

**SUBJECT:** Hinton Hawkstone Ranch Phase 1A2  
**DEPARTMENT:** Development Review Division of Development Services Department  
**SECTION:** Project Review & Processing  
**BOARD DATE:** April 12, 2022  
**CONTACT:** Lee Ann Kennedy

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**RECOMMENDATION:**

Accept the plat for recording for Hinton Hawkstone Ranch Phase 1A2, located in Section 05, Township 21, and Range 31, 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 \$4,660,321.81, a Warranty Bond in the amount of \$262,933.03, 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 \$12,500.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

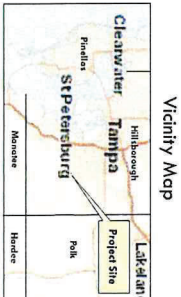
**BACKGROUND:**

On December 28, 2021, Permission to Construct Prior to Platting was issued for Hinton Hawkstone Ranch Phase 1A2. 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.



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

**Legend**  
Phase 1A2



**S: 05/08 T: 31 R: 21**

**Notes:**  
Clearview Land Design, or Hillsborough County make no warranty, express or implied, as to the accuracy, completeness, or appropriateness of any of the geospatial information provided herein.  
Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Beijing), Esri Korea, Esri (Thailand), NGCC, (d) OpenStreetMap contributors, and the GIS User Community



1 inch = 20,000 feet  
0 20,000 40,000 Feet

|                                    |                  |
|------------------------------------|------------------|
| Map Date:                          | Map Prepared By: |
| 1/24/2022                          | WCS              |
| File Name:                         |                  |
| HNT1A2_Vicinity_20220124_11x17_wcs |                  |
| Project:                           | Hinton Phase 1A2 |
| Hillsborough County                |                  |



## 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 Hinton Hawkstone Phase 1A2  
\_\_\_\_\_, hereafter referred to as the "Subdivision"; and

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

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

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

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

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

- |                                                         |                                                                        |                                                                 |
|---------------------------------------------------------|------------------------------------------------------------------------|-----------------------------------------------------------------|
| <input checked="" type="checkbox"/> Roads/Streets       | <input checked="" type="checkbox"/> Water Mains/Services               | <input checked="" type="checkbox"/> Stormwater Drainage Systems |
| <input 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 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 4164773 dated, 2/17/2022 \_\_\_\_\_ with HBWB Development Services, LLC as Principal, and Great American Insurance Company as Surety, or  
A Warranty Bond, number 4164774 dated, 2/17/2022 \_\_\_\_\_ 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.

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:

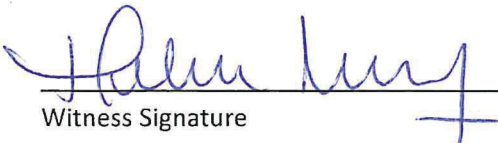
Subdivider:

  
\_\_\_\_\_  
Witness Signature

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

CONNIE GRIMALDI  
\_\_\_\_\_  
Printed Name of Witness

Elizabeth Bradburn  
\_\_\_\_\_  
Name (typed, printed or stamped)

  
\_\_\_\_\_  
Witness Signature

Chief Financial Officer  
\_\_\_\_\_  
Title

Helen Nunez  
\_\_\_\_\_  
Printed Name of Witness

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

813-999-1568  
\_\_\_\_\_  
Phone Number of Signer

NOTARY PUBLIC

CORPORATE SEAL  
(When Appropriate)

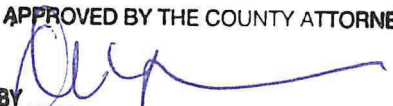
ATTEST:

CINDY STUART  
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS  
HILLSBOROUGH COUNTY, FLORIDA

By: \_\_\_\_\_  
Deputy Clerk

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

APPROVED BY THE COUNTY ATTORNEY  
  
BY \_\_\_\_\_  
Approved As To Form And Legal  
Sufficiency.



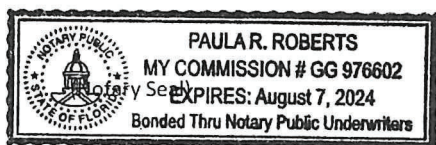
**Representative Acknowledgement**

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this  
21<sup>st</sup> day of February, 2022, by Elizabeth Bradburn as  
(day) (month) (year) (name of person acknowledging)  
CFO for HBWB Development  
(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)  
Paula R. Roberts  
(Print, Type, or Stamp Commissioned Name of Notary Public)

GG 976602 8-7-2024  
(Commission Number) (Expiration Date)

**Individual Acknowledgement**

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

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

☐ Personally Known OR ☐ Produced Identification

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

(Notary Seal)

\_\_\_\_\_  
(Signature of Notary Public - State of Florida)  
\_\_\_\_\_  
(Print, Type, or Stamp Commissioned Name of Notary Public)

\_\_\_\_\_  
(Commission Number) (Expiration Date)

\_\_\_\_\_ called the Principal, and Great American Insurance Company

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

**WHEREAS**, these subdivision regulations require the construction of improvements in connection with the platting of the Hinton Hawkstone Phase 1A2 subdivision; and

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

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

1 0 5 7



**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 Hinton Hawkstone Phase 1A2 subdivision all grading, paving, curbing of streets, alleys or other rights-of-way shown on such plat, sidewalks, bridges, culverts, gutters, water and wastewater and other necessary drainage facilities, to be built and constructed in the platted area in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Review Division of Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within Twelve (12) months from the date that the Board of County Commissioners approves the final plan and accepts this performance bond; and
- B. If the Principal shall faithfully perform the Subdivider's Agreement at the times and in the manner prescribed in said Agreement;

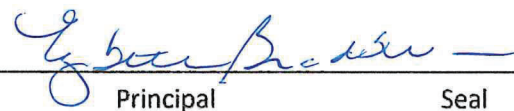
THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL May 12, 2023.

SIGNED, SEALED AND DATED this 17th day of February, 2022.

ATTEST:



HBWB Development Services, LLC

By   
Principal Seal

Great American Insurance Company

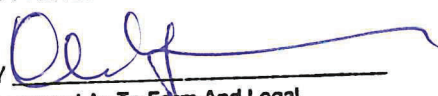
Surety Seal

ATTEST:



By   
Attorney-In-Fact Seal  
Mary Martha Langley, 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.

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 17th day of February, 2022.



*Steph C. B.*

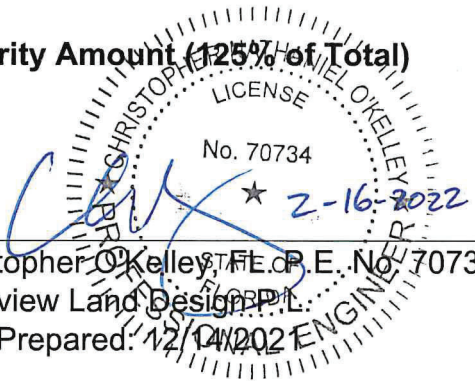
Assistant Secretary



## Summary For Performance Bond

### HINTON PHASE 1A2 FOLIO NUMBER 88480.0000

|                                        |                        |
|----------------------------------------|------------------------|
| Streets and Drainage Facilities        | \$ 2,863,889.45        |
| Water Distribution System              | \$ 414,232.00          |
| Sewage Collection System               | \$ <u>450,136.00</u>   |
| Total Amount                           | \$ 3,728,257.45        |
| <b>Security Amount (125% of Total)</b> | <b>\$ 4,660,321.81</b> |

  
Christopher O'Kelley, P.E., No. 70734  
Clearview Land Design, P.L.L.C.  
Date Prepared: 12/14/2021

## Engineers Cost Breakdown

### Schedule: Streets & Drainage Facilities

#### HINTON PHASE 1A2

#### FOLIO NUMBER 88480.0000

| Item                                          | Quantity | Unit | Unit Price    | Total Amount  |
|-----------------------------------------------|----------|------|---------------|---------------|
| Pond C                                        | 1        | EA   | \$ 43,500.00  | \$ 43,500.00  |
| Pond D                                        | 1        | EA   | \$ 206,500.00 | \$ 206,500.00 |
| Pond E                                        | 1        | EA   | \$ 287,000.00 | \$ 287,000.00 |
| Pond F                                        | 1        | EA   | \$ 117,000.00 | \$ 117,000.00 |
| Pond G                                        | 1        | EA   | \$ 97,500.00  | \$ 97,500.00  |
| NPDES Compliance                              | 1        | EA   | \$ 13,500.00  | \$ 13,500.00  |
| Silt Fence                                    | 14,328   | LF   | \$ 1.40       | \$ 20,059.20  |
| Mobilization                                  | 1        | EA   | \$ 44,250.00  | \$ 44,250.00  |
| Sod - Behind Curb                             | 2,909    | SY   | \$ 2.75       | \$ 7,999.75   |
| Sod - Pond Berms                              | 24,791   | SY   | \$ 2.75       | \$ 68,175.25  |
| Seed and Mulch (Lots)                         | 217,180  | SY   | \$ 0.25       | \$ 54,295.00  |
| Seed and Mulch (Right of Way)                 | 18,088   | SY   | \$ 0.25       | \$ 4,522.00   |
| Final Grading                                 | 1        | EA   | \$ 39,250.00  | \$ 39,250.00  |
| Clear and Grubbing                            | 1        | EA   | \$ 20,000.00  | \$ 20,000.00  |
| Strip Topsoil                                 | 1        | EA   | \$ 52,500.00  | \$ 52,500.00  |
| Site Excavation and Grading                   | 1        | EA   | \$ 18,500.00  | \$ 18,500.00  |
| 1-1/2" Type SP-12.5 Surface Course            | 14,810   | SY   | \$ 10.75      | \$ 159,207.50 |
| 6" Crushed Concrete Base Course (LBR 150)     | 14,810   | SY   | \$ 9.00       | \$ 133,290.00 |
| 12" Stabilized Subgrade (LBR 20 Min.)         | 14,810   | SY   | \$ 2.00       | \$ 29,620.00  |
| Type A Curb (Miami)                           | 12,975   | LF   | \$ 12.25      | \$ 158,943.75 |
| Drop Curb                                     | 288      | LF   | \$ 16.75      | \$ 4,824.00   |
| Type F Curb                                   | 1,415    | LF   | \$ 14.00      | \$ 19,810.00  |
| Curb Transition                               | 246      | LF   | \$ 9.00       | \$ 2,214.00   |
| 6" Type B Stabilization                       | 13,532   | LF   | \$ 3.50       | \$ 47,362.00  |
| 12" Type B Stabilization                      | 1,234    | LF   | \$ 3.50       | \$ 4,319.00   |
| 5' Sidewalk (4" Thick)                        | 2,261    | LF   | \$ 22.00      | \$ 49,742.00  |
| 5' Sidewalk (6" Thick)                        | 1,621    | LF   | \$ 28.00      | \$ 45,388.00  |
| Stabilized Pathway w/ Sod Underlaid by Geoweb | 1,230    | SY   | \$ 44.00      | \$ 54,120.00  |
| TECO Driveway pullout (6" Concrete)           | 2        | EA   | \$ 3,150.00   | \$ 6,300.00   |
| Dead End Barricad (Install)                   | 1        | EA   | \$ 640.00     | \$ 640.00     |
| Dead End Barricad (Remove)                    | 1        | EA   | \$ 140.00     | \$ 140.00     |
| ADA Ramps                                     | 16       | EA   | \$ 775.00     | \$ 12,400.00  |
| Signage and Pavement Marking                  | 1        | EA   | \$ 24,750.00  | \$ 24,750.00  |
| Maintenance of Traffic                        | 1        | EA   | \$ 670.00     | \$ 670.00     |



| Item                                         | Quantity | Unit | Unit Price   | Total Amount           |
|----------------------------------------------|----------|------|--------------|------------------------|
| 15" RCP                                      | 700      | LF   | \$ 40.00     | \$ 28,000.00           |
| 18" RCP                                      | 2,367    | LF   | \$ 45.00     | \$ 106,515.00          |
| 24" RCP                                      | 2,195    | LF   | \$ 62.00     | \$ 136,090.00          |
| 30" RCP                                      | 980      | LF   | \$ 81.00     | \$ 79,380.00           |
| 36" RCP                                      | 1,183    | LF   | \$ 105.00    | \$ 124,215.00          |
| 42" RCP                                      | 352      | LF   | \$ 106.00    | \$ 37,312.00           |
| 6" Underdrain                                | 3,000    | LF   | \$ 14.50     | \$ 43,500.00           |
| Underdrain Cleanout                          | 18       | EA   | \$ 300.00    | \$ 5,400.00            |
| Type C GTI                                   | 1        | EA   | \$ 2,750.00  | \$ 2,750.00            |
| Type 1 Curb Inlet                            | 41       | EA   | \$ 4,200.00  | \$ 172,200.00          |
| Type 1 Curb Inlet with J-Bottom              | 3        | EA   | \$ 5,300.00  | \$ 15,900.00           |
| Type 2 Curb Inlet                            | 2        | EA   | \$ 4,600.00  | \$ 9,200.00            |
| Manhole (4' Dia.)                            | 5        | EA   | \$ 2,750.00  | \$ 13,750.00           |
| Manhole (4' Dia.) with J-Bottom              | 3        | EA   | \$ 5,000.00  | \$ 15,000.00           |
| 36" End Wall                                 | 1        | EA   | \$ 37,000.00 | \$ 37,000.00           |
| Concrete Sump                                | 5        | EA   | \$ 3,150.00  | \$ 15,750.00           |
| Control Structure (FDOT Box Type "D")        | 2        | EA   | \$ 4,600.00  | \$ 9,200.00            |
| Control Structure (FDOT Box Type "C")        | 3        | EA   | \$ 3,500.00  | \$ 10,500.00           |
| Control Structure (FDOT Box Type "Double H") | 1        | EA   | \$ 12,000.00 | \$ 12,000.00           |
| Mitered End Section (15" RCP)                | 1        | EA   | \$ 1,950.00  | \$ 1,950.00            |
| Mitered End Section (18" RCP)                | 2        | EA   | \$ 2,050.00  | \$ 4,100.00            |
| Mitered End Section (24" RCP)                | 8        | EA   | \$ 2,200.00  | \$ 17,600.00           |
| Mitered End Section (30" RCP)                | 3        | EA   | \$ 3,250.00  | \$ 9,750.00            |
| Mitered End Section (36" RCP)                | 4        | EA   | \$ 3,900.00  | \$ 15,600.00           |
| Mitered End Section (42" RCP)                | 3        | EA   | \$ 4,600.00  | \$ 13,800.00           |
| Lamping/TV Testing                           | 9,892    | LF   | \$ 8.00      | \$ 79,136.00           |
| <b>Total Streets and Drainage System</b>     |          |      |              | <b>\$ 2,863,889.45</b> |

## Engineers Cost Breakdown

### Schedule: Water Distribution System

#### HINTON PHASE 1A2

#### FOLIO NUMBER 88480.0000

| Item                                   | Quantity | Unit | Unit Price  | Total Amount         |
|----------------------------------------|----------|------|-------------|----------------------|
| 12" DIP Water Main                     | 659      | LF   | \$ 64.00    | \$ 42,176.00         |
| 8" PVC Water Main                      | 5,087    | LF   | \$ 28.00    | \$ 142,436.00        |
| 6" PVC Water Main                      | 1,480    | LF   | \$ 19.00    | \$ 28,120.00         |
| 4" PVC Water Main                      | 645      | LF   | \$ 13.00    | \$ 8,385.00          |
| 12" Bends                              | 5        | EA   | \$ 555.00   | \$ 2,775.00          |
| 8" Bends                               | 18       | EA   | \$ 315.00   | \$ 5,670.00          |
| 6" Bends                               | 8        | EA   | \$ 225.00   | \$ 1,800.00          |
| 4" Bends                               | 11       | EA   | \$ 185.00   | \$ 2,035.00          |
| 12" Gate Valve                         | 1        | EA   | \$ 2,450.00 | \$ 2,450.00          |
| 8" Gate Valve                          | 42       | EA   | \$ 1,400.00 | \$ 58,800.00         |
| 4" Gate Valve                          | 2        | EA   | \$ 825.00   | \$ 1,650.00          |
| Fire Hydrant Assembly                  | 15       | EA   | \$ 4,400.00 | \$ 66,000.00         |
| 12" X 8" Reducer                       | 3        | EA   | \$ 430.00   | \$ 1,290.00          |
| Temporary Blow-Off Assembly            | 1        | EA   | \$ 540.00   | \$ 540.00            |
| Single Service (Short)                 | 16       | EA   | \$ 350.00   | \$ 5,600.00          |
| Single Service (Long)                  | 9        | EA   | \$ 475.00   | \$ 4,275.00          |
| Double Service (Short)                 | 44       | EA   | \$ 500.00   | \$ 22,000.00         |
| Double Service (Long)                  | 25       | EA   | \$ 675.00   | \$ 16,875.00         |
| 12" Cross                              | 1        | EA   | \$ 1,150.00 | \$ 1,150.00          |
| Chlorine Injection Point               | 1        | EA   | \$ 205.00   | \$ 205.00            |
| <b>Total Water Distribution System</b> |          |      |             | <b>\$ 414,232.00</b> |



## Engineers Cost Breakdown

### Schedule: Sewage Collection System

#### HINTON PHASE 1A2

#### FOLIO NUMBER 88480.0000

| Item                                  | Quantity | Unit | Unit Price  | Total Amount         |
|---------------------------------------|----------|------|-------------|----------------------|
| 8" PVC (0' - 6' Cut)                  | 250      | LF   | \$ 22.00    | \$ 5,500.00          |
| 8" PVC (6' - 8' Cut)                  | 1,775    | LF   | \$ 23.00    | \$ 40,825.00         |
| 8" PVC (8' - 10' Cut)                 | 893      | LF   | \$ 25.00    | \$ 22,325.00         |
| 8" PVC (10' - 12' Cut)                | 725      | LF   | \$ 26.00    | \$ 18,850.00         |
| 8" PVC (12' - 14' Cut)                | 431      | LF   | \$ 30.00    | \$ 12,930.00         |
| 8" PVC (14' - 16' Cut)                | 467      | LF   | \$ 46.00    | \$ 21,482.00         |
| 8" PVC (16' - 18' Cut)                | 1,324    | LF   | \$ 60.00    | \$ 79,440.00         |
| 8" PVC (18' - 20' Cut)                | 83       | LF   | \$ 75.00    | \$ 6,225.00          |
| 8" PVC (20' - 22' Cut)                | 291      | LF   | \$ 99.00    | \$ 28,809.00         |
| 4' Sanitary Manhole (0' - 6' Cut)     | 4        | EA   | \$ 3,400.00 | \$ 13,600.00         |
| 4' Sanitary Manhole (6' - 8' Cut)     | 7        | EA   | \$ 3,650.00 | \$ 25,550.00         |
| 4' Sanitary Manhole (8' - 10' Cut)    | 4        | EA   | \$ 3,900.00 | \$ 15,600.00         |
| 4' Sanitary Manhole (10' - 12' Cut)   | 3        | EA   | \$ 4,200.00 | \$ 12,600.00         |
| 4' Sanitary Manhole (14' - 16' Cut)   | 2        | EA   | \$ 5,300.00 | \$ 10,600.00         |
| 5' Sanitary Manhole (16' - 18' Cut)   | 1        | EA   | \$ 6,950.00 | \$ 6,950.00          |
| 5' Sanitary Manhole (20' - 22' Cut)   | 1        | EA   | \$ 7,850.00 | \$ 7,850.00          |
| Drop Manhole (14' - 16' Cut)          | 1        | EA   | \$ 8,650.00 | \$ 8,650.00          |
| Drop Manhole (16' - 18' Cut)          | 3        | EA   | \$ 9,250.00 | \$ 27,750.00         |
| Single Sewer Service Connection**     | 32       | EA   | \$ 625.00   | \$ 20,000.00         |
| Double Sewer Service Connection**     | 76       | EA   | \$ 850.00   | \$ 64,600.00         |
| <b>Total Sewage Collection System</b> |          |      |             | <b>\$ 450,136.00</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 Two Hundred Sixty Two Thousand Nine Hundred Thirty Three (\$ 262,933.03 ) 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 Hinton Hawkstone Phase 1A2. The improvement facilities to be accepted, hereafter referred to as the "Improvements" are as follows: Streets, Drainage, Water and Wastewater

; 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 Hinton Hawkstone Phase 1A2 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;

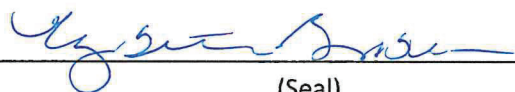
THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL May 12, 2025

SIGNED, SEALED AND DATED this 17th day of February, 2022.

ATTEST:

  
Principal Signature

HBWB Development Services, LLC

  
(Seal)  
Elizabeth A. Bradburn, Vice President

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

Great American Insurance Company  
(Seal)

ATTEST:

  
Attorney-in-fact Signature

  
(Seal)  
Mary Martha Langley, 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



*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 17th day of February, 2022.



