting	\$400.00	\$24,000.00
EA	8	Fire Hydrant Assembly	\$7,850.00	\$62,800.00
EA	23	Single Service (Short)	\$440.00	\$10,120.00
EA	42	Single Service (Long)	\$580.00	\$24,360.00
EA	14	Double Service (Short)	\$640.00	\$8,960.00
EA	1	Permanent Blowoff Assembly	\$1,450.00	\$1,450.00
EA	3	Temporary Blowoff Assembly	\$705.00	\$2,115.00
LS	1	Water Pressure Testing & Chlorination	\$11,018.00	\$11,018.00
LS	1	Sleeving	\$13,750.00	\$13,750.00
		Total Water Distribution System		\$347,925.50



Engineers Cost Breakdown

WATERSET WOLF CREEK PHASE C1

Schedule: Sewage Collection System

FOLIO # 54244.0000, 52444.0100, 54172.0000

Unit	Quantity	Item	Average Unit Price	Total Amount
Phase C1				
LS	1	Connect to Existing Sanitary MH	\$10,000.00	\$10,000.00
LF	3,307	8" PVC Gravity Main	\$36.51	\$120,738.57
EA	17	Sanitary Manhole	\$6,920.00	\$117,640.00
EA	18	Single Sanitary Service	\$1,350.00	\$24,300.00
EA	37	Double Sanitary Service	\$1,750.00	\$64,750.00
LF	3,307	Dewatering	\$15.50	\$51,258.50
LF	3,307	Sanitary Testing & TV	\$12.50	\$41,337.50
		Total Sewage Collection System		\$430,024.57



Engineers Cost Breakdown

WATERSET WOLF CREEK PHASE C1

Schedule: Reclaimed Water Distribution System

FOLIO # 54244.0000, 52444.0100, 54172.0000

Unit	Quantity	Item	Average Unit Price	Total Amount
Phase C1				
LS	1	Connect to Existing RM	\$1,700.00	\$1,700.00
LF	3,740	6" PVC Reclaimed Water Main	\$26.50	\$99,110.00
EA	15	6" Gate Valve	\$1,900.00	\$28,500.00
EA	44	6" MJ Fitting	\$400.00	\$17,600.00
EA	8	Single Service (Short)	\$440.00	\$3,520.00
EA	46	Single Service (Long)	\$565.00	\$25,990.00
EA	19	Double Service (Short)	\$525.00	\$9,975.00
EA	2	Reclaimed Service - Common Area	\$2,700.00	\$5,400.00
EA	1	Permanent Blowoff Assembly	\$1,450.00	\$1,450.00
EA	3	Temporary Blowoff Assembly	\$705.00	\$2,115.00
LS	3,760	Pressure Testing	\$2.50	\$9,400.00
		Total Reclaimed Water Distribution System		\$204,760.00

SUBDIVISION WARRANTY BOND - ON SITE

KNOW ALL MEN BY THESE PRESENTS, that we NNP-Southbend II, LLC, a Delaware limited liability
company called the Principal, and Philadelphia Indemnity
Insurance Company called the Surety, are held and firmly bound unto the
BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of
eighty-three thousand two hundred twenty-nine and 61/100 (\$83,229.61) Dollars for the payment of which
we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

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

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

WHEREAS, the Principal has made the request that the Board of County Commissioners of Hillsborough County accept the following improvement facilities for maintenance in the approved platted subdivision known as Waterset Wolf Creek Phase C1. The improvement facilities to be accepted, hereafter referred to as the "Improvements" are as follows: roads, drainage, water, wastewater and reclaimed water; and

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

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

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

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

- A. If the Principal shall warrant for a period of two years following the date of acceptance of the Improvements for maintenance by the Board of County Commissioners of Hillsborough County, in the approved platted subdivision known as Waterset Wolf Creek Phase C1 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 10, 2029

SIGNED, SEALED AND DATED this 8th day of January, 2026.

ATTEST:

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

Diana James Jordan

By *[Signature]*
Principal Seal

Philadelphia Indemnity Insurance Company

Surety Seal

ATTEST:

Rachel A. Mullen

Rachel A. Mullen, Witness

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



APPROVED BY THE COUNTY ATTORNEY

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California)

County of Los Angeles)

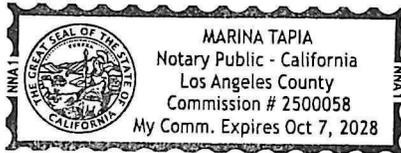
On JAN 08 2026 before me, Marina Tapia, Notary Public
Date Here Insert Name and Title of the Officer

Personally appeared Michelle Haase
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document Document Date

Number of Pages Signer(s) Other Than Named Above

Capacity(ies) Claimed by Signer(s)

Signer's Name
[] Corporate Officer—Title(s)
[] Partner [] Limited [] General
[] Individual [] Attorney in Fact
[] Trustee [] Guardian or Conservator
[] Other

Signer's Name
[] Corporate Officer—Title(s)
[] Partner [] Limited [] General
[] Individual [] Attorney in Fact
[] Trustee [] Guardian or Conservator
[] Other

Signer Is Representing

Signer Is Representing

PHILADELPHIA INDEMNITY INSURANCE COMPANY

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

Power of Attorney

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

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

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

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

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



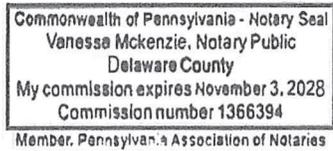
(Seal)

John Glomb, President & CEO
Philadelphia Indemnity Insurance Company

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

Notary Public:

Vanessa mckenzie



residing at:

Linwood, PA

My commission expires:

November 3, 2028

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

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

JAN 08 2026

JAN 08 2026

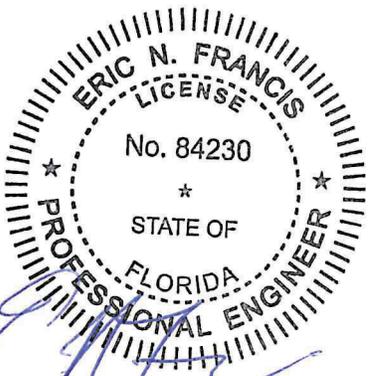


Edward Sayago, Corporate Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY



Summary For Warranty Bond
WATERSET WOLF CREEK PHASE C1
FOLIO # 54244.0000, 52444.0100, 54172.0000

Streets and Drainage Facilities	PRIVATE
Water Distribution System	\$311,207.50
Sewage Collection System	\$327,428.57
Reclaimed Water Distribution System	\$193,660.00
Total Amount	\$832,296.07
Warranty Bond Amount (10% of Total)	\$83,229.61



[Signature]
DEC 29 2025
 Eric N. Francis, P.E. # 84230
 Date Prepared: December 2, 2025

<R:\Waterset\Wolf Creek\Phase C\Construction\Ph 1\Qtys\Wolf Creek Ph C1 Bond Comps.xlsx>



Engineers Cost Breakdown

WATERSET WOLF CREEK PHASE C1

Schedule: Water Distribution System

FOLIO # 54244.0000, 52444.0100, 54172.0000

Unit	Quantity	Item	Average Unit Price	Total Amount
Phase C1				
LF	3,805	6" PVC Water Main	\$26.50	\$100,832.50
LF	210	6" DIP Water Main	\$82.00	\$17,220.00
EA	24	6" Gate Valve	\$1,900.00	\$45,600.00
EA	60	6" MJ Fitting	\$400.00	\$24,000.00
EA	8	Fire Hydrant Assembly	\$7,850.00	\$62,800.00
EA	23	Single Service (Short)	\$440.00	\$10,120.00
EA	42	Single Service (Long)	\$580.00	\$24,360.00
EA	14	Double Service (Short)	\$640.00	\$8,960.00
EA	1	Permanent Blowoff Assembly	\$1,450.00	\$1,450.00
EA	3	Temporary Blowoff Assembly	\$705.00	\$2,115.00
LS	1	Sleeving	\$13,750.00	\$13,750.00
		Total Water Distribution System		\$311,207.50



Engineers Cost Breakdown

WATERSET WOLF CREEK PHASE C1

Schedule: Sewage Collection System

FOLIO # 54244.0000, 52444.0100, 54172.0000

Unit	Quantity	Item	Average Unit Price	Total Amount
Phase C1				
LF	3,307	8" PVC Gravity Main	\$36.51	\$120,738.57
EA	17	Sanitary Manhole	\$6,920.00	\$117,640.00
EA	18	Single Sanitary Service	\$1,350.00	\$24,300.00
EA	37	Double Sanitary Service	\$1,750.00	\$64,750.00
		Total Sewage Collection System		\$327,428.57



Engineers Cost Breakdown

WATERSET WOLF CREEK PHASE C1

Schedule: Reclaimed Water Distribution System

FOLIO # 54244.0000, 52444.0100, 54172.0000

Unit	Quantity	Item	Average Unit Price	Total Amount
Phase C1				
LF	3,740	6" PVC Reclaimed Water Main	\$26.50	\$99,110.00
EA	15	6" Gate Valve	\$1,900.00	\$28,500.00
EA	44	6" MJ Fitting	\$400.00	\$17,600.00
EA	8	Single Service (Short)	\$440.00	\$3,520.00
EA	46	Single Service (Long)	\$565.00	\$25,990.00
EA	19	Double Service (Short)	\$525.00	\$9,975.00
EA	2	Reclaimed Service - Common Area	\$2,700.00	\$5,400.00
EA	1	Permanent Blowoff Assembly	\$1,450.00	\$1,450.00
EA	3	Temporary Blowoff Assembly	\$705.00	\$2,115.00
		Total Reclaimed Water Distribution System		\$193,660.00

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

This Agreement made and entered into this ____ day of _____, 20____, by and between NNP-Southbend II, LLC, a Delaware limited liability company, hereinafter referred to as the “Subdivider” and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as the “County.”

