

SUBJECT: Barrington Preserve Subdivision **PI#6899**
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: May 13, 2025
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

Accept the plat for recording for Barrington Preserve Subdivision, located in Section 01, Township 30, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage, water and wastewater) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction and lot corners upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Bond in the amount of \$6,267,031.74, a Warranty Bond in the amount of \$334,722.04 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 \$10,625.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

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

BACKGROUND:

On January 9, 2025, Permission to Construct Prior to Platting was issued for Barrington Preserve Subdivision, after construction plan review was completed on November 12, 2024. The developer has submitted the required Bonds, which the County Attorney's Office has reviewed and approved. The developer is HBWB Development Services, LLC and the engineer is Clearview Land Design.



Clearview
LAND DESIGN, P.L.L.C.

3010 W. Azeele Street Suite 150
Tampa, Florida 33609 (813) 223-3919

Legend

- Project Boundary - 32.5 ± Acres
- Libraries
- Elementary School
- Middle School
- High School
- Fire Station
- Major Projects



S: 01 T: 30 R: 20

Notes

Chenruiwen and Daijia, or Hillsborough County make no warranty, representation or guaranty as to the content, accuracy, timeliness, or completeness of any of the geospatial information provided herein. Aerial Hillsborough, USGS Services Layer Credits Sources: Esri, HERE, Garmin, IGN, Intermap, INCREMENT P, NCNCA, Esri Japan, METI, Esri China (Beijing) Co., Ltd., Swisstopo, DeLorme, GeoBC, (Geosmarter than Google), Esri Korea, Esri (Thailand), NGCC, (c) Dahege Intelligence Contribution, and the GIS User Community



1 inch = 2,000 feet

0 2,000 4,000

Figure: Vicinity Map

Project: Barrington

Hillsborough County

BI - vicinity

Map Date: 10/2/2023	Map Prepared By: WCS
------------------------	-------------------------

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

This Agreement made and entered into this _____ day of _____, 20_____, by and between
HBWB Development Services, 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 Barrington Preserve
_____ (hereafter, the "Subdivision"); and

WHEREAS, a final plat of a subdivision within the unincorporated areas of Hillsborough County shall not be approved and recorded until the Subdivider has guaranteed to the satisfaction of the County that the improvements within the platted area and the off-site improvements required as a condition of the approval of the Subdivision will be installed; and

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

WHEREAS, the Subdivider has or will file with the Hillsborough County Development Review Division of the Development Services Department drawings, plans, specifications and other information relating to the construction of roads, streets, grading, sidewalks, stormwater drainage systems, water, wastewater and reclaimed water systems and easements and rights-of-way as shown on such plat and as required for approval of the subdivision, 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 off-site and on-site improvements as required in connection with the Subdivision; and

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

The onsite improvements include the construction of roads, sidewalks, drainage, water and wastewater, including a public pump station, to support the 62 lot single family subdivision.

the off-site improvements include installation of an 8 inch water main along Guiles Road property frontage to Bell Shoals Road, located west of the property. These improvements also include the removal of two existing wooden boardwalks along the Southern right-of-way of Guiles Road and replacing them with concrete sidewalk.

(hereafter, the "County Improvements"); and

WHEREAS, the County requires 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 requires 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 the on-site and off-site improvements required within and in connection with 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, in exact accordance with the drawings, plans, specifications and other data and information filed with the Hillsborough County Development Review Division of Development Services Department by the Subdivider.

3. The Subdivider agrees to warranty the County Improvements constructed in connection with the Subdivision against failure, deterioration or damage resulting from defects in workmanship and materials, for a period of two (2) years following the date of acceptance of said Improvements for maintenance by the County. The Subdivider further agrees to correct within the above described warranty period any such failure, deterioration, or damage existing in the Improvements so that said County 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 5074083 dated, 2/25/25 _____ with _____ HBWB Development Services, LLC _____ as Principal, and _____ Great American Insurance Company _____ as Surety, or
A Warranty Bond, number 5074084 dated, 2/25/25 _____ with _____ HBWB Development Services, LLC _____ as Principal, and _____ Great American 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 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 on-site and off-site 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 County 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 Improvements 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 County 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 (2) years from the date of the 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 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:

Subdivider:

[Signature]
Witness Signature

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

Dustin Johnson
Printed Name of Witness

Beth Bradburn
Name (typed, printed or stamped)

[Signature]
Witness Signature

CFO
Title

Nicholas Wilhite
Printed Name of Witness

4065 Crescent Park Dr, Riverview, FL 33578
Address of Signer

813-938-1250
Phone Number of Signer

NOTARY PUBLIC

CORPORATE SEAL
(When Appropriate)

ATTEST:

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
3 day of MARCH, 2025, by ELIZABETH BRADBURN as
(day) (month) (year) (name of person acknowledging)
CFO for HBWB DEVELOPMENT SERVICES, 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

(Notary Seal)

Heather Mattiza
(Signature of Notary Public - State of Florida)

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

HH 200611
(Commission Number)

NOVEMBER 21, 2025
(Expiration Date)

Individual Acknowledgement

STATE OF FLORIDA

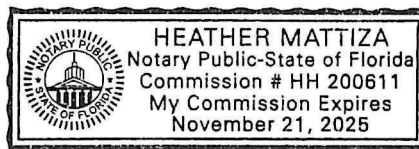
COUNTY OF HILLSBOROUGH

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

(Notary Seal)



(Signature of Notary Public - State of Florida)

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

(Commission Number)

(Expiration Date)

SUBDIVISION PERFORMANCE BOND On-site and Off-site

KNOW ALL MEN BY THESE PRESENTS, That we HBWB Development Services, LLC
called the Principal, and Great American Insurance Company called the Surety, are held and firmly bound unto the
BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of
Six Million Two Hundred Sixty Seven Thousand Thirty One and 74/100 (\$ 6,267,031.74) 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, these subdivision regulations require the construction of on-site and off-site improvements in
connection with the platting of the Barrington Preserve 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 associated
off-site 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, hereafter the "Agreement", the terms of which require the Principal to submit an instrument
ensuring completion of construction of required improvements; and

WHEREAS, the terms of said 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 Barrington Preserve 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 and all off-site improvements in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Review Division of the 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 plat and accepts this performance bond; and
- B. If the Principal shall faithfully perform the 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 June 13, 2026.

SIGNED, SEALED AND DATED this 25th day of February, 2025.

ATTEST:

HBWB Development Services, LLC

[Signature]

By [Signature]
Principal Seal

Great American Insurance Company

Surety

Seal

ATTEST:

[Signature]

By [Signature]
Attorney-In-Fact Seal

Mary Martha Langley, Attorney-in-Fact and
Florida Licensed Resident Agent

APPROVED BY THE COUNTY ATTORNEY

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

GREAT AMERICAN INSURANCE COMPANY®

Administrative Office: 301 E 4TH STREET • CINCINNATI, OHIO 45202 • 513-369-5000 • FAX 513-723-2740

The number of persons authorized by
this power of attorney is not more than FOUR

No. 0 21328

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the GREAT AMERICAN INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below, each individually if more than one is named, its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; provided that the liability of the said Company on any such bond, undertaking or contract of suretyship executed under this authority shall not exceed the limit stated below.

Name	Address	Limit of Power
FREDERIC M. ARCHERD, JR.	ALL OF	ALL
TANYA L. RUSSO	TAMPA, FLORIDA	\$100,000,000
RICHARD P. RUSSO, JR.		
MARY MARTHA LANGLEY		

This Power of Attorney revokes all previous powers issued on behalf of the attorney(s)-in-fact named above.

IN WITNESS WHEREOF the GREAT AMERICAN INSURANCE COMPANY has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 18TH day of JUNE, 2019.



My L C. B.

Assistant Secretary

GREAT AMERICAN INSURANCE COMPANY

Mark V. Vicario

Divisional Senior Vice President

STATE OF OHIO, COUNTY OF HAMILTON - ss:

MARK VICARIO (877-377-2405)

On this 18TH day of JUNE, 2019, before me personally appeared MARK VICARIO, to me known, being duly sworn, deposes and says that he resides in Cincinnati, Ohio, that he is a Divisional Senior Vice President of the Bond Division of Great American Insurance Company, the Company described in and which executed the above instrument; that he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of his office under the By-Laws of said Company, and that he signed his name thereto by like authority.



SUSAN A. KOHORST
Notary Public
State of Ohio
My Comm. Expires
May 18, 2025

Susan A. Kohorst

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of Great American Insurance Company by unanimous written consent dated June 9, 2008.

RESOLVED: That the Divisional President, the several Divisional Senior Vice Presidents, Divisional Vice Presidents and Divisional Assistant Vice Presidents, or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke any such appointment at any time.

RESOLVED FURTHER: That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

CERTIFICATION

I, STEPHEN C. BERAHA, Assistant Secretary of Great American Insurance Company, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of June 9, 2008 have not been revoked and are now in full force and effect.

Signed and sealed this 25th day of February, 2025.



My L C. B.

Assistant Secretary



Surety Bond Seal Addendum

Great American Insurance Company

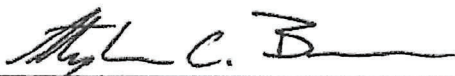
During the COVID-19 pandemic, use of traditional seals has been made impractical due to government stay-at-home orders and social distancing guidelines. As a result, Great American Insurance Company ("Great American") has authorized its Attorneys-in-Fact to affix Great American's corporate seal to any bond executed on behalf of Great American by any such Attorney-in-Fact by attaching this Addendum to said bond.

To the extent this Addendum is attached to a bond that is executed on behalf of Great American by its Attorney-in-Fact, Great American agrees that the seal below shall be deemed affixed to said bond to the same extent as if its raised corporate seal were physically affixed to the face of the bond.

Dated this 24th day of March, 2020.