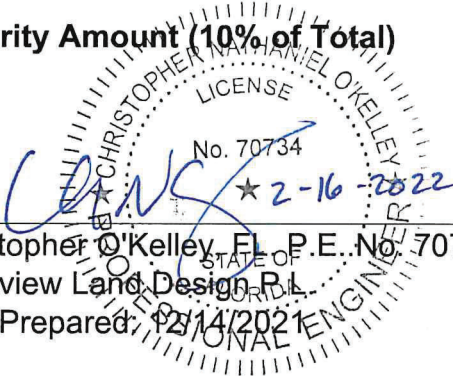
*Steph C. B.*

Assistant Secretary

## Summary For Warranty Bond

### HINTON PHASE 1A2 FOLIO NUMBER 88480.0000

|                                       |                      |
|---------------------------------------|----------------------|
| Streets and Drainage Facilities       | \$ 1,765,707.25      |
| Water Distribution System             | \$ 413,487.00        |
| Sewage Collection System              | \$ <u>450,136.00</u> |
| Total Amount                          | \$ 2,629,330.25      |
| <b>Security Amount (10% of Total)</b> | <b>\$ 262,933.03</b> |

  
Christopher O'Kelley, FL P.E. No. 70734  
Clearview Land Design P.L.L.C.  
Date Prepared: 12/14/2021

## Engineers Cost Breakdown

### Schedule: Streets & Drainage Facilities

#### HINTON PHASE 1A2

#### FOLIO NUMBER 88480.0000

| Item                                          | Quantity | Unit | Unit Price   | Total Amount           |
|-----------------------------------------------|----------|------|--------------|------------------------|
| Sod - Behind Curb                             | 2,909    | SY   | \$ 2.75      | \$ 7,999.75            |
| Sod - Pond Berms                              | 24,791   | SY   | \$ 2.75      | \$ 68,175.25           |
| 1-1/2" Type SP-12.5 Surface Course            | 14,810   | SY   | \$ 10.75     | \$ 159,207.50          |
| 6" Crushed Concrete Base Course (LBR 150)     | 14,810   | SY   | \$ 9.00      | \$ 133,290.00          |
| 12" Stabilized Subgrade (LBR 20 Min.)         | 14,810   | SY   | \$ 2.00      | \$ 29,620.00           |
| Type A Curb (Miami)                           | 12,975   | LF   | \$ 12.25     | \$ 158,943.75          |
| Drop Curb                                     | 288      | LF   | \$ 16.75     | \$ 4,824.00            |
| Type F Curb                                   | 1,415    | LF   | \$ 14.00     | \$ 19,810.00           |
| Curb Transition                               | 246      | LF   | \$ 9.00      | \$ 2,214.00            |
| 6" Type B Stabilization                       | 13,532   | LF   | \$ 3.50      | \$ 47,362.00           |
| 12" Type B Stabilization                      | 1,234    | LF   | \$ 3.50      | \$ 4,319.00            |
| 5' Sidewalk (4" Thick)                        | 2,261    | LF   | \$ 22.00     | \$ 49,742.00           |
| 5' Sidewalk (6" Thick)                        | 1,621    | LF   | \$ 28.00     | \$ 45,388.00           |
| Stabilized Pathway w/ Sod Underlaid by Geoweb | 1,230    | SY   | \$ 44.00     | \$ 54,120.00           |
| TECO Driveway pullout (6" Concrete)           | 2        | EA   | \$ 3,150.00  | \$ 6,300.00            |
| Dead End Barricad (Install)                   | 1        | EA   | \$ 640.00    | \$ 640.00              |
| Dead End Barricad (Remove)                    | 1        | EA   | \$ 140.00    | \$ 140.00              |
| ADA Ramps                                     | 16       | EA   | \$ 775.00    | \$ 12,400.00           |
| Signage and Pavement Marking                  | 1        | EA   | \$ 24,750.00 | \$ 24,750.00           |
| 15" RCP                                       | 700      | LF   | \$ 40.00     | \$ 28,000.00           |
| 18" RCP                                       | 2,367    | LF   | \$ 45.00     | \$ 106,515.00          |
| 24" RCP                                       | 2,195    | LF   | \$ 62.00     | \$ 136,090.00          |
| 30" RCP                                       | 980      | LF   | \$ 81.00     | \$ 79,380.00           |
| 36" RCP                                       | 1,183    | LF   | \$ 105.00    | \$ 124,215.00          |
| 42" RCP                                       | 352      | LF   | \$ 106.00    | \$ 37,312.00           |
| 6" Underdrain                                 | 3,000    | LF   | \$ 14.50     | \$ 43,500.00           |
| Underdrain Cleanout                           | 18       | EA   | \$ 300.00    | \$ 5,400.00            |
| Type C GTI                                    | 1        | EA   | \$ 2,750.00  | \$ 2,750.00            |
| Type 1 Curb Inlet                             | 41       | EA   | \$ 4,200.00  | \$ 172,200.00          |
| Type 1 Curb Inlet with J-Bottom               | 3        | EA   | \$ 5,300.00  | \$ 15,900.00           |
| Type 2 Curb Inlet                             | 2        | EA   | \$ 4,600.00  | \$ 9,200.00            |
| Manhole (4' Dia.)                             | 5        | EA   | \$ 2,750.00  | \$ 13,750.00           |
| Manhole (4' Dia.) with J-Bottom               | 3        | EA   | \$ 5,000.00  | \$ 15,000.00           |
| 36" End Wall                                  | 1        | EA   | \$ 37,000.00 | \$ 37,000.00           |
| Concrete Sump                                 | 5        | EA   | \$ 3,150.00  | \$ 15,750.00           |
| Control Structure (FDOT Box Type "D")         | 2        | EA   | \$ 4,600.00  | \$ 9,200.00            |
| Control Structure (FDOT Box Type "C")         | 3        | EA   | \$ 3,500.00  | \$ 10,500.00           |
| Control Structure (FDOT Box Type "Double H")  | 1        | EA   | \$ 12,000.00 | \$ 12,000.00           |
| Mitered End Section (15" RCP)                 | 1        | EA   | \$ 1,950.00  | \$ 1,950.00            |
| Mitered End Section (18" RCP)                 | 2        | EA   | \$ 2,050.00  | \$ 4,100.00            |
| Mitered End Section (24" RCP)                 | 8        | EA   | \$ 2,200.00  | \$ 17,600.00           |
| Mitered End Section (30" RCP)                 | 3        | EA   | \$ 3,250.00  | \$ 9,750.00            |
| Mitered End Section (36" RCP)                 | 4        | EA   | \$ 3,900.00  | \$ 15,600.00           |
| Mitered End Section (42" RCP)                 | 3        | EA   | \$ 4,600.00  | \$ 13,800.00           |
| <b>Total Streets and Drainage System</b>      |          |      |              | <b>\$ 1,765,707.25</b> |



## **Engineers Cost Breakdown**

### **Schedule: Water Distribution System**

#### **HINTON PHASE 1A2**

#### **FOLIO NUMBER 88480.0000**

| Item                                   | Quantity | Unit | Unit Price  | Total Amount         |
|----------------------------------------|----------|------|-------------|----------------------|
| 12" DIP Water Main                     | 659      | LF   | \$ 64.00    | \$ 42,176.00         |
| 8" PVC Water Main                      | 5,087    | LF   | \$ 28.00    | \$ 142,436.00        |
| 6" PVC Water Main                      | 1,480    | LF   | \$ 19.00    | \$ 28,120.00         |
| 4" PVC Water Main                      | 645      | LF   | \$ 13.00    | \$ 8,385.00          |
| 12" Bends                              | 5        | EA   | \$ 555.00   | \$ 2,775.00          |
| 8" Bends                               | 18       | EA   | \$ 315.00   | \$ 5,670.00          |
| 6" Bends                               | 8        | EA   | \$ 225.00   | \$ 1,800.00          |
| 4" Bends                               | 11       | EA   | \$ 185.00   | \$ 2,035.00          |
| 12" Gate Valve                         | 1        | EA   | \$ 2,450.00 | \$ 2,450.00          |
| 8" Gate Valve                          | 42       | EA   | \$ 1,400.00 | \$ 58,800.00         |
| 4" Gate Valve                          | 2        | EA   | \$ 825.00   | \$ 1,650.00          |
| Fire Hydrant Assembly                  | 15       | EA   | \$ 4,400.00 | \$ 66,000.00         |
| 12" X 8" Reducer                       | 3        | EA   | \$ 430.00   | \$ 1,290.00          |
| Single Service (Short)                 | 16       | EA   | \$ 350.00   | \$ 5,600.00          |
| Single Service (Long)                  | 9        | EA   | \$ 475.00   | \$ 4,275.00          |
| Double Service (Short)                 | 44       | EA   | \$ 500.00   | \$ 22,000.00         |
| Double Service (Long)                  | 25       | EA   | \$ 675.00   | \$ 16,875.00         |
| 12" Cross                              | 1        | EA   | \$ 1,150.00 | \$ 1,150.00          |
| <b>Total Water Distribution System</b> |          |      |             | <b>\$ 413,487.00</b> |

## **Engineers Cost Breakdown**

### **Schedule: Sewage Collection System**

#### **HINTON PHASE 1A2**

#### **FOLIO NUMBER 88480.0000**

| Item                                  | Quantity | Unit | Unit Price  | Total Amount         |
|---------------------------------------|----------|------|-------------|----------------------|
| 8" PVC (0' - 6' Cut)                  | 250      | LF   | \$ 22.00    | \$ 5,500.00          |
| 8" PVC (6' - 8' Cut)                  | 1,775    | LF   | \$ 23.00    | \$ 40,825.00         |
| 8" PVC (8' - 10' Cut)                 | 893      | LF   | \$ 25.00    | \$ 22,325.00         |
| 8" PVC (10' - 12' Cut)                | 725      | LF   | \$ 26.00    | \$ 18,850.00         |
| 8" PVC (12' - 14' Cut)                | 431      | LF   | \$ 30.00    | \$ 12,930.00         |
| 8" PVC (14' - 16' Cut)                | 467      | LF   | \$ 46.00    | \$ 21,482.00         |
| 8" PVC (16' - 18' Cut)                | 1,324    | LF   | \$ 60.00    | \$ 79,440.00         |
| 8" PVC (18' - 20' Cut)                | 83       | LF   | \$ 75.00    | \$ 6,225.00          |
| 8" PVC (20' - 22' Cut)                | 291      | LF   | \$ 99.00    | \$ 28,809.00         |
| 4' Sanitary Manhole (0' - 6' Cut)     | 4        | EA   | \$ 3,400.00 | \$ 13,600.00         |
| 4' Sanitary Manhole (6' - 8' Cut)     | 7        | EA   | \$ 3,650.00 | \$ 25,550.00         |
| 4' Sanitary Manhole (8' - 10' Cut)    | 4        | EA   | \$ 3,900.00 | \$ 15,600.00         |
| 4' Sanitary Manhole (10' - 12' Cut)   | 3        | EA   | \$ 4,200.00 | \$ 12,600.00         |
| 4' Sanitary Manhole (14' - 16' Cut)   | 2        | EA   | \$ 5,300.00 | \$ 10,600.00         |
| 5' Sanitary Manhole (16' - 18' Cut)   | 1        | EA   | \$ 6,950.00 | \$ 6,950.00          |
| 5' Sanitary Manhole (20' - 22' Cut)   | 1        | EA   | \$ 7,850.00 | \$ 7,850.00          |
| Drop Manhole (14' - 16' Cut)          | 1        | EA   | \$ 8,650.00 | \$ 8,650.00          |
| Drop Manhole (16' - 18' Cut)          | 3        | EA   | \$ 9,250.00 | \$ 27,750.00         |
| Single Sewer Service Connection**     | 32       | EA   | \$ 625.00   | \$ 20,000.00         |
| Double Sewer Service Connection**     | 76       | EA   | \$ 850.00   | \$ 64,600.00         |
| <b>Total Sewage Collection System</b> |          |      |             | <b>\$ 450,136.00</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  
Hinton Hawkstone Phase 1A2 \_\_\_\_\_ (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 4164775 \_\_\_\_\_ dated, 2/17/2022 \_\_\_\_\_ 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



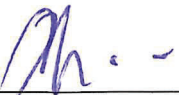
escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

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:

  
Witness Signature

CONNIE GRIMALDI  
Printed Name of Witness

  
Witness Signature

Helen Nunez  
Printed Name of Witness

Subdivider:

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

Elizabeth Bradburn

Name (typed, printed or stamped)

Chief Financial Officer

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:

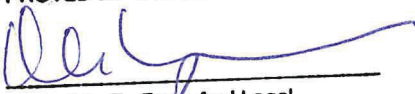
CINDY STUART  
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS  
HILLSBOROUGH COUNTY, FLORIDA

By: \_\_\_\_\_  
Deputy Clerk

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

APPROVED BY THE COUNTY ATTORNEY

BY   
Approved As To Form And Legal  
Sufficiency.

**Representative Acknowledgement**

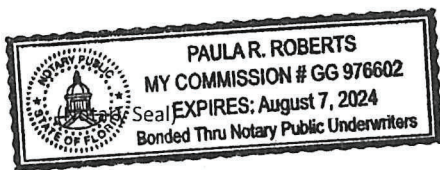
STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this  
21<sup>st</sup> day of February, 2024, by Elizabeth Bradburn as  
(day) (month) (year) (name of person acknowledging)  
CFO for HBWB Development  
(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



*Paula R Roberts*

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

*Paula R Roberts*

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

*GG 976602*

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

*8-7-2024*

\_\_\_\_\_  
(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 FOR LOT CORNER PLACEMENT**

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 \_\_\_\_\_

Twelve Thousand Five Hundred and 00/100 (\$ 12,500.00) Dollars for the payment of which sum,

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

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

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

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

WHEREAS, the lot corners required by Florida Statutes in the subdivision known as Hinton Hawkstone Phase 1A2 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 Hinton Hawkstone Phase 1A2 subdivision all lot corners as required by the State in the platted area in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Review Division of Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within Twenty Four (24) months from the date that the Board of County Commissioners approves the final plan and accepts this performance bond; and
- B. If the Principal shall faithfully perform the Subdivider's Agreement at the times and in the manner prescribed in said Agreement;

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL May 12, 2024.

SIGNED, SEALED AND DATED this 17th day of February, 2022.

ATTEST:



HBWB Development Services, LLC

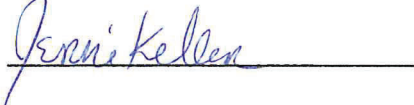
BY:

  
PRINCIPAL (SEAL)  
Elizabeth A. Bradburn, Vice President

Great American Insurance Company

SURETY (SEAL)

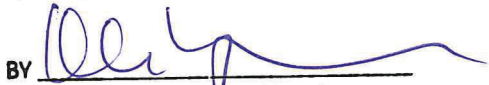
ATTEST:



  
ATTORNEY-IN-FACT (SEAL)  
Mary Martha Langley, 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.

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 17th day of February, 2022.



*Steph C. B.*

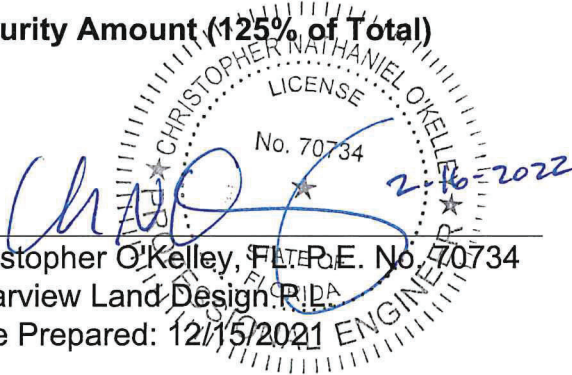
Assistant Secretary



## Summary For Performance Bond

### Hinton Ranch Phase 1A2 FOLIO NUMBER 88480.0000

|                                        |           |                  |
|----------------------------------------|-----------|------------------|
| Set All PCPs & Lot Corners             | \$        | 10,000.00        |
| Total Amount                           | \$        | 10,000.00        |
| <b>Security Amount (125% of Total)</b> | <b>\$</b> | <b>12,500.00</b> |

  
Christopher O'Kelley, F.L.T.E. No. 70734  
Clearview Land Design, P.L.L.C.  
Date Prepared: 12/15/2021

**Engineers Cost Breakdown**

**Schedule: Permanent Control Points (PCPs) & Lot Corners**

**Hinton Ranch Phase 1A2**

**FOLIO NUMBER 88480.0000**

| FOLIO NUMBER 88487.0000             | Quantity | Unit | Unit Price   | Total Amount       |
|-------------------------------------|----------|------|--------------|--------------------|
| SET ALL PCPs & LOT CORNERS          | 1        | LS   | \$ 10,000.00 | \$ 10,000.00       |
|                                     |          |      |              |                    |
| <b>Total PCPs &amp; Lot Corners</b> |          |      |              | <b>\$10,000.00</b> |

**HINTON HAWKSTONE PHASE 1A2**  
SECTIONS 5 AND 8, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA

**DESCRIPTION:** A parcel of land lying in Sections 5 and 8, Township 31 South, Range 21 East, Hillsborough County, Florida and being more particularly described as follows:

**COMMENCE** at the Southwest corner of said Section 5, thence along the South boundary, thence along the arc of the Southwest 1/4 of said Section 5, S. 88°49'42"E, 2010.65 feet to a point on the Eastern boundary of CSX Railroad Right-of-Way now abandoned and owned by Tampa Electric Company, according to Quitclaim Deed as recorded in Official Records Book 5289, Page 660, of the Public Records of Hillsborough County, Florida, also being the **POINT OF BEGINNING**; thence following said Eastern boundary of CSX Railroad Right-of-Way now abandoned and owned by Tampa Electric Company, according to Quitclaim Deed as recorded in Official Records Book 5289, Page 660, N. 32°13'39"E, 1309.79 feet to a point on the Southern boundary of HINTON HAWKSTONE PHASE 1A, according to the plat thereof, as recorded in Plat Book 1321, Page 139, through Page 140, inclusive, of the Public Records of Hillsborough County, Florida, thence along said Southern boundary of HINTON HAWKSTONE PHASE 1A, the following fourteen (14) courses: 1) S. 5°57'46"E 121.1, 130.00 feet; 2) S. 32°13'39"E, 130.00 feet; 3) S. 5°57'46"E, 130.00 feet; 4) S. 32°13'39"E, 130.00 feet; 5) S. 5°57'46"E, 130.00 feet; 6) S. 32°13'39"E, 130.00 feet; 7) S. 5°57'46"E, 130.00 feet; 8) S. 32°13'39"E, 130.00 feet; 9) S. 5°57'46"E, 130.00 feet; 10) S. 32°13'39"E, 130.00 feet; 11) S. 5°57'46"E, 130.00 feet; 12) S. 32°13'39"E, 130.00 feet; 13) S. 5°57'46"E, 130.00 feet; 14) S. 32°13'39"E, 130.00 feet; 15) S. 5°57'46"E, 130.00 feet; 16) S. 32°13'39"E, 130.00 feet; 17) S. 5°57'46"E, 130.00 feet; 18) S. 32°13'39"E, 130.00 feet; 19) S. 5°57'46"E, 130.00 feet; 20) S. 32°13'39"E, 130.00 feet; 21) S. 5°57'46"E, 130.00 feet; 22) S. 32°13'39"E, 130.00 feet; 23) S. 5°57'46"E, 130.00 feet; 24) S. 32°13'39"E, 130.00 feet; 25) S. 5°57'46"E, 130.00 feet; 26) S. 32°13'39"E, 130.00 feet; 27) S. 5°57'46"E, 130.00 feet; 28) S. 32°13'39"E, 130.00 feet; 29) S. 5°57'46"E, 130.00 feet; 30) S. 32°13'39"E, 130.00 feet; 31) S. 5°57'46"E, 130.00 feet; 32) S. 32°13'39"E, 130.00 feet; 33) S. 5°57'46"E, 130.00 feet; 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Containing 100,905 acres, more or less.

### SURVEYOR'S CERTIFICATION

The undersigned surveyor, hereby certify that this Plat Subdivision is a correct representation of the lands being subdivided; that this Plat was prepared under my direction and supervision and complies with all the surveying requirements of Chapter 177, Part I, P.R.M.s, and the Hillsborough County Land Development Code; and that Permanent Reference Monuments (P.R.M.'s) were set on the day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ between \_\_\_\_\_ and \_\_\_\_\_, all other monuments shown hereon, and that the "P.C.P. 1st" (Permanent Control Points) as shown hereon, and all other monuments shown hereon, points of intersection and changes of direction of lines within the subdivision as required by said Chapter 177 of the Florida Statutes will be set within the time allotted in 177.091 (8) (9), or pursuant to terms of \_\_\_\_\_.