Witnesseth

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

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

WHEREAS, pursuant to the LDC, the Subdivider has submitted to the Board of County Commissioners of Hillsborough County, Florida, for approval and recordation, a plat of a subdivision known as Waterset Wolf Creek Phase C1 (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 PB03010410929 dated, 01/08/2026 with NNP-Southbend II, LLC, a Delaware limited liability company as Principal, and Philadelphia Indemnity Insurance Company as Surety, or
 - c. Escrow agreement, dated _____, between, _____ and the County, or
 - c. Cashier/Certified Check, number _____, dated _____, which shall be deposited by the County into a non-interest bearing

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

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

4. Should the Subdivider seek and the County grant, pursuant to the terms contained in the LDC, an extension of the time period established for installation of lot corners described in paragraph 2, the Subdivider shall provide the County with an instrument ensuring the completion within the extended period. The instrument shall be in the form of a letter of credit, performance bond, escrow agreement, or cashier/certified check as required by the LDC.
5. In the event the Subdivider shall fail or neglect to fulfill its obligations under this agreement and as required by the LDC, the Subdivider shall be liable to pay for the cost of installation of the lot corners to the final total cost including, but not limited to, surveying, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the failure of the Subdivider to carry out and execute all of the provisions of this Agreement and the provisions of the LDC.
6. The County agrees, pursuant to the terms contained in the LDC, to record the plat of the Subdivision at such time as the plat complies with the provisions of the LDC and has been approved in a manner as prescribed therein.
7. If any article, section, clause or provision of this agreement may be deemed or held invalid by any court of competent jurisdiction for any reason or cause, the same shall not affect or invalidate the remainder of this Agreement, nor any other provisions hereof, or such judgment or decree shall be binding in its operation to the particular portion hereof described in such judgment and decree and held invalid.
8. This document contains the entire agreement of the parties. It shall not be modified or altered except in writing signed by the parties.

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

ATTEST:

[Handwritten Signature]

Witness Signature

Henry Maloney

Printed Name of Witness

Diana Jamie Tedder

Witness Signature

Diana Jamie Tedder

Printed Name of Witness

Subdivider:

By *[Handwritten Signature]*

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

Len Jaffe

Name (typed, printed or stamped)

Vice President

Title

3162 S. Falkenburg Rd., Riverview, FL 33578

Address of Signer

813-620-3555

Phone Number of Signer

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

[Handwritten Signature]
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
12 day of January, 2026, by Len Jaffe as
(day) (month) (year) (name of person acknowledging)
Vice President for NVP Southbend II LLC
(type of authority,...e.g. officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

Personally Known OR Produced Identification

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

Type of Identification Produced

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

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

(Notary Seal)

HH 586842
(Commission Number)

8/26/2028
(Expiration Date)

Individual Acknowledgement

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

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

Personally Known OR Produced Identification

(Signature of Notary Public - State of Florida)

Type of Identification Produced

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

(Notary Seal)

(Commission Number)

(Expiration Date)

SUBDIVISION PERFORMANCE BOND FOR LOT CORNER PLACEMENT

KNOW ALL MEN BY THESE PRESENTS, That we NNP-Southbend II, LLC,
a Delaware limited liability company called the Principal, and Philadelphia
Indemnity Insurance Company called the Surety, are held and firmly bound unto the
BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of eleven
thousand five hundred and 00/100 (\$ 11,500.00) Dollars for the payment of which sum,
well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and
severally, firmly by these presents.

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

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

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

WHEREAS, the lot corners required by Florida Statutes in the subdivision known as
Waterset Wolf Creek Phase C1 are to be installed after recordation of said plat under guarantees posted with
the County; and

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

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

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

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

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

- A. If the Principal shall well and truly build, construct, and install in the platted area known as Waterset Wolf Creek Phase C1 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 April 10, 2028.

SIGNED, SEALED AND DATED this 8th day of January, 2026.

ATTEST:
Diana Jimmie Jedd

NNP Southbend II, LLC, a Delaware limited liability company
BY: [Signature]
PRINCIPAL (SEAL)

Philadelphia Indemnity Insurance Company
SURETY (SEAL)

ATTEST:
Rachel E. Mullen
Rachel E. Mullen, Witness

Michelle Haase
Michelle Haase, ATTORNEY-IN-FACT (SEAL)

APPROVED BY THE COUNTY ATTORNEY
[Signature]
BY: [Signature]
Approved As To Form And Legal Sufficiency.



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California)

County of Los Angeles)

On JAN 08 2026 before me, Marina Tapia, Notary Public
Date Here Insert Name and Title of the Officer

Personally appeared Michelle Haase
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature Marina Tapia
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document Document Date

Number of Pages Signer(s) Other Than Named Above

Capacity(ies) Claimed by Signer(s)

- Signer's Name
Corporate Officer—Title(s)
Partner Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other

- Signer's Name
Corporate Officer—Title(s)
Partner Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other

Signer Is Representing

Signer Is Representing

PHILADELPHIA INDEMNITY INSURANCE COMPANY

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

Power of Attorney

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

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

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

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

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

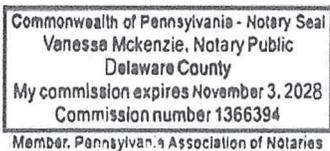


(Seal)

John Glomb, President & CEO
Philadelphia Indemnity Insurance Company

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

Notary Public:



Member, Pennsylvania Association of Notaries

residing at:

Linwood, PA

My commission expires:

November 3, 2028

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

JAN 08 2026

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



Edward Sayago, Corporate Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY



Summary For Performance Bond
WATERSET WOLF CREEK PHASE C1
FOLIO # 54244.0000, 52444.0100, 54172.0000

Set All Lot Corners	\$9,200.00
Performance Bond Amount (125% of Total)	\$11,500.00
(This Bond will be in place for a period of 2 years)	

DEC 29 2025

Eric N. Francis, P.E. # 84230
Date Prepared: December 2, 2025

<R:\Waterset\Wolf Creek\Phase C\Construction\Ph 1\Qtys\Wolf Creek Ph C1 Bond Comps.xlsx>



Engineers Cost Breakdown

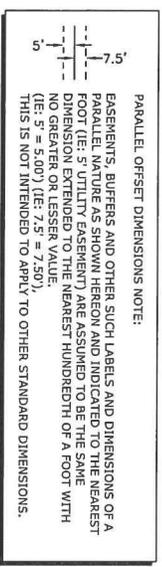
WATERSET WOLF CREEK PHASE C1

Schedule: Lot Corners

FOLIO # 54244.0000, 52444.0100, 54172.0000

Unit	Quantity	Item	Average Unit Price	Total Amount
LS	1	Set All Lot Corners	\$9,200.00	\$9,200.00
		Total Lot Corners		\$9,200.00

WATERSET WOLF CREEK PHASE C1
 SECTIONS 27, 28 AND 34, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA



DEDICATION: The undersigned, NNP-SOUTHBEND II, LLC, a Delaware limited liability company ("Owner"), as the fee-simple owner of the lands platted herein, does hereby dedicate this plat of WATERSET WOLF CREEK PHASE C1 for record. Owner does hereby state and declare the following:

Owner does hereby dedicate to the public in general and to Hillsborough County, Florida (the "County"), all (Public) streets, roads, and rights-of-way for Covington Garden Drive, as shown hereon.

The private roads and private rights of way shown hereon as TRACT "A-2" are not dedicated to the public, but are private, and are hereby reserved by Owner for convenience to a Homeowners' Association and its successors and maintenance entity subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision, as access for ingress and egress of lot owners and their guests and invitees. Said right of access for ingress and egress will extend to lot owners within all phases and units, both existing and future, of this development.

Owner hereby grants 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 "A-2", as shown hereon for ingress and egress for the performance of their official duties.

