

**SUBJECT:** Hidden Lakes Residential **PI#4523**  
**DEPARTMENT:** Development Review Division of Development Services Department  
**SECTION:** Project Review & Processing  
**BOARD DATE:** February 13, 2024  
**CONTACT:** Lee Ann Kennedy

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**RECOMMENDATION:**

Accept the plat for recording for Hidden Lakes Residential, located in Section 11, 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 \$2,035,036.00, a Warranty Bond in the amount of \$147,553.00 and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements. Also accept a Performance Bond for Placement of Lot Corners in the amount of \$1,650.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

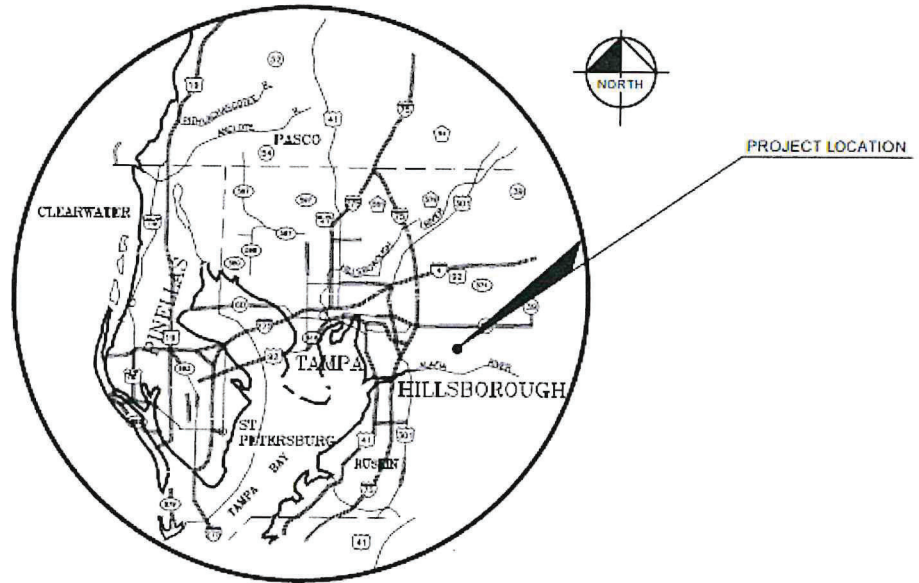
School Concurrency was approved and there is existing capacity for the subdivision.

**BACKGROUND:**

On September 15, 2023, Permission to Construct Prior to Platting was issued for Hidden Lakes Residential, after construction plan review was completed on November 8, 2021. 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 Landmark Engineering & Surveying Corporation.

## HIDDEN LAKES RESIDENTIAL

### Vicinity Map



# 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 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 Hidden Lakes, hereinafter 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 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 5370854 dated, 12/26/23 with \_\_\_\_\_ HBWB Development Services, LLC as Principal, and \_\_\_\_\_ Great American Insurance Company as Surety, or  
A Warranty Bond, number 5370853 dated, 12/26/23 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 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.



**Representative Acknowledgement**

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

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

27<sup>th</sup> day of December, 2023, by Elizabeth Bradburn as  
(day) (month) (year) (name of person acknowledging)

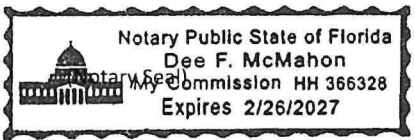
CFO for HBWB Development Services, LLC  
(type of authority, ...e.g. officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

Personally Known OR  Produced Identification

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

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

Dee F. McMahon  
\_\_\_\_\_  
(Print, Type, or Stamp Commissioned Name of Notary Public)



HH 366328  
\_\_\_\_\_  
(Commission Number)

2-26-2027  
\_\_\_\_\_  
(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)



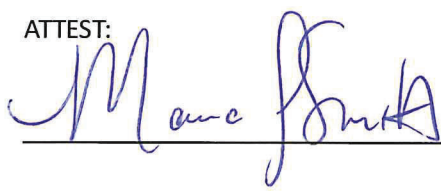


NOW, THEREFORE, the conditions of this obligation are such, that:


- A. If the Principal shall well and truly build, construct, and install in the platted area known as Hidden Lakes 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 March 13, 2025.

SIGNED, SEALED AND DATED this 26th day of December, 2023.

ATTEST:  
  
\_\_\_\_\_


HBWB Development Services, LLC

By   
Principal Seal


Great American Insurance Company

Surety Seal

ATTEST:  
  
\_\_\_\_\_

By   
Attorney-In-Fact Seal  
Frederic M. Archerd, Jr., Attorney-in-Fact and  
Florida Licensed Resident Agent

APPROVED BY THE COUNTY ATTORNEY

BY   
Approved As To Form And Legal Sufficiency. 2 of 2

**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

Attest

GREAT AMERICAN INSURANCE COMPANY



*Steph L. C. B.*

Assistant Secretary

*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 26th day of December, 2023



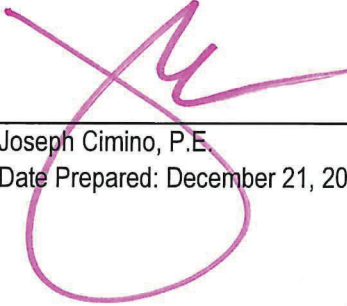
*Steph L. C. B.*

Assistant Secretary

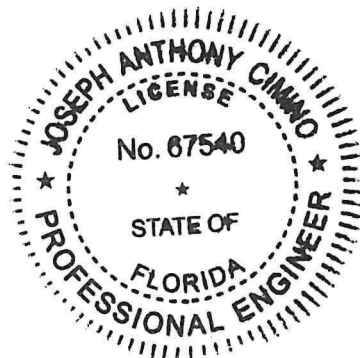
**SUMMARY FOR PERFORMANCE BOND COST ESTIMATE**  
**Hidden Lakes**

**Project ID #4523; Folio #74715.0000, 74714.0000**

	Completed Improvements	Incomplete Improvements	Total
Schedule I			
A Earthwork	\$0	\$394,677	\$394,677
B Road Construction	\$0	\$191,460	\$191,460
C Storm Drainage	\$0	\$368,157	\$368,157
D Miscellaneous Items	\$0	\$154,000	\$154,000
E Landscape & Irrigation	\$0	\$152,500	\$152,500
Subtotal	\$0	\$1,260,794	\$1,260,794
 Schedule II			
A Sanitary Sewer	\$0	\$192,497	\$192,497
B Water Distribution	\$0	\$174,738	\$174,738
Subtotal	\$0	\$367,235	\$367,235
 Total	\$0	\$1,628,029	\$1,628,029
 Contingency		125%	
<b>Bond Amount</b>		<b>\$2,035,036</b>	

  
\_\_\_\_\_  
Joseph Cimino, P.E.  
Date Prepared: December 21, 2023

12/21/23



## ENGINEER'S ESTIMATE

PROJECT: Hidden Lakes Residential

SCHEDULE: IA Earthwork

INCOMPLETE

UNIT	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL AMOUNT
AC	8	CLEARING AND GRUBBING	\$ 12,500.00	\$ 93,750.00
LS	1	BMP'S SILT BARRIER NPDES	\$ 25,250.00	\$ 25,250.00
LS	1	CONSTRUCTION ENTRANCE	\$ 4,200.00	\$ 4,200.00
CY	26,625	EARTHWORK CUT	\$ 4.50	\$ 119,812.50
LS	1	SITE GRADING	\$ 93,290.00	\$ 93,290.00
SY	8,015	SODDING POND BANKS	\$ 4.00	\$ 32,060.00
SY	426	SODDING ROW	\$ 4.00	\$ 1,704.00
LS	1	DEWATERING	\$ 12,250.00	\$ 12,400.00
AC	7	SEED AND MULCH	\$ 1,850.00	\$ 12,210.00
		<b>INCOMPLETE</b>		
		<b>SUBTOTAL - SCHEDULE IA</b>		<b>\$394,677</b>