**RAMERAITT, INC.,** (Certificate of Authorization Number LB7778)  
2010 W. Azele Street, Suite 150  
Tampa, Florida 33609

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

NOTES:

1. Horizontal Datum of 1983 (NAO 83 - 2011 ADJUSTMENT) for the West Zone of Florida, have been 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 "DIXON". The coordinates are intended for informational purposes only.
  2. 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.
  3. 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, sprinkler systems, trees, shrubs, hedges, and landscaping plants other than those specifically noted on the plat. The plat is not a permit as required by the Land Development Code, except as approved by the County Administrator. This note shall appear on each affected deed.
  4. All planned 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 an electric, telephone, gas, or other public utility.
- Land is being platted herein and is subject to the following:

- Notice of Establishment of the Hawkestone Community Development District recorded May 10, 2019 in Official Records Book 26516, Page 431; Amended Notice of Establishment of the Hawkestone Community Development District recorded June 10, 2021 in Official Records Instrument No. 2021-292814 and Corrected Amended Notice of Establishment of the Hawkestone Community Development District recorded August 11, 2021 in Official Records Instrument No. 2021-404453, all 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

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

BY: \_\_\_\_\_  
Clerk of Circuit Court

BY: \_\_\_\_\_  
Deputy Clerk

\_\_\_\_\_ this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

TIME \_\_\_\_\_

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

## REVIEWING AGENCY SURVEYOR'S CERTIFICATE

LAT 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

**AMERRITT, INC.**  
LAND SURVEYING & MAPPING  
Certificate of Authorization Number LB 7778

Job No.: AMI-HENB-HP-008  
File Name: P\BDO Rach\Hinton Ph1A2-01

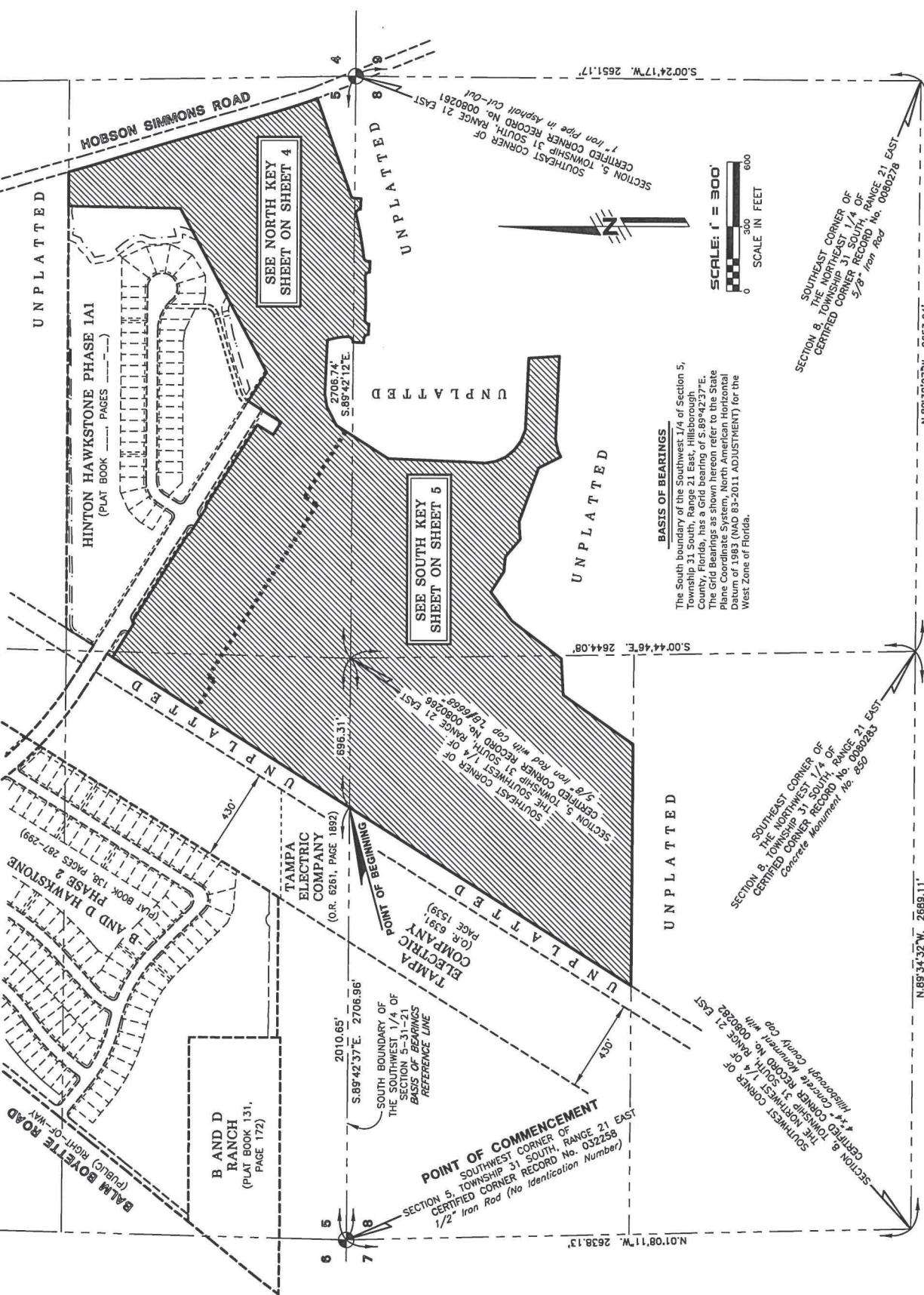


|     | PLAT | BOOK | PAGE |
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| 98  | 98   | 98   | 98   |
| 99  | 99   | 99   | 99   |
| 100 | 100  | 100  | 100  |

| TRACT        | DESIGNATION                                                                                                                                                   | ACREAGE     |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| TRACT "B-1"  | (CDD) OPEN SPACE; (CDD) DRAINAGE, LANDSCAPE AND SIGNAGE AREA; (PUBLIC) DRAINAGE AND ACCESS EASEMENT; WETLAND CONSERVATION AREA; UTILITY EASEMENT              | 11.938 Ac.± |
| TRACT "B-2"  | (CDD) OPEN SPACE, DRAINAGE, LANDSCAPE AND SIGNAGE AREA; WETLAND CONSERVATION AREA; UTILITY EASEMENT                                                           | 0.679 Ac.±  |
| TRACT "B-3"  | (CDD) OPEN SPACE, LANDSCAPE AND SIGNAGE AREA; UTILITY EASEMENT                                                                                                | 0.119 Ac.±  |
| TRACT "B-4"  | (CDD) OPEN SPACE; (CDD) DRAINAGE, LANDSCAPE AND SIGNAGE AREA; (PUBLIC) DRAINAGE AND ACCESS EASEMENT; WETLAND CONSERVATION AREA; UPLAND AREA; UTILITY EASEMENT | 45.537 Ac.± |
| TRACT "B-4A" | (CDD) OPEN SPACE, LANDSCAPE AND SIGNAGE AREA; UTILITY EASEMENT                                                                                                | 0.146 Ac.±  |
| TRACT "B-5"  | (CDD) OPEN SPACE; (CDD) DRAINAGE, LANDSCAPE AND SIGNAGE AREA; (PUBLIC) DRAINAGE AND ACCESS EASEMENT; UTILITY EASEMENT                                         | 0.386 Ac.±  |
| TRACT "B-6"  | (CDD) OPEN SPACE; (CDD) DRAINAGE, LANDSCAPE AND SIGNAGE AREA; (PUBLIC) DRAINAGE AND ACCESS EASEMENT; UTILITY EASEMENT                                         | 0.135 Ac.±  |
| TRACT "B-7"  | (CDD) OPEN SPACE; (CDD) DRAINAGE, LANDSCAPE AND SIGNAGE AREA; (PUBLIC) DRAINAGE AND ACCESS EASEMENT; UTILITY EASEMENT                                         | 0.135 Ac.±  |
| TRACT "P-1"  | (CDD) OPEN SPACE; UTILITY EASEMENT                                                                                                                            | 6.327 Ac.±  |

**SHEET 2 OF 25 SHEETS**

# HINTON HAWKSTONE PHASE 1A2 SECTIONS 5 AND 8, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA



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 LAND SURVEYING & MAPPING  
 Certificate of Authorization Number LB 7778  
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 Tampa, FL 33609  
 PHONE (813) 221-5200

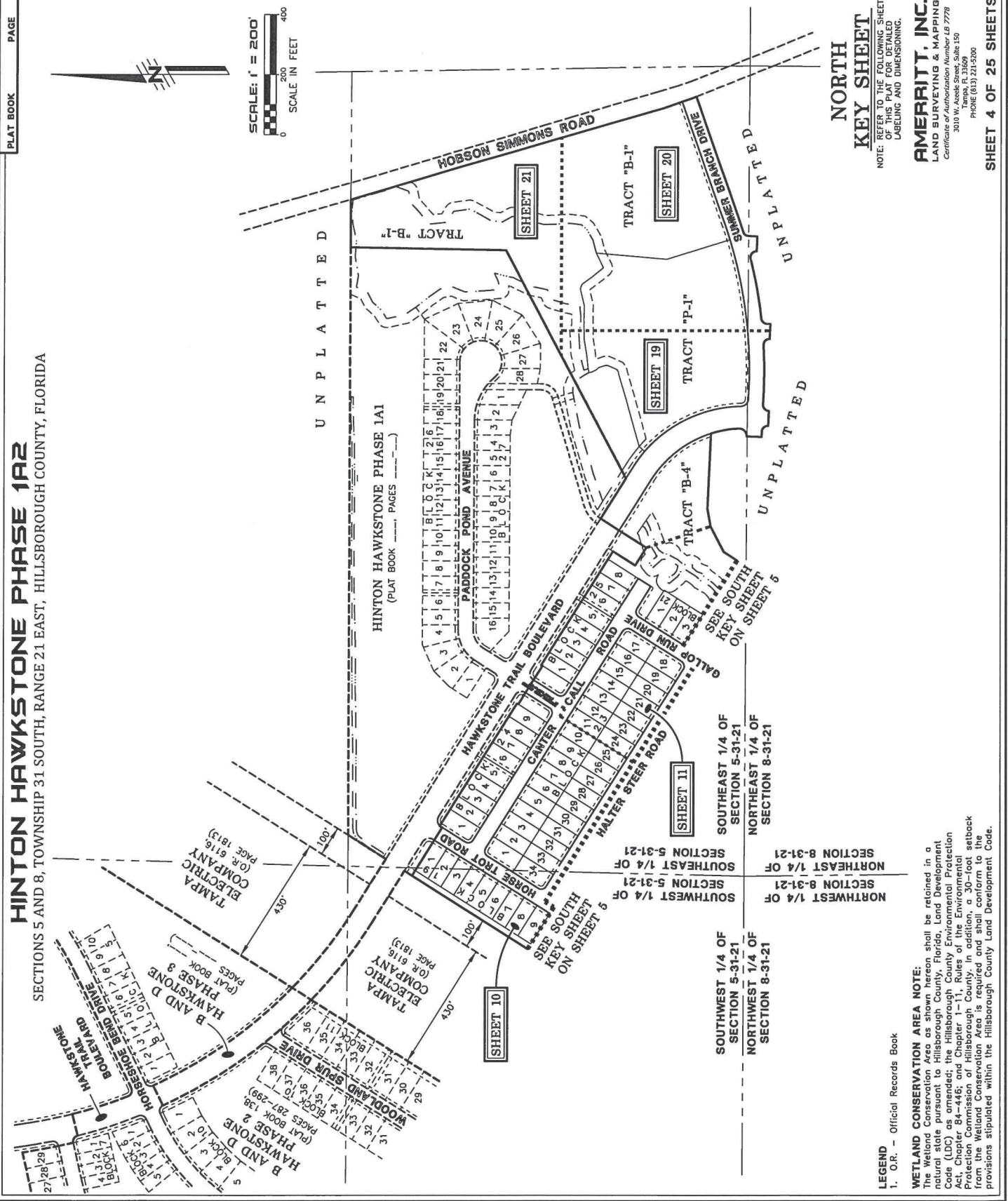
**LOCATION MAP**  
 NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.

**WETLAND CONSERVATION AREA NOTE:**  
 The Wetland Conservation Area as shown hereon shall be retained in a natural state pursuant to Hillsborough County, Florida Development Code (UDC) as amended; the Hillsborough County Environmental Protection Commission Act, Chapter 84-446; and Chapter 1-11, Rules of the Environmental Protection Commission of Hillsborough County. In addition, a 30-foot setback from the Wetland Conservation Area is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code.

**LEGEND**  
 1. O.R. - Official Records Book

**SHEET 3 OF 25 SHEETS**





**NORTH  
KEY SHEET**

**NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAN FOR DETAILED LABELING AND DIMENSIONING.**

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LAND SURVEYING & MAPPING  
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Tampa, FL 33609  
PHONE (813) 221-5200

**SHEET 4 OF 25 SHEETS**

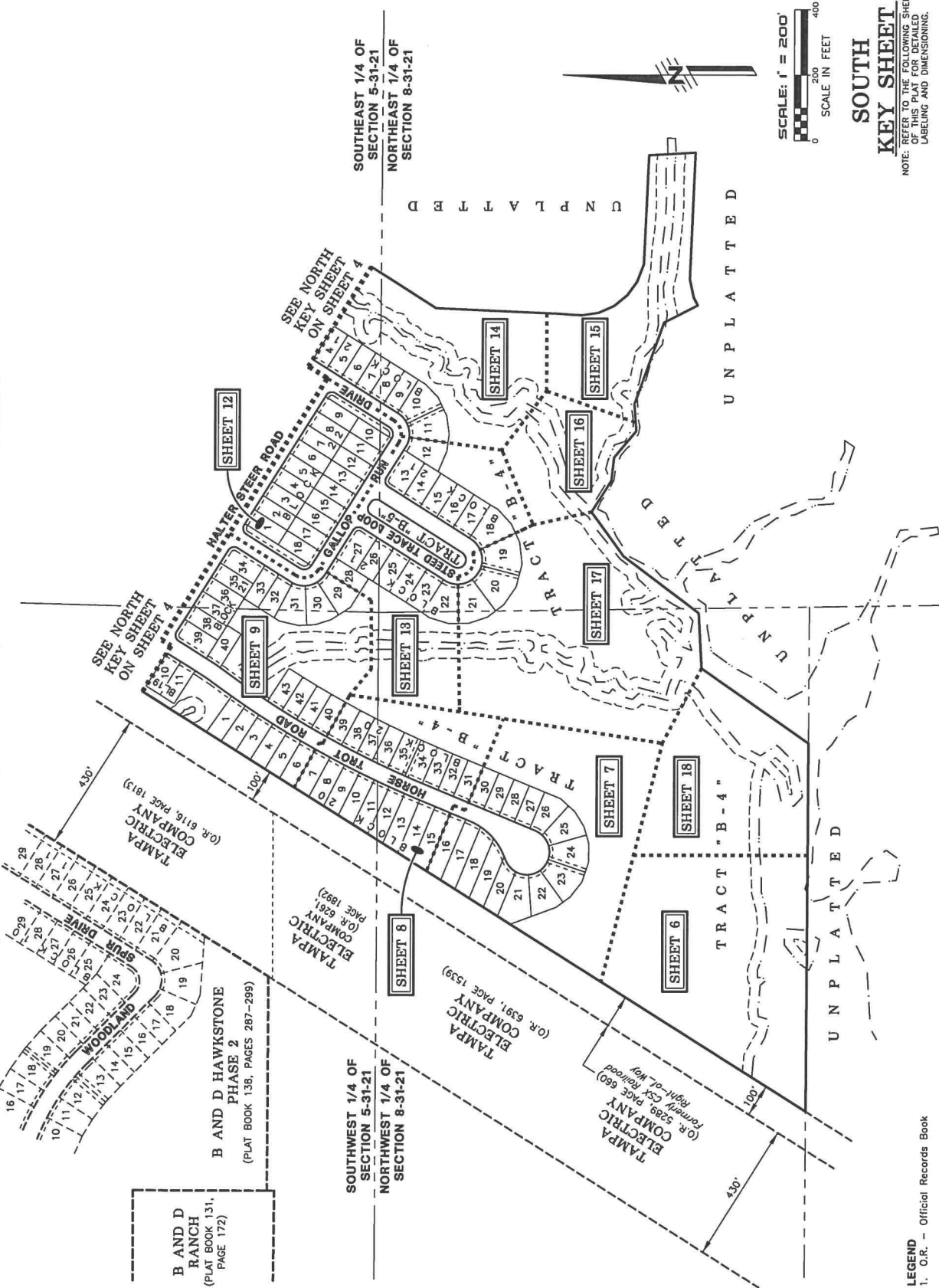
**LEGEND**  
1. O.R. - Official Records Book

**WETLAND CONSERVATION AREA NOTE:** The Wetland Conservation Area as shown herein shall be retained in a natural state pursuant to Hillsborough County, Florida, Land Development Code (LDC), Chapter 84-14, as amended; Hillsborough County Environmental Protection Code (EPC), Chapter 84-15, as amended; and Hillsborough County Environmental Protection Commission of Hillsborough County. In addition, a 30-foot setback shall be maintained from the Wetland Conservation Area. The provisions stipulated within the Hillsborough County Land Development Code.



# HINTON HAWKSTONE PHASE 1A2

SECTIONS 5 AND 8, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA

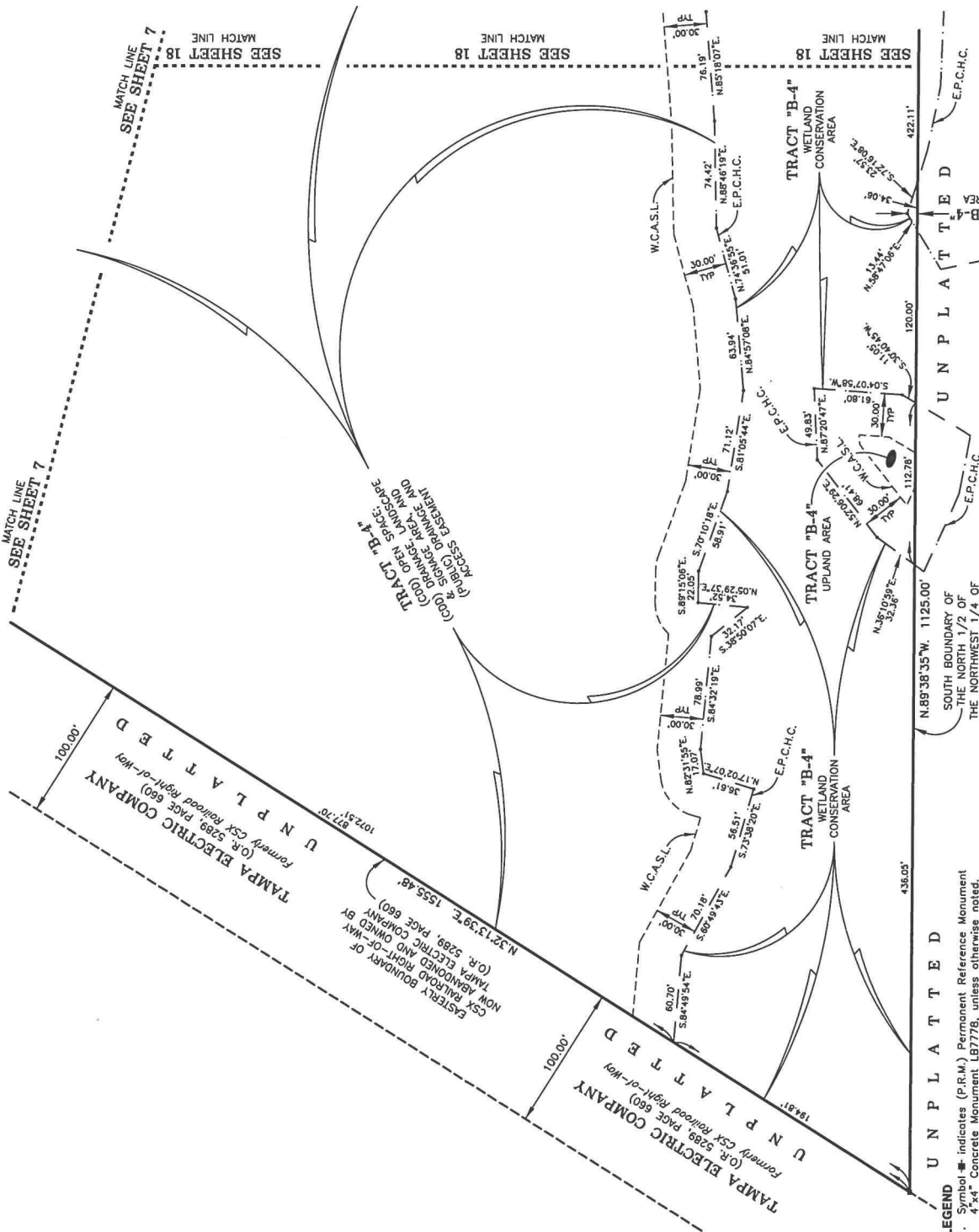


**KEY SHEET**  
 NOTE: REFER TO THE FOLLOWING SHEETS  
 OF THIS PLAT FOR DETAILED  
 LABELING AND DIMENSIONING.

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# HINTON HAWKSTONE PHASE 1A2

SECTIONS 5 AND 8, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA



- LEGEND**
- Symbol  $\bullet$  indicates (P.R.M.) Permanent Reference Monument
  - Symbol  $\square$  indicates (P.R.M.) Offset Permanent Reference Monument
  - Symbol  $\square$  indicates (P.R.M.) Offset Permanent Reference Monument
  - Symbol  $\square$  indicates (P.C.P.) Permanent Control Point LB7778
  - (NR) indicates non-radial line
  - (R) indicates radial line
  - (OB) - Reference Bearing
  - (OB) - Typical Records Book
  - (E.P.C.H.C.) - Environmental Protection Commission of Hillsborough County Wetland Line
  - (E.P.C.H.C.) - Wetland Conservation Area Setback Line
  - (CDD) - Hawkstone Community Development District

**WETLAND CONSERVATION AREA NOTE:**  
The Wetland Conservation Area as shown hereon shall be retained in a natural state and shall be subject to the provisions of the Wetland Conservation Act, Chapter 84-446, and Chapter 1-11, Rules of the Environmental Protection Commission of Hillsborough County. In addition, a 30-foot setback from the Wetland Conservation Area is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code.

SEE SHEET 3 OF 25  
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 25  
FOR PARALLEL OFFSET  
DIMENSIONS NOTE

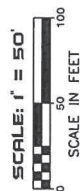


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SECTIONS 5 AND 8, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA

| NO. | RADIUS | DELTA        | ARC    | CHORD  | BEARING          |
|-----|--------|--------------|--------|--------|------------------|
| 75  | 200.00 | 141° 23'     | 163.21 | 163.30 | S 45° 52' 11" W. |
| 76  | 200.00 | 141° 23'     | 163.21 | 163.30 | S 45° 52' 11" W. |
| 77  | 200.00 | 141° 23'     | 163.21 | 163.30 | S 45° 52' 11" W. |
| 78  | 200.00 | 141° 23'     | 163.21 | 163.30 | S 45° 52' 11" W. |
| 79  | 200.00 | 141° 23'     | 163.21 | 163.30 | S 45° 52' 11" W. |
| 80  | 200.00 | 141° 23'     | 163.21 | 163.30 | S 45° 52' 11" W. |
| 81  | 200.00 | 141° 23'     | 163.21 | 163.30 | S 45° 52' 11" W. |
| 82  | 200.00 | 141° 23'     | 163.21 | 163.30 | S 45° 52' 11" W. |
| 83  | 70.00  | 141° 38' 02" | 173.04 | 132.23 | S 00° 06' 59" E. |
| 84  | 70.00  | 86° 33' 21"  | 105.75 | 95.98  | N 65° 47' 20" E. |
| 85  | 70.00  | 47° 02' 21"  | 51.36  | 50.22  | S 45° 05' 52" W. |
| 86  | 70.00  | 37° 47' 42"  | 40.09  | 39.52  | S 12° 15' 51" W. |
| 87  | 70.00  | 31° 54' 00"  | 32.67  | 38.47  | S 20° 05' 00" E. |
| 88  | 70.00  | 24° 54' 00"  | 24.64  | 41.98  | S 33° 39' 00" E. |
| 89  | 70.00  | 17° 54' 00"  | 17.65  | 36.45  | S 58° 13' 00" E. |
| 90  | 70.00  | 31° 54' 00"  | 32.67  | 38.45  | S 20° 05' 00" E. |
| 91  | 70.00  | 19° 45' 21"  | 24.14  | 24.02  | N 32° 13' 00" E. |



SEE SHEET 2 OF 25  
FOR PARALLEL OFFSET  
DIMENSIONS NOTE

**SHEET 7 OF 25 SHEETS**

**WETLAND CONSERVATION AREA NOTE:** The Wetland Conservation Area as shown herein shall be retained in a natural state pursuant to Hillsborough County, Florida, Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 84-446; and Chapter 1-11, Rules of the Environmental Protection Commission of Hillsborough County. In addition, a 30-foot setback from the Wetland Conservation Area is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code.