Great American Insurance Company



By 


Stephen C. Beraha, Assistant Vice President

Summary For Performance Bond

BARRINGTON PRESERVE SUBDIVISION (ONSITE & OFFSITE)

FOLIO NUMBERS 73117.0000,73120.0100,73120.1500,73120.0100, 73119.0000,73122.0000,73118.0000,
73123.5540, 73135.00000

Streets and Drainage Facilities	\$ 3,026,047.92
Water Distribution System	\$ 757,380.84
Sewage Collection System	\$ <u>1,230,196.63</u>
Total Amount	\$ 5,013,625.39
Security Amount (125% of Total)	\$ 6,267,031.74


Christopher O'Kelley, P.E. No. 70734
Clearview Land Design PLLC
Date Prepared: 02/21/2025

Engineers Cost Breakdown

Schedule: Streets & Drainage Facilities

BARRINGTON PRESERVE SUBDIVISION

FOLIO NUMBERS 73117.0000,73120.0100,73120.1500,73120.0100, 73119.0000,73122.0000,73118.0000,
73123.5540, 73135.00000

Item	Unit	Qty	Unit Price	Total Amount
ONSITE				
Mobilization/General Requirements	LS	1	\$ 173,348.62	\$ 173,348.62
NDPES Compliance	LS	1	\$ 11,120.58	\$ 11,120.58
Construction Stakeout/Record Survey	LS	1	\$ 85,535.80	\$ 85,535.80
Construction Entrance	EA	1	\$ 4,536.00	\$ 4,536.00
Silt Fence	LF	5,635	\$ 2.55	\$ 14,369.25
Demo Building	LS	1	\$ 77,854.51	\$ 77,854.51
Clear and Grub (Grind and Dispose)	LS	1	\$ 114,552.60	\$ 114,552.60
Strip/Prep Site	LS	1	\$ 43,560.60	\$ 43,560.60
Site Excavation	CY	46,009	\$ 3.49	\$ 160,571.41
Offsite Fill	CY	42,171	\$ 14.06	\$ 592,924.26
Retaining Wall w/ Handrail	LF	831	\$ 290.47	\$ 241,380.57
Sod - Behind Curb	SY	3,564	\$ 4.14	\$ 14,754.96
Sod - Pond Slopes	SY	20,665	\$ 4.14	\$ 85,553.10
Seed and Mulch - Disturbed Areas/Pond Bottoms	SY	107,509	\$ 0.25	\$ 26,877.25
Seed and Mulch - Right of Way	SY	6,466	\$ 0.25	\$ 1,616.50
Final Grading	LS	1	\$ 14,785.90	\$ 14,785.90
Sawcut & Match Exist. Asphalt	EA	1	\$ 1,618.35	\$ 1,618.35
1-1/2", Type SP Asphalt	SY	8,179	\$ 12.85	\$ 105,100.15
8" Cement Treated Base Course (LBR 150 Min.)	SY	8,179	\$ 24.07	\$ 196,868.53
12" Compacted Subgrade (LBR 40 Min.)	SY	8,179	\$ 0.97	\$ 7,933.63
Type A Curb (Miami)	LF	6,556	\$ 18.03	\$ 118,204.68
Type D Curb	LF	92	\$ 23.85	\$ 2,194.20
Type F Curb	LF	322	\$ 22.32	\$ 7,187.04
6" Stabilized Subgrade Under Curb (LBR40)	LF	6,878	\$ 4.25	\$ 29,231.50
6" Sidewalk	SY	8,756	\$ 7.57	\$ 66,282.92
54" PED./BIKE ALUMINUM PICKET RAILING	LF	136	\$ 143.41	\$ 19,503.76
ADA Ramps	EA	19	\$ 1,533.49	\$ 29,136.31
Signage and Pavement Marking	LS	1	\$ 11,223.00	\$ 11,223.00
15" Class III RCP	LF	479	\$ 53.13	\$ 25,449.27
18" Class III RCP	LF	1,923	\$ 64.53	\$ 124,091.19
24" Class III RCP	LF	442	\$ 91.54	\$ 40,460.68
30" Class III RCP	LF	154	\$ 131.65	\$ 20,274.10
36" Class III RCP	LF	46	\$ 178.07	\$ 8,191.22
Dewatering or Stone Bedding	LF	3,044	\$ 12.20	\$ 37,136.80
Mitered End Section (18" RCP)	EA	5	\$ 2,054.30	\$ 10,271.50
Mitered End Section (36" RCP)	EA	1	\$ 5,805.40	\$ 5,805.40

Rip-Rap	EA	6	\$	1,195.68	\$	7,174.08
Type C GTI	EA	1	\$	4,420.62	\$	4,420.62
Type 1 Curb Inlet	EA	26	\$	6,444.58	\$	167,559.08
Manhole	EA	4	\$	5,146.67	\$	20,586.68
Manhole with J-Bottom	EA	1	\$	5,891.83	\$	5,891.83
Control Structure (FDOT Type C Box)	EA	1	\$	4,665.83	\$	4,665.83
6" Underdrain	LF	1,588	\$	15.91	\$	25,265.08
Underdrain Cleanout	EA	13	\$	301.78	\$	3,923.14
Lamping/TV Testing	LF	3,044	\$	6.24	\$	18,994.56

OFFSITE

Aluminum Handrail - Offsite	LF	40	\$	137.17	\$	5,486.80
Final Grading	LS	1	\$	3,062.80	\$	3,062.80
Sod Restoration	SY	5,890	\$	4.14	\$	24,384.60
Demo & Restore Sidewalk	LF	139	\$	86.00	\$	11,954.00
Demo & Restore Pump Station Driveway	SF	765	\$	24.58	\$	18,803.70
Demo Boardwalk	LS	1	\$	33,368.78	\$	33,368.78
Demo 4" Force Main	LF	1,560	\$	29.04	\$	45,302.40
Asphalt Restoration	SY	60	\$	157.63	\$	9,457.80
Mill & Overlay Existing Asphalt	SY	555	\$	21.70	\$	12,043.50
Maintenance of Traffic	LS	1	\$	74,196.50	\$	74,196.50

Total Streets and Drainage System **\$ 3,026,047.92**

Engineers Cost Breakdown

Schedule: Water Distribution System

BARRINGTON PRESERVE SUBDIVISION

FOLIO NUMBERS 73117.0000,73120.0100,73120.1500,73120.0100, 73119.0000,73122.0000,73118.0000,
73123.5540, 73135.00000

Item	Unit	Qty.	Unit Price	Total Amount
ONSITE				
2" Commercial Water Service	EA	4	\$ 6,498.75	\$ 25,995.00
8" PVC Water Main	LF	3,021	\$ 38.19	\$ 115,371.99
4" PVC Water Main	LF	410	\$ 17.57	\$ 7,203.70
Pressure Test and Chlorination	EA	3,431	\$ 8.46	\$ 29,026.26
Temporary Blowoff Assembly	EA	3	\$ 1,029.02	\$ 3,087.06
8" Gate Valve and Box	EA	20	\$ 2,612.39	\$ 52,247.80
4" Gate Valve and Box	EA	6	\$ 1,783.01	\$ 10,698.06
2" Gate Valve and Box	EA	2	\$ 1,113.04	\$ 2,226.08
8" 45° Bend	EA	32	\$ 476.59	\$ 15,250.88
4" 45° Bend	EA	8	\$ 851.93	\$ 6,815.44
8" x 8" Tee	EA	5	\$ 747.05	\$ 3,735.25
8" x 4" Reducer	EA	3	\$ 379.08	\$ 1,137.24
Fire Hydrant Assembly	EA	7	\$ 6,906.54	\$ 48,345.78
Single Service - Short	EA	34	\$ 370.52	\$ 12,597.68
Single Service - Long	EA	29	\$ 511.26	\$ 14,826.54
OFFSITE				
Connect to Existing Water Main	EA	2	\$ 9,046.39	\$ 18,092.78
20" Steel Casing	LF	110	\$ 153.40	\$ 16,874.00
12" Jack & Bore	LF	55	\$ 2,229.26	\$ 122,609.30
8" DIP Water Main	LF	1,813	\$ 98.85	\$ 179,215.05
8" Gate Valve Assembly	EA	9	\$ 2,483.63	\$ 22,352.67
8" 90° Bend	EA	2	\$ 489.93	\$ 979.86
8" 45° Bend	EA	2	\$ 447.23	\$ 894.46
8" Tee	EA	1	\$ 704.75	\$ 704.75
Fire Hydrant Assembly	EA	4	\$ 7,635.13	\$ 30,540.52
Pressure Test & Chlorination	LF	1,813	\$ 9.13	\$ 16,552.69
Total Water Distribution System				\$ 757,380.84

