

SUBJECT: Little Road Sierra **PI#6493**
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: June 11, 2024
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

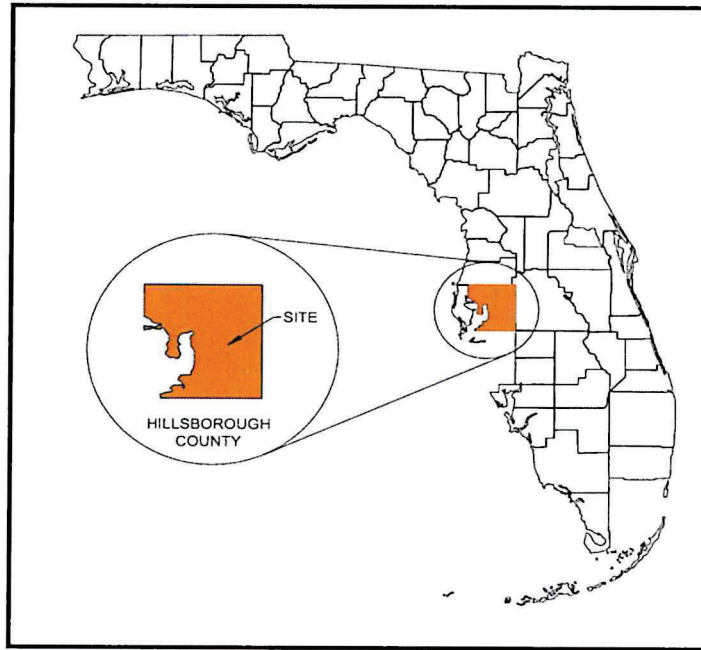
Accept the plat for recording for Little Road Sierra, located in Section 05, Township 30, and Range 21, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage, water and wastewater and off-site roads, 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 \$144,262.50, a Warranty Bond in the amount of \$40,098.00 and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements. Also accept a Performance Bond for Placement of Lot Corners in the amount of \$1,875.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

School Concurrency has adequate capacity for this project.

BACKGROUND:

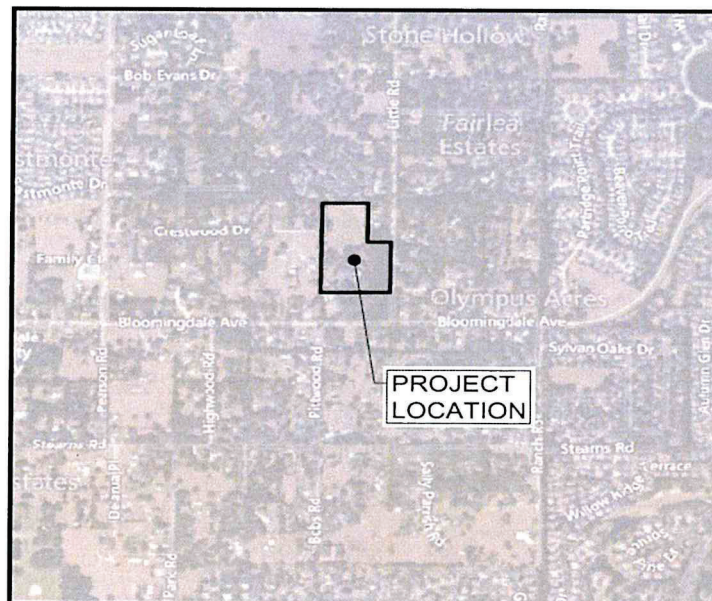
On December 14, 2023, Permission to Construct Prior to Platting was issued for Little Road Sierra, after construction plan review was completed on September 13, 2023. The developer has submitted the required Bonds, which the County Attorney's Office has reviewed and approved. The developer is HBWB Development Services, LLC and the engineer is Landmark Engineering & Surveying Corporation.

LITTLE ROAD SIERRA



Vicinity Map

NOT TO SCALE



Location Map

NOT TO SCALE



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

This Agreement made and entered into this _____ day of _____, 20_____, by and between
HBWB Development Services, LLC _____, hereinafter referred to as the "Subdivider" and
Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as the "County."

Witnesseth

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

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

WHEREAS, pursuant to the LDC, the Subdivider has submitted to the Board of County Commissioners of Hillsborough County, Florida, for approval and recordation, a plat of a subdivision known as Little Road Sierra
_____ (hereafter, the "Subdivision"); and

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

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

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

WHEREAS, the Subdivider agrees to build and construct the aforementioned off-site and on-site improvements as required in connection with the Subdivision; and

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

Roads/Streets, Water Mains/Services, Sanitary Gravity Sewer System, Sanitary Sewer Distribution System and Sidewalks

(hereafter, the "County Improvements"); and

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

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

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

1. The terms, conditions and regulations contained in the LDC, are hereby incorporated by reference and made a part of this Agreement.
2. The Subdivider agrees to well and truly build, construct and install the on-site and off-site improvements required within and in connection with the Subdivision, within Twelve (12) months

from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 4 below, in exact accordance with the drawings, plans, specifications and other data and information filed with the Hillsborough County Development Review Division of Development Services Department by the Subdivider.