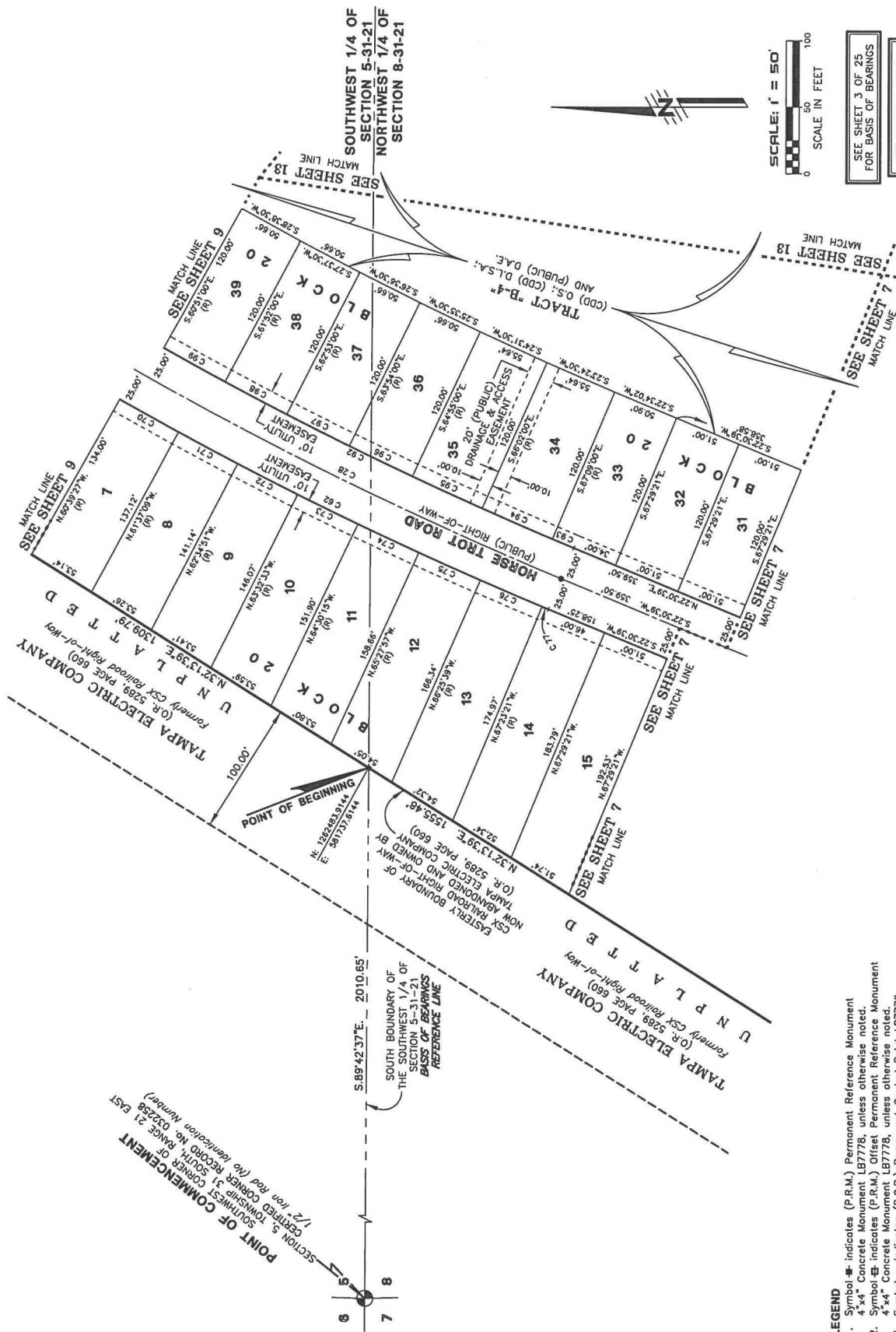
**LEGEND**

1. Symbol  $\blacksquare$  indicates (P.R.M.) Permanent Reference Monument
2. 4 x 4" Concrete Monument LB7778, unless otherwise noted.
3. Symbol  $\circ$  indicates (P.R.M.) Offset Permanent Reference Monument
4. 4 x 4" Concrete Monument LB7778, unless otherwise noted.
5. Symbol  $\circ$  indicates (P.C.P.) Permanent Control Point LB7778
6. (R) indicates radial line
7. (NR) indicates non-radial line
8. RB = Reference Bearing
9. O.R. = Official Records Book
10. (TYP) = Typical
11. B. =
12. E.P.C.H.C. = Environmental Protection Commission of Hillsborough County Welland Line
13. W.C.A.S.L. = Wetland Conservation Area Setback Line
14. (CDD) = Hawkstone Community Development District



# HINTON HAWKSTONE PHASE 1A2

SECTIONS 5 AND 8, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA



**CURVE DATA TABLE**

| NO. | RADIUS  | DELTA   | ARC     | CHORD   | BEARING           |
|-----|---------|---------|---------|---------|-------------------|
| 28  | 3000.00 | 135.57° | 729.37' | 727.58' | S. 29° 28' 33" W. |
| 29  | 3000.00 | 135.57° | 729.37' | 727.58' | S. 29° 28' 33" W. |
| 30  | 3000.00 | 135.57° | 729.37' | 727.58' | S. 29° 28' 33" W. |
| 31  | 3000.00 | 135.57° | 729.37' | 727.58' | S. 29° 28' 33" W. |
| 32  | 3000.00 | 135.57° | 729.37' | 727.58' | S. 29° 28' 33" W. |
| 33  | 3000.00 | 135.57° | 729.37' | 727.58' | S. 29° 28' 33" W. |
| 34  | 3000.00 | 135.57° | 729.37' | 727.58' | S. 29° 28' 33" W. |
| 35  | 3000.00 | 135.57° | 729.37' | 727.58' | S. 29° 28' 33" W. |
| 36  | 3000.00 | 135.57° | 729.37' | 727.58' | S. 29° 28' 33" W. |
| 37  | 3000.00 | 135.57° | 729.37' | 727.58' | S. 29° 28' 33" W. |
| 38  | 3000.00 | 135.57° | 729.37' | 727.58' | S. 29° 28' 33" W. |
| 39  | 3000.00 | 135.57° | 729.37' | 727.58' | S. 29° 28' 33" W. |
| 40  | 3000.00 | 135.57° | 729.37' | 727.58' | S. 29° 28' 33" W. |
| 41  | 3000.00 | 135.57° | 729.37' | 727.58' | S. 29° 28' 33" W. |
| 42  | 3000.00 | 135.57° | 729.37' | 727.58' | S. 29° 28' 33" W. |
| 43  | 3000.00 | 135.57° | 729.37' | 727.58' | S. 29° 28' 33" W. |
| 44  | 3000.00 | 135.57° | 729.37' | 727.58' | S. 29° 28' 33" W. |
| 45  | 3000.00 | 135.57° | 729.37' | 727.58' | S. 29° 28' 33" W. |
| 46  | 3000.00 | 135.57° | 729.37' | 727.58' | S. 29° 28' 33" W. |
| 47  | 3000.00 | 135.57° | 729.37' | 727.58' | S. 29° 28' 33" W. |
| 48  | 3000.00 | 135.57° | 729.37' | 727.58' | S. 29° 28' 33" W. |
| 49  | 3000.00 | 135.57° | 729.37' | 727.58' | S. 29° 28' 33" W. |
| 50  | 3000.00 | 135.57° | 729.37' | 727.58' | S. 29° 28' 33" W. |

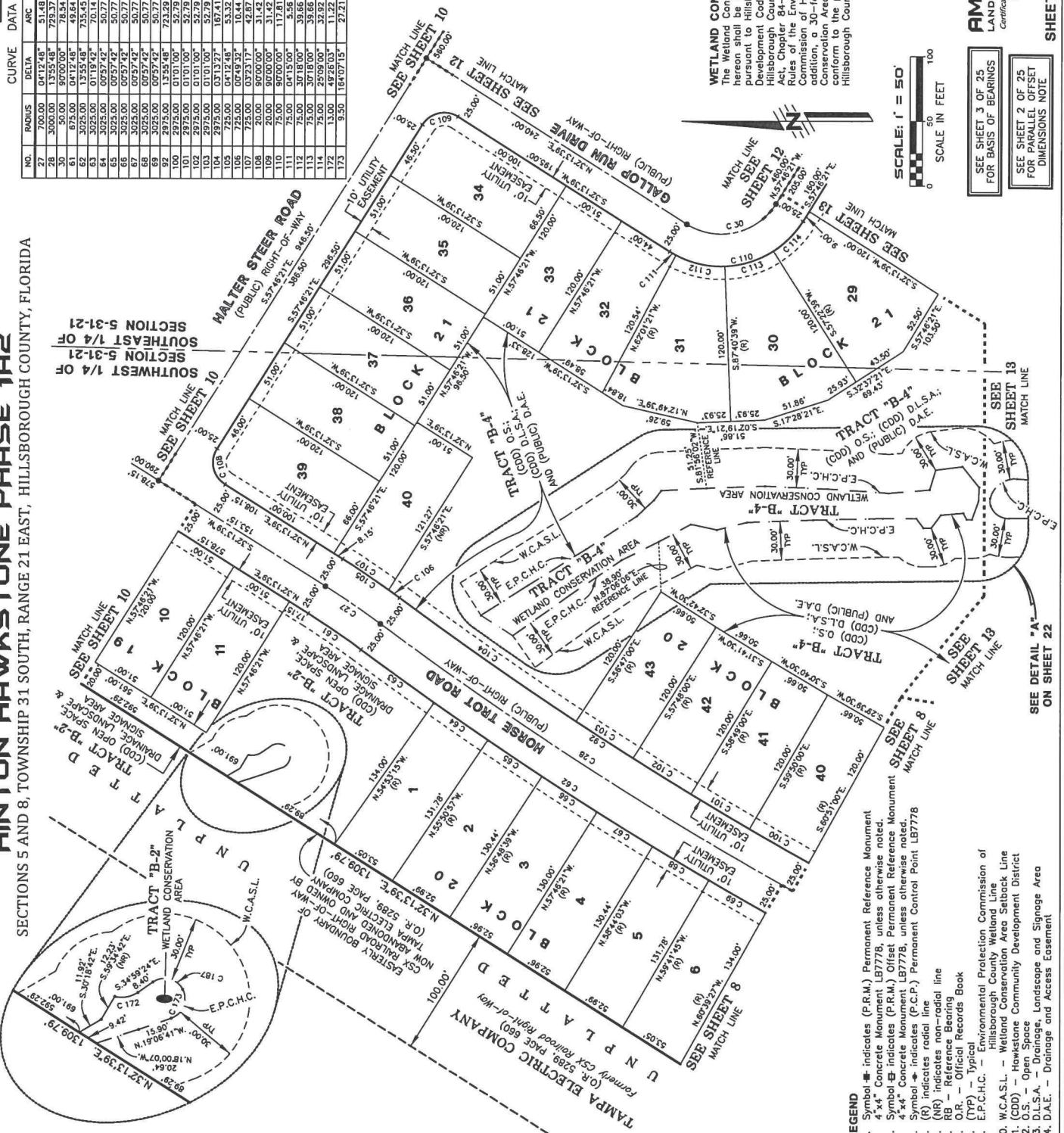
- LEGEND**
- Symbol  $\bullet$  indicates (P.R.M.) Permanent Reference Monument
  - Symbol  $\oplus$  indicates (P.R.M.) Offset Permanent Reference Monument
  - Symbol  $\otimes$  indicates (P.R.M.) Offset Permanent Reference Monument
  - Symbol  $\odot$  indicates (P.C.P.) Permanent Control Point LB7778
  - (NR) indicates radial line
  - (N) indicates non-radial line
  - OR - Reference Bearing
  - OR - Typical Records Book
  - E.P.C.H.C. - Environmental Protection Commission of Hillsborough County Wetland Line
  - W.C.A.S.L. - Wetland Conservation Area Setback Line
  - W.C.A.S.L. - Wetland Conservation Area Setback Line
  - O.S. - Open Space
  - D.L.S.A. - Drainage, Landscape and Signage Area
  - DAE. - Drainage and Access Easement

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

CURVE DATA TABLE

| CURVE |         | DATA       |           |        | TABLE            |  |
|-------|---------|------------|-----------|--------|------------------|--|
| NO.   | RADIUS  | DELTA      | ARC       | CHORD  | BEARING          |  |
| 27    | 700.00  | 04°12'45"  | 51.148    | 51.147 | S 29°20'03" W.   |  |
| 28    | 3000.00 | 1°35'48"   | 729.37    | 727.58 | S 29°28'33" W.   |  |
| 29    | 3000.00 | 1°35'48"   | 729.37    | 727.58 | S 29°28'33" W.   |  |
| 30    | 675.00  | 04°12'45"  | 49.84     | 49.84  | S 29°16'03" W.   |  |
| 31    | 675.00  | 04°12'45"  | 49.84     | 49.84  | S 29°16'03" W.   |  |
| 32    | 3025.00 | 1°55'48"   | 738.45    | 733.84 | S 29°48'33" W.   |  |
| 63    | 3025.00 | 01°19'42"  | 70.14     | 70.14  | S 29°46'36" W.   |  |
| 64    | 3025.00 | 00°59'42"  | 50.77     | 50.77  | S 34°37'54" W.   |  |
| 65    | 3025.00 | 00°59'42"  | 50.77     | 50.77  | S 34°37'02" W.   |  |
| 66    | 3025.00 | 00°59'42"  | 50.77     | 50.77  | S 34°37'02" W.   |  |
| 67    | 3025.00 | 00°59'42"  | 50.77     | 50.77  | S 34°37'02" W.   |  |
| 68    | 3025.00 | 00°59'42"  | 50.77     | 50.77  | S 34°37'05" W.   |  |
| 69    | 3025.00 | 1°55'48"   | 738.45    | 737.59 | S 29°49'24" W.   |  |
| 92    | 2975.00 | 1°35'48"   | 721.29    | 721.51 | S 29°19'23" E.   |  |
| 100   | 2975.00 | 01°01'00"  | 52.79     | 52.79  | S 29°39'30" E.   |  |
| 101   | 2975.00 | 01°01'00"  | 52.79     | 52.79  | S 29°39'30" E.   |  |
| 102   | 2975.00 | 01°01'00"  | 52.79     | 52.79  | S 29°39'30" E.   |  |
| 103   | 2975.00 | 01°01'00"  | 52.79     | 52.79  | S 29°39'30" E.   |  |
| 104   | 2975.00 | 03°13'27"  | 167.41    | 167.39 | S 34°49'44" E.   |  |
| 105   | 725.00  | 04°12'45"  | 53.32     | 53.30  | S 29°20'03" E.   |  |
| 106   | 725.00  | 00°49'32"  | 10.44     | 10.44  | S 35°01'42" E.   |  |
| 107   | 725.00  | 03°23'17"  | 42.87     | 42.86  | S 33°58'17" E.   |  |
| 108   | 725.00  | 03°23'17"  | 42.87     | 42.86  | S 33°58'17" E.   |  |
| 109   | 9000.00 | 90°00'00"  | 31.42     | 31.42  | S 77°13'39" E.   |  |
| 110   | 75.00   | 90°00'00"  | 11.781    | 10.67  | S 1°24'48" E.    |  |
| 111   | 75.00   | 04°15'00"  | 5.56      | 5.56   | S 30°06'09" W.   |  |
| 112   | 112     | 75.00      | 30°18'00" | 39.66  | S 1°12'49'59" W. |  |
| 113   | 75.00   | 30°18'00"  | 39.66     | 39.20  | S 1°17'28'21" W. |  |
| 114   | 75.00   | 29°58'00"  | 39.66     | 32.86  | S 4°51'11" E.    |  |
| 115   | 75.00   | 29°58'00"  | 39.66     | 32.86  | S 4°51'11" E.    |  |
| 172   | 8350    | 164°00'15" | 27.23     | 18.92  | S 67°46'52" E.   |  |



**WETLAND CONSERVATION AREA NOTE:** The Wetland Conservation Area as shown hereon shall be retained in a natural state pursuant to Hillsborough County, Florida, Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 84-446; and Chapter 1-11, Rules of the Environmental Protection Commission of Hillsborough County. In addition, a 30-foot setback from the Wetland Conservation Area is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code.

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SEE SHEET 3 OF 25  
FOR BASIS OF BEARING

**SHEET 9 OF 25 SHEETS**



# HINTON HAWKSTONE PHASE 1A2

SECTIONS 5 AND 8, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA

CURVE DATA TABLE

| NO. | RADIUS | DELTA      | ARC   | CHORD | BEARING       |
|-----|--------|------------|-------|-------|---------------|
| 134 | 25.00  | 113°27'13" | 5.03  | 5.03  | N.37°59'48"E. |
| 135 | 20.00  | 90°00'00"  | 31.42 | 28.28 | S.77°13'39"W. |
| 136 | 20.00  | 90°00'00"  | 31.42 | 28.28 | N.12°46'21"W. |
| 137 | 20.00  | 90°00'00"  | 31.42 | 28.28 | N.77°13'39"E. |
| 138 | 20.00  | 90°00'00"  | 31.42 | 28.28 | N.12°46'21"W. |
| 139 | 20.00  | 90°00'00"  | 31.42 | 28.28 | N.77°13'39"E. |
| 140 | 20.00  | 90°00'00"  | 31.42 | 28.28 | N.12°46'21"W. |

HINTON HAWKSTONE PHASE 1A1  
(PART BOOK) PAGES  
TRACT "B-1"  
(CDD) OPEN SPACE;  
(CDD) DRAINAGE, LANDSCAPE & SIGNAGE AREA  
AND (PUBLIC) DRAINAGE AND ACCESS EASEMENT

HAWKSTONE TRAIL BOULEVARD  
(PUBLIC) RIGHT-OF-WAY  
TRACT "B-3"  
(CDD) OPEN SPACE;  
(CDD) DRAINAGE, LANDSCAPE & SIGNAGE AREA  
AND (PUBLIC) DRAINAGE AND ACCESS EASEMENT

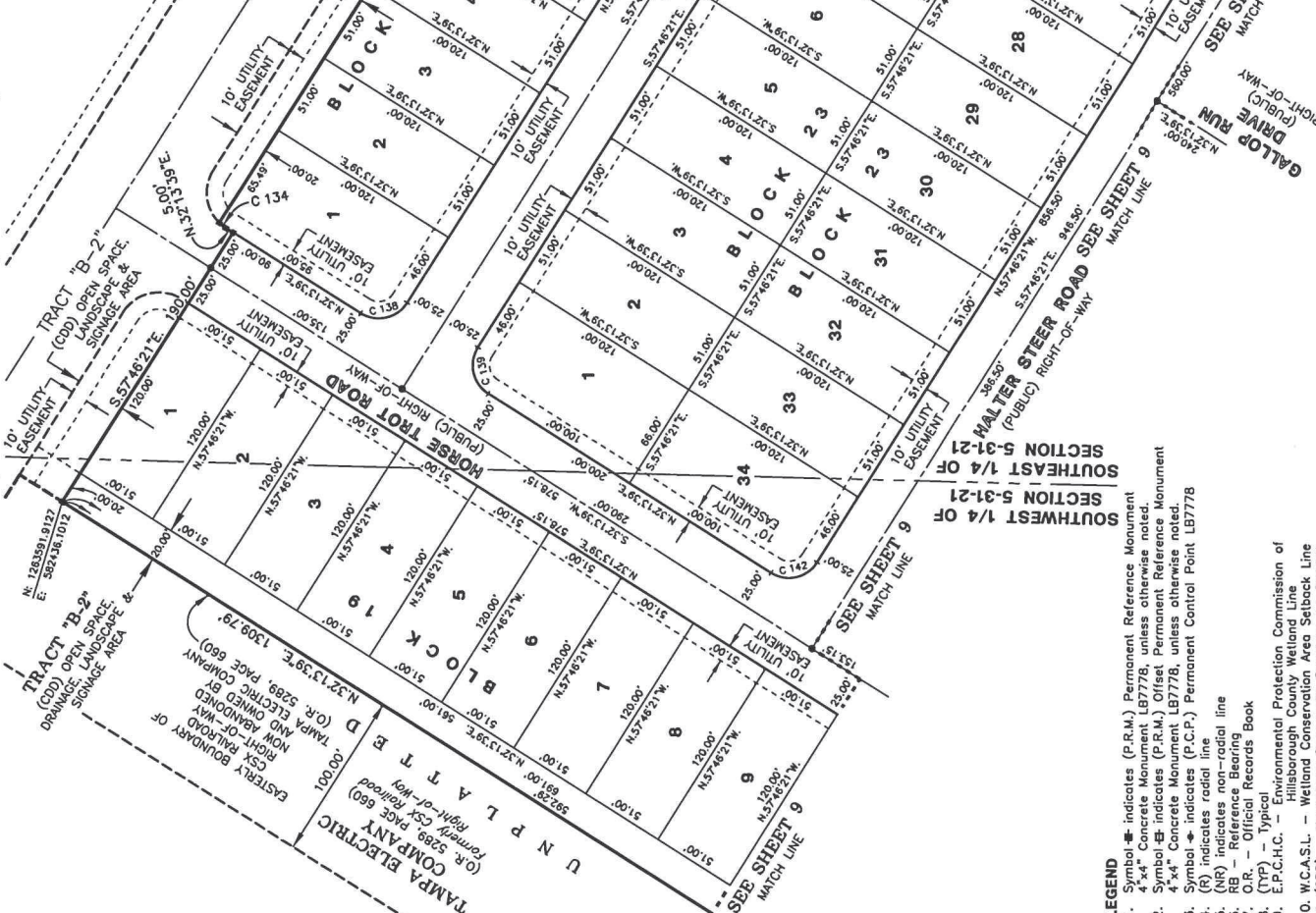
SOUTHERLY BOUNDARY OF  
HINTON HAWKSTONE PHASE 1A1  
TRACT "B-2"  
(CDD) OPEN SPACE;  
(CDD) DRAINAGE, LANDSCAPE & SIGNAGE AREA  
AND (PUBLIC) DRAINAGE AND ACCESS EASEMENT

TRACT "B-2"  
(CDD) OPEN SPACE;  
(CDD) DRAINAGE, LANDSCAPE & SIGNAGE AREA  
AND (PUBLIC) DRAINAGE AND ACCESS EASEMENT

TRACT "B-2"  
(CDD) OPEN SPACE;  
(CDD) DRAINAGE, LANDSCAPE & SIGNAGE AREA  
AND (PUBLIC) DRAINAGE AND ACCESS EASEMENT

TRACT "B-2"  
(CDD) OPEN SPACE;  
(CDD) DRAINAGE, LANDSCAPE & SIGNAGE AREA  
AND (PUBLIC) DRAINAGE AND ACCESS EASEMENT

TRACT "B-2"  
(CDD) OPEN SPACE;  
(CDD) DRAINAGE, LANDSCAPE & SIGNAGE AREA  
AND (PUBLIC) DRAINAGE AND ACCESS EASEMENT



- LEGEND**
- Symbol indicates (P.R.M.) Permanent Reference Monument
  - Symbol indicates (P.R.M.) Permanent Reference Monument
  - Symbol indicates (P.R.M.) Permanent Reference Monument
  - Symbol indicates (P.C.P.) Permanent Control Point LB7778
  - (NR) indicates radial line
  - (NR) indicates non-radial line
  - OB - Reference Bearing
  - (TYP) - Official Records Book
  - E.P.C.H.C. - Environmental Protection Commission of Hillsborough County Wetland Line
  - W.C.A.S.L. - Wetland Conservation Area Setback Line
  - (CDD) - Hawkstone Community Development District