Owner hereby grants to providers of telephone, electric, cable television and cable data, water and sewer, and other public and quasi-public utilities, a non-exclusive access easement over and across and a non-exclusive utility easement over, across and under the private roads and private rights of way within TRACT "A-2" and the design of hereon as utility easements, for ingress and egress and for the construction, installation, and maintenance of utilities and related purposes, for the benefit of the lot owners hereon.

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

Owner further does 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.

Fee Interest in TRACTS "B-288", "B-29", and "B-30", as shown hereon is hereby reserved by the Owner for conveyance by separate instrument to the Waterset South Community Development District (the "District"), or other custodial and maintenance entity subsequent to the recording of this plat.

Fee Interest in TRACTS "B-284", "B-31", and TRACT "C-2", as shown hereon are hereby reserved by Owner for conveyance to a Homeowners' Association, or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision. Said tracts are not dedicated to the public and will be privately maintained.

Said TRACTS "A-2", "B-284", "B-288", "B-29", "B-30", "B-31", and "C-2", are subject to any and all easements dedicated to public use as shown on this plat. The maintenance of said "A-2", "B-284", "B-288", "B-29", "B-30", "B-31", and TRACT "C-2", as shown hereon are hereby reserved by the Owner, its assigns and its successors in title, which may include the District, for the benefit of the lot owners within this subdivision.

Owner hereby reserves unto Owner, its assigns and successors in title, a perpetual non-exclusive easement over, across and under all (Public) streets, roads and rights-of-way, (Public) utility easements and Utility Easements shown hereon for the purpose of installing, constructing, operating, maintaining, repairing and replacing street and utility facilities including, but not limited to, electric, telephone, water and sewer lines or pipes, fire hydrants, wells, lift stations, pumping stations and other sewer, water and fire protection facilities, underground and overhead utility lines, and related facilities, as applicable, to accommodate whatever facilities and improvements that the Owner or its successors and assigns elects to install, subject to permitting requirements, if any, until such time as the ownership, operation and maintenance of said facilities is assumed by the County.

Owner hereby reserves the right to grant and convey, by separate instrument to the District and/or other custodial and maintenance entity subsequent to the recording of this plat, a perpetual non-exclusive easement over and across all areas shown on this plat as (CDD) Drainage and Access Easements, for purposes incidental thereto.

Owner hereby reserves the right to grant and convey, by separate instrument to a homeowners' association and/or other custodial and maintenance entity subsequent to the recording of this plat, a perpetual non-exclusive landscape easement over and across all areas shown on this plat as (HOA) Landscape Easement, for purposes incidental thereto.

Easements and tracts reserved by the Owner will be maintained by the Owner, its assigns, or successors in title, and will be subject to all easements dedicated to public use as shown on this plat.

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

Len Jaife, Vice President _____ 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 Len Jaife, Vice President of NNP-SOUTHBEND II, LLC, a Delaware limited liability company, on behalf of the company. Personally known to me _____ or has produced _____ as identification.

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

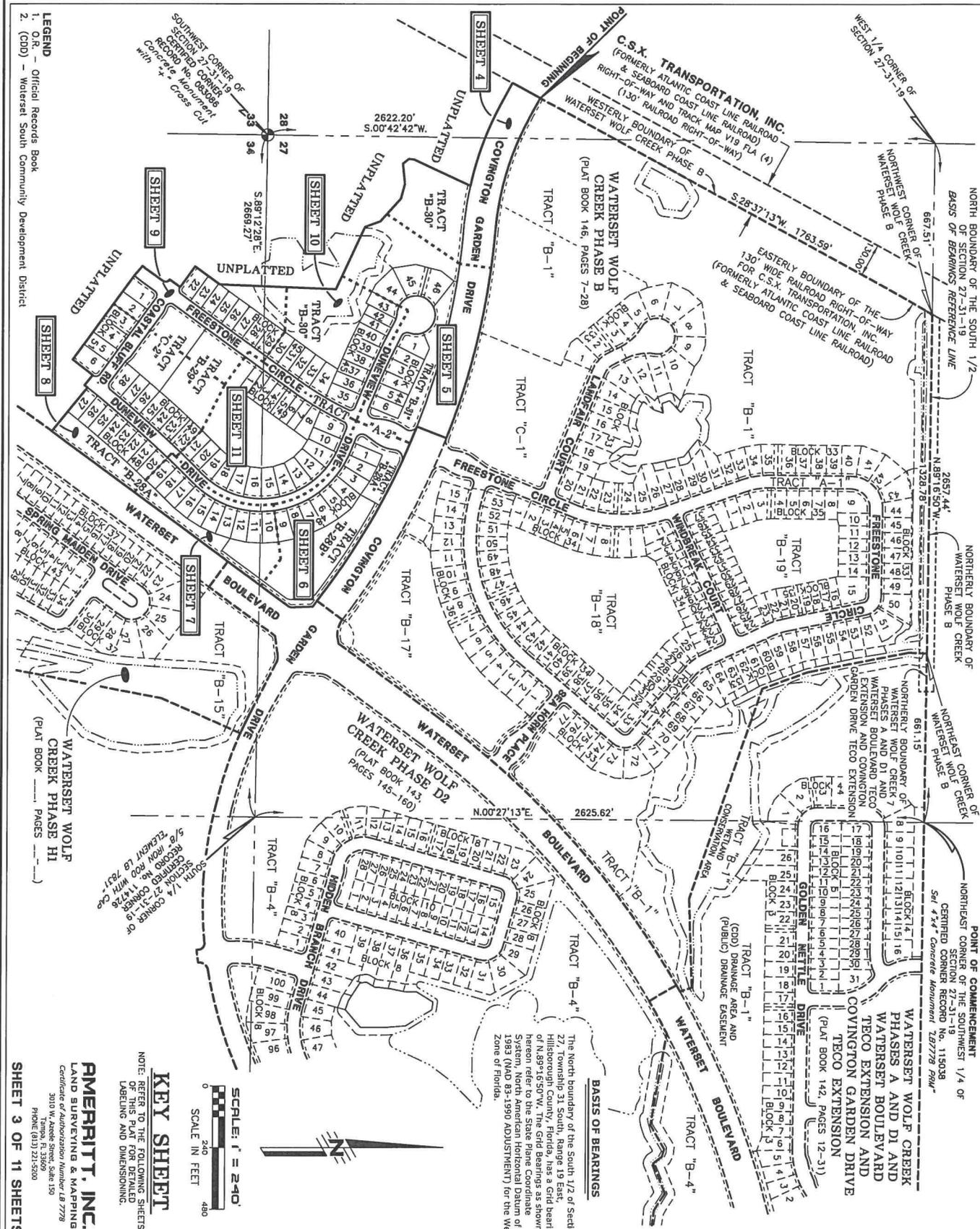
WETLAND CONSERVATION AREA NOTE:

The Wetland (Conservation/Preservation) Area shall be retained pursuant to the Hillsborough County Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 84-446, and Chapter 1-11, Rules of Hillsborough County Environmental Protection Commission (EPC). In addition, a (30/50)-foot wetland setback shall be established from the Wetland (Conservation/Preservation) Area. Areas required and shall conform to the provisions stipulated within the Florida Wetland and Chapter 1-11 of the Rules of the EPC, wetland delineations are binding for 5 years as long as physical conditions on the property do not change so as to alter the boundaries of wetlands during that time. After 5 years, the boundaries of a Wetland (Conservation/Preservation) Area, are subject to review and modification by the EPC, and the (30/50)-foot setback shall be applied to the boundaries of the Wetland (Conservation/Preservation) Area, as revised.