Engineers Cost Breakdown

Schedule: Sewage Collection System

BARRINGTON PRESERVE SUBDIVISION

FOLIO NUMBERS 73117.0000,73120.0100,73120.1500,73120.0100, 73119.0000,73122.0000,73118.0000,
73123.5540, 73135.00000

Item	Unit	Qty.	Unit Price	Total Amount
ONSITE				
8" PVC (0-6 FT)	LF	104	\$ 29.18	\$ 3,034.72
8" PVC (6-8 FT)	LF	2,054	\$ 30.93	\$ 63,530.22
8" PVC (8-10 FT)	LF	639	\$ 33.26	\$ 21,253.14
8" PVC (10-12 FT)	LF	166	\$ 39.50	\$ 6,557.00
8" PVC (12-14 FT)	LF	7	\$ 53.58	\$ 375.06
Dewatering	LF	2,970	\$ 12.20	\$ 36,234.00
Sanitary Sewer Testing	LF	2,970	\$ 4.05	\$ 12,028.50
4' Sanitary Manhole (0-6 FT)	EA	2	\$ 5,307.00	\$ 10,614.00
4' Sanitary Manhole (6-8 FT)	EA	7	\$ 5,702.32	\$ 39,916.24
4' Sanitary Manhole (8-10 FT)	EA	1	\$ 6,295.63	\$ 6,295.63
4' Sanitary Manhole (10-12 FT)	EA	2	\$ 10,546.61	\$ 21,093.22
Single Service	EA	20	\$ 1,068.45	\$ 21,369.00
Double Service	EA	21	\$ 1,491.04	\$ 31,311.84
Lift Station (8' Dia.)	EA	1	\$ 591,438.20	\$ 591,438.20
6" PVC Force Main	LF	1,624	\$ 24.13	\$ 39,187.12
Pressure Test	LF	1,624	\$ 2.14	\$ 3,475.36
6" Gate Valve and Box	EA	1	\$ 1,895.68	\$ 1,895.68
6" Plug Valve Assembly	EA	2	\$ 1,895.68	\$ 3,791.36
6" 90° Bend	EA	5	\$ 780.40	\$ 3,902.00
6" 45° Bend	EA	20	\$ 733.84	\$ 14,676.80
OFFSITE				
Connect to Existing Force Main	EA	3	\$ 2,586.54	\$ 7,759.62
18" Steel Casing	LF	70	\$ 198.00	\$ 13,860.00
12" Steel Casing (Jack & Bore)	LF	28	\$ 4,361.94	\$ 122,134.32
8" PVC Force Main	LF	1,515	\$ 71.35	\$ 108,095.25
4" PVC Force Main	LF	111	\$ 19.56	\$ 2,171.16
8" Plug Valve Assembly	EA	3	\$ 3,279.98	\$ 9,839.94
4" Plug Valve Assembly	EA	2	\$ 1,488.18	\$ 2,976.36
8" 45° Bend	EA	8	\$ 986.49	\$ 7,891.92
4" 90° Bend	EA	2	\$ 554.97	\$ 1,109.94
8" x 8" Tee (Cut In)	EA	1	\$ 11,245.95	\$ 11,245.95
8" x 6" Tee	EA	1	\$ 1,230.52	\$ 1,230.52
8" x 4" Tee	EA	1	\$ 1,153.27	\$ 1,153.27
8" x 4" Reducer	EA	1	\$ 846.93	\$ 846.93
Pressure Testing	LF	1,626	\$ 4.86	\$ 7,902.36
Total Sewage Collection System				\$ 1,230,196.63

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 June 13, 2028.

SIGNED, SEALED AND DATED this 25th day of February, 2025.

ATTEST:

At 9/06

HBWB Development Services, LLC

By Elizabeth Bradburn
Principal Seal

Great American Insurance Company

Surety

Seal

ATTEST:

Helena Bram

By Mary Martha Langley
Attorney-In-Fact Seal
Mary Martha Langley, Attorney-in-Fact and
Florida Licensed Resident Agent



APPROVED BY THE COUNTY ATTORNEY

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

GREAT AMERICAN INSURANCE COMPANY®

Administrative Office: 301 E 4TH STREET • CINCINNATI, OHIO 45202 • 513-369-5000 • FAX 513-723-2740

The number of persons authorized by
this power of attorney is not more than FOUR

No. 0 21328

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the GREAT AMERICAN INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below, each individually if more than one is named, its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; provided that the liability of the said Company on any such bond, undertaking or contract of suretyship executed under this authority shall not exceed the limit stated below.

Name	Address	Limit of Power
FREDERIC M. ARCHERD, JR.	ALL OF	ALL
TANYA L. RUSSO	TAMPA, FLORIDA	\$100,000,000
RICHARD P. RUSSO, JR.		
MARY MARTHA LANGLEY		

This Power of Attorney revokes all previous powers issued on behalf of the attorney(s)-in-fact named above.

IN WITNESS WHEREOF the GREAT AMERICAN INSURANCE COMPANY has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 18TH day of JUNE, 2019.

GREAT AMERICAN INSURANCE COMPANY



Stephen C. Beraha

Assistant Secretary

Mark V. Vicario

Divisional Senior Vice President

STATE OF OHIO, COUNTY OF HAMILTON - ss:

On this 18TH day of JUNE, 2019, before me personally appeared MARK VICARIO, to me known, being duly sworn, deposes and says that he resides in Cincinnati, Ohio, that he is a Divisional Senior Vice President of the Bond Division of Great American Insurance Company, the Company described in and which executed the above instrument; that he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of his office under the By-Laws of said Company, and that he signed his name thereto by like authority.

MARK VICARIO (877-377-2405)



SUSAN A KOHORST
Notary Public
State of Ohio
My Comm. Expires
May 18, 2025

Susan A. Kohorst

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of Great American Insurance Company by unanimous written consent dated June 9, 2008.

RESOLVED: That the Divisional President, the several Divisional Senior Vice Presidents, Divisional Vice Presidents and Divisional Assistant Vice Presidents, or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke any such appointment at any time.

RESOLVED FURTHER: That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

CERTIFICATION

I, STEPHEN C. BERAHA, Assistant Secretary of Great American Insurance Company, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of June 9, 2008 have not been revoked and are now in full force and effect.

Signed and sealed this 25th day of February, 2025.



Stephen C. Beraha

Assistant Secretary



Surety Bond Seal Addendum

Great American Insurance Company

During the COVID-19 pandemic, use of traditional seals has been made impractical due to government stay-at-home orders and social distancing guidelines. As a result, Great American Insurance Company ("Great American") has authorized its Attorneys-in-Fact to affix Great American's corporate seal to any bond executed on behalf of Great American by any such Attorney-in-Fact by attaching this Addendum to said bond.

To the extent this Addendum is attached to a bond that is executed on behalf of Great American by its Attorney-in-Fact, Great American agrees that the seal below shall be deemed affixed to said bond to the same extent as if its raised corporate seal were physically affixed to the face of the bond.

Dated this 24th day of March, 2020.

Great American Insurance Company



By 

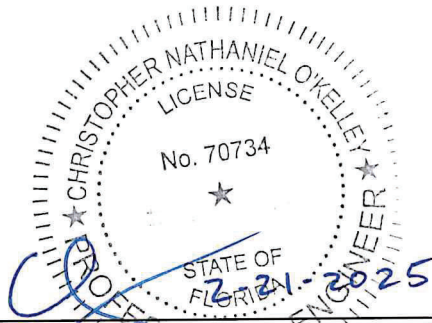
Stephen C. Beraha, Assistant Vice President

Summary For Warranty Bond

BARRINGTON PRESERVE SUBDIVISION (ONSITE & OFFSITE)

FOLIO NUMBERS 73117.0000,73120.0100,73120.1500,73120.0100, 73119.0000,73122.0000,73118.0000,
73123.5540, 73135.00000

Streets and Drainage Facilities	\$ 1,490,714.45
Water Distribution System	\$ 693,709.11
Sewage Collection System	\$ 1,162,796.79
Total Amount	\$ 3,347,220.35
Security Amount (10% of Total)	\$ 334,722.04



Christopher O'Kelley, FL P.E. No. 70734
Clearview Land Design P.L.
Date Prepared: 02/21/2025

Engineers Cost Breakdown

Schedule: Streets & Drainage Facilities

BARRINGTON PRESERVE SUBDIVISION

FOLIO NUMBERS 73117.0000,73120.0100,73120.1500,73120.0100, 73119.0000,73122.0000,73118.0000,
73123.5540, 73135.00000

Item	Unit	Qty	Unit Price	Total Amount
ONSITE				
Retaining Wall w/ Handrail	LF	831	\$ 290.47	\$ 241,380.57
Sod - Behind Curb	SY	3,564	\$ 4.14	\$ 14,754.96
Sod - Pond Slopes	SY	20,665	\$ 4.14	\$ 85,553.10
1-1/2", Type SP Asphalt	SY	8,179	\$ 12.85	\$ 105,100.15
8" Cement Treated Base Course (LBR 150 Min.)	SY	8,179	\$ 24.07	\$ 196,868.53
12" Compacted Subgrade (LBR 40 Min.)	SY	8,179	\$ 0.97	\$ 7,933.63
Type A Curb (Miami)	LF	6,556	\$ 18.03	\$ 118,204.68
Type D Curb	LF	92	\$ 23.85	\$ 2,194.20
Type F Curb	LF	322	\$ 22.32	\$ 7,187.04
6" Stabilized Subgrade Under Curb (LBR40)	LF	6,878	\$ 4.25	\$ 29,231.50
6" Sidewalk	SY	8,756	\$ 7.57	\$ 66,282.92
54" PED./BIKE ALUMINUM PICKET RAILING	LF	136	\$ 143.41	\$ 19,503.76
ADA Ramps	EA	19	\$ 1,533.49	\$ 29,136.31
Signage and Pavement Marking	LS	1	\$ 11,223.00	\$ 11,223.00
15" Class III RCP	LF	479	\$ 53.13	\$ 25,449.27
18" Class III RCP	LF	1,923	\$ 64.53	\$ 124,091.19
24" Class III RCP	LF	442	\$ 91.54	\$ 40,460.68
30" Class III RCP	LF	154	\$ 131.65	\$ 20,274.10
36" Class III RCP	LF	46	\$ 178.07	\$ 8,191.22
Mitered End Section (18" RCP)	EA	5	\$ 2,054.30	\$ 10,271.50
Mitered End Section (36" RCP)	EA	1	\$ 5,805.40	\$ 5,805.40
Rip-Rap	EA	6	\$ 1,195.68	\$ 7,174.08
Type C GTI	EA	1	\$ 4,420.62	\$ 4,420.62
Type 1 Curb Inlet	EA	26	\$ 6,444.58	\$ 167,559.08
Manhole	EA	4	\$ 5,146.67	\$ 20,586.68
Manhole with J-Bottom	EA	1	\$ 5,891.83	\$ 5,891.83
Control Structure (FDOT Type C Box)	EA	1	\$ 4,665.83	\$ 4,665.83
6" Underdrain	LF	1,588	\$ 15.91	\$ 25,265.08
Underdrain Cleanout	EA	13	\$ 301.78	\$ 3,923.14
OFFSITE				
Aluminum Handrail - Offsite	LF	40	\$ 137.17	\$ 5,486.80
Sod Restoration	SY	5,890	\$ 4.14	\$ 24,384.60
Demo & Restore Sidewalk	LF	139	\$ 86.00	\$ 11,954.00
Demo & Restore Pump Station Driveway	SF	765	\$ 24.58	\$ 18,803.70