SEE SHEET 3 OF 25  
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 25  
FOR PARALLEL OFFSET  
DIMENSIONS NOTE

**AMERARITT, INC.**  
LAND SURVEYING & MAPPING  
Certificate of Authorization Number LB 7778  
3010 W. Aske Street, Suite 150  
Tampa, FL 33613  
PHONE (813) 221-5300

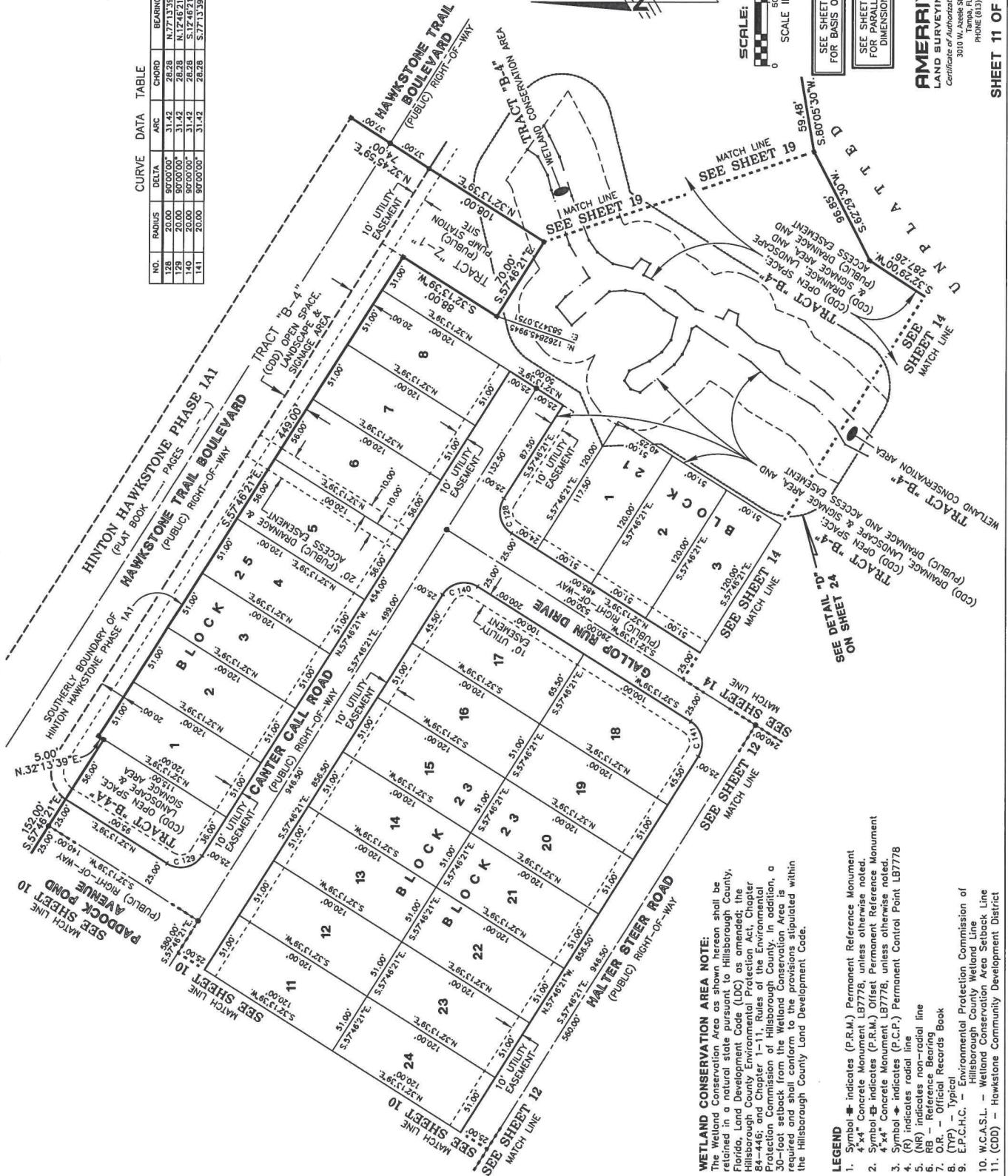


# HINTON HAWKSTONE PHASE 1A2

SECTIONS 5 AND 8, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA

CURVE DATA TABLE

| NO. | RADIUS | DELTA     | ARC   | CHORD | BEARING      |
|-----|--------|-----------|-------|-------|--------------|
| 128 | 20.00  | 90°00'00" | 31.42 | 28.28 | N.77°13'39"E |
| 129 | 20.00  | 90°00'00" | 31.42 | 28.28 | N.17°46'21"W |
| 140 | 20.00  | 90°00'00" | 31.42 | 28.28 | N.17°46'21"E |
| 141 | 20.00  | 90°00'00" | 31.42 | 28.28 | S.77°13'39"W |



## WETLAND CONSERVATION AREA NOTE:

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

## LEGEND

- Symbol  $\blacksquare$  indicates (P.R.M.) Permanent Reference Monument
- 4"x4" Concrete Monument (P.R.M.) unless otherwise noted.
- Symbol  $\oplus$  indicates (P.R.M.) Offset Permanent Reference Monument
- 4"x4" Concrete Monument (P.R.M.) unless otherwise noted.
- Symbol  $\star$  indicates (P.C.P.) Permanent Control Point LB7778
- (R) indicates radial line
- (R) indicates non-radial line
- R.R. - Official Records Book
- (TYP) - Typical
- E.P.C.H.C. - Environmental Protection Commission of Hillsborough County Wetland Line
- W.C.A.S.L. - Wetland Conservation Area Setback Line
- (CDD) - Hawkstone Community Development District

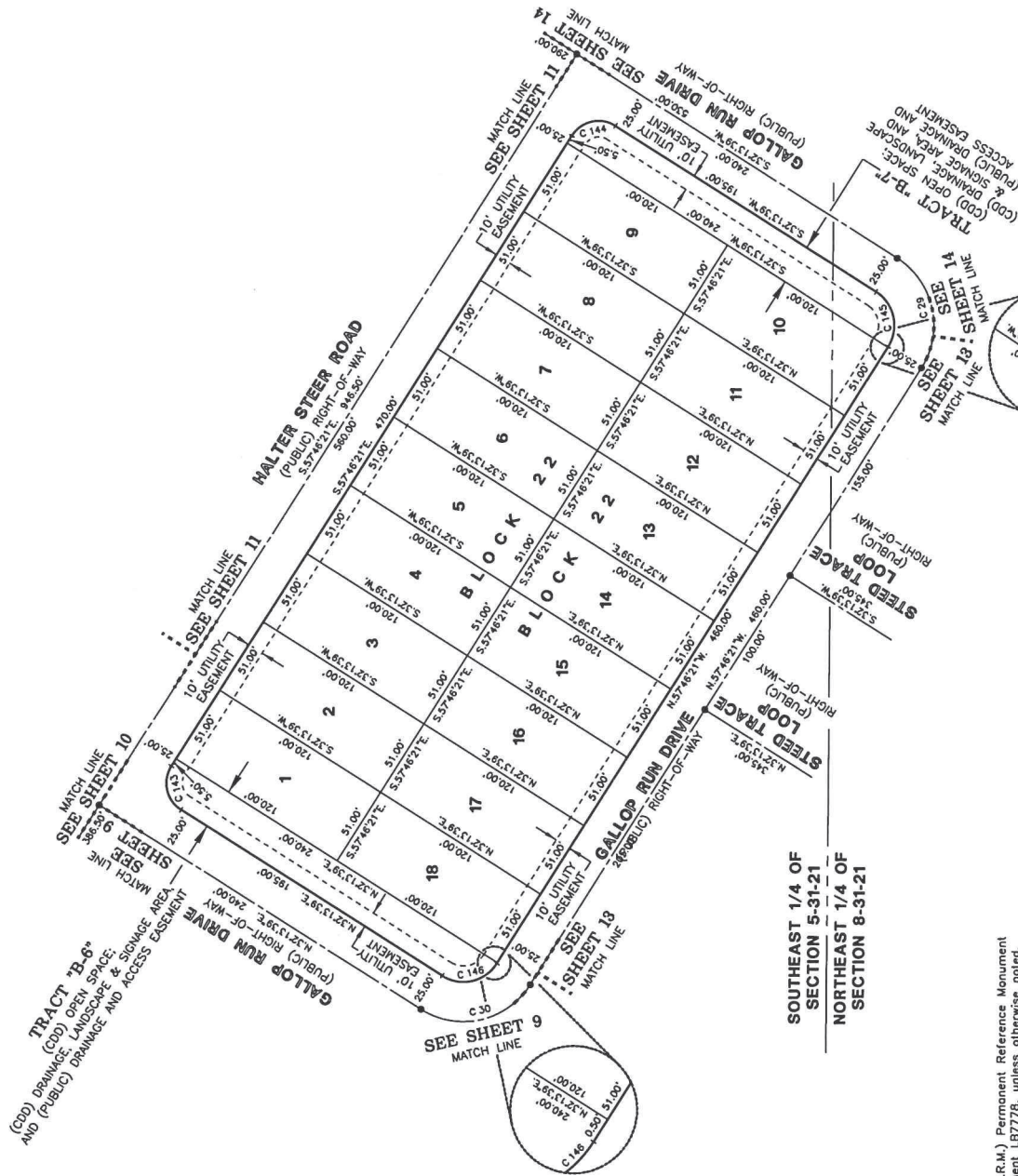
SEE SHEET 3 OF 25  
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 25  
FOR PARALLEL OFFSET  
DIMENSIONS NOTE

**AMERRITT, INC.**  
LAND SURVEYING & MAPPING  
Certificate of Authorization Number LB 7778  
Tampa, FL 33609  
3010 W. Askele Street, Suite 150  
PHONE (813) 215-5500

# HINTON HAWKSTONE PHASE 1A2

SECTIONS 5 AND 8, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA



CURVE DATA TABLE

| NO. | RADIUS | DELTA     | ARC   | CHORD | BEARING       |
|-----|--------|-----------|-------|-------|---------------|
| 29  | 50.00  | 90°00'00" | 78.54 | 70.71 | S.77°13'39"W. |
| 30  | 50.00  | 90°00'00" | 78.54 | 70.71 | N.12°46'21"W. |
| 143 | 20.00  | 90°00'00" | 31.42 | 28.28 | S.77°13'39"E. |
| 144 | 20.00  | 90°00'00" | 31.42 | 28.28 | S.12°46'21"E. |
| 145 | 25.00  | 90°00'00" | 39.27 | 35.36 | N.12°46'21"W. |

- LEGEND**
- 1. Symbol indicates (P.R.M.) Permanent Reference Monument
  - 4"x4" Concrete Monument (L.B.7778), unless otherwise noted
  - 2. Symbol indicates (P.R.M.) Official Permanent Reference Monument
  - 4"x4" Concrete Monument (L.B.7778), unless otherwise noted
  - 3. Symbol indicates radial line
  - 4. (R) indicates radial line
  - 5. (NR) indicates non-radial line
  - 6. RB - Reference Bearing
  - 7. O.R. - Official Records Book
  - 8. (TYP) - Typical
  - 9. E.P.C.H.C. - Environmental Protection Commission of Hillsborough County Wetland Line
  - 10. W.C.A.S.L. - Wetland Conservation Area Setback Line
  - 11. (CDD) - Hawkstone Community Development District

SCALE: 1" = 50'

SCALE IN FEET

0 50 100

SEE SHEET 3 OF 25 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 25 FOR BASIS OF OFFSET DIMENSIONS NOTE

**AMERRITT, INC.**  
 LAND SURVEYING & MAPPING  
 Certificate of Authorization Number LB 7778  
 3010 W. Apollo Street, Suite 150  
 Hillsborough County, Florida 34610  
 PHONE (813) 221-5200



|     | PLAT BOOK | PAGE |
|-----|-----------|------|
| 1   |           |      |
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SOUTHEAST 1/4 OF  
SECTION 5-31-21



SEE SHEET 3 OF 25  
FOR BASIS OF BEARINGS

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

**SHEET 13 OF 25 SHEETS**

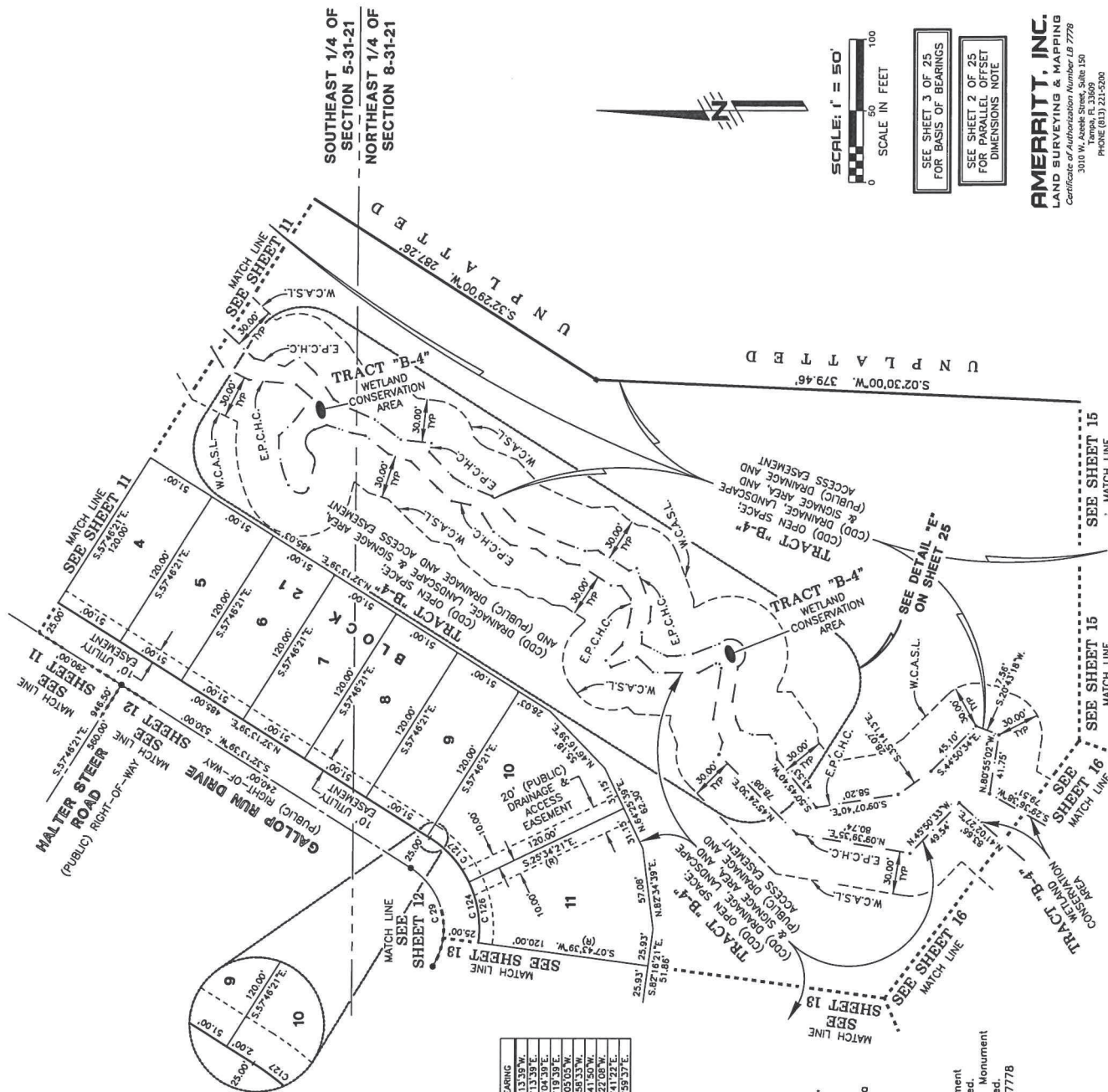
**WETLAND CONSERVATION AREA NOTE:**  
The Wetland Conservation Area as shown herein shall be retained in a natural state pursuant to Hillsborough County, Florida, Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 84-446; and Chapter 1-11, Rules of the Environmental Protection Commission of Hillsborough County. In addition, a 30-foot setback from the Wetland Conservation Area is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code.

| CURVE DATA |       |           |       |       | TABLE |                |
|------------|-------|-----------|-------|-------|-------|----------------|
| NO.        | NO.   | RAIUS     | DELTA | ARC   | CHORD | BEARING        |
| 28         | 50.00 | 97020'00" | 78.54 | 70.71 |       | S 77°13'39" W. |
| 29         | 50.00 | 97020'00" | 78.54 | 70.71 |       | S 77°13'39" W. |
| 30         | 50.00 | 97020'00" | 78.54 | 70.71 |       | S 77°13'39" W. |
| 31         | 50.00 | 97020'00" | 78.54 | 70.71 |       | S 77°13'39" W. |
| 32         | 50.00 | 97020'00" | 78.54 | 70.71 |       | S 77°13'39" W. |
| 33         | 50.00 | 97020'00" | 78.54 | 70.71 |       | S 77°13'39" W. |
| 34         | 50.00 | 97020'00" | 78.54 | 70.71 |       | S 77°13'39" W. |
| 35         | 50.00 | 97020'00" | 78.54 | 70.71 |       | S 77°13'39" W. |
| 36         | 50.00 | 97020'00" | 78.54 | 70.71 |       | S 77°13'39" W. |
| 37         | 50.00 | 97020'00" | 78.54 | 70.71 |       | S 77°13'39" W. |
| 38         | 50.00 | 97020'00" | 78.54 | 70.71 |       | S 77°13'39" W. |
| 39         | 50.00 | 97020'00" | 78.54 | 70.71 |       | S 77°13'39" W. |
| 40         | 50.00 | 97020'00" | 78.54 | 70.71 |       | S 77°13'39" W. |
| 41         | 50.00 | 97020'00" | 78.54 | 70.71 |       | S 77°13'39" W. |
| 42         | 50.00 | 97020'00" | 78.54 | 70.71 |       | S 77°13'39" W. |
| 43         | 50.00 | 97020'00" | 78.54 | 70.71 |       | S 77°13'39" W. |
| 44         | 50.00 | 97020'00" | 78.54 | 70.71 |       | S 77°13'39" W. |
| 45         | 50.00 | 97020'00" | 78.54 | 70.71 |       | S 77°13'39" W. |
| 46         | 50.00 | 97020'00" | 78.54 | 70.71 |       | S 77°13'39" W. |
| 47         | 50.00 | 97020'00" | 78.54 | 70.71 |       | S 77°13'39" W. |
| 48         | 50.00 | 97020'00" | 78.54 | 70.71 |       | S 77°13'39" W. |
| 49         | 50.00 | 97020'00" | 78.54 | 70.71 |       | S 77°13'39" W. |
| 50         | 50.00 | 97020'00" | 78.54 | 70.71 |       | S 77°13'39" W. |

1. Symbol  $\Rightarrow$  indicates (P.R.M.) Permanent Reference Monument
2. Symbol  $\Rightarrow$  indicates (P.R.M.) Permanent Reference Monument
3. Symbol  $\Rightarrow$  indicates (P.R.M.) Permanent Reference Monument
4. Symbol  $\Rightarrow$  indicates (P.R.M.) Permanent Reference Monument
5. Symbol  $\Rightarrow$  indicates (P.R.M.) Permanent Reference Monument
6. Symbol  $\Rightarrow$  indicates (P.R.M.) Permanent Reference Monument
7. Symbol  $\Rightarrow$  indicates (P.R.M.) Permanent Reference Monument
8. Symbol  $\Rightarrow$  indicates (P.R.M.) Permanent Reference Monument
9. Symbol  $\Rightarrow$  indicates (P.R.M.) Permanent Reference Monument
10. Symbol  $\Rightarrow$  indicates (P.R.M.) Permanent Reference Monument
11. Symbol  $\Rightarrow$  indicates (P.R.M.) Permanent Reference Monument

# HINTON HAWKSTONE PHASE 1A2

SECTIONS 5 AND 8, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA



CURVE DATA TABLE

| NO. | RADIUS | DELTA     | ARC    | CHORD  | BEARING       |
|-----|--------|-----------|--------|--------|---------------|
| 29  | 50.00  | 90°00'00" | 78.54  | 70.71  | S.77°13.59'W. |
| 124 | 75.00  | 30°00'00" | 117.81 | 106.07 | N.77°13.59'E. |
| 125 | 75.00  | 30°00'00" | 117.81 | 106.07 | N.77°13.59'E. |
| 126 | 75.00  | 30°00'00" | 117.81 | 106.07 | N.77°13.59'E. |
| 127 | 75.00  | 30°00'00" | 117.81 | 106.07 | N.77°13.59'E. |
| 128 | 75.00  | 30°00'00" | 117.81 | 106.07 | N.77°13.59'E. |
| 129 | 75.00  | 30°00'00" | 117.81 | 106.07 | N.77°13.59'E. |
| 130 | 75.00  | 30°00'00" | 117.81 | 106.07 | N.77°13.59'E. |
| 131 | 75.00  | 30°00'00" | 117.81 | 106.07 | N.77°13.59'E. |
| 132 | 75.00  | 30°00'00" | 117.81 | 106.07 | N.77°13.59'E. |
| 133 | 75.00  | 30°00'00" | 117.81 | 106.07 | N.77°13.59'E. |
| 134 | 75.00  | 30°00'00" | 117.81 | 106.07 | N.77°13.59'E. |
| 135 | 75.00  | 30°00'00" | 117.81 | 106.07 | N.77°13.59'E. |
| 136 | 75.00  | 30°00'00" | 117.81 | 106.07 | N.77°13.59'E. |
| 137 | 75.00  | 30°00'00" | 117.81 | 106.07 | N.77°13.59'E. |
| 138 | 75.00  | 30°00'00" | 117.81 | 106.07 | N.77°13.59'E. |
| 139 | 75.00  | 30°00'00" | 117.81 | 106.07 | N.77°13.59'E. |
| 140 | 75.00  | 30°00'00" | 117.81 | 106.07 | N.77°13.59'E. |
| 141 | 75.00  | 30°00'00" | 117.81 | 106.07 | N.77°13.59'E. |
| 142 | 75.00  | 30°00'00" | 117.81 | 106.07 | N.77°13.59'E. |
| 143 | 75.00  | 30°00'00" | 117.81 | 106.07 | N.77°13.59'E. |
| 144 | 75.00  | 30°00'00" | 117.81 | 106.07 | N.77°13.59'E. |
| 145 | 75.00  | 30°00'00" | 117.81 | 106.07 | N.77°13.59'E. |
| 146 | 75.00  | 30°00'00" | 117.81 | 106.07 | N.77°13.59'E. |
| 147 | 75.00  | 30°00'00" | 117.81 | 106.07 | N.77°13.59'E. |
| 148 | 75.00  | 30°00'00" | 117.81 | 106.07 | N.77°13.59'E. |
| 149 | 75.00  | 30°00'00" | 117.81 | 106.07 | N.77°13.59'E. |
| 150 | 75.00  | 30°00'00" | 117.81 | 106.07 | N.77°13.59'E. |

## WETLAND CONSERVATION AREA NOTE:

The Wetland Conservation Area as shown hereon shall be retained in a natural state pursuant to Hillsborough County, Florida, Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 170-16; and Chapter 170-16, Rules of the Environmental Protection Commission of Hillsborough County. In addition, a 30-foot setback from the Wetland Conservation Area is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code.