## ENGINEER'S ESTIMATE

**PROJECT:** Hidden Lakes Residential

**SCHEDULE:** IB Road Construction

**INCOMPLETE**

UNIT	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL AMOUNT
SY	3,610	1.75" ASPHALTIC SURFACE TYPE SP-12.5	\$ 15.50	\$ 55,955.00
SY	3,610	6" THICK CRUSHED CONCRETE	\$ 18.50	\$ 66,785.00
SY	4,152	12" STABILIZED SUBGRADE	\$ 10.00	\$ 41,520.00
EA	2	HANICAPE RAMP	\$ 950.00	\$ 1,900.00
LF	140	MIAMI CURB	\$ 22.50	\$ 3,150.00
LF	140	TYPE D CURB	\$ 22.50	\$ 3,150.00
LS	1	SIGNAGE AND STRIPING	\$ 2,500.00	\$ 2,500.00
SF	3,300	5' SIDEWALK (COMMON AREA)	\$ 5.00	\$ 16,500.00
		<b>INCOMPLETE</b>		
		<b>SUBTOTAL - SCHEDULE IB</b>		<b>\$ 191,460.00</b>

## ENGINEER'S ESTIMATE

PROJECT: Hidden Lakes Residential

SCHEDULE: IC Storm Drainage

INCOMPLETE

UNIT	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL AMOUNT
LF	235	18" RCP STORM	\$ 95.00	\$ 22,325.00
LF	870	36" RCP STORM	\$ 190.00	\$ 165,300.00
LF	234	34X53" ERCP STORM	\$ 320.00	\$ 74,880.00
EA	1	18" FES	\$ 4,500.00	\$ 4,500.00
EA	1	36" FES	\$ 6,500.00	\$ 6,500.00
EA	1	34X53" FES	\$ 7,800.00	\$ 7,800.00
EA	3	STORM MANHOLE	\$ 7,234.00	\$ 21,702.00
EA	5	TYPE 1 INLETS	\$ 5,700.00	\$ 28,500.00
EA	1	DBI TYPE C	\$ 2,800.00	\$ 2,800.00
EA	1	TYPE D CONTROL STRUCTURE	\$ 5,400.00	\$ 5,400.00
EA	1	TYPE H CONTROL STRUCTURE	\$ 5,800.00	\$ 5,800.00
LS	1	6" UNDERDRAIN SYSTEM	\$ 22,650.00	\$ 22,650.00
		<b>INCOMPLETE</b>		
		<b>SUBTOTAL - SCHEDULE IC</b>		<b>\$368,157</b>

## ENGINEER'S ESTIMATE

**PROJECT:** Hidden Lakes Residential

**SCHEDULE:** ID Miscellaneous

**INCOMPLETE**

<b>UNIT</b>	<b>QUANTITY</b>	<b>DESCRIPTION</b>	<b>UNIT PRICE</b>	<b>TOTAL AMOUNT</b>
LS	1	MAINTENANCE OF TRAFFIC	\$ 4,500.00	\$ 10,500.00
LS	1	CONSTRUCTION PERMITS	\$ 2,500.00	\$ 2,500.00
LS	1	SURVEY STAKEOUT	\$ 55,000.00	\$ 11,000.00
LS	1	DESIGN AND PERMITING	\$ 75,000.00	\$ 75,000.00
LS	1	GEOTECH TESTING	\$ 19,000.00	\$ 19,000.00
LS	1	ENGINEERS CERTIFICATION	\$ 8,500.00	\$ 8,500.00
LS	1	AS-BUILTS	\$ 27,500.00	\$ 27,500.00
		<b>INCOMPLETE</b>		
		<b>SUBTOTAL - SCHEDULE ID</b>		<b>\$154,000</b>

## ENGINEER'S ESTIMATE

**PROJECT:** Hidden Lakes Residential

**SCHEDULE:** IE Landscape & Irrigation

**INCOMPLETE**

UNIT	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL AMOUNT
LS	1	Landscaping	\$ 75,000.00	\$ 75,000.00
LS	1	Irrigation	\$ 12,500.00	\$ 12,500.00
LS	1	Hardscape	\$ 65,000.00	\$ 65,000.00
		<b>INCOMPLETE</b>		
		<b>SUBTOTAL - SCHEDULE ID</b>		<b>\$152,500</b>



## ENGINEER'S ESTIMATE

PROJECT: Hidden Lakes Residential

SCHEDULE: IIA Sanitary Sewer

INCOMPLETE

UNIT	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL AMOUNT
LF	249	8" SDR 26	\$ 58.00	\$ 14,442.00
EA	16	SAN. SERVICE LATERAL	\$ 742.00	\$ 11,872.00
EA	5	SAN. MANHOLE	\$ 3,413.00	\$ 17,065.00
LS	1	SANITARY TESTING	\$ 7,500.00	\$ 7,500.00
LS	1	LIFT STATION	\$ 74,500.00	\$ 74,500.00
LF	362	4" C-900 PVC FORCEMAIN	\$ 39.00	\$ 14,118.00
LS	1	4" RESTRAIN JOINTS	\$ 1,400.00	\$ 1,400.00
EA	6	4" BENDS	\$ 700.00	\$ 4,200.00
LF	106	18" SPLIT CASING	\$ 350.00	\$ 37,100.00
LS	1	TESTING AND INSPECTIONS	\$ 4,500.00	\$ 4,500.00
EA	1	CONNECT TO EXISTING FM	\$ 5,800.00	\$ 5,800.00
		<b>INCOMPLETE</b>		
		<b>SUBTOTAL - SCHEDULE ID</b>		<b>\$ 192,497.00</b>

## ENGINEER'S ESTIMATE

PROJECT: Hidden Lakes Residential

SCHEDULE: IIB Water

INCOMPLETE

UNIT	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL AMOUNT
LF	850	8" C-900	\$ 52.00	\$ 44,200.00
LF	152	8" DIP	\$ 81.00	\$ 12,312.00
EA	2	8" GATE VALVE	\$ 2,250.00	\$ 4,500.00
LS	1	LIFT STATION WATER SERVICE	\$ 4,100.00	\$ 4,100.00
EA	46	20" STEEL CASING JACK AND BORE	\$ 800.00	\$ 36,800.00
EA	27	8" BENDS	\$ 550.00	\$ 14,850.00
LS	1	2" BACKFLOW ASSEMBLY	\$ 3,900.00	\$ 3,900.00
LS	1	8" RESTRAIN JOINTS	\$ 4,000.00	\$ 4,000.00
EA	1	BLOW OFF ASSEMBLY	\$ 3,056.00	\$ 3,056.00
EA	2	FIRE HYDRANT ASSEMBLY	\$ 6,400.00	\$ 12,800.00
EA	16	SINGLE SERVICE	\$ 657.50	\$ 10,520.00
EA	1	TEMP CONSTRUCTION METER	\$ 1,500.00	\$ 1,500.00
LS	1	TESTING AND INSPECTIONS	\$ 6,000.00	\$ 6,000.00
EA	1	CONNECT TO EXISTING WM	\$ 16,200.00	\$ 16,200.00
		<b>INCOMPLETE</b>		
		<b>SUBTOTAL - SCHEDULE ID</b>		<b>\$ 174,738.00</b>

**SUBDIVISION WARRANTY BOND - ON 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 One Hundred Forty Seven Thousand Five Hundred Fifty Three Dollars 00/100 (\$ 147,553.00 ) Dollars for the payment of which we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

**WHEREAS**, the Board of County Commissioners of Hillsborough County has established subdivision regulations pursuant to authority in 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 Hidden Lakes. The improvement facilities to be accepted, hereafter referred to as the "Improvements" are as follows: Earthwork, Roads, Storm Drainage, Sanitary Sewer and Water Distribution; 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:**

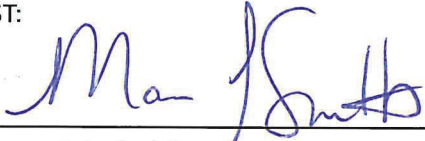
- A. If the Principal shall warrant for a period of two years following the date of acceptance of the Improvements for maintenance by the Board of County Commissioners of Hillsborough County, in the approved platted subdivision known as Hidden Lakes against failure, deterioration, or damage resulting 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** March 13, 2026

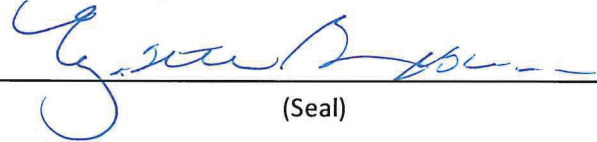
**SIGNED, SEALED AND DATED** this 26th day of December, 2023.