Asphalt Restoration	SY	60	\$	157.63	\$	9,457.80
Mill & Overlay Existing Asphalt	SY	555	\$	21.70	\$	12,043.50
Total Streets and Drainage System					\$	1,490,714.45

Engineers Cost Breakdown

Schedule: Water Distribution System

BARRINGTON PRESERVE SUBDIVISION

FOLIO NUMBERS 73117.0000,73120.0100,73120.1500,73120.0100, 73119.0000,73122.0000,73118.0000,
73123.5540, 73135.00000

Item	Unit	Qty	Unit Price	Total Amount
ONSITE				
2" Commercial Water Service	EA	4	\$ 6,498.75	\$ 25,995.00
8" PVC Water Main	LF	3,021	\$ 38.19	\$ 115,371.99
4" PVC Water Main	LF	410	\$ 17.57	\$ 7,203.70
Temporary Blowoff Assembly	EA	3	\$ 1,029.02	\$ 3,087.06
8" Gate Valve and Box	EA	20	\$ 2,612.39	\$ 52,247.80
4" Gate Valve and Box	EA	6	\$ 1,783.01	\$ 10,698.06
2" Gate Valve and Box	EA	2	\$ 1,113.04	\$ 2,226.08
8" 45° Bend	EA	32	\$ 476.59	\$ 15,250.88
4" 45° Bend	EA	8	\$ 851.93	\$ 6,815.44
8" x 8" Tee	EA	5	\$ 747.05	\$ 3,735.25
8" x 4" Reducer	EA	3	\$ 379.08	\$ 1,137.24
Fire Hydrant Assembly	EA	7	\$ 6,906.54	\$ 48,345.78
Single Service - Short	EA	34	\$ 370.52	\$ 12,597.68
Single Service - Long	EA	29	\$ 511.26	\$ 14,826.54
OFFSITE				
20" Steel Casing	LF	110	\$ 153.40	\$ 16,874.00
12" Jack & Bore	LF	55	\$ 2,229.26	\$ 122,609.30
8" DIP Water Main	LF	1,813	\$ 98.85	\$ 179,215.05
8" Gate Valve Assembly	EA	9	\$ 2,483.63	\$ 22,352.67
8" 90° Bend	EA	2	\$ 489.93	\$ 979.86
8" 45° Bend	EA	2	\$ 447.23	\$ 894.46
8" Tee	EA	1	\$ 704.75	\$ 704.75
Fire Hydrant Assembly	EA	4	\$ 7,635.13	\$ 30,540.52
Total Water Distribution System				\$ 693,709.11

Engineers Cost Breakdown

Schedule: Sewage Collection System

BARRINGTON PRESERVE SUBDIVISION

FOLIO NUMBERS 73117.0000,73120.0100,73120.1500,73120.0100, 73119.0000,73122.0000,73118.0000,
73123.5540, 73135.00000

Item	Unit	Qty	Unit Price	Total Amount
ONSITE				
8" PVC (0-6 FT)	LF	104	\$ 29.18	\$ 3,034.72
8" PVC (6-8 FT)	LF	2,054	\$ 30.93	\$ 63,530.22
8" PVC (8-10 FT)	LF	639	\$ 33.26	\$ 21,253.14
8" PVC (10-12 FT)	LF	166	\$ 39.50	\$ 6,557.00
8" PVC (12-14 FT)	LF	7	\$ 53.58	\$ 375.06
4' Sanitary Manhole (0-6 FT)	EA	2	\$ 5,307.00	\$ 10,614.00
4' Sanitary Manhole (6-8 FT)	EA	7	\$ 5,702.32	\$ 39,916.24
4' Sanitary Manhole (8-10 FT)	EA	1	\$ 6,295.63	\$ 6,295.63
4' Sanitary Manhole (10-12 FT)	EA	2	\$ 10,546.61	\$ 21,093.22
Single Service	EA	20	\$ 1,068.45	\$ 21,369.00
Double Service	EA	21	\$ 1,491.04	\$ 31,311.84
Lift Station (8' Dia.)	EA	1	\$ 591,438.20	\$ 591,438.20
6" PVC Force Main	LF	1,624	\$ 24.13	\$ 39,187.12
6" Gate Valve and Box	EA	1	\$ 1,895.68	\$ 1,895.68
6" Plug Valve Assembly	EA	2	\$ 1,895.68	\$ 3,791.36
6" 90° Bend	EA	5	\$ 780.40	\$ 3,902.00
6" 45° Bend	EA	20	\$ 733.84	\$ 14,676.80
OFFSITE				
18" Steel Casing	LF	70	\$ 198.00	\$ 13,860.00
12" Steel Casing (Jack & Bore)	LF	28	\$ 4,361.94	\$ 122,134.32
8" PVC Force Main	LF	1,515	\$ 71.35	\$ 108,095.25
4" PVC Force Main	LF	111	\$ 19.56	\$ 2,171.16
8" Plug Valve Assembly	EA	3	\$ 3,279.98	\$ 9,839.94
4" Plug Valve Assembly	EA	2	\$ 1,488.18	\$ 2,976.36
8" 45° Bend	EA	8	\$ 986.49	\$ 7,891.92
4" 90° Bend	EA	2	\$ 554.97	\$ 1,109.94
8" x 8" Tee (Cut In)	EA	1	\$ 11,245.95	\$ 11,245.95
8" x 6" Tee	EA	1	\$ 1,230.52	\$ 1,230.52
8" x 4" Tee	EA	1	\$ 1,153.27	\$ 1,153.27
8" x 4" Reducer	EA	1	\$ 846.93	\$ 846.93
Total Sewage Collection System				\$ 1,162,796.79

SUBDIVIDER'S AGREEMENT FOR PERFORMANCE - PLACEMENT OF LOT CORNERS

This Agreement made and entered into this _____ day of _____, 2025, by and between
HBWB Development Services, 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 Barrington Preserve (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 5074085 dated, 2/25/25 with _____
HBWB Development Services, LLC as Principal, and _____
Great American 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:

At 9/01
Witness Signature

Dustin Johnson
Printed Name of Witness

Nicholas Willhite
Witness Signature

Nicholas Willhite
Printed Name of Witness

NOTARY PUBLIC

CORPORATE SEAL
(When Appropriate)

ATTEST:

Clerk of the Circuit Court

By: _____
Deputy Clerk

Subdivider:

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

Beth Bradburn

Name (typed, printed or stamped)

CFO

Title

4065 Crescent Park Dr, Riverview, FL 33578

Address of Signer

813-938-1250

Phone Number of Signer

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

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
3 day of MARCH, 2025, by ELIZABETH BRADBURN as
(day) (month) (year) (name of person acknowledging)
CFO for HBWB DEVELOPMENT SERVICES, 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

Heather Mattiza
(Signature of Notary Public - State of Florida)
HEATHER MATTIZA
(Print, Type, or Stamp Commissioned Name of Notary Public)

(Notary Seal)

HH 200611
(Commission Number)

NOVEMBER 21, 2025
(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)

KNOW ALL MEN BY THESE PRESENTS, That we HBWB Development Services, LLC

_____ called the Principal, and Great American
Insurance Company _____ called the Surety, are held and firmly bound unto the

BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of _____
Ten Thousand Six Hundred Twenty Five and 00/100 (\$ 10,625.00) 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 Barrington Preserve 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 Barrington Preserve 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 June 13, 2027.

SIGNED, SEALED AND DATED this 25th day of February, 2025.

ATTEST:

[Signature]

HBWB Development Services, LLC

BY:

[Signature]

PRINCIPAL

(SEAL)

Great American Insurance Company

SURETY

(SEAL)

ATTEST:

[Signature]

[Signature]

ATTORNEY-IN-FACT (SEAL)

Mary Martha Langley, Attorney-in-Fact and
Florida Licensed Resident Agent

APPROVED BY THE COUNTY ATTORNEY

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

GREAT AMERICAN INSURANCE COMPANY®

Administrative Office: 301 E 4TH STREET • CINCINNATI, OHIO 45202 • 513-369-5000 • FAX 513-723-2740

The number of persons authorized by
this power of attorney is not more than FOUR

No. 0 21328

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the GREAT AMERICAN INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below, each individually if more than one is named, its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; provided that the liability of the said Company on any such bond, undertaking or contract of suretyship executed under this authority shall not exceed the limit stated below.

Name	Address	Limit of Power
FREDERIC M. ARCHERD, JR.	ALL OF	ALL
TANYA L. RUSSO	TAMPA, FLORIDA	\$100,000,000
RICHARD P. RUSSO, JR.		
MARY MARTHA LANGLEY		

This Power of Attorney revokes all previous powers issued on behalf of the attorney(s)-in-fact named above.

IN WITNESS WHEREOF the GREAT AMERICAN INSURANCE COMPANY has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 18TH day of JUNE, 2019.

GREAT AMERICAN INSURANCE COMPANY



Stephen C. Beraha

Assistant Secretary

Mark Vicario

Divisional Senior Vice President

STATE OF OHIO, COUNTY OF HAMILTON - ss:

On this 18TH day of JUNE, 2019

MARK VICARIO (877-377-2405)

, before me personally appeared MARK VICARIO, to me known, being duly sworn, deposes and says that he resides in Cincinnati, Ohio, that he is a Divisional Senior Vice President of the Bond Division of Great American Insurance Company, the Company described in and which executed the above instrument; that he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of his office under the By-Laws of said Company, and that he signed his name thereto by like authority.



SUSAN A KOHORST
Notary Public
State of Ohio
My Comm. Expires
May 18, 2025

Susan A Kohorst

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of Great American Insurance Company by unanimous written consent dated June 9, 2008.

RESOLVED: That the Divisional President, the several Divisional Senior Vice Presidents, Divisional Vice Presidents and Divisional Assistant Vice Presidents, or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke any such appointment at any time.

RESOLVED FURTHER: That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

CERTIFICATION

I, STEPHEN C. BERAHA, Assistant Secretary of Great American Insurance Company, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of June 9, 2008 have not been revoked and are now in full force and effect.