## LEGEND

- Symbol indicates (P.R.M.) Permanent Reference Monument
- 4"x4" Concrete Monument LB7778, unless otherwise noted.
- Symbol indicates (P.R.M.) Offset Permanent Reference Monument
- 4"x4" Concrete Monument LB7778, unless otherwise noted.
- Symbol indicates (P.C.P.) Permanent Control Point LB7778
- (NR) indicates radial line
- (RB) indicates non-radial line
- Q.R. - Reference Bearing
- (TYP) - Typical
- E.P.C.H.C. - Environmental Protection Commission of Hillsborough County Wetland Line
- W.C.A.S.L. - Wetland Conservation Area Setback Line
- (CDD) - Hawkstone Community Development District

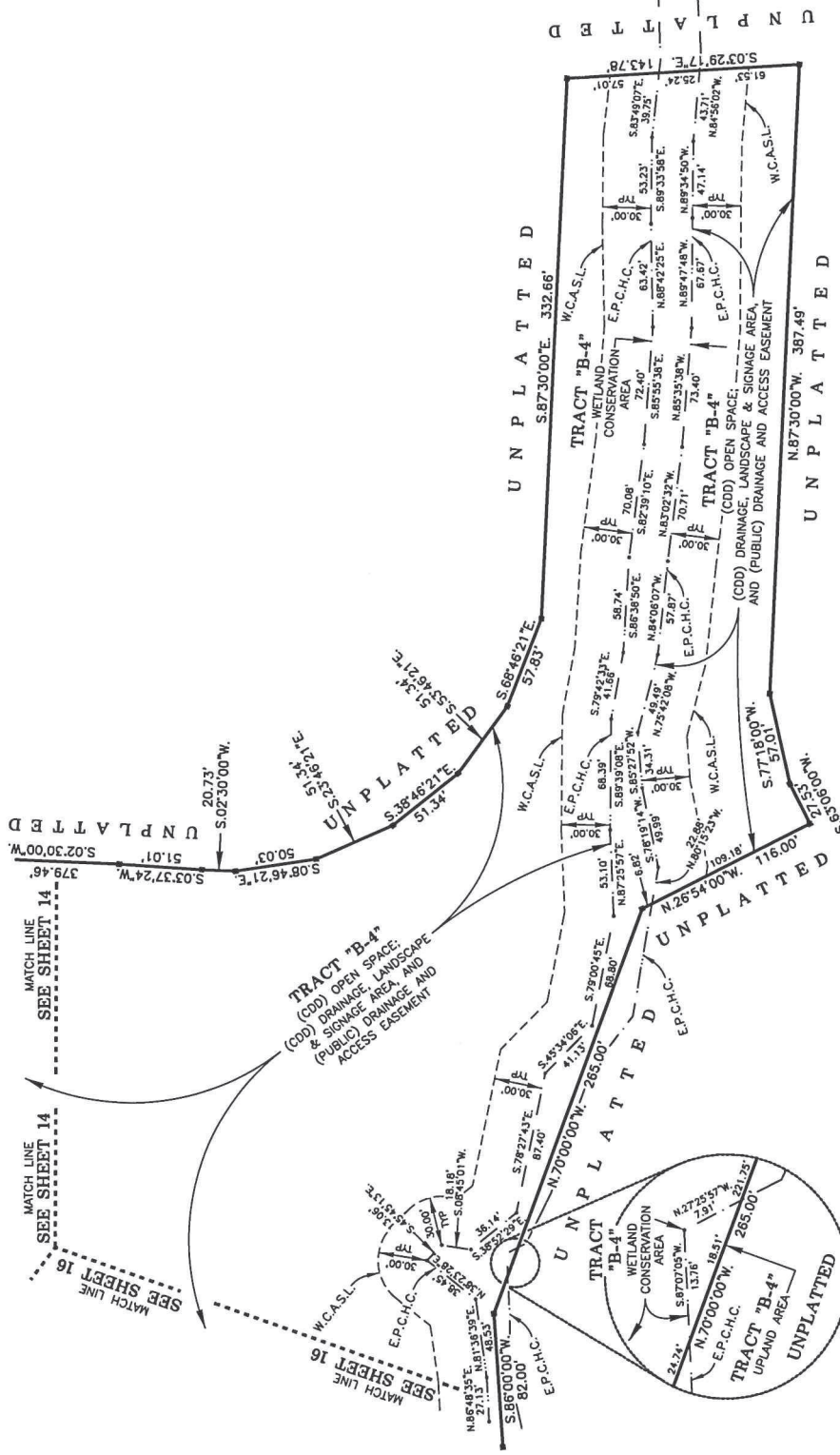


SEE SHEET 3 OF 25 FOR BASIS OF BEARINGS  
SEE SHEET 2 OF 25 FOR PARALLEL OFFSET DIMENSIONS NOTE

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



# HINTON HAWKSTONE PHASE 1A2 SECTIONS 5 AND 8, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA



SCALE: 1" = 50'

0 50 100

SCALE IN FEET

SEE SHEET 3 OF 25 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 25 FOR PARALLEL SET DIMENSIONS NOTE

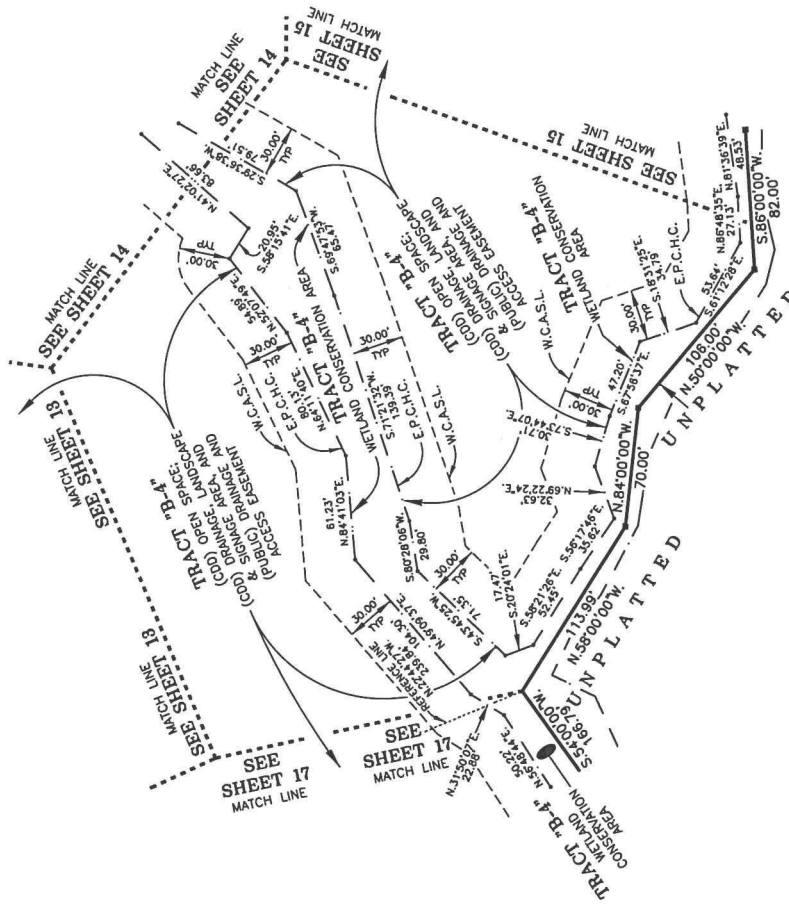
**AMERRITT, INC.**  
 LAND SURVEYING & MAPPING  
 Certificate of Authorization Number LB 7778  
 3010 W. Apollo Street, Suite 150  
 Tampa, FL 33613  
 PHONE (813) 221-8200

**WETLAND CONSERVATION AREA NOTE:**  
 The Wetland Conservation Area as shown hereon shall be retained in a natural state pursuant to Hillsborough County, Florida, Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter BA-446; and Chapter 1-11, Rules of the Environmental Protection Commission of Hillsborough County. In addition, a 30-foot setback from the Wetland Conservation Area is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code.

- LEGEND**
1. Symbol: \* indicates (P.R.M.) Permanent Reference Monument
  2. Symbol: \* indicates (P.R.M.) Permanent Reference Monument
  3. Symbol: \* indicates (P.R.M.) Permanent Reference Monument
  4. Symbol: \* indicates (P.C.P.) Permanent Control Point LB7778
  5. (NR) indicates non-radial line
  6. RB - Reference Bearing
  7. (TYP) - Typical
  8. E.P.C.H.C. - Environmental Protection Commission of Hillsborough County
  9. W.C.A.S.L. - Wetland Conservation Area Setback Line
  10. W.C.A.S.L. - Wetland Conservation Area Setback Line
  11. (CDD) - Hawkstone Community Development District

## HINTON HAWKSTONE PHASE 1A2

SECTIONS 5 AND 8, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA



SCALE: 1" = 50'



0 50 100  
SCALE IN FEET

SEE SHEET 3 OF 25  
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 25  
FOR PARALLEL OFFSET  
DIMENSIONS NOTE

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

**SHEET 16 OF 25 SHEETS**

**WETLAND CONSERVATION AREA NOTE:**  
The Wetland Conservation Area as shown herein shall be retained in a natural state pursuant to Hillsborough County, Florida, Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 84-446; and Chapter 1-11, Rules of the Environmental Protection Commission of Hillsborough County. In addition, a 30-foot setback from the Wetland Conservation Area is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code.

**LEGEND**

1. Symbol  $\oplus$  indicates (p.r.m.) Permanent Reference Monument 4"x4" Concrete Monument LB7778, unless otherwise noted.
2. Symbol  $\ominus$  indicates (p.r.m.) Offset Permanent Reference Monument 4"x4" Concrete Monument LB7778, unless otherwise noted.
3. Symbol  $\bullet$  indicates (p.c.p.) Permanent Control Point LB7778
4. (R) indicates radial line
5. (NR) indicates non-radial line
6. RB = Reference Bearing
7. O.R. = Official Records Book
8. (TYP) = Typical
9. E.P.C.H.C. = Environmental Protection Commission of Hillsborough County Wetland Line
10. W.C.A.S.L. = Wetlands Conservation Area Setback Line
11. (CDD) = Hawkstone Community Development District

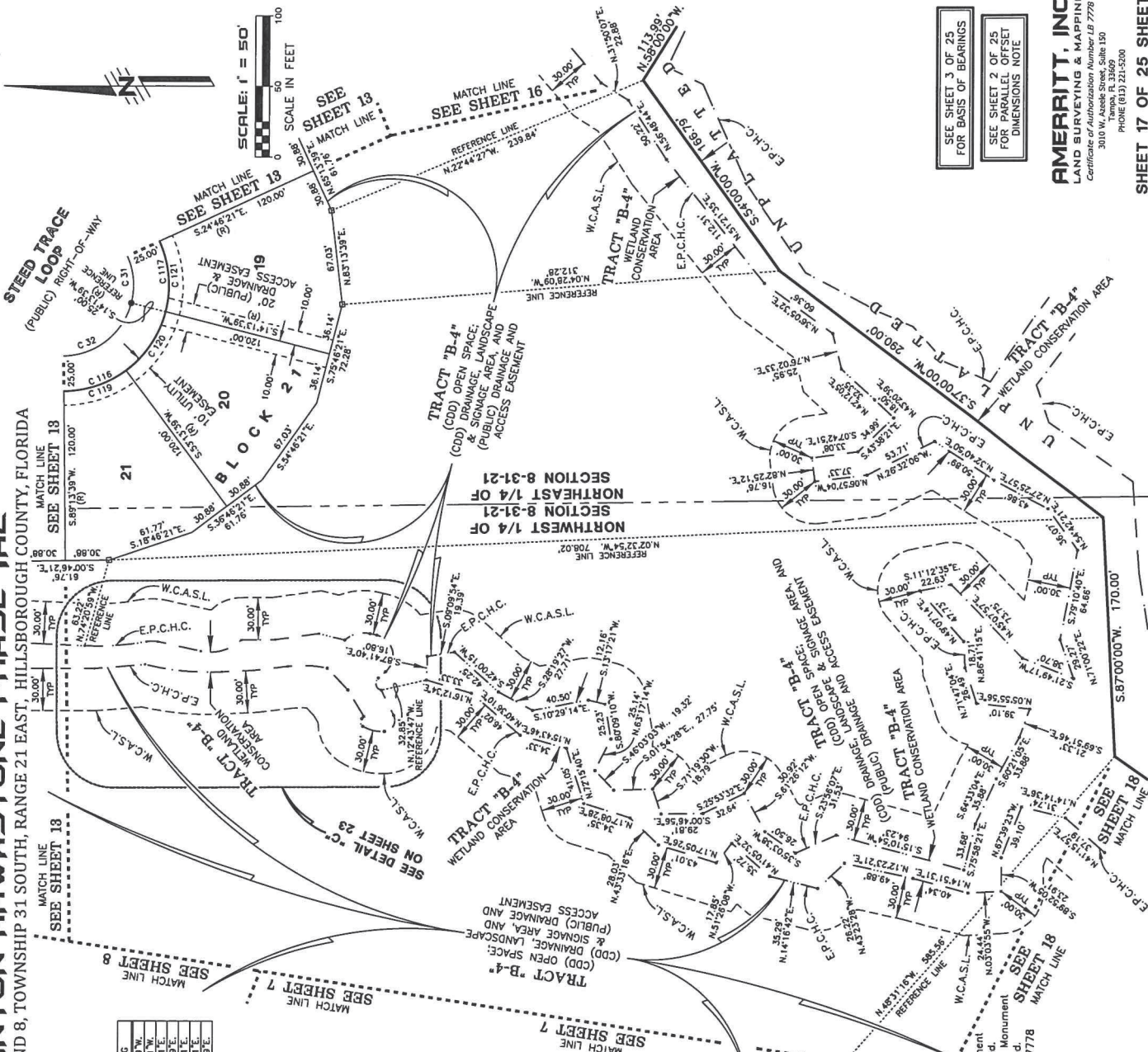


# HINTON HAWKSTONE PHASE 1A2

SECTIONS 5 AND 8, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA

CURVE DATA TABLE

| NO. | RADIUS | DELTA      | ARC   | CHORD | BEARING       |
|-----|--------|------------|-------|-------|---------------|
| 31  | 50.00  | 72°00'00"  | 62.83 | 56.78 | S.68°13'39"W. |
| 32  | 50.00  | 108°00'00" | 94.25 | 80.90 | N.21°46'21"W. |
| 33  | 50.00  | 108°00'00" | 94.25 | 80.90 | N.68°13'39"E. |
| 117 | 75.00  | 72°00'00"  | 47.12 | 46.35 | S.18°46'21"E. |
| 119 | 75.00  | 36°00'00"  | 23.56 | 23.28 | S.56°16'21"E. |
| 120 | 75.00  | 36°00'00"  | 23.56 | 23.28 | S.56°16'21"E. |
| 121 | 75.00  | 36°00'00"  | 23.56 | 23.28 | S.56°16'21"E. |



**WETLAND CONSERVATION AREA NOTE:**  
The Wetland Conservation Area as shown herein shall be retained in a natural state pursuant to Hillsborough County, Florida, Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 84-446; and Chapter 1-11, Rules of the Environmental Protection Commission of Hillsborough County. In addition, a 30-foot setback from the Wetland Conservation Area is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code.

- LEGEND**
- Symbol indicates (P.R.M.) Permanent Reference Monument
  - 4"x4" Concrete Monument LB7778, unless otherwise noted
  - Symbol indicates (P.R.M.) Offset Permanent Reference Monument
  - 4"x4" Concrete Monument LB7778, unless otherwise noted
  - Symbol indicates (P.C.P.) Permanent Control Point LB7778
  - (R) indicates radial line
  - (NR) indicates non-radial line
  - RB - Reference Bearing
  - O.R. - Official Records Book
  - (TYP) - Typical
  - E.P.C.H.C. - Environmental Protection Commission of Hillsborough County Wetland Line
  - W.C.A.S.L. - Wetland Conservation Area Setback Line
  - (CDD) - Hawkstone Community Development District

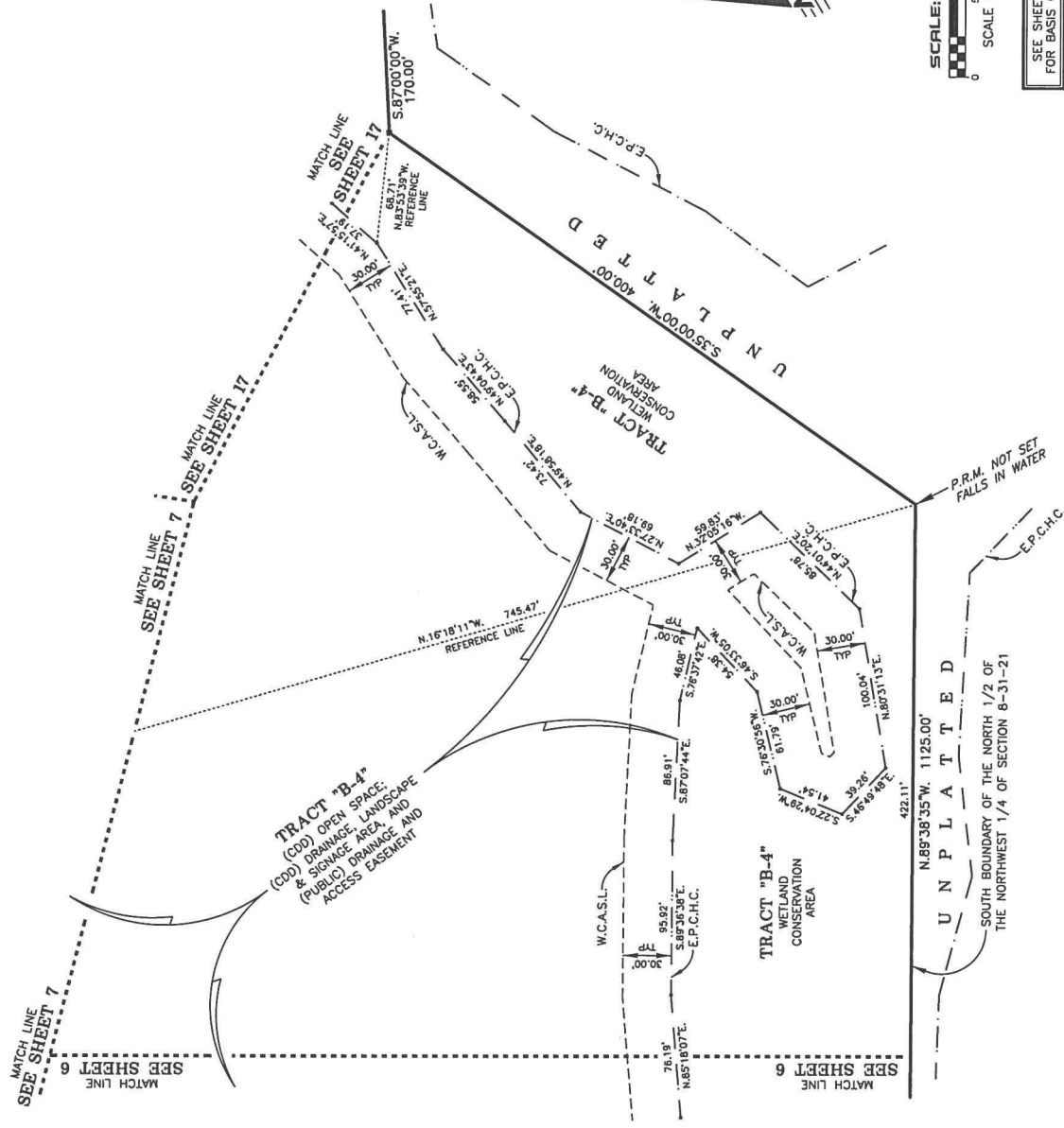
SEE SHEET 3 OF 25  
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 25  
FOR PARALLEL OFFSET  
DIMENSIONS NOTE

**AMERRITT, INC.**  
LAND SURVEYING & MAPPING  
Certificate of Authorization Number LB 7778  
3010 W. Asclepe Street, Suite 150  
PHOENIX (602) 221-5200

# HINTON HAWKSTONE PHASE 1A2

SECTIONS 5 AND 8, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA



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

SEE SHEET 3 OF 25  
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 25  
FOR EASEMENT OFFSET  
DIMENSIONS NOTE

**AMERRITT, INC.**  
LAND SURVEYING & MAPPING  
Certificate of Authorization Number LB 7778  
3010 W. Alameda Street, Suite 150  
Tampa, FL 33618  
PHONE (813) 221-5200

SHEET 18 OF 25 SHEETS

- LEGEND**
1. Symbol  $\star$  indicates (P.R.M.) Permanent Reference Monument  
Concrete Monument LB7778, unless otherwise noted.
  2. Symbol  $\times$  indicates (P.R.M.) Offset Permanent Reference Monument  
4" x 4" Concrete Monument LB7778, unless otherwise noted.
  3. Symbol  $\bullet$  indicates (P.C.P.) Permanent Control Point LB7778
  4. (R) indicates radial line
  5. (RB) indicates Reference Bearing
  6. (O.R.) - Official Records Book
  7. (TYP) - Typical
  8. (E.P.C.H.C.) - Environmental Protection Commission of Hillsborough County Wetland Line
  9. (W.C.A.S.L.) - Wetland Conservation Area Setback Line
  10. (CDD) - Hawkstone Community Development District
  11. (CDD) - Hawkstone Community Development District