ATTEST:



Principal Signature

HBWB Development Services, LLC



(Seal)

\_\_\_\_\_  
Surety Signature

Great American Insurance Company

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

ATTEST:



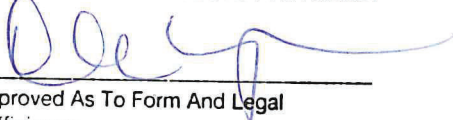
Attorney-in-fact Signature



(Seal)

Frederic M. Archerd, Jr, Attorney-in-Fact and Florida Licensed Resident Agent

**APPROVED BY THE COUNTY ATTORNEY**

BY 

Approved As To Form And Legal Sufficiency.

*as amended*

**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

Attest

GREAT AMERICAN INSURANCE COMPANY



*My L C. B.*

Assistant Secretary

*Mark V Vicario*

Divisional Senior Vice President

MARK VICARIO (877-377-2405)

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.



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 26th day of December, 2023



*My L C. B.*

Assistant Secretary

**CONSENT OF SURETY  
BOND RIDER**

To be attached and made part of Bond:

Principal: **HBWB Development Services, LLC**  
Obligees: **Board of County Commissioners of Hillsborough County, Florida**  
Surety: **Great American Insurance Company**  
Bond Number: **5370853**  
SUBJECT: **Hidden Lakes**

KNOW ALL MEN BY THESE PRESENTS, that the Surety acknowledges and agrees to the following:

The aforesaid Bond shall be and it is hereby amended as follows:

**Extending the expiration date from March 13, 2026 to March 13, 2027**

**The referenced bond shall be subject to all its agreements, limitations and conditions, except as herein modified, said Bond shall be and remain in full force and effect.**

Effective, signed, sealed and dated this 18<sup>th</sup> day of January, 2024

**HBWB Development Services, LLC**

Principal (SEAL)

BY: 

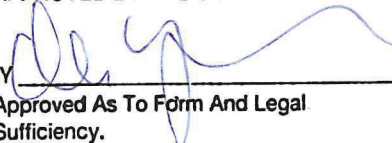
**Great American Insurance Company**

Surety (SEAL)

BY: 

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

**APPROVED BY THE COUNTY ATTORNEY**

BY:   
Approved As To Form And Legal  
Sufficiency.

*BKS Partners*  
4211 W Boy Scout Blvd, Suite 800  
Tampa, FL 33607  
(813) 470-5066

**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

Attest

GREAT AMERICAN INSURANCE COMPANY



*Steph C. B.*

Assistant Secretary

*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 18th day of January, 2024



*Steph C. B.*

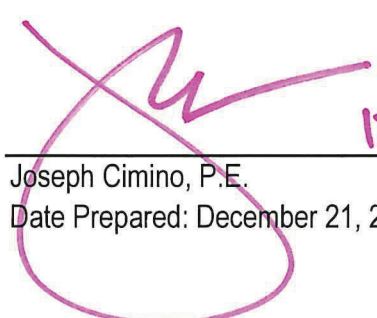
Assistant Secretary

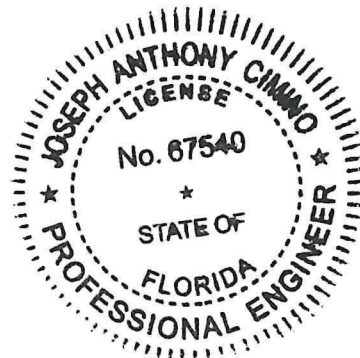
SUMMARY FOR WARRANTY BOND COST ESTIMATE

Hidden Lakes

Project ID #4523; Folio #74715.0000, 74714.0000

Schedule I	Total
A Earthwork	\$394,677
B Road Construction	\$191,460
C Storm Drainage	\$368,157
D Miscellaneous Items	\$154,000
Subtotal	\$1,108,294
Schedule II	
A Sanitary Sewer	\$192,497
B Water Distribution	\$174,738
Subtotal	\$367,235
Total	\$1,475,529
Contingency	10%
<b>Bond Amount</b>	<b>\$147,553</b>

  
12/21/23  
\_\_\_\_\_  
Joseph Cimino, P.E.  
Date Prepared: December 21, 2023







## ENGINEER'S ESTIMATE

**PROJECT: Hidden Lakes Residential**

**SCHEDULE: IB Road Construction**

**MAINTENANCE**

UNIT	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL AMOUNT
SY	3,610	1.75" ASPHALTIC SURFACE TYPE SP-12.5	\$ 15.50	\$ 55,955.00
SY	3,610	6" THICK CRUSHED CONCRETE	\$ 18.50	\$ 66,785.00
SY	4,152	12" STABILIZED SUBGRADE	\$ 10.00	\$ 41,520.00
EA	2	HANICAPE RAMP	\$ 950.00	\$ 1,900.00
LF	140	MIAMI CURB	\$ 22.50	\$ 3,150.00
LF	140	TYPE D CURB	\$ 22.50	\$ 3,150.00
LS	1	SIGNAGE AND STRIPING	\$ 2,500.00	\$ 2,500.00
SF	3,300	5' SIDEWALK (COMMON AREA)	\$ 5.00	\$ 16,500.00
		<b>MAINTENANCE</b>		
		<b>SUBTOTAL - SCHEDULE IB</b>		<b>\$ 191,460.00</b>

## ENGINEER'S ESTIMATE

PROJECT: Hidden Lakes Residential

SCHEDULE: IC Storm Drainage

### MAINTENANCE

UNIT	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL AMOUNT
LF	235	18" RCP STORM	\$ 95.00	\$ 22,325.00
LF	870	36" RCP STORM	\$ 190.00	\$ 165,300.00
LF	234	34X53" ERCP STORM	\$ 320.00	\$ 74,880.00
EA	1	18" FES	\$ 4,500.00	\$ 4,500.00
EA	1	36" FES	\$ 6,500.00	\$ 6,500.00
EA	1	34X53" FES	\$ 7,800.00	\$ 7,800.00
EA	3	STORM MANHOLE	\$ 7,234.00	\$ 21,702.00
EA	5	TYPE 1 INLETS	\$ 5,700.00	\$ 28,500.00
EA	1	DBI TYPE C	\$ 2,800.00	\$ 2,800.00
EA	1	TYPE D CONTROL STRUCTURE	\$ 5,400.00	\$ 5,400.00
EA	1	TYPE H CONTROL STRUCTURE	\$ 5,800.00	\$ 5,800.00
LS	1	6" UNDERDRAIN SYSTEM	\$ 22,650.00	\$ 22,650.00
		<b>MAINTENANCE</b>		
		<b>SUBTOTAL - SCHEDULE IC</b>		<b>\$368,157</b>

## ENGINEER'S ESTIMATE

**PROJECT:** Hidden Lakes Residential

**SCHEDULE:** ID Miscellaneous

### MAINTENANCE

UNIT	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL AMOUNT
LS	1	MAINTENANCE OF TRAFFIC	\$ 4,500.00	\$ 10,500.00
LS	1	CONSTRUCTION PERMITS	\$ 2,500.00	\$ 2,500.00
LS	1	SURVEY STAKEOUT	\$ 55,000.00	\$ 11,000.00
LS	1	DESIGN AND PERMITTING	\$ 75,000.00	\$ 75,000.00
LS	1	GEOTECH TESTING	\$ 19,000.00	\$ 19,000.00
LS	1	ENGINEERS CERTIFICATION	\$ 8,500.00	\$ 8,500.00
LS	1	AS-BUILTS	\$ 27,500.00	\$ 27,500.00
		<b>MAINTENANCE</b>		
		<b>SUBTOTAL - SCHEDULE ID</b>		<b>\$154,000</b>

## ENGINEER'S ESTIMATE

**PROJECT:** Hidden Lakes Residential

**SCHEDULE:** IE Landscape & Irrigation

### MAINTENANCE

UNIT	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL AMOUNT
LS	1	Landscaping	\$ 75,000.00	\$ 75,000.00
LS	1	Irrigation	\$ 12,500.00	\$ 12,500.00
LS	1	Hardscape	\$ 65,000.00	\$ 65,000.00
		<b>MAINTENANCE</b>		
		<b>SUBTOTAL - SCHEDULE ID</b>		<b>\$152,500</b>