Signed and sealed this 25th day of February, 2025



Stephen C. Beraha

Assistant Secretary



Surety Bond Seal Addendum

Great American Insurance Company

During the COVID-19 pandemic, use of traditional seals has been made impractical due to government stay-at-home orders and social distancing guidelines. As a result, Great American Insurance Company ("Great American") has authorized its Attorneys-in-Fact to affix Great American's corporate seal to any bond executed on behalf of Great American by any such Attorney-in-Fact by attaching this Addendum to said bond.

To the extent this Addendum is attached to a bond that is executed on behalf of Great American by its Attorney-in-Fact, Great American agrees that the seal below shall be deemed affixed to said bond to the same extent as if its raised corporate seal were physically affixed to the face of the bond.

Dated this 24th day of March, 2020.

Great American Insurance Company



By Stephen C. Beraha

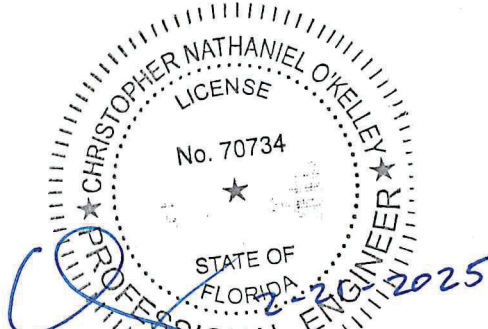
Stephen C. Beraha, Assistant Vice President

Summary For Performance Bond

BARRINGTON PRESERVE SUBDIVISION (ONSITE & OFFSITE)

FOLIO NUMBERS 73117.0000,73120.0100,73120.1500,73120.0100,
73119.0000,73122.0000,73118.0000, 73123.5540, 73135.00000

Set All PCPs & Lot Corners	\$	8,500.00
Total Amount	\$	8,500.00
Security Amount (125% of Total)	\$	10,625.00



Christopher O'Kelley, F.L. P.E. No. 70734
Clearview Land Design P.L.
Date Prepared: 02/21/2025

Engineers Cost Breakdown

Schedule: Permanent Control Points (PCPs) & Lot Corners

BARRINGTON PRESERVE SUBDIVISION

FOLIO NUMBERS 73117.0000,73120.0100,73120.1500,73120.0100, 73119.0000,73122.0000,73118.0000, 73123.5540,
73135.00000

Item	Quantity	Unit	Unit Price	Total Amount
SET ALL PCPs & LOT CORNERS	1	LS	\$ 8,500.00	\$ 8,500.00
Total PCPs & Lot Corners				\$8,500.00

SECTION 1, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK PAGE

DESCRIPTION: A parcel of land lying in Section 1, Township 30 South, Range 20 East, Hillsborough County, Florida and being more particularly described as follows:

COMMENCE at the West 1/4 corner of said Section 1, run thence along the North boundary of the Southwest 1/4 of said Section 1, S. 89°53'57"E., 1003.98 feet to the corner of the East 1/4 of the Northwest 1/4 of said Southwest 1/4 of Section 1; thence along the West 1/2 of said East 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 1, S. 00°05'41"E., 27.26 feet to a point on the Southern boundary of the maintained right-of-way for Gullies Road, according to the Maintained Right-of-Way Map for Gullies Road, Hillsborough County, Florida, said point also being the **POINT OF BEGINNING**; thence continue along said West boundary of the East 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 1 and said Southern boundary of the maintained right-of-way for Gullies Road, S.00°05'41"E., 3100 feet; thence along said Southern boundary of the maintained right-of-way for Gullies Road, S.89°54'06"E., 669.51 feet to a point on the East boundary of the West 1/2 of said Southwest 1/4 of Section 1, also being a point on the Western boundary of COLONIAL OAKS, as recorded in Plat Book 69, Page 43, of the Public Records of Hillsborough County, Florida; thence along said Western boundary of COLONIAL OAKS, S.00°14'29"E., 1295.43 feet; thence along said Western boundary of COLONIAL OAKS, S.89°25'06"W., 336.64 feet to a point on the East boundary of the aforesaid Northwest 1/4 of the Southwest 1/4 of Section 1; thence along said East boundary of the Northwest 1/4 of the Southwest 1/4 of Section 1 and said Western boundary of COLONIAL OAKS, S.00°09'31"E., 3.51 feet to the Southeast corner of said Northwest 1/4 of the Southwest 1/4 of Section 1, also being the Northeast corner of BLOOMINGDALE TOWNES, according to the plat thereof as recorded in Plat Book 144, Page 9 through 16 inclusive, of the Public Records of Hillsborough County, Florida; thence along the South boundary of said Northwest 1/4 of the Southwest 1/4 of Section 1 and the Northern boundary of BLOOMINGDALE TOWNES, N.89°37'01"W., 337.40 feet; thence along the East 1/2 of said Southwest 1/4 of Section 1, S. 00°05'41"E., 17.26 feet to the corner of the West 1/2 of said East 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 1 (as found); thence along the West 1/2 of said East 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 1, N.89°49'14"W., 235.00 feet to a point on the East boundary of the West 100 feet of the South 1/2 of said West 1/2 of the East 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 1; thence along said East boundary of the West 100 feet of the South 1/2 of the West 1/2 of the East 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 1, N.00°01'43"W., 7.00 feet; thence along a line lying 7.00 feet North of and parallel with the aforesaid North boundary of South 225 feet of the West 1/2 of the East 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 1 (as found monumented), N.89°49'14"W., 100.00 feet to a point on the West boundary of said East 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 1; thence along said West boundary of the East 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 1, N.00°01'43"W., 109.68 feet; thence along the South 1/4 of the Southwest 1/4 of Section 1, N.89°53'57"E., 660.00 feet; thence along the South boundary of the North 985 feet of said Northwest 1/4 of Section 1, N.00°01'43"W., 660.00 feet; thence along the East 1/2 of said Northwest 1/4 of the Southwest 1/4 of Section 1, N.00°01'43"W., 660.00 feet; thence along the South boundary of the North 325 feet of said Northwest 1/4 of the Southwest 1/4 of Section 1, S.89°53'57"E., 260.00 feet to a point on the aforesaid West boundary of the East 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 1; thence along said West boundary of the East 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 1, N.00°01'43"W., 297.73 feet to a point on the aforesaid Southern boundary of the maintained right-of-way for Gullies Road; thence along said Southern boundary of the maintained right-of-way for Gullies Road, S.89°54'06"E., 334.69 feet to the **POINT OF BEGINNING**.

Containing 32.228 acres, more or less.

NOTES:

- Nothing and Existing coordinates (indicated in feet) as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 2011 ADJUSTMENT) for the West 1/2 of the Southwest 1/4 of Section 1, Township 30 South, Range 20 East, Hillsborough County, Florida, as established to a minimum of third order accuracy, and are supplemental data only, as established from a RTK GPS Network and verified by horizontal control monument. Control point used for originating coordinates: National Geodetic Survey (NGS) Control Station _____.
- Subdivision plats by no means represent a determination on whether properties will or will not flood. Land within the boundaries of this plat may or may not be subject to flooding; the Development Review Division has information regarding flooding and restrictions on development.
- Drainage Easements shall not contain permanent improvements, including but not limited to sidewalks, driveways, impervious surfaces, patios, decks, pools, air conditioners, structures, utility sheds, poles, fences, irrigation systems, trees, shrubs, hedges, and landscaping plants other than grass, except for landscaping of stormwater detention and retention ponds as approved by the Land Development Code, except as approved by the County Administrator. This note shall appear on each affected deed.
- All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of a public utility, it shall be solely responsible for the damages. This section shall not apply to those company managers that are granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.
- Land being platted herein are benefited by and subject to the following:
a) Declaration of Restrictive Covenants, as recorded in Instrument Number 2024460722, of the Public Records of Hillsborough County, Florida.

BOARD OF COUNTY COMMISSIONERS

This plat has been approved for recordation.

Date _____ Chairman _____

CLERK OF CIRCUIT COURT

County of Hillsborough
State of Florida

I hereby certify that this subdivision plat meets the requirements in form, of Chapter 177 Part 1 of the Florida Statutes and has been filed for record in Plat Book _____, Pages _____ - _____, of the Public Records of Hillsborough County, Florida.

BY: _____ BY: _____
Clerk of Circuit Court Deputy Clerk

This _____ day of _____, 20____, TIME _____

CLERK FILE NUMBER _____

REVIEWING AGENCY SURVEYOR'S CERTIFICATE

PLAT APPROVAL: This plat has been reviewed in accordance with the Florida Statutes, Section 177.081 for Chapter conformity. The geometric data has not been verified.

Reviewed by: _____
Florida Professional Surveyor and Mapper, License No. _____

Survey Section, Geospatial & Land Acquisition Services Department, Hillsborough County

PMERITT, INC. (Certificate of Authorization Number LB778)
3010 W. Azalea Street, Suite 150
Tampa, Florida 33609

Arthur W. Merritt, (License No. LS4498)
Florida Professional Surveyor and Mapper

BARRINGTON PRESERVE

SECTION 1, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

TRACT DESIGNATION TABLE

TRACT	DESIGNATION	ACREAGE
TRACT "A"	(PRIVATE) RIGHT-OF-WAY; (PUBLIC) ACCESS AND UTILITY EASEMENT	3.939 AC.±
TRACT "B-1"	(HOA) OPEN SPACE; UTILITY EASEMENT	0.510 AC.±
TRACT "B-2"	(HOA) DRAINAGE AREA; (PUBLIC) DRAINAGE EASEMENT; UTILITY EASEMENT	5.263 AC.±
TRACT "B-3"	(HOA) OPEN SPACE	0.193 AC.±
TRACT "B-4"	(HOA) OPEN SPACE	0.177 AC.±
TRACT "B-5"	(HOA) DRAINAGE AREA; (HOA) OPEN SPACE; WETLAND CONSERVATION AREA	5.823 AC.±
TRACT "Z"	(PUBLIC) PUMP STATION SITE; UTILITY EASEMENT	0.112 AC.±

DEDICATION: KL LB Buy 5 LLC, a Delaware limited liability company, (the "Owner") as the fee simple owner of the lands platted herein, does hereby dedicate this plat of BARRINGTON PRESERVE, for record.