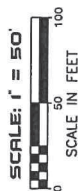
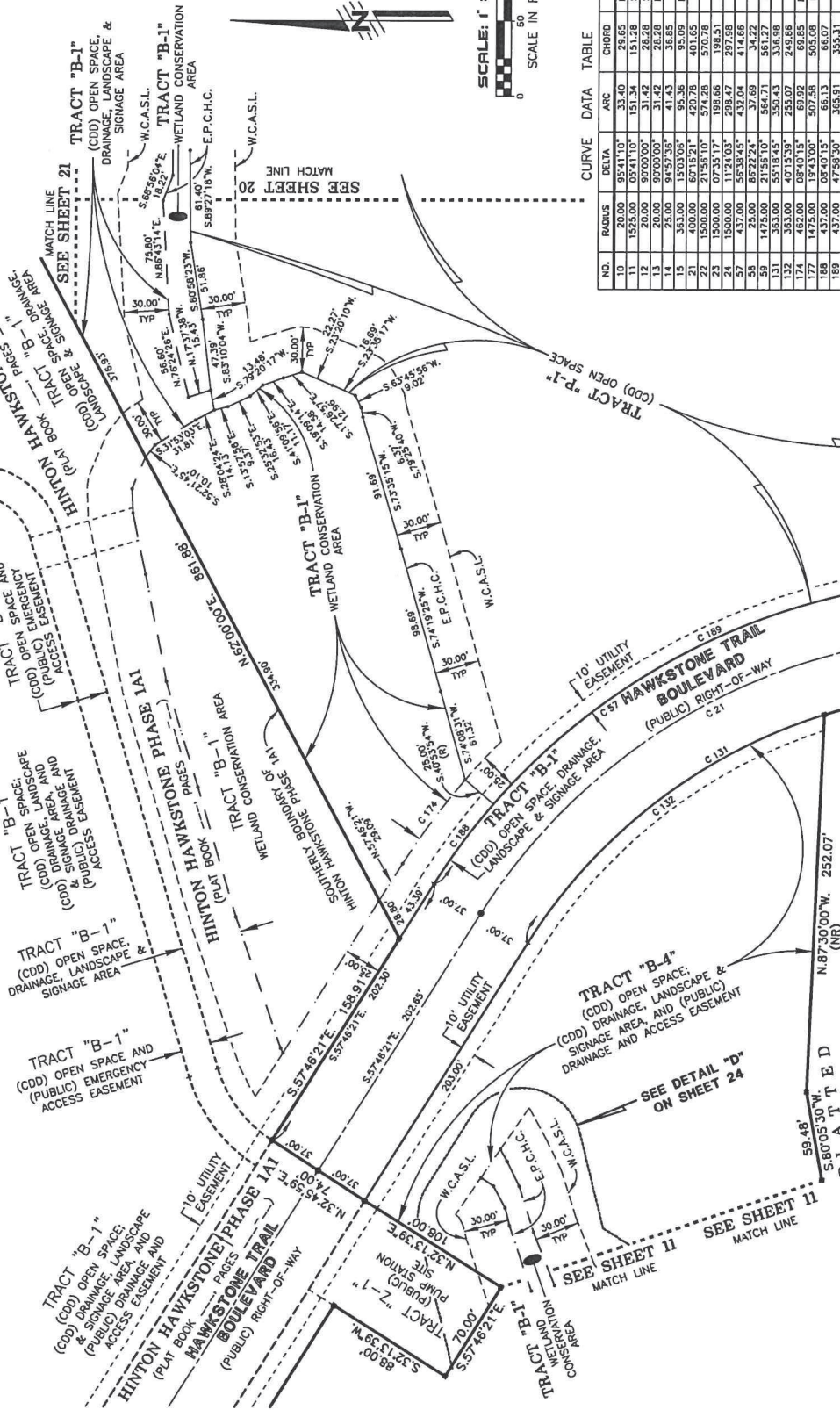
## WETLAND CONSERVATION AREA NOTE:

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



# HINTON HAWKSTONE PHASE 1A2

SECTIONS 5 AND 8, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA



CURVE DATA TABLE

| NO. | RADIUS  | DELTA   | ARC    | CHORD  | BEARING         |
|-----|---------|---------|--------|--------|-----------------|
| 10  | 20.00   | 89.11°  | 31.40  | 29.65  | N 45° 20' 35" W |
| 11  | 15.00   | 95.41°  | 21.10  | 19.55  | N 45° 20' 35" W |
| 12  | 20.00   | 89.00°  | 31.42  | 29.68  | S 47° 30' 00" W |
| 13  | 20.00   | 90.00°  | 31.42  | 28.28  | N 42° 30' 00" W |
| 14  | 20.00   | 94.57°  | 36.41  | 36.85  | N 45° 01' 12" E |
| 15  | 363.00  | 150.00° | 95.36  | 95.09  | N 09° 59' 09" W |
| 16  | 363.00  | 150.00° | 95.36  | 95.09  | S 27° 38' 10" E |
| 17  | 363.00  | 150.00° | 95.36  | 95.09  | N 09° 59' 09" W |
| 18  | 363.00  | 150.00° | 95.36  | 95.09  | S 27° 38' 10" E |
| 19  | 363.00  | 150.00° | 95.36  | 95.09  | N 09° 59' 09" W |
| 20  | 363.00  | 150.00° | 95.36  | 95.09  | S 27° 38' 10" E |
| 21  | 363.00  | 150.00° | 95.36  | 95.09  | N 09° 59' 09" W |
| 22  | 363.00  | 150.00° | 95.36  | 95.09  | S 27° 38' 10" E |
| 23  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 24  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 25  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 26  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 27  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 28  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 29  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 30  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 31  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 32  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 33  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 34  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 35  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 36  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 37  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 38  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 39  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 40  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 41  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 42  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 43  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 44  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 45  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 46  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 47  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 48  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 49  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 50  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 51  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 52  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 53  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 54  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 55  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 56  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 57  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 58  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 59  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 60  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 61  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 62  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 63  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 64  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 65  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 66  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 67  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 68  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 69  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 70  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 71  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 72  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 73  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 74  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 75  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 76  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 77  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 78  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 79  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 80  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 81  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 82  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 83  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 84  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 85  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 86  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 87  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 88  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 89  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 90  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 91  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 92  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 93  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 94  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 95  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 96  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 97  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 98  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 99  | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |
| 100 | 1500.00 | 112.24° | 297.58 | 297.58 | N 79° 12' 42" E |



## WETLAND CONSERVATION AREA NOTE:

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

## LEGEND:

1. Symbol indicates (P.R.M.) Permanent Reference Monument
2. Symbol indicates (P.R.M.) Permanent Reference Monument
3. Symbol indicates (P.R.M.) Permanent Reference Monument
4. Symbol indicates (P.C.P.) Permanent Control Point LB7778
5. (NR) indicates radial line
6. RB - Reference Bearing
7. Q.R. - Official Records Book
8. (TYP) - Typical
9. E.P.C.H.C. - Environmental Protection Commission of Hillsborough County Wetland Line
10. W.C.A.S.L. - Wetland Conservation Area Setback Line
11. (CDD) - Community Development District

SEE SHEET 3 OF 30  
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 30  
FOR DIMENSIONS NOTE

**AMERITT, INC.**  
LAND SURVEYING & MAPPING  
Certificate of Authorization Number LB 7778  
3010 W. Alameda Street, Suite 150  
Tampa, Florida 33610  
PHONE (813) 221-5200

# HINTON HAWKSTONE PHASE 1A2

SECTIONS 5 AND 8, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA

**WETLAND CONSERVATION AREA NOTE:**  
The Wetland Conservation Area as shown hereon shall be retained in a natural state pursuant to Hillsborough County, Florida, Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 84-446; and Chapter 1-11, Rules of the Environmental Protection Commission of Hillsborough County. In addition, a 30-foot setback from the Wetland Conservation Area is required and shall be maintained to the provisions stipulated within the Hillsborough County Land Development Code.

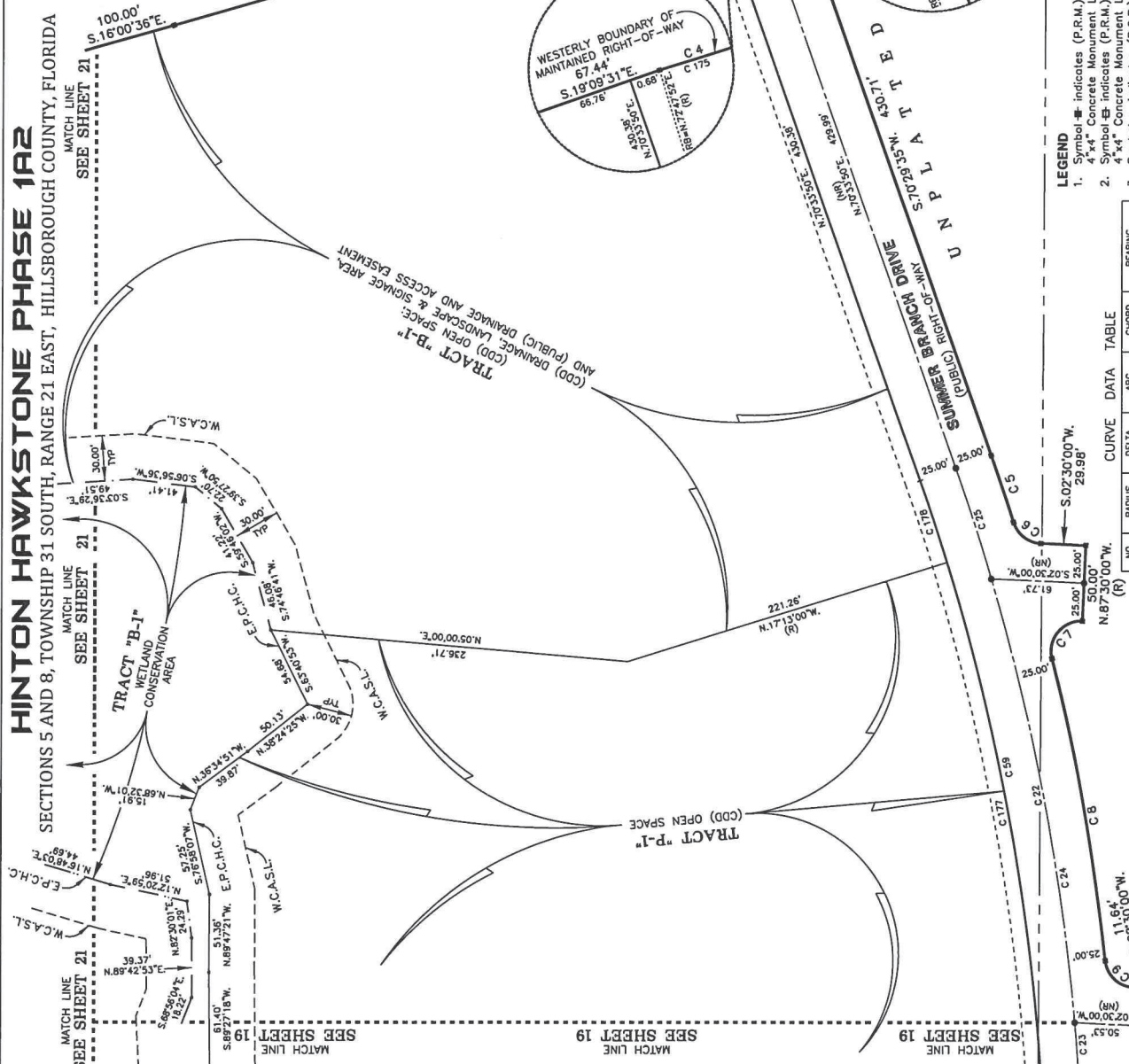


SCALE: 1" = 50'  
SCALE IN FEET

SEE SHEET 3 OF 12 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 12 FOR PARALLEL OFFSET DIMENSIONS NOTE

SOUTHEAST CORNER OF CERTIFIED CORNER RECORD NO. 0008261  
1" Iron Pipe in Asphalt Cur-Cut



- LEGEND**
- Symbol indicates (P.R.M.) Permanent Reference Monument
  - Symbol indicates (P.R.M.) Permanent Reference Monument
  - Symbol indicates (P.R.M.) Permanent Reference Monument
  - Symbol indicates (P.R.M.) Permanent Reference Monument
  - Symbol indicates (P.R.M.) Permanent Reference Monument
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  - Symbol indicates (P.R.M.) Permanent Reference Monument
  - Symbol indicates (P.R.M.) Permanent Reference Monument
  - Symbol indicates (P.R.M.) Permanent Reference Monument

| NO. | RADIUS  | DELTA    | ARC    | CHORD  | BEARING      |
|-----|---------|----------|--------|--------|--------------|
| 22  | 1500.00 | 2156.10° | 574.28 | 570.78 | N.81°31'55"E |
| 23  | 1500.00 | 0735.17° | 198.86 | 198.51 | N.86°42'21"E |
| 24  | 1500.00 | 1124.03° | 298.47 | 297.98 | N.79°12'42"E |
| 25  | 1500.00 | 0758.50° | 77.16  | 77.15  | N.72°02'15"E |
| 26  | 1475.00 | 2156.10° | 594.71 | 591.27 | N.81°31'55"E |
| 27  | 1475.00 | 0735.17° | 198.86 | 198.51 | N.86°42'21"E |
| 28  | 1475.00 | 1124.03° | 298.47 | 297.98 | N.79°12'42"E |
| 29  | 1475.00 | 0758.50° | 77.16  | 77.15  | N.72°02'15"E |
| 30  | 1475.00 | 2156.10° | 594.71 | 591.27 | N.81°31'55"E |
| 31  | 1475.00 | 0735.17° | 198.86 | 198.51 | N.86°42'21"E |
| 32  | 1475.00 | 1124.03° | 298.47 | 297.98 | N.79°12'42"E |
| 33  | 1475.00 | 0758.50° | 77.16  | 77.15  | N.72°02'15"E |

| NO. | RADIUS  | DELTA    | ARC   | CHORD | BEARING      |
|-----|---------|----------|-------|-------|--------------|
| 1   | 534.27  | 0514.03° | 48.81 | 48.79 | S.19°49'10"E |
| 2   | 1525.00 | 0745.08° | 46.84 | 46.84 | S.71°26'24"E |
| 3   | 1525.00 | 0745.08° | 46.84 | 46.84 | S.71°26'24"E |
| 4   | 1525.00 | 0745.08° | 46.84 | 46.84 | S.71°26'24"E |
| 5   | 1525.00 | 0745.08° | 46.84 | 46.84 | S.71°26'24"E |
| 6   | 1525.00 | 0745.08° | 46.84 | 46.84 | S.71°26'24"E |
| 7   | 1525.00 | 0745.08° | 46.84 | 46.84 | S.71°26'24"E |
| 8   | 1525.00 | 0745.08° | 46.84 | 46.84 | S.71°26'24"E |
| 9   | 1525.00 | 0745.08° | 46.84 | 46.84 | S.71°26'24"E |

| NO. | RADIUS  | DELTA    | ARC   | CHORD | BEARING      |
|-----|---------|----------|-------|-------|--------------|
| 1   | 534.27  | 0514.03° | 48.81 | 48.79 | S.19°49'10"E |
| 2   | 1525.00 | 0745.08° | 46.84 | 46.84 | S.71°26'24"E |
| 3   | 1525.00 | 0745.08° | 46.84 | 46.84 | S.71°26'24"E |
| 4   | 1525.00 | 0745.08° | 46.84 | 46.84 | S.71°26'24"E |
| 5   | 1525.00 | 0745.08° | 46.84 | 46.84 | S.71°26'24"E |
| 6   | 1525.00 | 0745.08° | 46.84 | 46.84 | S.71°26'24"E |
| 7   | 1525.00 | 0745.08° | 46.84 | 46.84 | S.71°26'24"E |
| 8   | 1525.00 | 0745.08° | 46.84 | 46.84 | S.71°26'24"E |
| 9   | 1525.00 | 0745.08° | 46.84 | 46.84 | S.71°26'24"E |

| NO. | RADIUS  | DELTA    | ARC   | CHORD | BEARING      |
|-----|---------|----------|-------|-------|--------------|
| 1   | 534.27  | 0514.03° | 48.81 | 48.79 | S.19°49'10"E |
| 2   | 1525.00 | 0745.08° | 46.84 | 46.84 | S.71°26'24"E |
| 3   | 1525.00 | 0745.08° | 46.84 | 46.84 | S.71°26'24"E |
| 4   | 1525.00 | 0745.08° | 46.84 | 46.84 | S.71°26'24"E |
| 5   | 1525.00 | 0745.08° | 46.84 | 46.84 | S.71°26'24"E |
| 6   | 1525.00 | 0745.08° | 46.84 | 46.84 | S.71°26'24"E |
| 7   | 1525.00 | 0745.08° | 46.84 | 46.84 | S.71°26'24"E |
| 8   | 1525.00 | 0745.08° | 46.84 | 46.84 | S.71°26'24"E |
| 9   | 1525.00 | 0745.08° | 46.84 | 46.84 | S.71°26'24"E |

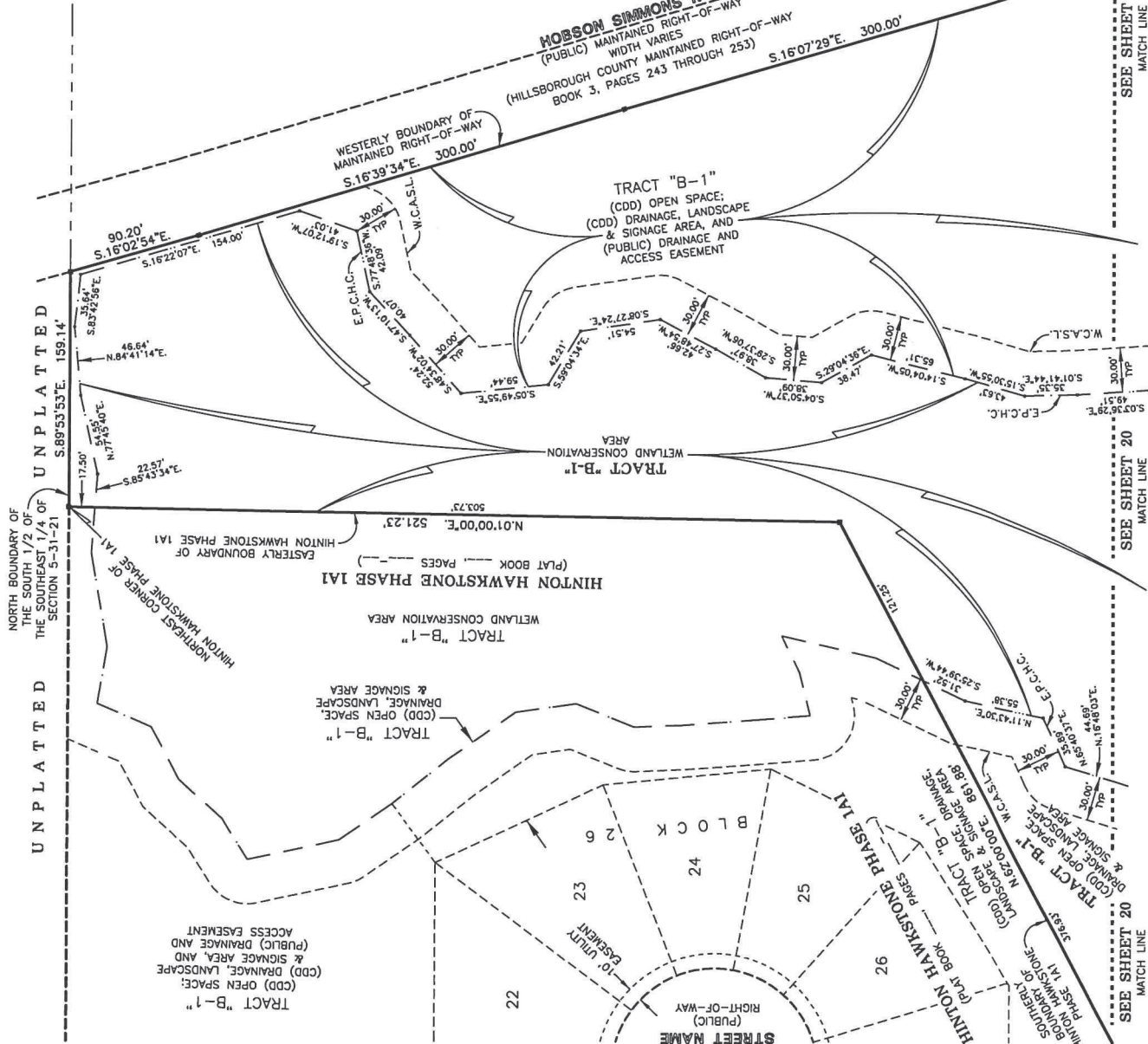
**AMERRITT, INC.**  
LAND SURVEYING & MAPPING  
Certificate of Authorization Number LB 7778  
3019 W. Kessler Street, Suite 150  
Hillsborough County, Florida 34604  
PHONE (813) 221-5200



# HINTON HAWKSTONE PHASE 1A2

SECTIONS 5 AND 8, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA

UNPLATTED  
NORTH BOUNDARY OF  
THE SOUTH 1/2 OF  
THE SOUTHEAST 1/4 OF  
SECTION 5-31-21



**WETLAND CONSERVATION AREA NOTE:**  
The Wetland Conservation Area shall be retained in a natural state pursuant to Hillsborough County Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 84-446; and Chapter 1-11, Rules of the Environmental Protection Commission of Hillsborough County. In addition, a 30-foot setback from the Wetland Conservation Area is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code.