## ENGINEER'S ESTIMATE

**PROJECT:** Hidden Lakes Residential

**SCHEDULE:** IIA Sanitary Sewer

**MAINTENANCE**

UNIT	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL AMOUNT
LF	249	8" SDR 26	\$ 58.00	\$ 14,442.00
EA	16	SAN. SERVICE LATERAL	\$ 742.00	\$ 11,872.00
EA	5	SAN. MANHOLE	\$ 3,413.00	\$ 17,065.00
LS	1	SANITARY TESTING	\$ 7,500.00	\$ 7,500.00
LS	1	LIFT STATION	\$ 74,500.00	\$ 74,500.00
LF	362	4" C-900 PVC FORCEMAIN	\$ 39.00	\$ 14,118.00
LS	1	4" RESTRAIN JOINTS	\$ 1,400.00	\$ 1,400.00
EA	6	4" BENDS	\$ 700.00	\$ 4,200.00
LF	106	18" SPLIT CASING	\$ 350.00	\$ 37,100.00
LS	1	TESTING AND INSPECTIONS	\$ 4,500.00	\$ 4,500.00
EA	1	CONNECT TO EXISTING FM	\$ 5,800.00	\$ 5,800.00
		<b>MAINTENANCE</b>		
		<b>SUBTOTAL - SCHEDULE ID</b>		<b>\$ 192,497.00</b>

## ENGINEER'S ESTIMATE

PROJECT: Hidden Lakes Residential

SCHEDULE: IIB Water

### MAINTENANCE

UNIT	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL AMOUNT
<b>Onsite</b>				
LF	850	8" C-900	\$ 52.00	\$ 44,200.00
LF	152	8" DIP	\$ 81.00	\$ 12,312.00
EA	2	8" GATE VALVE	\$ 2,250.00	\$ 4,500.00
LS	1	LIFT STATION WATER SERVICE	\$ 4,100.00	\$ 4,100.00
EA	46	20" STEEL CASING JACK AND BORE	\$ 800.00	\$ 36,800.00
EA	27	8" BENDS	\$ 550.00	\$ 14,850.00
LS	1	2" BACKFLOW ASSEMBLY	\$ 3,900.00	\$ 3,900.00
LS	1	8" RESTRAIN JOINTS	\$ 4,000.00	\$ 4,000.00
EA	1	BLOW OFF ASSEMBLY	\$ 3,056.00	\$ 3,056.00
EA	2	FIRE HYDRANT ASSEMBLY	\$ 6,400.00	\$ 12,800.00
EA	16	SINGLE SERVICE	\$ 657.50	\$ 10,520.00
EA	1	TEMP CONSTRUCTION METER	\$ 1,500.00	\$ 1,500.00
LS	1	TESTING AND INSPECTIONS	\$ 6,000.00	\$ 6,000.00
EA	1	CONNECT TO EXISTING WM	\$ 16,200.00	\$ 16,200.00
		<b>MAINTENANCE</b>		
		<b>SUBTOTAL - SCHEDULE ID</b>		<b>\$ 174,738.00</b>

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

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 Hidden Lakes (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 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 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 5370852 dated, 12/26/23 with HBWB Development Services, LLC as Principal, and Great American Insurance Company as Surety, or
  - c. Escrow ageement, 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:

Mario L Smith

Witness Signature

Mario L Smith

Printed Name of Witness

Sydney E Burken

Witness Signature

Sydney E Burken

Printed Name of Witness

Subdivider:

By Elizabeth Bradburn

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

Elizabeth Bradburn

Name (typed, printed or stamped)

CFO

Title

4065 Crescent Park Drive, Riverview, FL 33578

Address of Signer

813-999-1568

Phone Number of Signer

NOTARY PUBLIC

CORPORATE SEAL

(When Appropriate)

ATTEST:

CINDY STUART

Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS

HILLSBOROUGH COUNTY, FLORIDA

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

Deputy Clerk

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

Chair

APPROVED BY THE COUNTY ATTORNEY

[Signature]

BY \_\_\_\_\_

Approved As To Form And Legal Sufficiency.

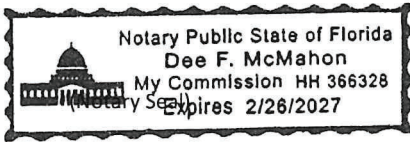
**Representative Acknowledgement**

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this  
27<sup>th</sup> day of December, 2023, by Elizabeth Bradburn as  
(day) (month) (year) (name of person acknowledging) as  
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



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

Dee F. McMahon  
\_\_\_\_\_  
(Print, Type, or Stamp Commissioned Name of Notary Public)

HH366328  
\_\_\_\_\_  
(Commission Number)

2-26-2027  
\_\_\_\_\_  
(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)

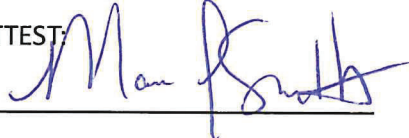


NOW THEREFORE, the conditions of this obligation are such, that:


- A. If the Principal shall well and truly build, construct, and install in the platted area known as Hidden Lakes 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 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 March 13, 2025.**

SIGNED, SEALED AND DATED this 26th day of December, 2023.

ATTEST: 

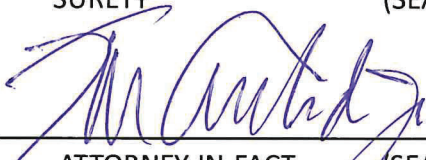
HBWB Development Services, LLC

BY:   
PRINCIPAL (SEAL)


Great American Insurance Company

SURETY (SEAL)

ATTEST: 

  
ATTORNEY-IN-FACT (SEAL)  
Frederic M. Archerd, Jr. Attorney-in-Fact and Florida Licensed Resident Agent

APPROVED BY THE COUNTY ATTORNEY

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.

Attest

GREAT AMERICAN INSURANCE COMPANY



*Stephen C. Beraha*  
Assistant Secretary

*Mark 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 26th day of December, 2023.

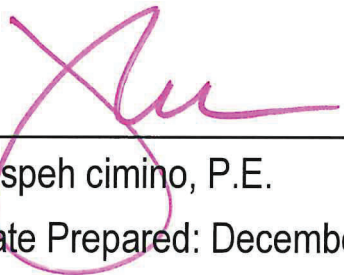


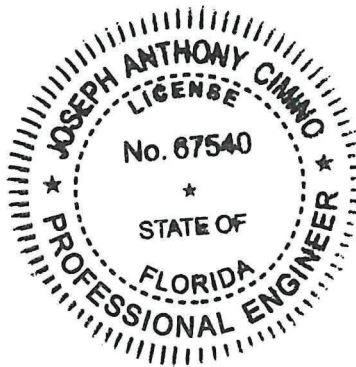
*Stephen C. Beraha*  
Assistant Secretary

**SUMMARY FOR PERFORMANCE BOND COST ESTIMATE  
LOT CORNER AND PCP PLACEMENT  
Hidden Lakes**

**Project ID #4523; Folio #74715.0000, 74714.0000**

Set All Lot Corners and PCP's	\$ 1,320.00
Total Amount	<u>\$ 1,320.00</u>
<b>Performance Bond Amount (125% of Total)</b>	<b><u>\$ 1,650.00</u></b>

 12/21/23  
\_\_\_\_\_  
Joseph Cimino, P.E.  
Date Prepared: December 21, 2023



**Engineers Cost Breakdown**  
**Schedule: LOT CORNERS AND PCP'S**  
**Hidden Lakes**  
**Project ID #4523; Folio #74715.0000, 74714.0000**

ITEM	DESCRIPTION OF WORK	QTY	UNIT	UNIT PRICE	VALUE
1	Set All Lot Corners and PCP's	1.00	LS	\$4,680.00	\$1,320.00
<b>TOTAL LOT CORNERS AND PCP'S</b>					<b>\$ 1,320.00</b>



# HIDDEN LAKES RESIDENTIAL

A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 30 SOUTH, RANGE 20 EAST  
HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

### DEDICATION:

The undersigned, as owner of the lands platted herein does hereby dedicate this plot of Hidden Lakes Residential for record. Further, the owner does hereby dedicate to public use all those easements designated on the plat as "public." The undersigned further makes the following dedications and reservations:

Fee interest in Tracts "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z", and "LS" is 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", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z", and "LS" and all private easements are subject to any and all easements dedicated to public use as shown on this plat. The maintenance of tracts, parcels, and private easements, if any, reserved by owner, will be the responsibility of the owner, its assigns, and its successors in title.