Owner does hereby state and declare the following:

Owner does 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, right of way and across the private roads and private rights of way within TRACT "A" as shown hereon for ingress and egress for the performance of their official duties.

Owner does hereby grant to Hillsborough County and 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" and the areas designated 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 herein.

TRACT "Z" is hereby dedicated to Hillsborough County for the benefit of the public as a Pump Station site.

Owner further does hereby dedicate the Utility Easements as shown hereon, to Hillsborough County for the benefit of the public, for access and utility purposes, and for other purposes incidental thereto.

The private roads and rights of way shown hereon as Tract "A" are not dedicated to the public, but are private, and 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 BARRINGTON PRESERVE, as access for ingress and egress of such lot owners and their guests and invitees.

Fee interest in TRACTS "A", "B-1", "B-2", "B-3", "B-4" and "B-5" as shown hereon, are hereby reserved by the Owner for conveyance by separate instrument 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.

The (HOA) Drainage and Access Easement, (HOA) Drainage, Fence and Wall Easements, (HOA) Wall Easements and (HOA) Fence and Wall Easements as shown hereon are hereby reserved by Owner for conveyance to a Homeowners Association, and/or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision. Said easements are not dedicated to the public and will be privately maintained.

The maintenance of the Tracts, areas, and private easements reserved by the Owner will be the responsibility of the Owner. Its assigns and its successors in title, which may include a homeowners association and/or other custodial and maintenance entity.

Said TRACTS "A", "B-1", "B-2", "B-3", "B-4" and "B-5" and the private easements reserved by the Owner are subject to any and all easements dedicated to public use as shown on this plat.

The undersigned also hereby confirms the limits of the public right of way as shown hereon.

KL LB Buy 5 LLC, a Delaware limited liability company - OWNER

Tricia Tiernan, as Authorized Signatory

Witness

Witness

Printed Name

Printed Name

ACKNOWLEDGEMENT: State of Arizona, County of Maricopa

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 20____, by Tricia Tiernan, as Authorized Signatory of KL LB Buy 5 LLC, a Delaware limited liability company on behalf of the company. Personally known to me ☐ or who has produced _____ as identification.

Notary Public, State of Arizona

My Commission expires:

(Printed Name of Notary)

Commission Number:

WETLAND CONSERVATION AREA NOTE:

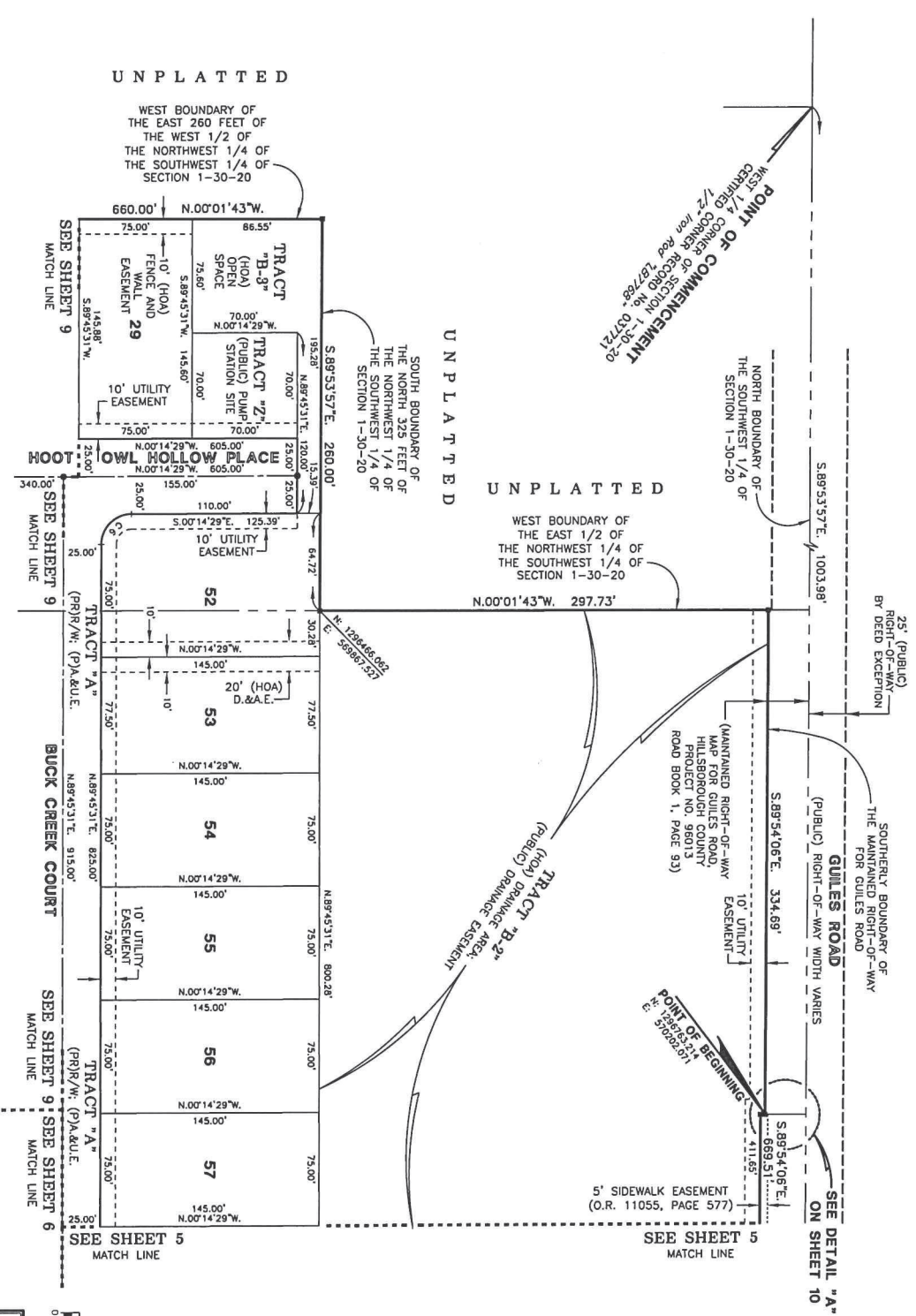
The Wetland Conservation Area shall be retained pursuant to the Hillsborough County Land Development Code (LDC) as amended, and the Hillsborough County Environmental Protection Act, Chapter 84-446, and Chapter 1-11 of the Hillsborough County Environmental Protection Commission (EPC). In addition, a 30-foot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

PARALLEL OFFSET DIMENSIONS NOTE:

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

NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.

BARRINGTON PRESERVE SECTION 1, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA



- LEGEND**
1. Symbol indicates (P.R.M.) Permanent Reference Monument
 2. Symbol indicates (P.R.M.) Offset Permanent Reference Monument
 3. Symbol indicates (P.C.P.) Permanent Control Point
 4. (R) indicates radial line
 5. (R) indicates non-radial line
 6. (R) indicates bearing
 7. (R) - Official Records Book
 8. (R) - Instrument
 9. (R) - Barrington Preserve Community Association, Inc.
 10. (R) - (Private) Right-of-Way
 11. (R) - Drainage and Access Easement
 12. (R) - (Public) Access and Utility Easement

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
6	20.00	90°00'00"	31.42	28.28	S.45°14'29"E.

AMERITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Asclepe Street, Suite 150
Tampa, Florida 33613
PHONE (813) 221-5200

SHEET 4 OF 10 SHEETS

SCALE: 1" = 50'
SCALE IN FEET
0 50 100

SEE SHEET 3 OF 10 FOR BASIS OF BEARINGS
SEE SHEET 2 OF 10 FOR WETLAND CONSERVATION AREA NOTE
SEE SHEET 2 OF 10 FOR PARALLEL OFFSET DIMENSIONS NOTE

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

25' (PUBLIC)
RIGHT-OF-WAY
BY DEED EXCEPTION

THE MAINTAINED RIGHT-OF-WAY
FOR GUILLES ROAD

RIGHT-OF-WAY WIDTH VARIES

HILL
RAMBLE DRIVE

THE SOUTHWEST 1/4 OF
SECTION 1-30-20

MATCH LINE
SEE SHEET

DEWALK EASEMENT -
(11055, PAGE 577)

HILLSBOROUGH COUNTY
PROJECT NO. 96013
ROAD BOOK 1, PAGE 93)

EAST BOUNDARY OF
THE NORTHWEST 1/4 OF
THE SOUTHWEST 1/4 OF
SECTION 1-30-20

(HOA) OPEN SPAC

(O.R. 11055, PAGE 57)

SECTION 1-30-20

ACT "B-2"
(PUBLIC) DRAINAGE AREA.

TRACT "A"
(PR)R/W; (P)A.&L

B L O C K 1

55 56

COLONIAL OAKS
(PLAT BOOK 58, PAGE 43)

COLONIAL RIDGE DRIVE

SCALE: 1 = 50

SCALE IN FEE

FOR BASIS OF BEARING

FOR WETLAND

SEE SHEET 2 OF 10

AMERRITY, INC.

LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
 3010 W. 4700th Street, Suite 150

2010 W. MacDuff Ave., Suite 150
Tampa, FL 33609
PHONE (813) 221-5200

SHEET 5 OF 10 SHEETS

CURVE DATA TABLE

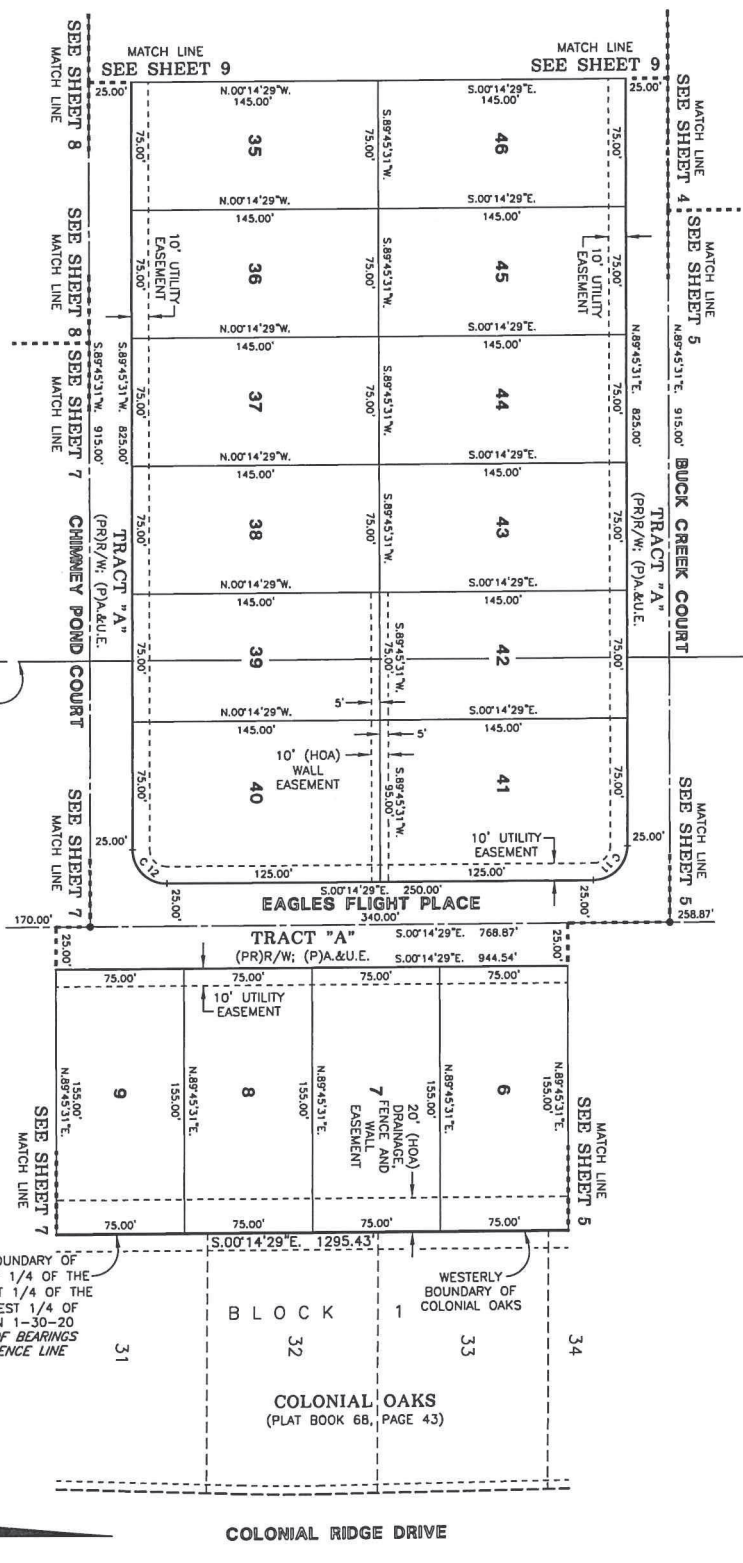
NO.	ROD	DELTA	21.42	CHORD	BEARING
1.	4000	36°41'00"	21.42	21.17	S.15.35.00°E.
2	60.00	36°41'00"	21.13	31.75	S.15.35.00°E.
3	25.00	90°20'23"	39.42	35.46	S.44.55.42°W.
7	20.00	90°00'00"	31.42	28.28	N.44.45.31°E.
8	35.00	41°01'42"	25.06	24.53	N.20°45.20°W.
9	79.00	41°01'42"	56.52	55.57	N.20°45.20°W.
10	23.00	89°39'31"	39.12	35.25	N.45°04'18°W.

LEGEND
1. Symb

1. (P)k&L.C. – (Public) Access and Utility Easement
2. (P)k&L.C. – (Public) Access and Utility Easement
3. (P)k&L.C. – (Public) Access and Utility Easement
4. (P)k&L.C. – (Public) Access and Utility Easement
5. (P)k&L.C. – (Public) Access and Utility Easement
6. (P)k&L.C. – (Public) Access and Utility Easement
7. (P)k&L.C. – (Public) Access and Utility Easement
8. (P)k&L.C. – (Public) Access and Utility Easement
9. (P)k&L.C. – (Public) Access and Utility Easement
10. (P)k&L.C. – (Public) Access and Utility Easement
11. (P)k&L.C. – (Public) Access and Utility Easement
12. (P)k&L.C. – (Public) Access and Utility Easement

BARRINGTON PRESERVE

SECTION 1, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA



EAST BOUNDARY OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1-30-20

EAST BOUNDARY OF THE WEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1-30-20 BASIS OF BEARINGS REFERENCE LINE

- LEGEND**
- 1. Symbol indicates (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
 - 2. Symbol indicates (P.R.M.) Official Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
 - 3. Symbol indicates (P.C.P.) Permanent Control Point "LB7778"
 - 4. (R) indicates radial line
 - 5. (NR) indicates non-radial line
 - 6. RB - Reference Bearing
 - 7. OR - Official Records Book
 - 8. INST - Instrument
 - 9. (HOA) - Barrington Preserve Community Association, Inc.
 - 10. (P/R/W) - (Private) Right-of-Way
 - 11. D&A/E - Drainage and Access Easement
 - 12. (P)A&U.E. - (Public) Access and Utility Easement

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
11	20.00	90.00°	31.42	28.28	5.45°14'29"E
12	20.00	90.00°	31.42	28.28	5.44°45'31"W



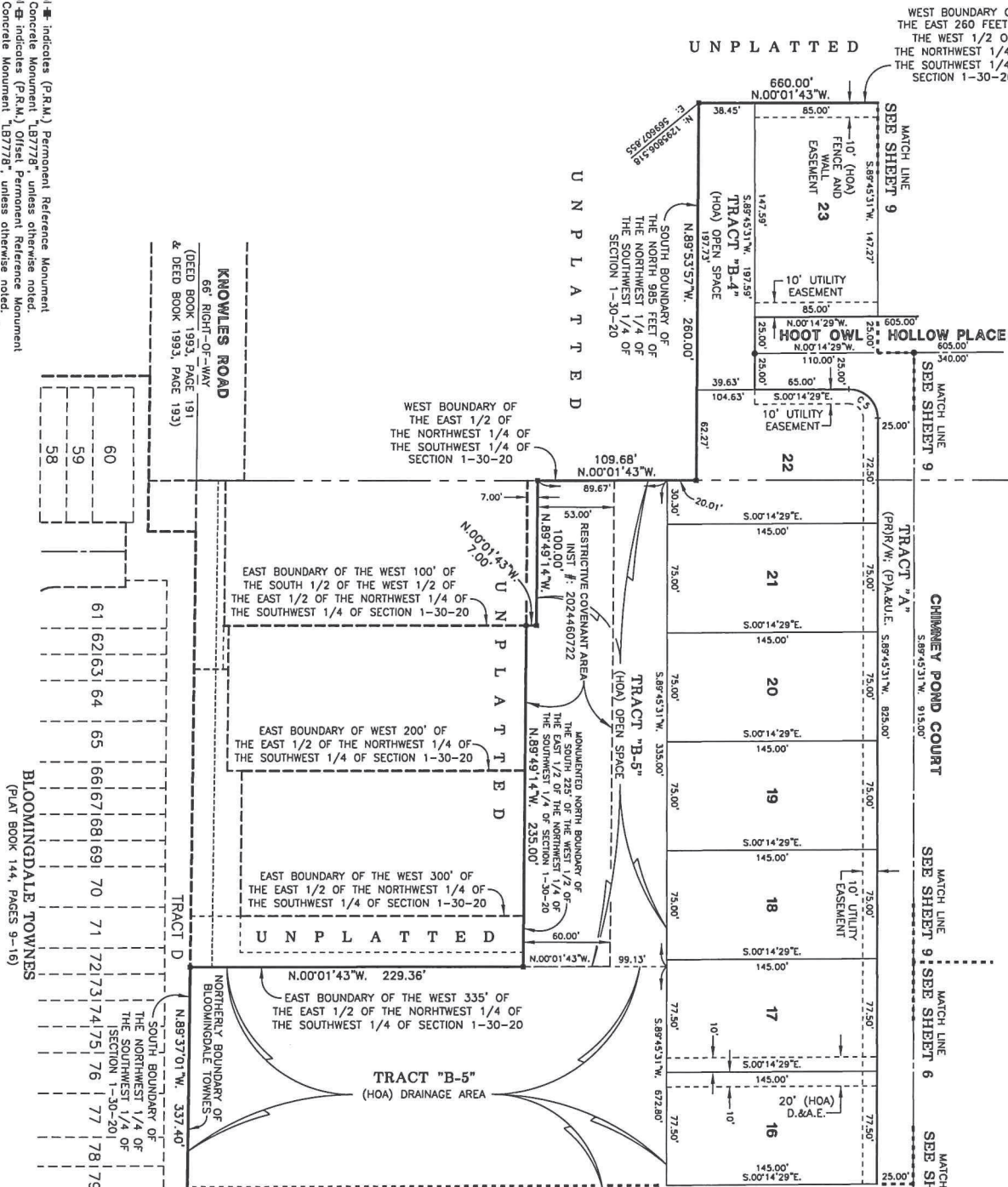
- SEE SHEET 3 OF 10 FOR BASIS OF BEARINGS
- SEE SHEET 2 OF 10 FOR WETLAND CONSERVATION AREA NOTE
- SEE SHEET 2 OF 10 FOR PARALLEL OFFSET DIMENSIONS NOTE

AMERITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Asclepe Street, Suite 150
Tampa, FL 33609
Phone (813) 241-5200

BARRINGTON PRESERVE

SECTION 1, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK PAGE



- LEGEND**
- Symbol \star indicates (P.R.M.) Permanent Reference Monument
 - Symbol \oplus indicates (P.R.M.) Offset Permanent Reference Monument
 - Symbol \otimes indicates (P.C.P.) Permanent Control Point "LB7778"
 - (R) indicates radial line
 - (NR) indicates non-radial line
 - NR - Reference Bearing
 - NR - Official Records Book
 - NR - Barrington Preserve Community Association, Inc.
 - (P/R/W) - (Private) Right-of-Way Easement
 - D&A.E. - Drainage and Access Easement
 - (P/A&U.E.) - (Public) Access and Utility Easement

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
5	20.00	90.000°	31.42	28.28	S.44°43.31'W.