WATERSET WOLF CREEK PHASE C1

SECTIONS 27, 28 AND 34, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK PAGE



LEGEND
 1. OR - Official Records Book
 2. (CDD) - Waterset South Community Development District

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

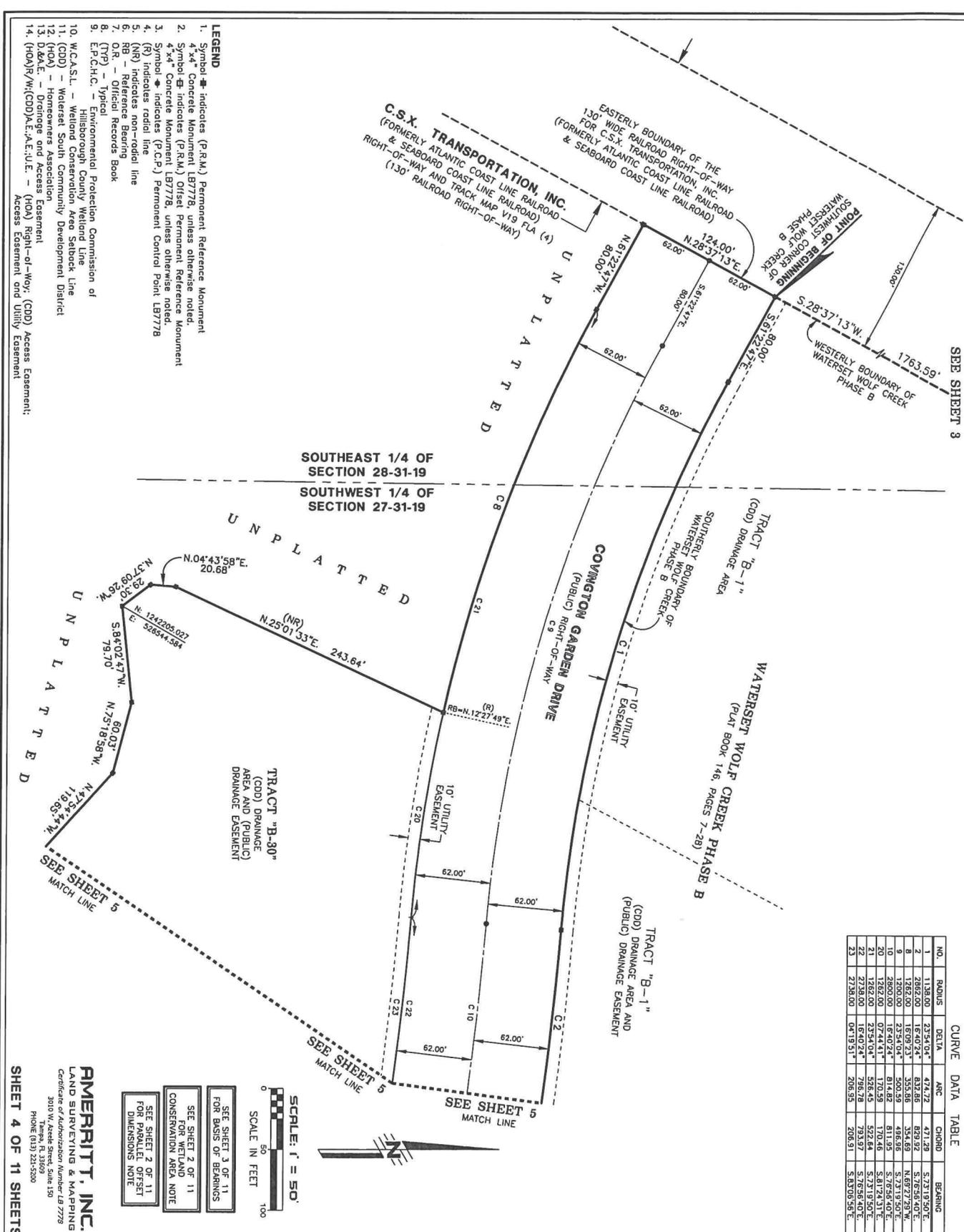
AMERRITT, INC.
 LAND SURVEYING & MAPPING
 Certificate of Authorization Number LB 7778
 3010 W. Askele Street, Suite 150
 Palm Bay, FL 32909
 PHONE (888) 243-5260

SHEET 3 OF 11 SHEETS

SECTIONS 27, 28 AND 34, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

WATERSET WOLF CREEK PHASE C1

SEE SHEET 3



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	1138.00	235°40'4"	474.72'	471.29'	S.2°31'9.50"E
2	2882.00	16°40'24"	832.88'	839.92'	S.76°56.60"E
6	1262.00	16°09'23"	355.88'	354.89'	N.69°27'29"W
8	1262.00	15°54'42"	355.88'	354.89'	S.76°56.60"E
10	2860.00	07°44'41"	814.82'	811.95'	S.81°24'31"E
20	1262.00	23°54'04"	528.45'	522.84'	S.23°19'50"E
22	2138.00	16°40'24"	795.78'	793.97'	S.76°56.60"E
23	2738.00	04°19'51"	206.93'	206.91'	S.83°05'56"E

- LEGEND**
- Symbol \blacksquare indicates (P.R.M.) Permanent Reference Monument
 - Symbol \blacksquare indicates (P.R.M.) Offset Permanent Reference Monument
 - Symbol \blacksquare indicates (P.C.P.) Permanent Control Point LB7778
 - (R) indicates radial line
 - (NR) indicates non-radial line
 - RB - Right-of-Way
 - OR - Official Records Book
 - (TYP) - Typical
 - E.P.C.H.C. - Environmental Protection Commission of Hillsborough County Wetland Line
 - W.C.A.S.L. - Wetland Conservation Area Seaback Line
 - (CDD) - Waterset South Community Development District
 - (HOA) - Homeowners Association
 - D.A.E. - Drainage and Access Easement
 - (HOA/R/W)(CDD)A.E.A.E.U.E. - (HOA) Right-of-Way; (CDD) Access Easement; Access Easement and Utility Easement

SCALE: 1" = 50'

SCALE IN FEET

SEE SHEET 3 OF 11 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 11 FOR PARALLEL OFFSET CONSERVATION AREA NOTE

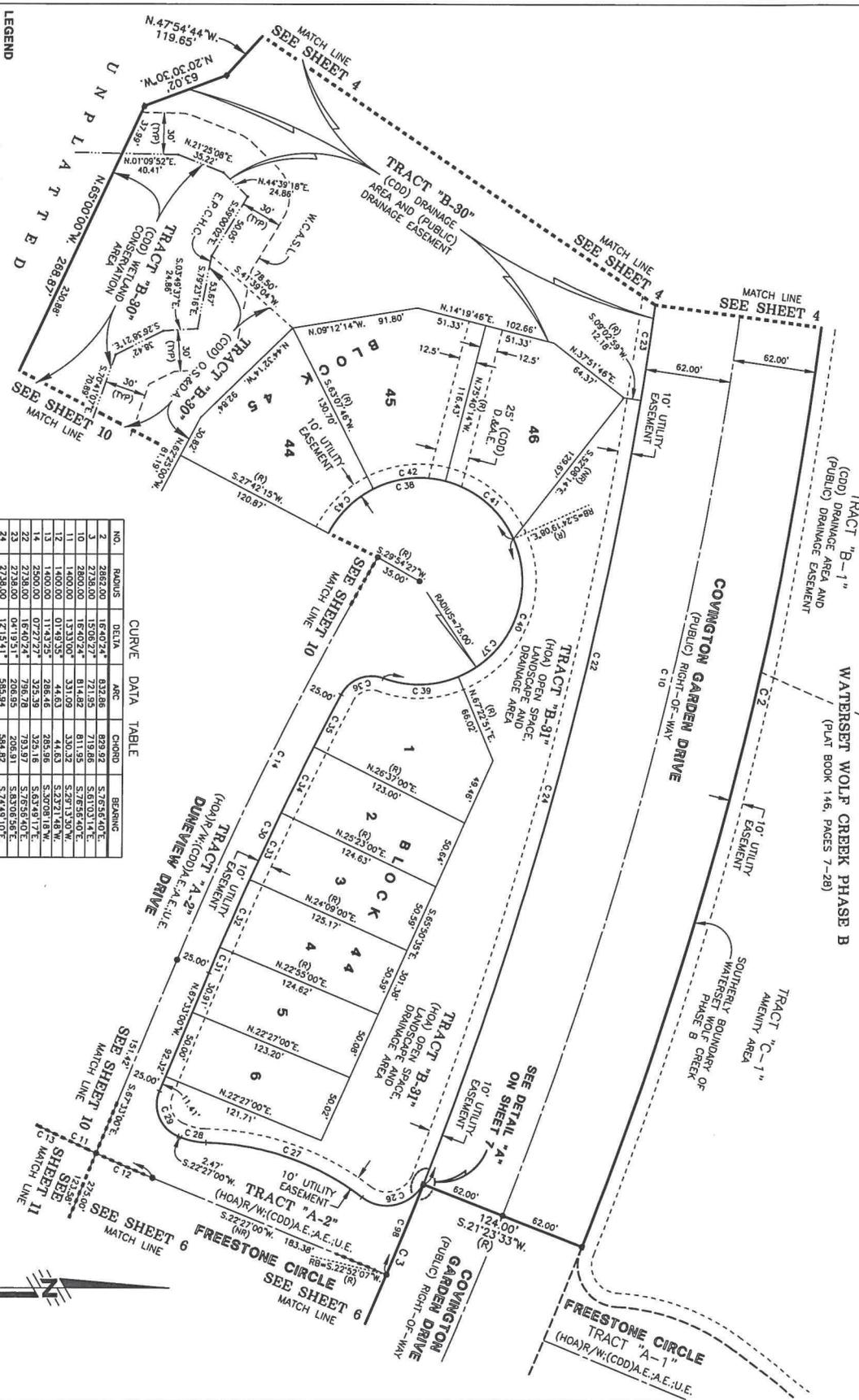
SEE SHEET 2 OF 11 FOR PARALLEL OFFSET DIMENSIONS NOTE