The Private Drainage Easements and Private Wall/Fence Easements are hereby reserved by the 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 easements are not dedicated to the public and maintenance of said private easements will be the responsibility of the owner, its successors and assigns in title.

The private roads and rights of way shown hereon as Tract "A" are not dedicated to the public but are hereby reserved by owner for the benefit of the 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 easements are not dedicated to the public and maintenance of said private easements will be the responsibility of the owner, its successors and assigns in title. 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 all providers of 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 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 all providers of street lights, telephone utilities, electric utilities, water and sewer services, internet services and cable television utilities, and other public and quasi-public utilities, a non-exclusive easement over and under the Utility Easements as shown hereon for the construction, maintenance, and operation of underground utilities.

Owner does hereby grant to providers of telephone, electric, cable television and cable data, water and sanitary sewer utilities, 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 herein as utility easements for ingress and egress and for the construction, maintenance, and operation of utilities and related purposes as designated by owner for the benefit of the lot owners herein.

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

### OWNER:

Home by West Boy, LLC, a Florida limited liability company

Elizabeth A. Bradburn, President / Manager

WITNESS \_\_\_\_\_ PRINT \_\_\_\_\_

WITNESS \_\_\_\_\_ PRINT \_\_\_\_\_

### ACKNOWLEDGEMENT:

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )  
JES: \_\_\_\_\_ )

THIS IS TO CERTIFY THAT ON \_\_\_\_\_ APPEARED BEFORE ME BY MEANS OF \_\_\_\_\_ PHYSICAL PRESENCE OR \_\_\_\_\_ (\_\_\_\_\_) ONLINE INFORMATION, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY APPROX. ELIZABETH A. BRADBURN, PRESIDENT / MANAGER OF HOME BY WEST BOY, LLC, WHO IS \_\_\_\_\_ / IS NOT \_\_\_\_\_ PERSONALLY KNOWN TO ME TO BE THE PERSON DECIDED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SERVEFULLY ACKNOWLEDGED THE DECISION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DID NOT TAKE AN OATH.

NOTARY PUBLIC

SOON: \_\_\_\_\_ (SEA)

SOON: \_\_\_\_\_

TITLE OR RANK: \_\_\_\_\_

SERIAL NUMBER, IF ANY: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

### DESCRIPTION:

A portion of the Northwest 1/4 of Section 11, Township 30 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 11; thence N.89°53'22"E., 21.02 feet along the Southern boundary line of the Southwest 1/4 of the Northwest 1/4 of said Section 11 to the Easterly maintained right-of-way line of John Moore Road and the POINT OF BEGINNING; thence along said Easterly maintained right-of-way line the following two courses: N.00°03'19"E., 206.30 feet; thence N.00°09'44"W., 260.38 feet to the Southern boundary line of the North 165 feet of the South 631.39 feet of the Southwest 1/4 of the Northwest 1/4 of said Section 11; thence S.89°55'37"E., 1310.24 feet along said Southern boundary line to the Easterly boundary line of the Southwest 1/4 of the Northwest 1/4 of said Section 11; thence S.00°37'33"E., 462.50 feet along said Easterly boundary line to the Southern boundary line of the Southwest 1/4 of the Northwest 1/4 of said Section 11, said line also being the Northern boundary line of BLOOMINGDALE - SECTION D - UNIT No. 2, as recorded in Plat Book 52, Page 39, of the Public Records of Hillsborough County, Florida; thence S.89°53'22"W., 1314.75 feet along said Southern boundary line and Northern boundary line of said BLOOMINGDALE - SECTION D - UNIT No. 2 and Northern boundary line of BLOOMINGDALE - SECTION D - UNIT No. 1, as recorded in Plat Book 50, Page 62, of the Public Records of Hillsborough County, Florida to the POINT OF BEGINNING.

Containing 14.00 Acres, more or less.

### BOARD OF COUNTY COMMISSIONERS:

THIS PLAT HAS BEEN APPROVED FOR RECORDATION.

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

### PLAT APPROVAL:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH THE FLORIDA STATUTES, SECTION 177.061 FOR CHAPTER CONFORMITY. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.  
REVIEWED BY: \_\_\_\_\_  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, LICENSE # \_\_\_\_\_  
STATE SURVEY, GEOSPATIAL & LAND ACQUISITION SERVICES DEPARTMENT, HILLSBOROUGH COUNTY

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 FLORIDA STATUTES AND HAS BEEN FILED FOR RECORD IN PLAT BOOK \_\_\_\_\_ PAGES \_\_\_\_\_ OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

BY \_\_\_\_\_ CLERK OF CIRCUIT COURT BY \_\_\_\_\_ DEPUTY CLERK

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ THIS \_\_\_\_\_

CLERK FILE NUMBER \_\_\_\_\_

### SURVEYOR'S CERTIFICATE:

I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT THIS PLATTED SUBDIVISION IS A CORRECT REPRESENTATION OF THE LAND BEING SUBDIVIDED; THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; THAT THIS PLAT COMPLETES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE. I HAVE REVIEWED THE PLAT FOR CONFORMANCE WITH THE REQUIREMENTS OF SAID CHAPTER AND THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE, AND THAT PERMANENT CONTROL POINTS (PCPS) AND LOT CORNERS WILL BE SET PER REQUIREMENTS OF FLORIDA STATUTE OR IN ACCORDANCE WITH CONDITIONS OF BIDDING.

SCOTT B. FOWLER, L.S. 5185  
FLORIDA REGISTERED SURVEYOR  
LANDMARK ENGINEERING & SURVEYING CORPORATION  
8515 PALM RIVER ROAD, TAMPA, FLORIDA 33619  
CERTIFICATE OF AUTHORIZATION NO. LB 3913



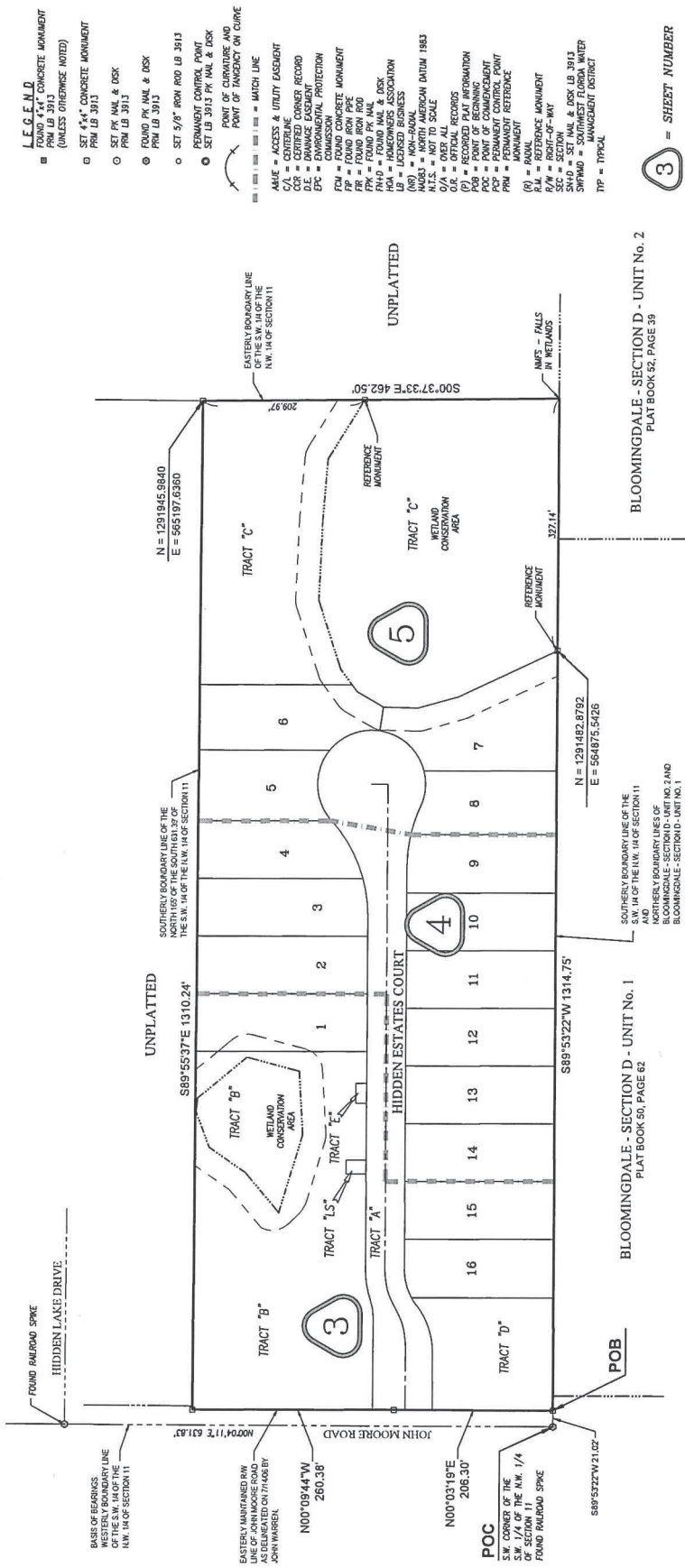
8515 Palm River Road | Tampa, Florida, 33619  
(813) 661-7841 | (813) 664-1832 (fax)  
www.lmasc.com | L.S. # 3913