## LEGEND

1. Symbol # indicates (P.R.M.) Permanent Reference Monument
2. 4"x4" Concrete Monument LB7778, unless otherwise noted.
3. Symbol # indicates (P.R.M.) Offset, Permanent Reference Monument
4. 4"x4" Concrete Monument LB7778, unless otherwise noted.
5. Symbol # indicates (P.C.P.) Permanent Control Point LB7778
6. (R) indicates radial line
7. (NR) indicates non-radial line
8. RB - Reference Bearing
9. (TYP) - Typical
10. E.P.C.H.C. - Environmental Protection Commission of Hillsborough County Wetland Line
11. W.C.A.S.L. - Wetland Conservation Area Setback Line
12. (CDD) - Hawkstone Community Development District



SCALE: 1" = 50'  
SCALE IN FEET

SEE SHEET 3 OF 12  
FOR BASIS OF BEARINGS

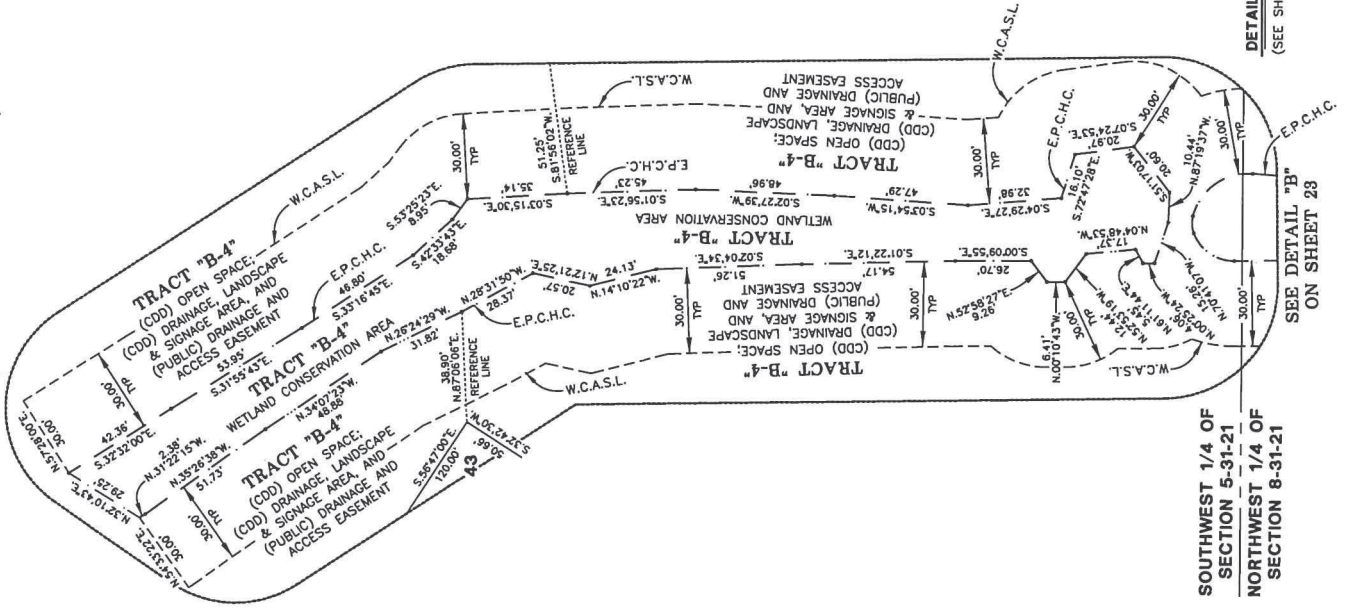
SEE SHEET 2 OF 12  
FOR PARALLEL OFFSET  
DIMENSIONS NOTE

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

# HINTON HAWKSTONE PHASE 1A2

SECTIONS 5 AND 8, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK PAGE



**WETLAND CONSERVATION AREA NOTE:**  
The Wetland Conservation Area as shown hereon shall be retained in a natural state pursuant to Hillsborough County, Florida, Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 84-446; and Chapter 1-11, Rules of the Environmental Protection Commission of Hillsborough County. In addition, a 30-foot setback from the Wetland Conservation Area is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code.

## LEGEND

1. Symbol  $\star$  indicates (P.R.M.) Permanent Reference Monument
2. Symbol  $\star$  indicates (P.R.M.) Permanent Reference Monument
3. Symbol  $\star$  indicates (P.R.M.) Permanent Reference Monument
4. Symbol  $\star$  indicates (P.R.M.) Permanent Reference Monument
5. Symbol  $\star$  indicates (P.R.M.) Permanent Reference Monument
6. Symbol  $\star$  indicates (P.R.M.) Permanent Reference Monument
7. Symbol  $\star$  indicates (P.R.M.) Permanent Reference Monument
8. Symbol  $\star$  indicates (P.R.M.) Permanent Reference Monument
9. Symbol  $\star$  indicates (P.R.M.) Permanent Reference Monument
10. Symbol  $\star$  indicates (P.R.M.) Permanent Reference Monument
11. Symbol  $\star$  indicates (P.R.M.) Permanent Reference Monument

SCALE: 1" = 30'  
SCALE IN FEET  
0 30 60

SEE SHEET 3 OF 25  
FOR BASIS OF BEARINGS  
SEE SHEET 2 OF 25  
FOR BASIS OF OFFSET  
DIMENSIONS NOTE

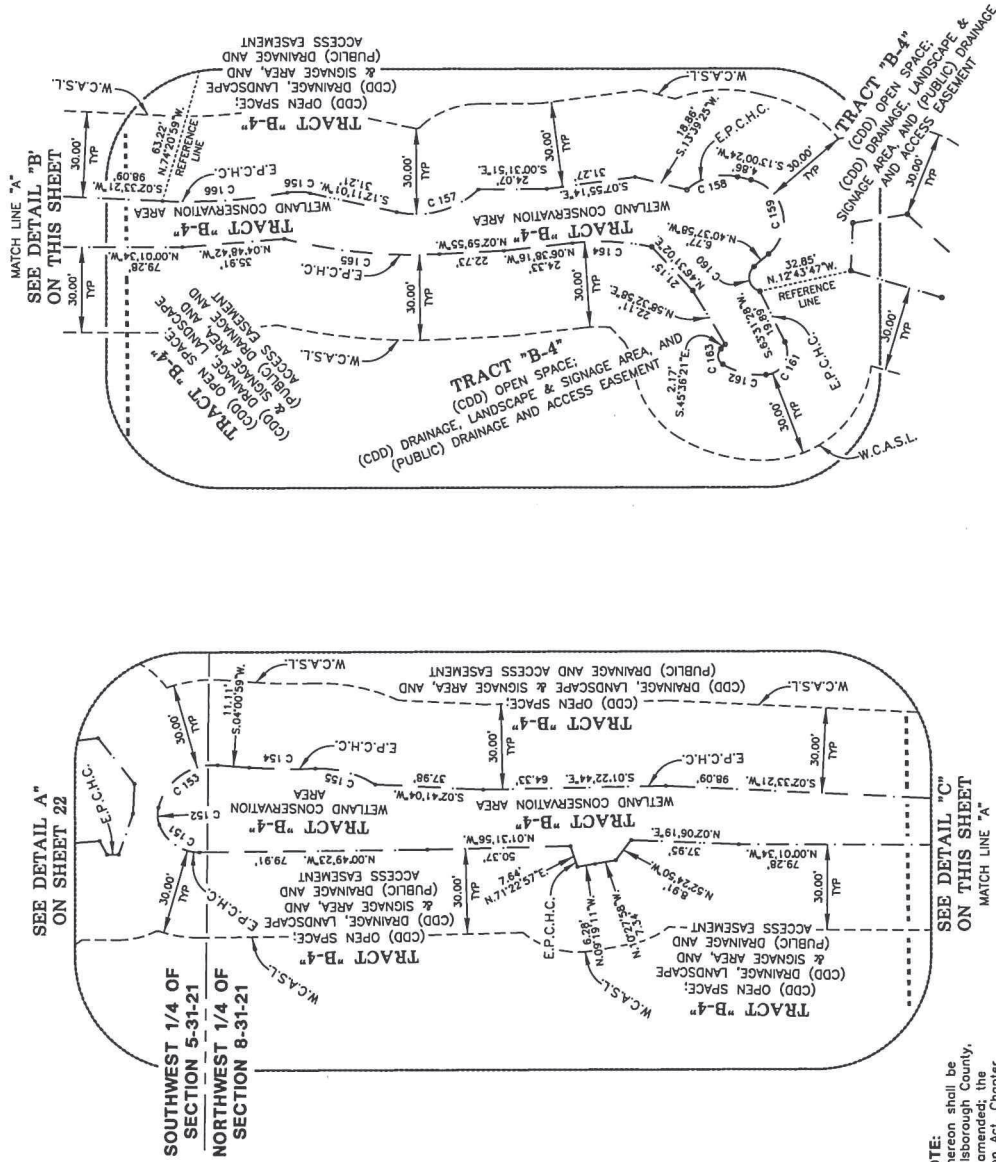
**AMERITT, INC.**  
LAND SURVEYING & MAPPING  
Certificate of Authorization Number LB 7778  
Tampa, FL 33609  
Phone (813) 217-5000

SHEET 22 OF 25 SHEETS



# HINTON HAWKSTONE PHASE 1A2

SECTIONS 5 AND 8, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA



SCALE: 1" = 30'  
SCALE IN FEET

SEE SHEET 3 OF 25  
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 25  
FOR PARALLEL OFFSET  
DIMENSIONS NOTE

**AMERITT, INC.**  
LAND SURVEYING & MAPPING  
Certificate of Authorization Number LB 7778  
Tampa, FL 33609  
3010 W. Azalea Street, Suite 150  
PHONE (813) 221-5100

SHEET 23 OF 25 SHEETS

DETAIL "C"  
(SEE SHEETS 13 & 17)

CURVE DATA TABLE

| NO. | RADIUS | DELTA      | ARC   | CHORD | BEARING      |
|-----|--------|------------|-------|-------|--------------|
| 151 | 15.00  | 69°24'39"  | 18.30 | 17.19 | N.34°07'57"E |
| 152 | 10.00  | 35°18'44"  | 6.16  | 6.07  | N.86°44'35"E |
| 153 | 20.00  | 79°36'59"  | 27.79 | 25.61 | S.35°47'50"E |
| 154 | 208.00 | 06°23'23"  | 23.20 | 23.18 | S.00°49'18"W |
| 155 | 20.00  | 15°19'15"  | 7.99  | 7.93  | N.15°19'15"E |
| 156 | 20.00  | 27°52'34"  | 7.99  | 7.93  | S.00°44'44"W |
| 157 | 32.00  | 55°35'12"  | 31.05 | 29.84 | S.15°36'34"E |
| 158 | 20.00  | 54°56'13"  | 19.16 | 18.45 | S.14°27'42"E |
| 159 | 15.00  | 126°21'37" | 33.08 | 26.77 | S.76°11'13"W |
| 160 | 5.00   | 125°56'40" | 10.99 | 8.91  | S.76°23'43"W |
| 161 | 8.00   | 112°09'40" | 15.68 | 13.28 | N.87°23'43"E |
| 162 | 2.00   | 103°29'23" | 6.32  | 5.40  | N.87°23'00"E |
| 163 | 3.50   | 103°29'23" | 6.32  | 5.40  | N.87°23'00"E |
| 164 | 87.00  | 18°25'24"  | 27.97 | 27.85 | N.02°34'26"E |
| 165 | 187.00 | 16°49'14"  | 54.90 | 54.70 | N.05°24'42"E |
| 166 | 190.00 | 13°14'53"  | 43.93 | 43.83 | S.04°01'06"E |

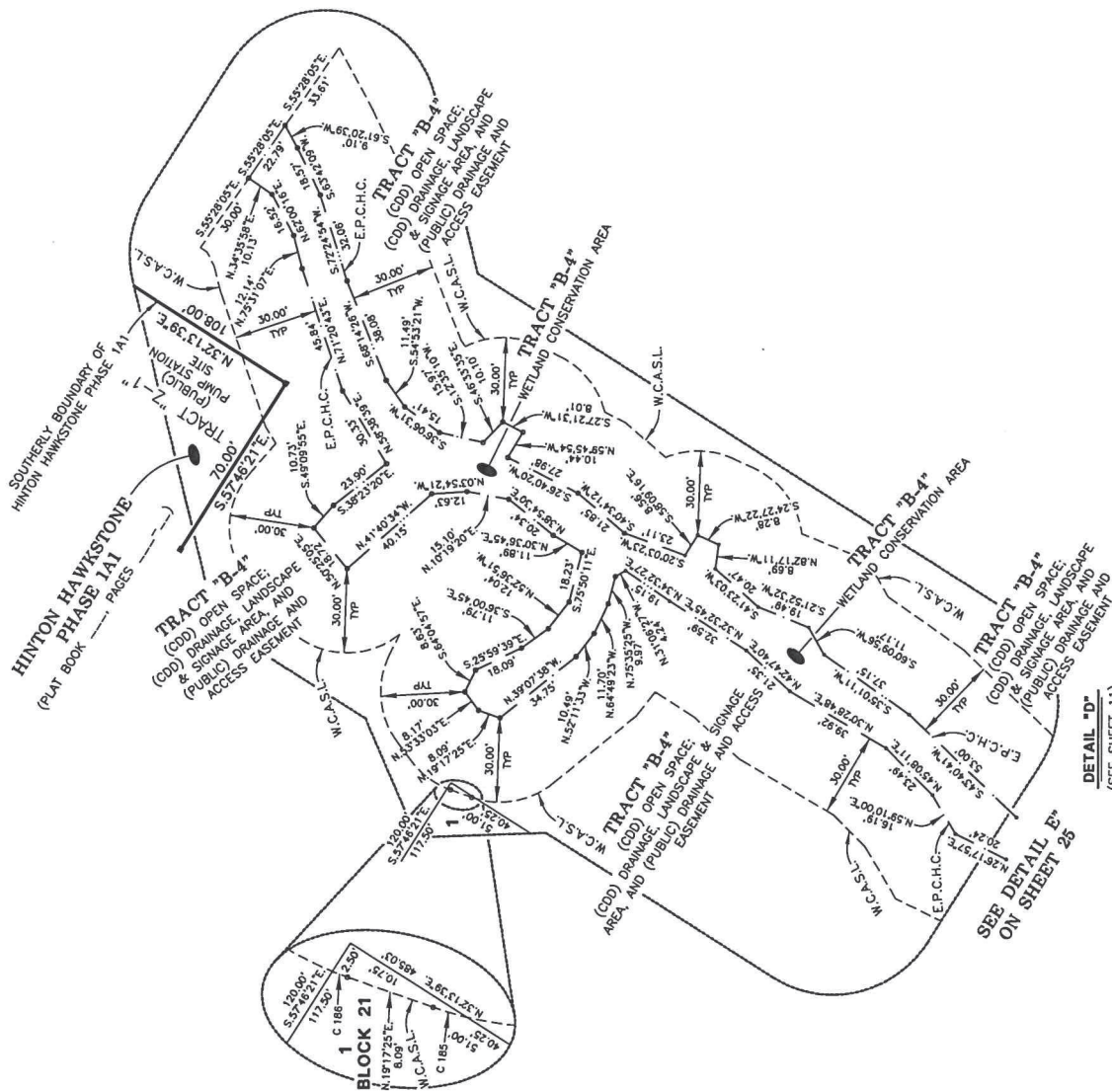
**WETLAND CONSERVATION AREA NOTE:**  
The Wetland Conservation Area as shown hereon shall be retained in a natural state pursuant to Hillsborough County, Florida, Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 88-446; and Chapter 1-11, Rules of the Environmental Protection Commission of Hillsborough County. In addition, a 30-foot setback from the Wetland Conservation Area is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code.

## LEGEND

- Symbol ■ indicates (P.R.M.) Permanent Reference Monument
- 4"x4" Concrete Monument LB7778, unless otherwise noted.
- Symbol □ indicates (P.R.M.) Offset Permanent Reference Monument
- 4"x4" Concrete Monument LB7778, unless otherwise noted.
- Symbol ◆ indicates (P.C.P.) Permanent Control Point LB7778
- (R) indicates radial line
- (N) indicates non-radial line
- Symbol — indicates Bearing
- Q.R. — Official Records Book
- (TYP) — Typical
- E.P.C.H.C. — Environmental Protection Commission of Hillsborough County Wetland Line
- W.C.A.S.L. — Wetland Conservation Area Setback Line
- (CDD) — Hillsborough County Development District

# HINTON HAWKSTONE PHASE 1A2

SECTIONS 5 AND 8, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA



SEE SHEET 3 OF 25  
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 25  
FOR DIMENSIONS NOTE

CURVE DATA TABLE

| NO. | RADIUS | DELTA    | ARC  | CHORD | BEARING      |
|-----|--------|----------|------|-------|--------------|
| 105 | 3000   | 0°32'32" | 1.78 | 1.78  | N.17°35'42"E |
| 106 | 3000   | 0°15'04" | 1.17 | 1.17  | N.20°24'27"E |

DETAIL "D"  
(SEE SHEET 11)

## LEGEND

1. Symbol indicates (P.R.M.) Permanent Reference Monument
2. Symbol indicates (P.R.M.) Permanent Reference Monument
3. Symbol indicates (P.R.M.) Permanent Reference Monument
4. Symbol indicates (P.C.P.) Permanent Control Point LB7778
5. (R) indicates radial line
6. (NR) indicates non-radial line
7. RB - Reference Bearing
8. O.R. - Official Records Book
9. (TYP) - Typical
10. W.C.A.S.L. - Hillsborough County Wetland Line
11. (CDD) - Hawkstone Community Development District

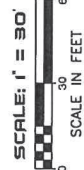
**WETLAND CONSERVATION AREA NOTE:**  
The Wetland Conservation Area as shown hereon shall be retained in a natural state pursuant to Hillsborough County, Florida, Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 84-446; and Chapter 1-11, Rules of the Environmental Protection Commission of Hillsborough County. In addition, a 30-foot setback from the Wetland Conservation Area is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code.

**AMERITT, INC.**  
LAND SURVEYING & MAPPING  
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|     | PLAT BOOK | PAGE |
|-----|-----------|------|
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SEE SHEET 2 OF 25  
FOR PARALLEL OFFSET  
DIMENSIONS NOTE

**SHEET 25 OF 25 SHEETS**

| CURVE DATA |       |            |       | TABLE |              |
|------------|-------|------------|-------|-------|--------------|
| NO.        | RAIUS | DELTA      | ARC   | CHORD | BEARING      |
| 179        | 10.50 | 97°13'13"  | 17.82 | 15.75 | S.80°18'19"E |
| 180        | 9.50  | 120°08'05" | 18.62 | 16.25 | S.75°21'08"W |
| 181        | 8.50  | 65°15'11"  | 9.11  | 8.63  | S.70°24'08"W |
| 182        | 4.50  | 70°37'38"  | 5.55  | 5.20  | N.40°22'08"W |
| 183        | 10.00 | 69°29'21"  | 12.13 | 11.40 | N.29°41'22"E |
| 184        | 7.50  | 29°07'08"  | 35.58 | 35.75 | N.75°28'38"E |
| 180        | 10.50 | 97°13'13"  | 17.82 | 15.75 | N.07°28'28"E |

**WETLAND CONSERVATION AREA NOTE:** As shown hereafter, all wetlands shall be retained in a natural state in Hillsborough County, Florida, and the Wetland Conservation and Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 84-446; and Chapter 1-11, Rules of the Environmental Protection Commission of Hillsborough County, Florida, shall not be construed to require the removal of wetlands from the County's jurisdiction. As a result, a wetland shall not be considered a "development" under the Hillsborough County Land Development Code.

### LEGEND

1. Symbol  $\blacksquare$ : concrete (P.W.) Permanent Reference Monument
2. 4" x 4" concrete Monument LB7778, siting station monument
3. Symbol  $\circ$ : indicates (P.W.) Offset Permanent Reference Monument
4. 4" x 4" concrete Monument LB7778, unless otherwise noted
5. Symbol  $\blacklozenge$ : indicates (P.C.P.) Permanent Control Point LB7778
6. (R) indicates radial line.
7. (NR) indicates non-radial line
8. BB - Reference Bearing
9. O.R. - Official Records Book
10. (TYP) - Typical
11. E.P.C.H.C. - Environmental Protection Commission of Hillsborough County Wetland Line
12. W.C.A.S.L. - Wetland Conservation Area Setback Line
13. (C.D.) - Hawkstone Community Development District



**Hillsborough County**  
PUBLIC SCHOOLS  
Preparing Students for Life

**FINAL - Certificate of School Concurrency**

|                                       |                                                                                                                       |
|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| <b>Project Name</b>                   | Hinton/Hawkstone Subdivision                                                                                          |
| <b>Jurisdiction</b>                   | Hillsborough County                                                                                                   |
| <b>Jurisdiction Project ID Number</b> | 5160                                                                                                                  |
| <b>HCPS Project ID Number</b>         | SC-703                                                                                                                |
| <b>Parcel / Folio Number(s)</b>       | 0884800000, 0885190000, 085190200, 0885290320, 0885290318, 0885290312, 0885290314, 0885290316, 0885290322, 0885340000 |
| <b>Project Location</b>               | 12929 Hobson Simmons Road et al, Lithia                                                                               |
| <b>Dwelling Units &amp; Type</b>      | 571 Single-Family Detached                                                                                            |
| <b>Applicant</b>                      | Homes by West Bay, LLC                                                                                                |

| School Concurrency Analysis |            |        |      |  |                         |
|-----------------------------|------------|--------|------|--|-------------------------|
| School Type                 | Elementary | Middle | High |  | Total Capacity Reserved |
| Students Generated          | 111        | 50     | 78   |  | 239                     |

Pursuant to the Interlocal Agreement For School Planning, Siting & Concurrency, Section 5.5.2 Process for Determining School Facilities Concurrency: (h) The County will issue a School Concurrency Determination only upon: (1) the School Board's written determination that adequate school capacity will be in place or under actual construction within 3 years after the issuance of subdivision final plat or site development construction plan approval for each level of school without mitigation; or (2) the execution of a legally binding mitigation agreement between the School Board, the County and the applicant, as provided by this Agreement. At the time of application for preliminary plat approval, the middle school Concurrency Service Areas (CSA's) serving this site and the adjacent middle school CSA's did not have capacity to serve this project. A Conditional Certificate of School Concurrency was previously issued to allow the project to proceed through the preliminary platting process during the time Applicant, School Board, and County negotiated and entered into a legally binding mitigation agreement.

This Final Certificate of School Concurrency is being issued based on a fully executed, recorded, and legally binding Proportionate Share Mitigation Developer Agreement (DA 20-1243), the terms of which were approved by the School Board on August 25, 2020 and the Hillsborough County BOCC on February 17, 2021. The Applicant contributed funds on October 14, 2021 in the amount of \$1,394,377.00 thereby satisfying the requirement to construct middle school seats to accommodate the proposed development as more particularly described therein.



Renée M. Kamen, AICP  
Manager, Planning & Siting  
Growth Management Department  
E: renee.kamen@hcps.net  
P: 813.272.4083

October 15, 2021  
Date Issued