AMERITT, INC.
 LAND SURVEYING & MAPPING
 Certificate of Authorization Number LB 7778
 3810 W. Axelle Street, Suite 150
 Tampa, FL 33609
 PHONE (813) 281-9280

SHEET 4 OF 11 SHEETS

WATERSET WOLF CREEK PHASE C1

SECTIONS 27, 28 AND 34, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA



- 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. (R) indicates rodol line
 5. (NR) indicates non-rodol line
 6. RB - Reference Bearing
 7. OR - Official Records Book
 8. (TYP) - Typical
 9. E.P.C.H.C. - Environmental Protection Commission of Hillsborough County Wetland Line
 10. W.C.A.S.L. - Wetland Conservation Area Setback Line
 11. (CDD) - Waterset South Community Development District
 12. (HOA) - Homeowners Association
 13. O.S.&D.A. - Open Space and Drainage Area
 14. (HOA/R/W)(CDD)A.E.,A.E.,U.E. - (HOA) Right-of-Way; (CDD) Access Easement; Access Easement and Utility Easement

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	2862.00	16.40224°	832.86	829.92	S.7655.40°E.
2	2738.00	15.06927°	721.95	719.66	S.6103.14°E.
3	2800.00	16.40224°	814.82	811.95	S.7655.40°E.
4	1400.00	13.33300°	331.09	330.32	S.5971.35°W.
5	1400.00	17.49355°	448.63	448.63	S.5221.48°W.
6	1400.00	17.49355°	448.63	448.63	S.5221.48°W.
7	2500.00	07.27227°	325.38	325.16	S.8301.77°E.
8	2738.00	16.40224°	796.78	793.97	S.7655.40°E.
9	2738.00	04.19131°	206.95	206.91	S.5036.95°E.
10	2738.00	12.15141°	585.94	584.82	S.7449.10°E.
11	3000.00	10.52440°	555.45	47.89	S.1514.00°E.
12	3000.00	31.07347°	121.58	119.98	S.1971.67°W.
13	3000.00	31.07347°	121.58	119.98	S.1971.67°W.
14	2500.00	05.00000°	38.27	35.36	S.6722.00°W.
15	2475.00	05.09008°	222.56	222.48	N.6456.97°W.
16	2475.00	00.28000°	20.16	20.16	N.6719.00°W.
17	2475.00	01.14000°	53.28	53.28	N.6528.00°W.
18	2475.00	01.14000°	53.28	53.28	N.6528.00°W.
19	2475.00	01.14000°	53.28	53.28	N.6528.00°W.
20	2475.00	01.14000°	53.28	53.28	N.6528.00°W.
21	2475.00	01.14000°	53.28	53.28	N.6528.00°W.
22	2475.00	01.14000°	53.28	53.28	N.6528.00°W.
23	2475.00	01.14000°	53.28	53.28	N.6528.00°W.
24	2475.00	01.14000°	53.28	53.28	N.6528.00°W.
25	2475.00	01.14000°	53.28	53.28	N.6528.00°W.
26	2475.00	01.14000°	53.28	53.28	N.6528.00°W.
27	2475.00	01.14000°	53.28	53.28	N.6528.00°W.
28	2475.00	01.14000°	53.28	53.28	N.6528.00°W.
29	2475.00	01.14000°	53.28	53.28	N.6528.00°W.
30	2475.00	01.14000°	53.28	53.28	N.6528.00°W.
31	2475.00	01.14000°	53.28	53.28	N.6528.00°W.
32	2475.00	01.14000°	53.28	53.28	N.6528.00°W.
33	2475.00	01.14000°	53.28	53.28	N.6528.00°W.
34	2475.00	01.14000°	53.28	53.28	N.6528.00°W.
35	2475.00	01.14000°	53.28	53.28	N.6528.00°W.
36	2475.00	01.14000°	53.28	53.28	N.6528.00°W.
37	2475.00	01.14000°	53.28	53.28	N.6528.00°W.
38	2475.00	01.14000°	53.28	53.28	N.6528.00°W.
39	2475.00	01.14000°	53.28	53.28	N.6528.00°W.
40	2475.00	01.14000°	53.28	53.28	N.6528.00°W.
41	2475.00	01.14000°	53.28	53.28	N.6528.00°W.
42	2475.00	01.14000°	53.28	53.28	N.6528.00°W.
43	2475.00	01.14000°	53.28	53.28	N.6528.00°W.
44	2475.00	01.14000°	53.28	53.28	N.6528.00°W.
45	2475.00	01.14000°	53.28	53.28	N.6528.00°W.
46	2475.00	01.14000°	53.28	53.28	N.6528.00°W.



SEE SHEET 3 OF 11
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 11
FOR WETLAND
CONSERVATION AREA NOTE

SEE SHEET 7 OF 11
FOR PARALLEL OFFSET
DIMENSIONS NOTE

AMERAPITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Askele Street, Suite 150
Merritt Island, FL 32909
Phone (321) 253-9399