NOTICE: THIS PLAT WAS RECORDED IN ITS ORIGINAL FORM. IF THE ORIGINAL DEED OR THE SUBDIVISION MAPS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN ANY MANNER BY ANY OTHER INSTRUMENT OR INSTRUMENTS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

# HIDDEN LAKES RESIDENTIAL

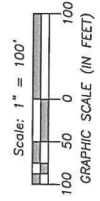
A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 30 SOUTH, RANGE 20 EAST  
HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_



- L.L.C.F.N.D.**
- FOUND 4"x4" CONCRETE MONUMENT FROM LB 3913 (UNLESS OTHERWISE NOTED)
  - SET 4"x4" CONCRETE MONUMENT FROM LB 3913
  - SET PK NAIL & DISK FROM LB 3913
  - ⊙ FOUND PK NAIL & DISK FROM LB 3913
  - SET 5/8" IRON ROD LB 3913
  - ⊙ FERMANT CONTROL POINT
  - ⊙ SET LB 3913 PK NAIL & DISK
  - ⊙ POINT OF CURVATURE AND POINT OF TANGENCY ON CURVE
  - ⊙ MATCH LINE
  - ⊙ ACCESS & UTILITY EASEMENT
  - ⊙ CENTERLINE
  - ⊙ CERTIFIED CORNER RECORD
  - ⊙ DAMAGE EASEMENT
  - ⊙ ENVIRONMENTAL PROTECTION COMMISSION
  - ⊙ FOUND CONCRETE MONUMENT
  - ⊙ FOUND IRON ROD
  - ⊙ FOUND PK NAIL
  - ⊙ FOUND PK NAIL & DISK
  - ⊙ FOUND PK NAIL & DISK FROM IRON ROD
  - ⊙ FOUND IRON ROD
  - ⊙ INCREASED BUSINESS
  - ⊙ NON-RADIAL
  - ⊙ NORTH AMERICAN DATUM 1983
  - ⊙ NOT TO SCALE
  - ⊙ O/A = OVER ALL
  - ⊙ O.R. = OFFICIAL RECORDS
  - ⊙ P.A. = PLAT AREA
  - ⊙ P.C. = POINT OF CURVATURE
  - ⊙ P.O.C. = POINT OF COMMENCEMENT
  - ⊙ P.P. = PERMANENT CONTROL POINT
  - ⊙ P.M. = PERMANENT MONUMENT REFERENCE
  - ⊙ (R) = RADIAL
  - ⊙ R.L. = REFERENCE MONUMENT
  - ⊙ R.O.F.W. = RIGHT-OF-WAY
  - ⊙ S.E.C. = SECTION
  - ⊙ S.H. = SET NAIL & DISK LB 3913
  - ⊙ S.H. = SURVEY HOLE, WATER SHIFTS
  - ⊙ S.H. = SURVEY HOLE, WATER MANAGEMENT (BARR)
  - ⊙ T.P. = TYPICAL

**3** = SHEET NUMBER



## KEY MAP

BLOOMINGDALE - SECTION D - UNIT No. 2  
PLAT BOOK 52, PAGE 59

BLOOMINGDALE - SECTION D - UNIT No. 1  
PLAT BOOK 50, PAGE 62

**PLAT NOTES:**

1. NORTHING AND EASTING COORDINATES (INDICATED IN FEET) AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM WITH AN ADJUSTED HORIZONTAL DATUM OF 1983 (NAD 83 - 2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA. HAWK REFER ESTABLISHED TO A NUMBER OF THIS ORDER ACCORDING.
2. BASES OF BEARINGS: HILLSBOROUGH COUNTY SURVEY DEPARTMENT CONTROL POINT "01 ZZ" ORIENTING COORDINATES: HILLSBOROUGH COUNTY SURVEY DEPARTMENT CONTROL POINT "01 ZZ"
3. ALL PLATTED UTILITY EASEMENTS WILL REMAIN. THIS SURVEY ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. THESE EASEMENTS WILL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OR SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, THE COMPANY SHALL BE RESPONSIBLE FOR THE REPAIR, CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
4. SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION OF WHETHER PROPERTIES WILL OR WILL NOT FLOOD, LAND SUBSIDY, OR BE SUBJECT TO FLOODING, AND RESTRICTIONS ON DEVELOPMENT.
5. LANDSCAPE EASEMENTS SHALL NOT INCLUDE PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SUBIRIGALS, SPRINKLER SYSTEMS, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS OTHER THAN GRASS. EXCEPT FOR LANDSCAPING OF SWIRMMER DETENTION AND RETENTION PAVINGS AS REQUIRED BY THE LAND DEVELOPMENT CODE.

**LANDMARK**  
Engineering & Surveying Corporation  
8515 Palm River Road  
Tampa, Florida 33610  
(813) 664-1832 (fax)  
www.landmark.com  
L.B. # 3913

# HIDDEN LAKES RESIDENTIAL

A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 30 SOUTH, RANGE 20 EAST HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

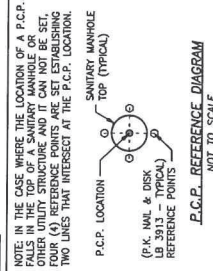


**LEGEND**  
 FOUND 4"x4" CONCRETE MONUMENT  
 FOUND 4"x4" CONCRETE MONUMENT (UNLESS OTHERWISE NOTED)  
 SET 4"x4" CONCRETE MONUMENT  
 SET PK NAIL & DISK  
 FOUND PK NAIL & DISK  
 FOUND PK NAIL & DISK  
 SET 5/8" IRON ROD LB 3913  
 PERMANENT CONTROL POINT  
 SET LB 3913 PK NAIL & DISK  
 POINT OF CURVATURE AND POINT OF TANGENT ON CURVE  
 MATCH LINE  
 INVOLVING (P) = RADIAL BEARING TO UTILITY EASEMENT  
 --- UTILITY EASEMENT  
 --- DRAINAGE EASEMENT