SEE SHEET 7
MATCH LINE

SEE SHEET 7
MATCH LINE

SEE SHEET 6
MATCH LINE

SCALE: 1" = 50'

SCALE IN FEET

SEE SHEET 3 OF 10
FOR BASIS OF BEARINGS

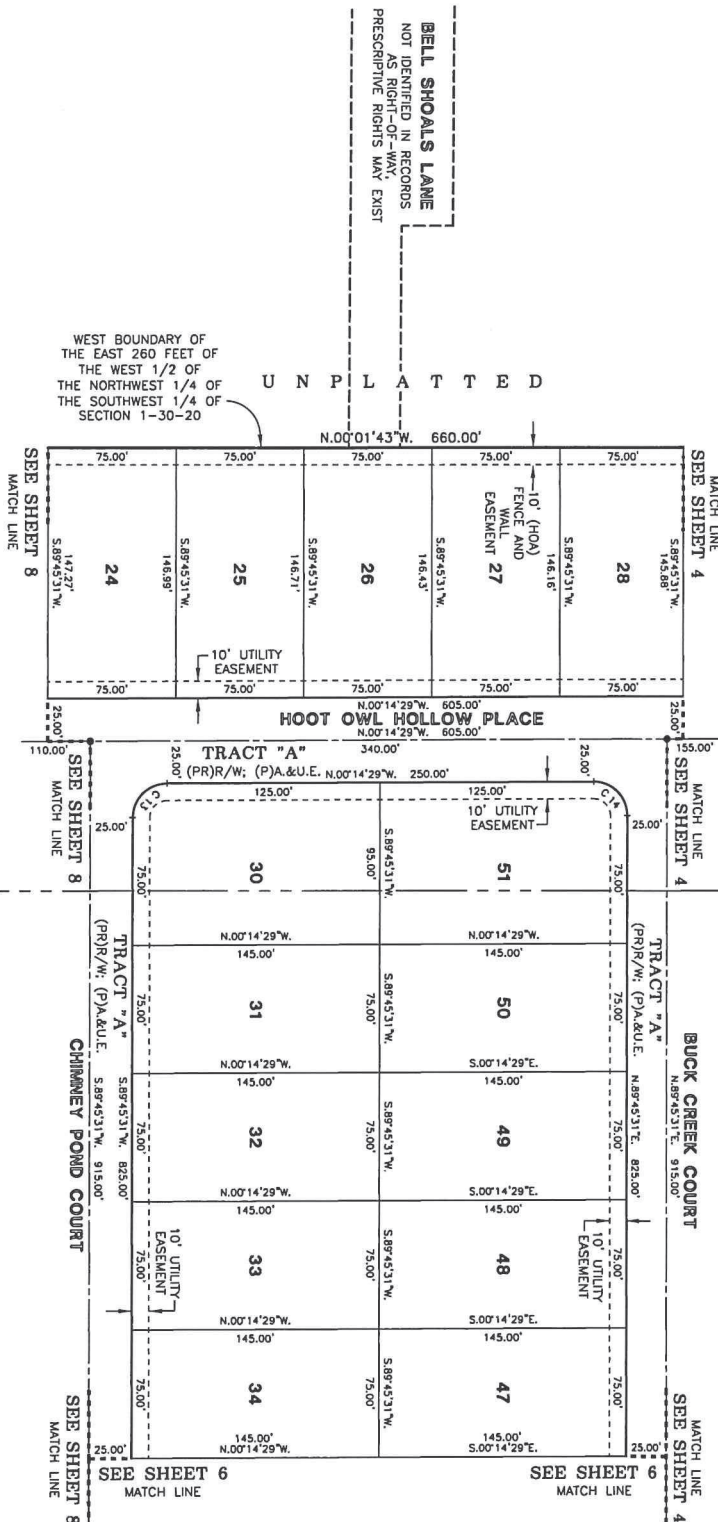
SEE SHEET 2 OF 10
FOR WETLAND
CONSERVATION AREA NOTE

SEE SHEET 2 OF 10
FOR PARALLEL OFFSET
DIMENSIONS NOTE

AMERITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Aske Street, Suite 150
Tampa, FL 33609
Phone (813) 241-5280

SHEET 8 OF 10 SHEETS

BARRINGTON PRESERVE SECTION 1, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA



- LEGEND**
1. Symbol indicates (P.R.M.) Permanent Reference Monument
 2. Symbol indicates (C.M.) Concrete Monument, unless otherwise noted.
 3. Symbol indicates (O.P.R.M.) Offset Permanent Reference Monument
 4. Symbol indicates (C.M.) Concrete Monument, unless otherwise noted.
 5. Symbol indicates (P.C.P.) Permanent Control Point
 6. (R) indicates radial line
 7. (NR) indicates non-radial line
 8. (R) - Reference Bearing
 9. (NR) - Official Records Book
 10. (P.R.) - Barrington Preserve Community Association, Inc.
 11. (D.A.E.) - Drainage and Access Easement
 12. (P.A.K.U.E.) - (Public) Access and Utility Easement

CURVE DATA TABLE

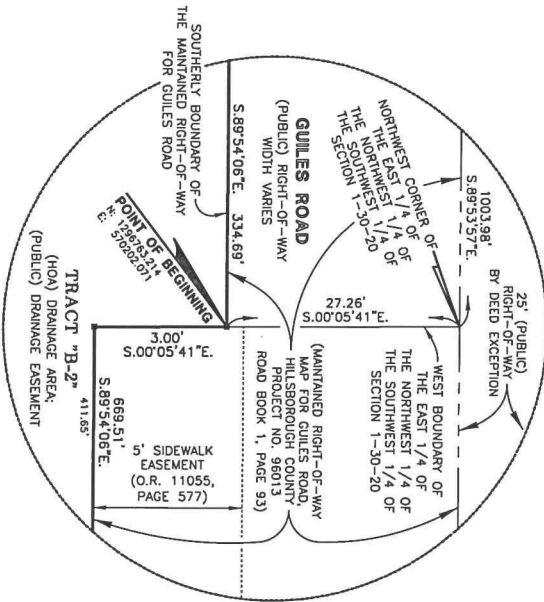
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
13	200.00	80.0000°	31.42	28.28	N 45° 14' 29" W
14	200.00	90.0000°	31.42	28.28	N 44° 45' 31" E



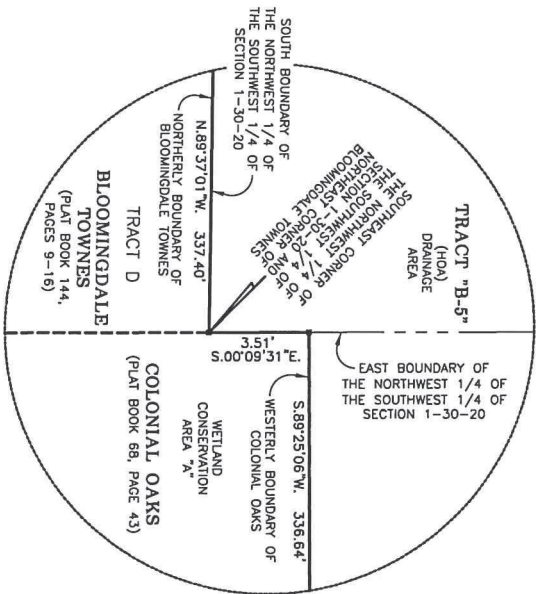
SEE SHEET 3 OF 10
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 10
FOR PARALLEL OFFSET
DIMENSIONS NOTE

BARRINGTON PRESERVE
SECTION 1, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA



DETAIL "A"
NOT TO SCALE
(SEE SHEET 4)



DETAIL "B"
NOT TO SCALE
(SEE SHEET 7)

LEGEND

1. Symbol $\#$ indicates (P.R.M.) Permanent Reference Monument
2. Symbol \square indicates (P.R.M.) unless otherwise noted.
3. Symbol \square indicates (P.R.M.) unless otherwise noted.
4. Symbol \square indicates (P.C.P.) Permanent Control Point "LB7778"
5. (NR) indicates road, natural line
6. RB - Reference Bearing
7. O.R. - Official Records Book
8. INST. - Instrument
9. (HOA) - Barrington Preserve Community Association, Inc.
10. (P)R/W - (Private) Right-of-Way
11. D.&A.E. - Drainage and Access Easement
12. (P)A.&U.E. - (Public) Access and Utility Easement



SEE SHEET 3 OF 10
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 10
FOR WETLAND
CONSERVATION AREA NOTE

SEE SHEET 2 OF 10
FOR PARALLEL OFFSET
DIMENSIONS NOTE



Certificate of School Concurrency

Project Name	Barrington Subdivision
Jurisdiction	Hillsborough
Jurisdiction Project ID Number	6899
HCPS Project Number	1021
Parcel ID Number(s)	073117.0000, 073120.0100, .1500, .0100, 073119.0000, more listed below
Project Location	Guiles Road and Bell Shoals Road, Brandon
Dwelling Units & Type	SFD: 62
Applicant	HBWB Development Services, LLC

School Concurrency Analysis

<i>School Type</i>	<i>Elementary</i>	<i>Middle</i>	<i>High</i>	<i>Total Capacity Reserved</i>
Students Generated	12	6	9	27

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

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

Additional Folios: 073122.0000, 073118.0000, 073123.5540, and 073135.000

Lori Belangia

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

Date 12/08/2023