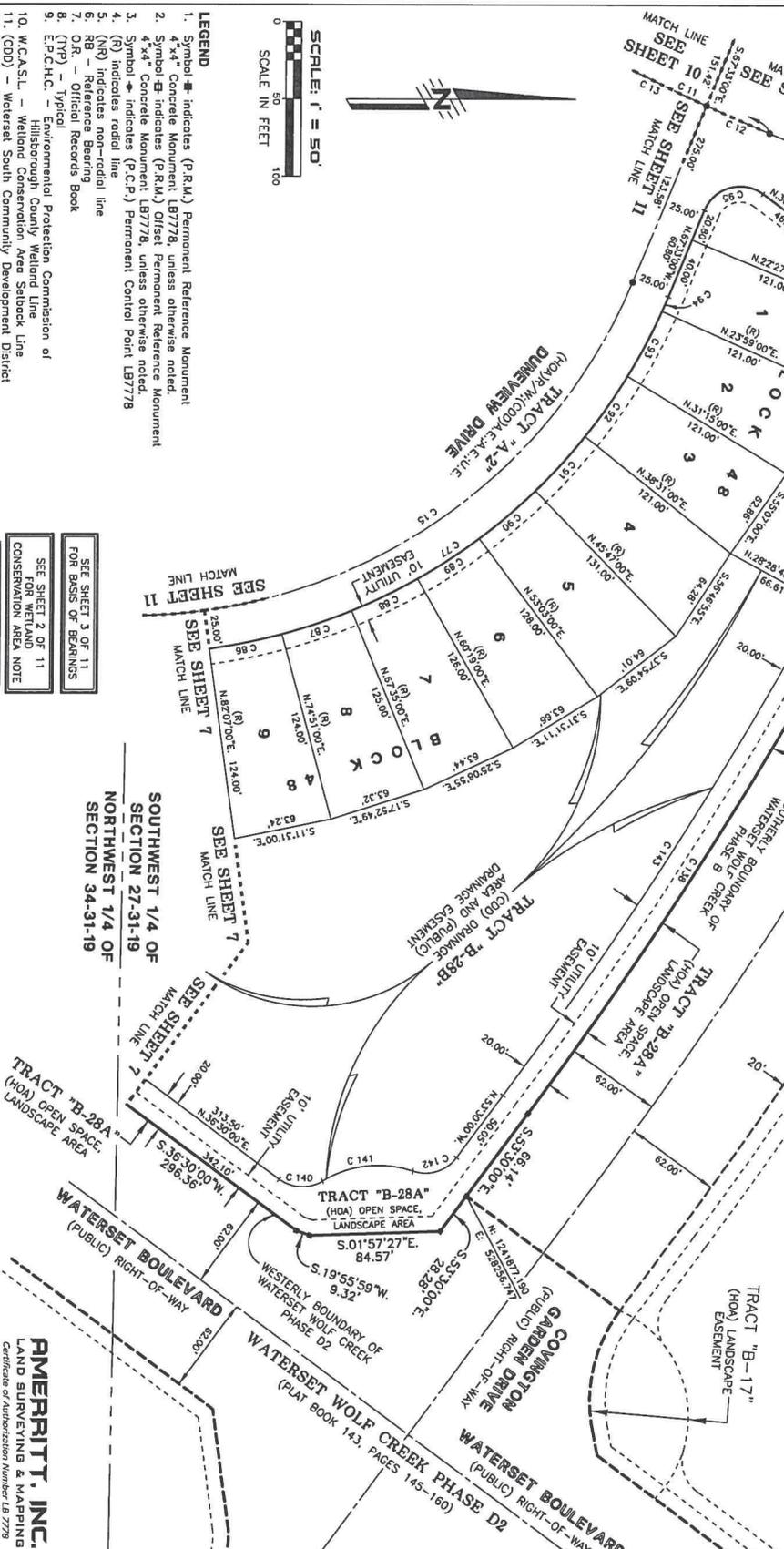
SHEET 5 OF 11 SHEETS

WATERSET WOLF CREEK PHASE C1

SECTIONS 27, 28 AND 34, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

CURVE DATA TABLE

NO.	POINTS	DELTA	ARC	CHORD	BEARING
3	2728.00	1506.927°	721.95	719.86	S.61.031°E.
11	1400.00	133.300°	331.09	330.32	S.27.314°W.
12	1400.00	01749.35°	44.63	44.63	S.27.314°W.
13	1400.00	1143.225°	286.46	286.96	S.37.008°W.
14	3500.00	112.5510°	698.78	698.44	S.17.052°E.
15	3500.00	112.5510°	698.78	698.44	S.17.052°E.
16	3750.00	0718.000°	47.56	47.53	N.11.310°W.
17	3750.00	0718.000°	47.56	47.53	N.11.310°W.
18	3750.00	0718.000°	47.56	47.53	N.26.030°W.
19	3750.00	0718.000°	47.56	47.53	N.26.030°W.
20	3750.00	0718.000°	47.56	47.53	N.40.030°W.
21	3750.00	0718.000°	47.56	47.53	N.47.510°W.
22	3750.00	0718.000°	47.56	47.53	N.47.510°W.
23	3750.00	0718.000°	47.56	47.53	N.62.220°W.
24	3750.00	0718.000°	47.56	47.53	N.62.220°W.
25	25.00	104.0246°	45.40	10.04	N.66.470°W.
26	150.00	107.0012°	80.96	78.98	N.21.020°E.
27	150.00	107.0012°	80.96	78.98	N.21.020°E.
28	2728.00	035.552°	187.86	187.86	S.61.031°E.
136	2728.00	0759.10°	381.64	381.33	S.57.293°E.
140	25.00	68.0942°	29.74	28.02	N.02.230°E.
141	69.00	50.3337°	60.89	58.93	N.06.254°W.
142	25.00	0759.09°	31.59	29.53	N.17.030°W.
143	2718.00	0759.09°	378.84	378.53	N.57.293°W.



LEGEND

- Symbol \blacktriangle indicates (P.R.M.) Permanent Reference Monument
- Symbol \blacklozenge indicates (P.R.M.) Offset, unless otherwise noted.
- Symbol \blacklozenge indicates (P.R.M.) Offset, unless otherwise noted.
- Symbol \blacklozenge indicates (P.C.P.) Permanent Control Point, 187778
- Symbol \blacklozenge indicates (P.C.P.) Permanent Control Point, 187778
- (R) indicates rodial line
- (NR) indicates non-rodial line
- OR - Reference Bearing
- (TYP) - 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) - Homeowners Association
- D.A.E. - Drainage and Access Easement
- (HOA)R/W(CDD)A.E.:U.E. - (HOA) Right-of-Way, (CDD) Access Easement; Access Easement and Utility Easement

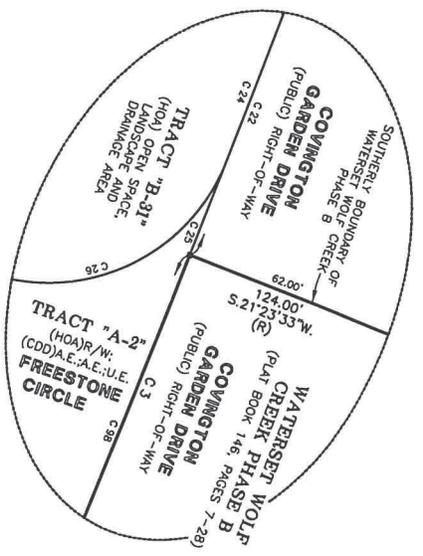
SCALE: 1" = 50'
SCALE IN FEET

SEE SHEET 3 OF 11 FOR BASIS OF BEARINGS
SEE SHEET 2 OF 11 FOR WETLAND CONSERVATION AREA NOTE
SEE SHEET 2 OF 11 FOR PARALLEL OFFSET FOR DIMENSIONS NOTE

AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LA 7778
3010 W. Askele Street, Suite 150
PHOENIX, AZ 85029

SECTIONS 27, 28 AND 34, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

WATERSET WOLF CREEK PHASE C1



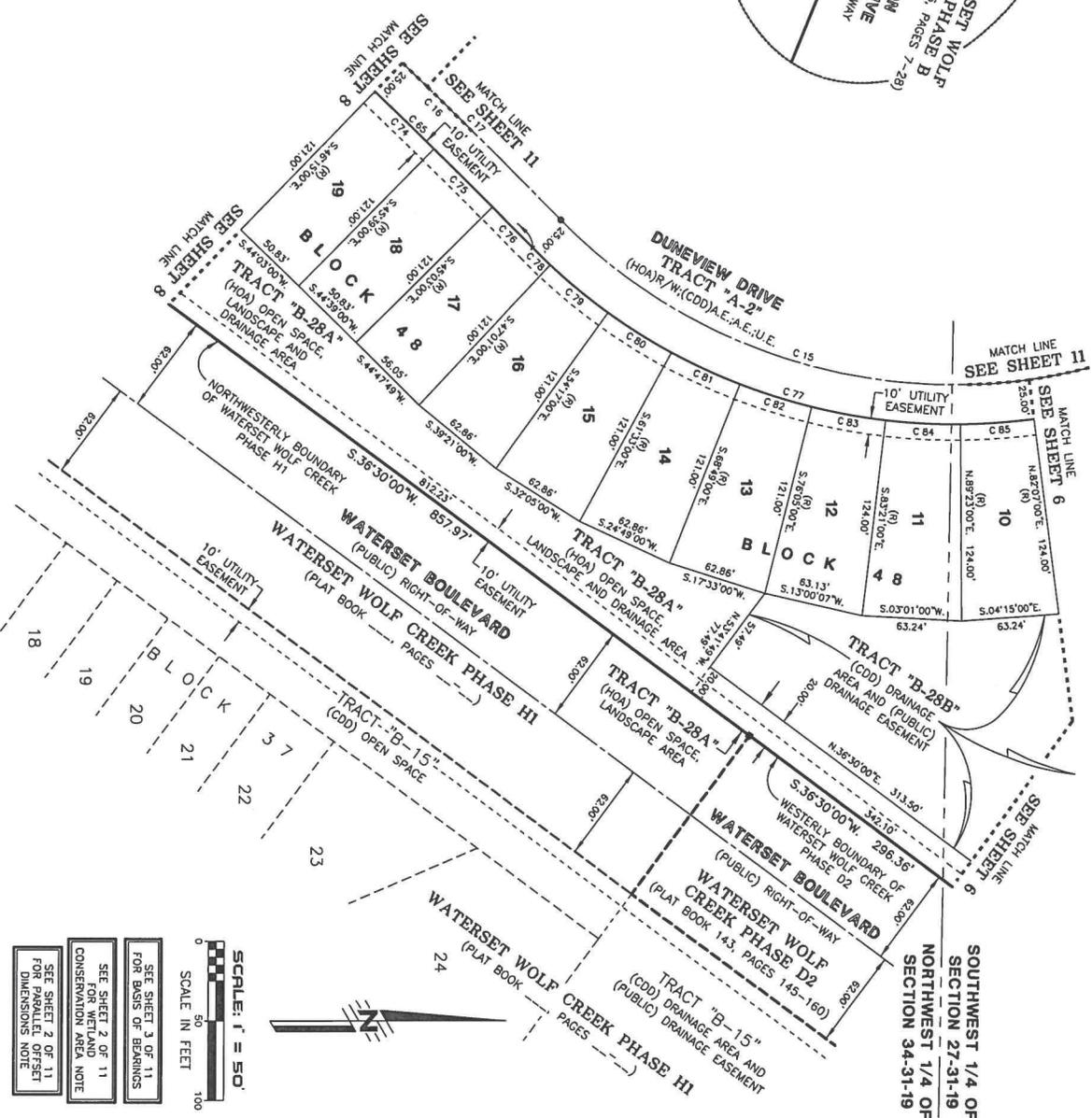
DETAIL "A"
NOT TO SCALE
(SEE SHEET 5)

CURVE DATA TABLE

NO.	POBUS	DELTA	ARC	CHORD	BEARING
3	2738.00	1508.27	721.95	719.86	S.61.0314°E.
5	350.00	1125.05	688.78	583.44	S.11.0527°E.
16	3000.00	0625.04	574.60	574.28	S.42.2013°W.
17	3000.00	0625.04	527.35	527.10	S.42.2013°W.
24	2738.00	1215.14	586.78	639.97	S.65.8101°E.
25	2738.00	0604.52	3.88	3.88	S.65.8101°E.
28	30.00	1053.40	55.45	47.89	S.15.2403°E.
65	4975.00	0635.04	571.73	571.41	N.42.0310°E.
74	4975.00	0635.04	521.10	521.10	N.42.0310°E.
75	4975.00	0635.04	521.10	521.10	N.42.0310°E.
77	375.00	1125.05	78.29	68.29	N.45.0932°E.
78	375.00	0223.05	15.61	15.61	N.44.1032°E.
79	375.00	0716.00	47.58	47.53	N.32.7100°E.
80	375.00	0716.00	47.58	47.53	N.32.7100°E.
81	375.00	0716.00	47.58	47.53	N.42.4900°E.
82	375.00	0716.00	47.58	47.53	N.17.3300°E.
84	375.00	0716.00	47.58	47.53	N.17.3300°E.
85	375.00	0716.00	47.58	47.53	N.02.1300°E.
88	2738.00	0178.34	70.54	70.54	S.67.5210°E.