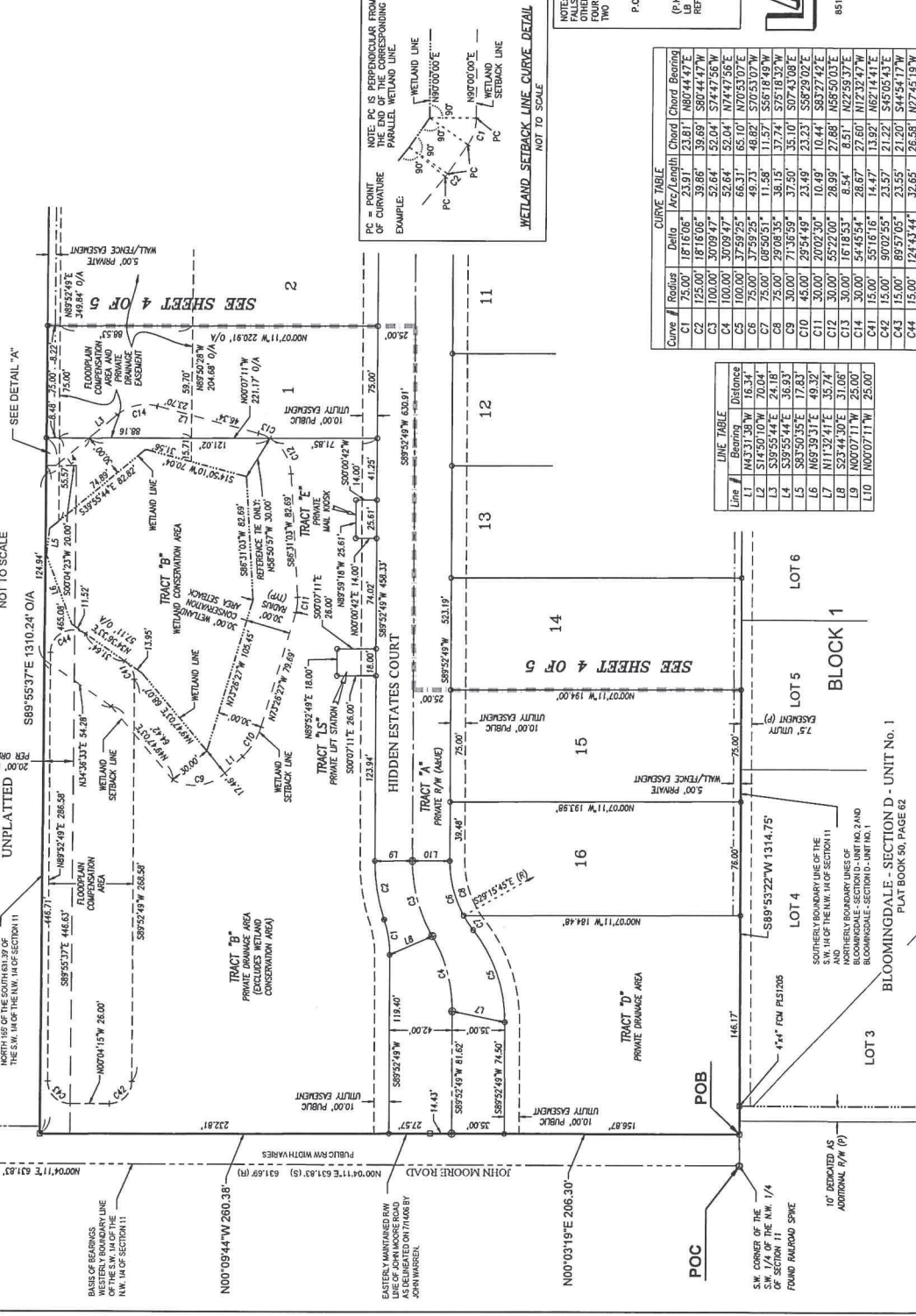
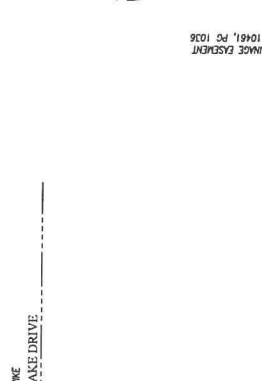
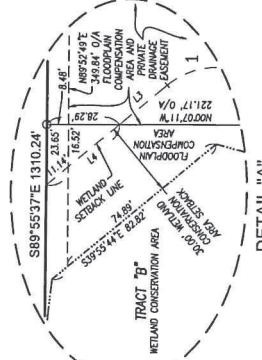
THE WETLAND CONSERVATION AREA SHALL BE RETAINED PURSUANT TO THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE (LDC) AS AMENDED; THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION ACT, CHAPTER 84-446; AND CHAPTER 1-11, RULES OF THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION DIVISION. A 30 FOOT WETLAND SETBACK FROM THE WETLAND BOUNDARIES WITHIN THE WETLAND CONSERVATION AREA SHALL BE MAINTAINED AND SHALL CONFORM TO THE PROVISIONS STRATEGIC CODE TO PURSUANT TO HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE TO THE 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. THE WETLAND SETBACK SHALL BE APPLIED TO THE BOUNDARIES OF THE WETLAND CONSERVATION AREA, AS REVISED.

SEE SHEET 2 FOR PLAT NOTES AND KEY MAP.

- AKME = ACCESS & UTILITY EASEMENT
- CL = CONTIGUOUS
- D.E. = DRAINAGE EASEMENT
- EPC = ENVIRONMENTAL PROTECTION
- FM = FOUND IRON PIPE
- FP = FOUND IRON PIPE
- FR = FOUND IRON ROD
- FN = FOUND NAIL & DISK
- FNH = FOUND NAIL & DISK
- HA = HOMEOWNERS ASSOCIATION
- LS = LAND SURVEY
- MB = NORTH AMERICAN DATUM 1983
- N.T.S. = NOT TO SCALE
- O.A. = OFFICIAL RECORDS
- (P) = RECORDED PLAT INFORMATION
- POB = POINT OF BEGINNING
- POC = POINT OF CURVATURE
- PCP = PERMANENT CONTROL POINT
- PRM = PERMANENT REFERENCE
- R.M. = REVERSE MONUMENT
- R.W. = RIGHT-OF-WAY
- R.A. = REFERENCE MONUMENT
- S.M. = SET MARK & DISK LB 3913
- SHAD = SOUTH WEST FLORIDA WATER MANAGEMENT DISTRICT
- TOP = TYPICAL



**LANDMARK**  
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**CURVE TABLE**

Curve	Bearing	Distance	Chord Length	Chord Bearing
C1	181°15'06"	59.93	59.93	181°15'06"
C2	181°15'06"	39.86	39.86	181°15'06"
C3	100°00'00"	52.04	52.04	278°14'47"
C4	100°00'00"	52.04	52.04	127°47'56"
C5	100°00'00"	66.31	66.31	270°53'07"
C6	75°00'00"	37.59	49.73	48°22'57"
C7	75°00'00"	66.50	11.58	56°18'49"
C8	75°00'00"	29.08	38.15	37°24'57"
C9	30°00'00"	71.36	37.50	50°74'08"
C10	45°00'00"	29.54	23.49	58°29'02"
C11	30°00'00"	20.02	10.49	83°27'42"
C12	30°00'00"	52.22	28.99	27°58'18"
C13	30°00'00"	16.18	8.54	122°59'37"
C14	30°00'00"	54.45	28.67	127°13'42"
C15	15°00'00"	55.16	14.47	162°14'41"
C16	15°00'00"	90.29	23.57	21°22'54"
C17	15°00'00"	89.57	23.55	21°20'54"
C18	15°00'00"	124.43	32.65	26°58'12"

**LINE TABLE**

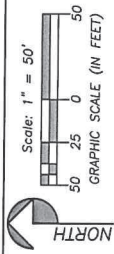
Line	Bearing	Distance
L1	143°31'58"	16.34
L2	51°50'10"	70.04
L3	59°55'44"	24.18
L4	59°55'44"	36.93
L5	59°55'44"	17.83
L6	102°00'00"	49.32
L7	127°47'56"	35.74
L8	127°47'56"	25.08
L9	100°00'00"	25.00
L10	100°00'00"	25.00

BLOOMINGDALE - SECTION D - UNIT No. 1  
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# HIDDEN LAKES RESIDENTIAL

A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 30 SOUTH, RANGE 20 EAST  
HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

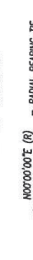


- LEGEND**
- FOUND 4"x4" CONCRETE MONUMENT (P.M. LB. 3913 (UNLESS OTHERWISE NOTED))
  - SET 4"x4" CONCRETE MONUMENT (P.M. LB. 3913)
  - SET P.K. NAIL & DISK (P.M. LB. 3913)
  - ⊙ FOUND P.K. NAIL & DISK (P.M. LB. 3913)
  - SET 5/8" IRON ROD LB. 3913
  - PERMANENT CONTROL POINT
  - SET LB. 3913 P.K. NAIL & DISK
  - POINT OF CURVATURE AND POINT OF TANGENT ON CURVE
  - MATCH LINE
  - 100'00" [ (P) ] --- RADIAL BEARING TIE
  - UTILITY EASEMENT
  - DRAINAGE EASEMENT

SEE SHEET 2 FOR PLAT NOTES AND KEY MAP.