LEGEND

1. Symbol \blacktriangle indicates (P.R.M.) Permanent Reference Monument
2. 4"x4" Concrete Monument LB7778, unless otherwise noted.
3. Symbol \oplus indicates (P.R.M.) Offset Permanent Reference Monument
4. 4"x4" Concrete Monument LB7778, unless otherwise noted.
5. Symbol \star indicates (P.C.P.) Permanent Control Point LB7778
6. (R) indicates radial line
7. (NR) indicates non-radial line
8. RB - Reference Bearing
9. OR - Official Records Book
10. (P) - Typical
11. (P) - Typical
12. (P) - Typical
13. (P) - Typical
14. (P) - Typical



SCALE: 1" = 50'
SCALE IN FEET

SEE SHEET 3 OF 11 FOR BARS OF BEARINGS
SEE SHEET 2 OF 11 FOR OR MEASUREMENT CONSERVATION AREA NOTE
SEE SHEET 3 OF 11 FOR PARALLEL OFFSET DIMENSIONS NOTE

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

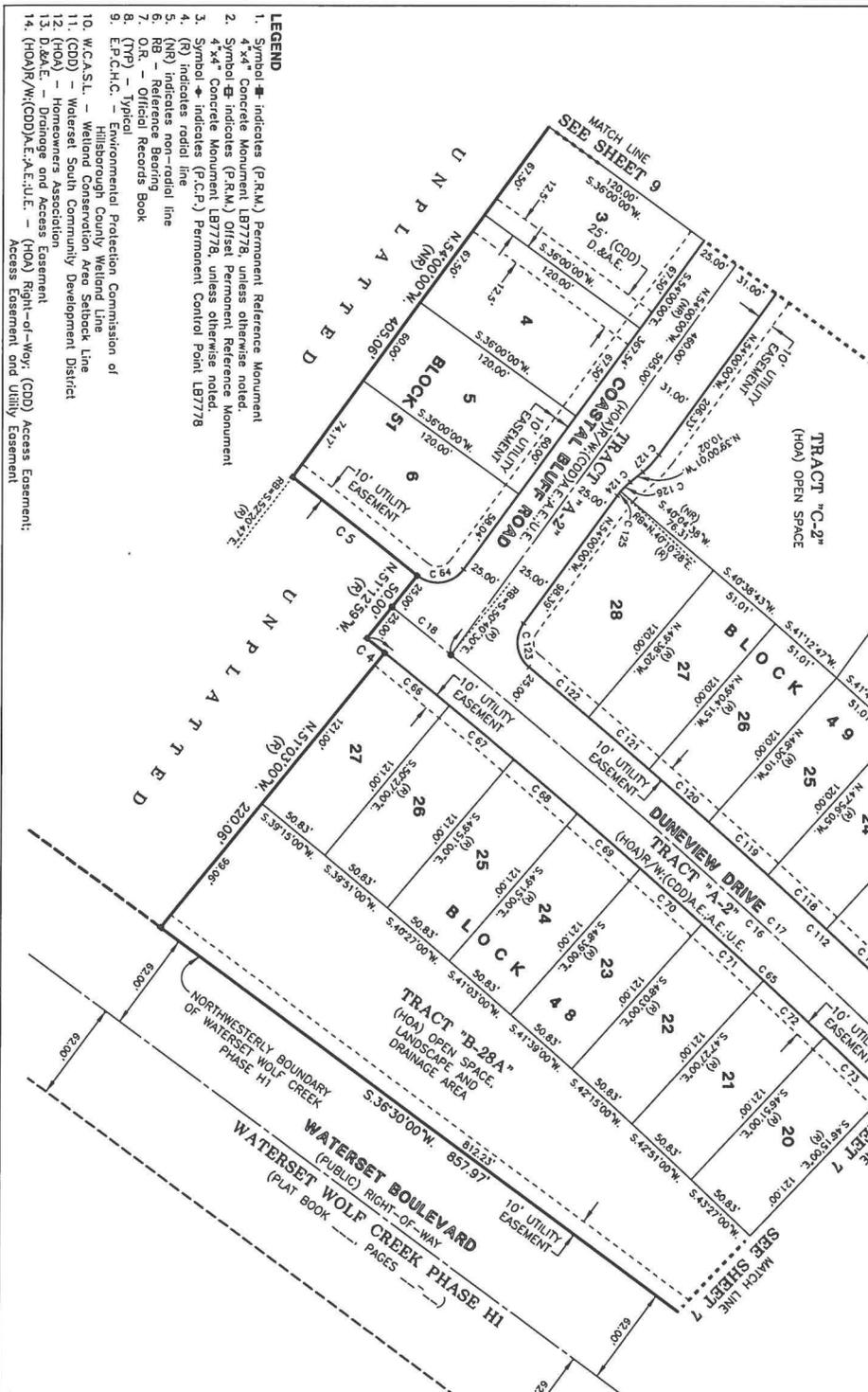
WATERSET WOLF CREEK PHASE C1

SECTIONS 27, 28 AND 34, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK PAGE

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
4	4975.00	007°09'59"	14.45	14.45	S.34°52'00"W.
5	5025.00	017°07'48"	99.10	99.10	S.38°13'07"W.
16	5000.00	06°33'04"	574.60	574.28	S.42°04'33"W.
17	5000.00	06°02'35"	527.35	527.10	S.42°07'47"W.
18	5000.00	05°52'33"	527.35	527.35	S.42°07'47"W.
48	5025.00	02°47'01"	325.35	26.88	S.02°28'10"W.
63	4975.00	06°33'04"	571.73	571.41	N.42°04'33"E.
66	4975.00	07°36'00"	52.10	52.10	N.39°51'00"E.
67	4975.00	07°36'00"	52.10	52.10	N.39°51'00"E.
68	4975.00	07°36'00"	52.10	52.10	N.40°27'00"E.
70	4975.00	07°36'00"	52.10	52.10	N.41°03'00"E.
71	4975.00	07°36'00"	52.10	52.10	N.42°15'00"E.
72	4975.00	07°36'00"	52.10	52.10	N.42°51'00"E.
73	4975.00	07°36'00"	52.10	52.10	N.43°37'00"E.
112	5025.00	05°33'38"	487.68	487.49	S.42°35'16"W.
116	5025.00	07°40'53"	59.78	59.78	S.43°58'19"W.
117	5025.00	07°40'53"	59.78	59.78	S.42°07'47"W.
118	5025.00	07°34'05"	49.82	49.82	S.41°06'52"W.
119	5025.00	07°34'05"	49.82	49.82	S.41°27'37"W.
121	5025.00	07°34'05"	49.82	49.82	S.40°08'43"W.
122	5025.00	07°33'14"	48.57	48.57	S.40°05'03"W.
123	20.00	08°11'33"	30.08	27.33	S.02°34'13"W.
124	45.00	10°49'31"	3.28	1.28	N.81°54'48"W.
126	45.00	10°49'31"	6.50	6.49	N.42°44'27"W.
127	55.00	14°59'59"	14.40	14.36	N.46°30'01"W.