- A.M.E. = ACCESS & UTILITY EASEMENT
- C.O. = CORNER CORNER RECORD
- D.E. = DRAINAGE EASEMENT
- E.P.C. = ENVIRONMENTAL PROTECTION
- F.C.M. = FOUND CONCRETE MONUMENT
- F.P. = FOUND IRON PIPE
- F.M. = FOUND IRON MONUMENT
- F.N.A. = FOUND NAIL & DISK
- F.P.K. = FOUND P.K. NAIL
- F.R.A. = FOUND RAIL & DISK
- I.A.A. = ILLINOIS ASSOCIATION OF LAND SURVEYORS
- (M) = NON-RADIAL MONUMENT
- N.A.S. = NORTH AMERICAN DATUM 1983
- O.T.S. = NOT TO SCALE
- O.R. = OFFICIAL RECORDS
- (P) = RECORDED PLAT INFORMATION
- P.C. = POINT OF CURVATURE
- P.O. = POINT OF BEGINNING
- P.P. = PERMANENT CONTROL POINT
- P.R. = PERMANENT REFERENCE MONUMENT
- (R) = RADIAL BEARING TIE
- R.M. = REFERENCE MONUMENT
- R.W. = RIGHT-OF-WAY
- S.H.A. = SET NAIL & DISK LB. 3913
- S.M.F.M. = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
- T.P. = TYPICAL

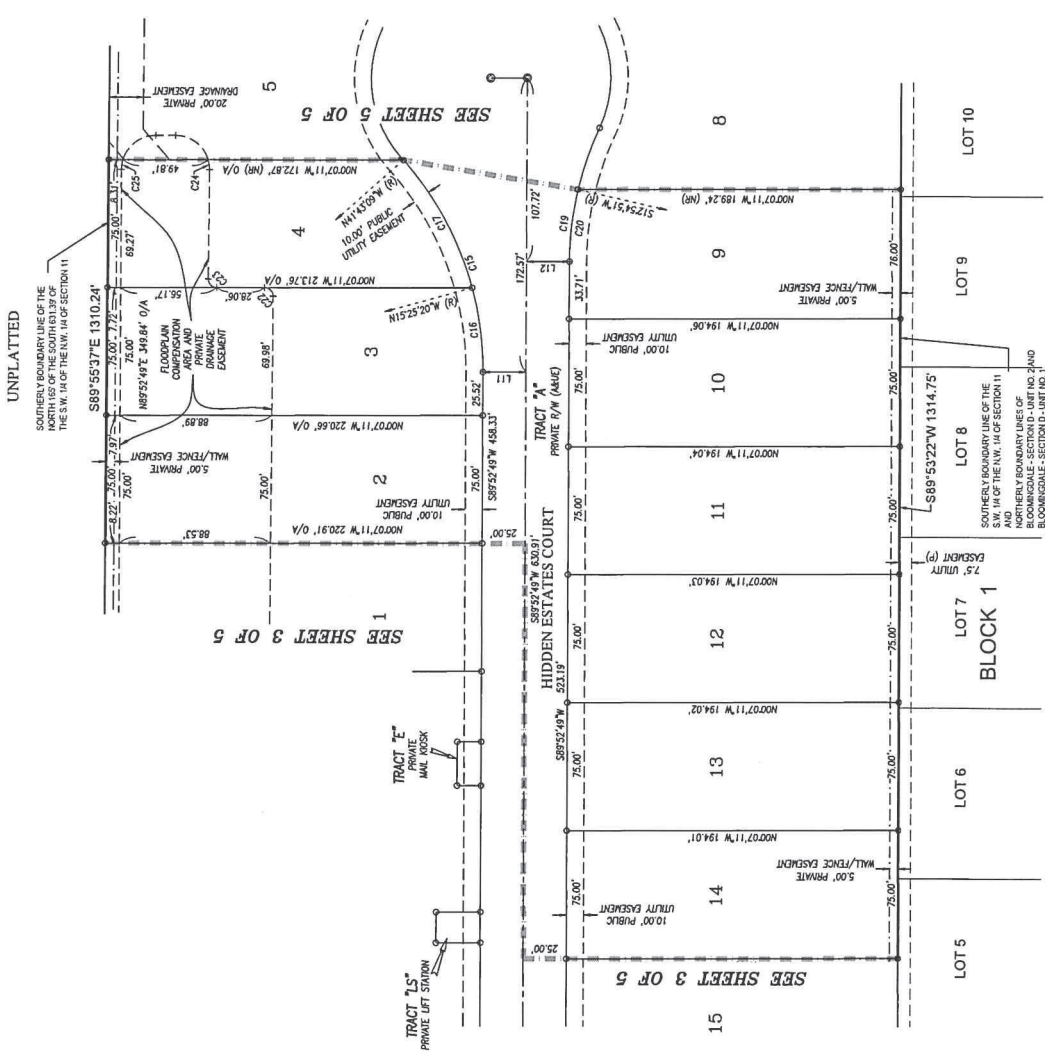
NOTE IN THE CASE WHERE THE LOCATION OF A P.C.P. IS NOT SHOWN, THE LOCATION OF THE OTHER UTILITY STRUCTURE AND IT CAN NOT BE SET. FOUR (4) REFERENCE POINTS ARE SET ESTABLISHING TWO LINES THAT INTERSECT AT THE P.C.P. LOCATION.



P.C.P. REFERENCE DIAGRAM NOT TO SCALE

LANDMARK Engineering & Surveying Corporation  
8515 Palm River Road | Tampa, Florida 33610  
(813) 621-7841 | (813) 664-1832 (fax)  
www.landmark.com | L.B. # 3913

Sheet 4 of 5



LINE TABLE	Delta	Dist. (feet)	Dist. (meters)
L11	5007.11"E	25.00'	7.62
L12	0007.11"W	25.00'	7.62

CURVE TABLE	Curve #	Radius	Delta	Dist. (feet)	Dist. (meters)	Chord Bearing
C15	187.50	4270.54	137.71°	134.64'	41.00	185°50'22"E
C16	187.50	15118.10	50.08°	49.93'	14.55	185°21'34.5"E
C17	187.50	2617.48	86.06°	85.30'	26.17	185°25'45"E
C18	187.50	2443.44	80.93°	80.30'	24.43	187°45'18"W
C19	187.50	1302.01	42.65°	42.56'	13.02	183.36°10'W
C20	187.50	907.16	23.78°	23.78'	7.09	184°01'11"E
C21	5.00	907.16	43.3°	7.88'	7.09	184°01'11"E
C22	5.00	907.16	43.3°	7.88'	7.09	184°01'11"E
C23	5.00	907.16	43.3°	7.88'	7.09	184°01'11"E
C24	20.00	1639.30	5.81°	5.81'	5.79	181°47'25"W
C25	20.00	1639.30	5.81°	5.81'	5.79	181°47'25"W

BLOOMINGDALE - SECTION D - UNIT No. 1  
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**Hillsborough County**  
**PUBLIC SCHOOLS**  
 Preparing Students for Life

**Certificate of School Concurrency**

Project Information

<b>Project Name</b>	Hidden Lakes Residential
<b>Jurisdiction</b>	Hillsborough
<b>HCPS Project Number</b>	601
<b>Date/Time application deemed complete</b>	October 9, 2018
<b>Jurisdiction Project Number</b>	4523
<b>Parcel ID Number</b>	74714; 74715
<b>Project Location</b>	John Moore Rd. at Windy Place
<b>Dwelling Units &amp; Type</b>	18 Single Family Detached
<b>Applicant</b>	WRA/Joseph Cimino

School Concurrency Analysis					
School Type	Elementary	Middle	High		Total Capacity Reserved
Students Generated	4	3	3		10
Notes:					

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.

*Lorraine Duffy Suarez*

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 Lorraine Duffy Suarez, AICP  
 General Manager  
 Growth Management & Planning

\_\_\_\_\_  
 October 26, 2018  
 Date Issued