- LEGEND**
- Symbol # indicates (P.R.M.) Permanent Reference Monument
 - 4"x4" Concrete Monument LB7778, unless otherwise noted.
 - Symbol ⊕ indicates (P.R.M.) Offset Permanent Reference Monument
 - 4"x4" Concrete Monument LB7778, unless otherwise noted.
 - Symbol ⊕ indicates (P.C.P.) Permanent Control Point LB7778
 - (R) indicates radial line
 - (NR) indicates non-radial line
 - OB - Reference Bearing
 - OB - True Bearing
 - (TYP) - Typical
 - EP.C.H.C. - Environmental Protection Commission of Hillsborough County Welland Line
 - W.C.A.S.L. - Welland Conservation Area Setback Line
 - (CDD) - Waterset South Community Development District
 - D&A.E. - Drainage and Access Easement
 - (HOA) Right-of-Way, (CDD) Access Easement; (HOA) Right-of-Way, (CDD) Access Easement

SCALE: 1" = 50'

SCALE IN FEET

SEE SHEET 8 OF 11 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 11 FOR PARALLEL OFFSET DIMENSIONS NOTE

AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Askele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-2500

WATERSET WOLF CREEK PHASE C1

SECTIONS 27, 28 AND 34, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
6	375.00	04°37'47"	30.30	30.29	N.87°18'53"E
7	20.00	90°00'00"	31.42	28.28	N.09°00'00"W
19	400.00	04°37'47"	32.32	32.31	S.57°18'53"W
61	20.00	90°00'00"	31.42	28.28	S.87°18'53"E
63	20.00	90°00'00"	31.42	28.28	N.87°18'53"E
128	55.00	14°48'36"	14.22	14.18	N.61°24'18"W
129	20.00	104°48'37"	36.59	31.69	N.62°41'18"W



SCALE: 1" = 50'

SCALE IN FEET

SEE SHEET 3 OF 11
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 11
CONSERVATION AREA NOTE

SEE SHEET 2 OF 11
FOR PARALLEL OFFSET
DIMENSIONS NOTE

AMERRITT, INC.
LAND SURVEYING & MAPPING
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Tampa, FL 33609
Phone (813) 241-9280

SHEET 9 OF 11 SHEETS

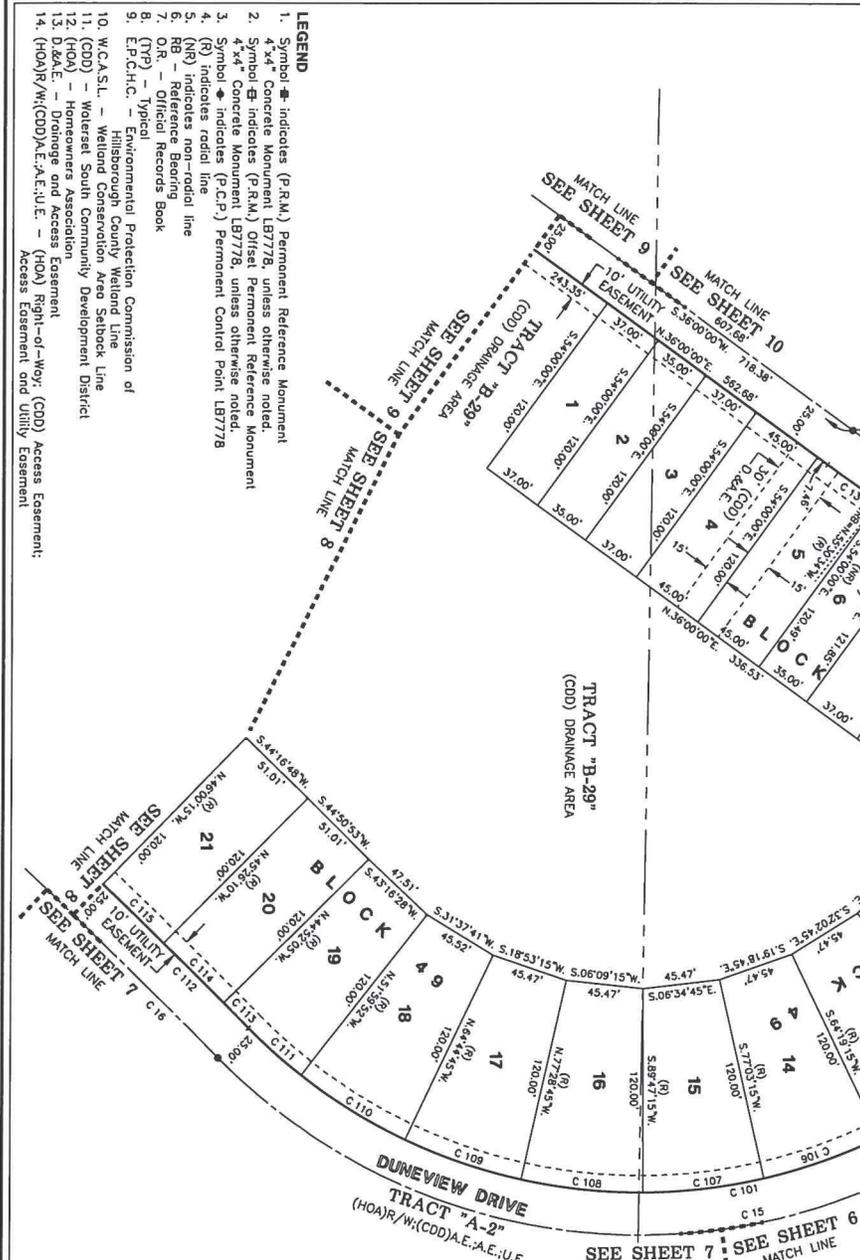
- LEGEND**
1. Symbol \blacksquare indicates (P.R.M.) Permanent Reference Monument
 2. Symbol \blacksquare indicates (P.R.M.) Offset Permanent Reference Monument
 3. Symbol \blacklozenge indicates (P.C.P.) Permanent Control Point LB7778
 4. (R) indicates radial line
 5. (NR) indicates non-radial line
 6. (R) - Reference Bearing Book
 7. OR - Official Records Book
 8. (TYP) - Typical
 9. E.P.C.H.C. - Environmental Protection Commission of Hillsborough County Wetland Line
 10. W.C.A.S.L. - Wetland Conservation Area Setback Line
 11. (CDD) - Waterset South Community Development District
 12. (HOA) - Homeowners Association
 13. D.R.A.E. - Drainage and Access Easement
 14. (HOA)R/W(CDD)A.E.A.E.U.E. - (HOA) Right-of-Way; (CDD) Access Easement; Access Easement and Utility Easement

WATERSET WOLF CREEK PHASE C1

SECTIONS 27, 28 AND 34, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
11	1400.00	133.300°	331.09	330.32	S 28°13.50' W
12	1400.00	01°49.35'	44.63	44.63	S 23°21'48" W
13	1400.00	11°43.92'	288.46	285.96	S 30°08'18" W
14	5025.00	11°25.00'	699.78	693.44	S 11°02'28" E
15	5025.00	11°25.00'	699.78	693.44	S 11°02'28" E
101	325.00	117°25.00'	640.51	541.27	S 11°05'28" E
102	325.00	03°39.33'	20.76	20.75	S 69°43'14" E
103	325.00	17°44.42'	72.29	72.14	S 57°31'08" E
104	325.00	17°44.40'	72.23	72.08	S 44°46'45" E
105	325.00	17°44.40'	72.23	72.08	S 32°02'45" E
106	325.00	17°44.40'	72.23	72.08	S 19°18'45" E
107	325.00	17°44.40'	72.23	72.08	S 06°08'15" W
108	325.00	17°44.40'	72.23	72.08	S 06°08'15" W
109	325.00	17°44.40'	72.23	72.08	S 16°53'15" W
110	325.00	17°44.42'	72.31	72.16	S 31°37'41" W
111	325.00	07°21.52'	41.78	41.75	S 41°11'06" W
112	5025.00	05°31.36'	487.68	487.49	S 42°35'18" W
113	5025.00	05°31.36'	487.68	487.49	S 42°35'18" W
114	5025.00	05°31.36'	487.68	487.49	S 42°35'18" W
115	5025.00	05°31.36'	487.68	487.49	S 42°35'18" W
130	1425.00	09°59.39'	248.56	248.25	S 44°16'48" W
131	1425.00	01°30.34'	37.54	37.54	N 35°14'43" E
132	1425.00	01°24.30'	35.03	35.03	N 33°47'11" E
133	1425.00	01°24.30'	35.03	35.03	N 32°20'12" E
134	1425.00	01°24.30'	35.03	35.03	N 28°51'32" E
135	1425.00	04°07.54'	102.71	102.71	N 28°51'32" E
136	20.00	86°28.39'	30.17	27.29	N 69°13'41" E



SOUTHWEST 1/4 OF
SECTION 27-31-19
NORTHWEST 1/4 OF
SECTION 34-31-19



SCALE: 1" = 50'
SCALE IN FEET

- SEE SHEET 3 OF 11 FOR BASIS OF BEARINGS
- SEE SHEET 2 OF 11 FOR WETLAND CONSERVATION AREA NOTE
- SEE SHEET 2 OF 11 FOR PARALLEL OFFSET DIMENSIONS NOTE

- LEGEND**
- Symbol indicates (P.R.M.) Permanent Reference Monument
 - Symbol indicates (P.R.M.) Orisk Permanent Reference Monument
 - Symbol indicates (P.C.P.) Permanent Control Point LB7778
 - (R) indicates radial line
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 - RE - Official Records Book
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 - (HOA) - Homeowners Association
 - D.O.A.E. - Drainage and Access Easement
 - (HOA/R/W/CDD)A.E.:A.E.:U.E. - (HOA) Right-of-Way; (CDD) Access Easement; Access Easement and Utility Easement

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