3. The Subdivider agrees to warranty the County Improvements constructed in connection with the Subdivision against failure, deterioration or damage resulting from defects in workmanship and materials, for a period of two (2) years following the date of acceptance of said Improvements for maintenance by the County. The Subdivider further agrees to correct within the above described warranty period any such failure, deterioration, or damage existing in the Improvements so that said County Improvements thereafter comply with the technical specifications contained in the LDC established by the County.
4. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County, an instrument ensuring the performance and a separate instrument providing a warranty of the obligations described in paragraphs 2 and 3 respectively above, specifically identified as:
 - a. Letters of Credit, number _____, dated _____
and number _____ dated _____, with
_____ by
order of _____,
 - b. A Performance Bond, number 5370872 dated, 02/28/2024
_____ with _____
HBWB Development Services, LLC as Principal, and _____
Great American Insurance Company as Surety, or
A Warranty Bond, number 5370874 dated, 02/28/2024
_____ with _____
HBWB Development Services, LLC as Principal, and _____
Great American Insurance Company as Surety, or
 - c. Cashier/Certified Checks, number _____, dated _____
and _____ dated _____ which shall be
deposited by the County into a non-interest bearing escrow account
upon receipt. No interest shall be paid to the Subdivider on funds
received by the County pursuant to this Agreement.

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

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

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

6. Should the Subdivider seek and the County grant, pursuant to the terms contained in the LDC, an extension of time period established for construction of those on-site and off-site improvements described in paragraph 2, the Subdivider shall provide the County with an instrument ensuring the completion of said improvements within the extended period. The instrument shall be in the form of a letter of credit, performance bond, escrow agreement, or cashier/certified check, as required by the LDC.

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

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

ATTEST:



Witness Signature

TIMOTHY GREEN

Printed Name of Witness



Witness Signature

Dustin Johnson

Printed Name of Witness

Subdivider:



By

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

WILHELM NUNN

Name (typed, printed or stamped)

MANAGER

Title

4065 CRESCENT PARK DR., RIVERVIEW, FL 33578

Address of Signer

813-938-1250

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
30 day of APRIL, 2024, by WILHELM NUNN as
(day) (month) (year) (name of person acknowledging)
MANAGER for HBWB DEVELOPMENT SERVICES, LLC.
(type of authority,...e.g. officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

☒ Personally Known OR ☐ Produced Identification

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

Type of Identification Produced

HEATHER MATTIZA

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

(Notary Seal)

HH 200611
(Commission Number)

NOVEMBER 21, 2025
(Expiration Date)



Individual Acknowledgement

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

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

☐ Personally Known OR ☐ Produced Identification

(Signature of Notary Public - State of Florida)

Type of Identification Produced

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

(Notary Seal)

(Commission Number)

(Expiration Date)

SUBDIVISION PERFORMANCE BOND

On-site and Off-site

KNOW ALL MEN BY THESE PRESENTS, That we HBWB Development Services, LLC
called the Principal, and Great American Insurance Company called the Surety, are held and firmly bound unto the
BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of
One Hundred Forty Four Thousand Two Hundred Sixty Two dollars 50/100 (\$ 144,262.50) Dollars for the payment of which
sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and
severally, firmly by these presents.

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

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

WHEREAS, these subdivision regulations require the construction of on-site and off-site improvements in
connection with the platting of the Little Road Sierra subdivision; and

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

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

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

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

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

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

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

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL June 09, 2025.

SIGNED, SEALED AND DATED this 28th day of February, 2024.

ATTEST:

[Signature]

By [Signature]
Principal Seal

Surety Seal

ATTEST:

[Signature]

By [Signature]
Attorney-In-Fact Seal

APPROVED BY THE COUNTY ATTORNEY

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

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.



Stephen C. Beraha

Assistant Secretary

GREAT AMERICAN INSURANCE COMPANY

Mark Vicario

Divisional Senior Vice President

STATE OF OHIO, COUNTY OF HAMILTON - ss:

MARK VICARIO (877-377-2405)

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



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

Susan A Kohorst

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

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

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

CERTIFICATION

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

Signed and sealed this 28th day of February, 2024.



Stephen C. Beraha

Assistant Secretary

CONSENT OF SURETY BOND RIDER

To be attached and made part of Bond:

Principal: **HBWB Development Services, LLC**
Obligees: **Board of County Commissioners of Hillsborough County, Florida**
Surety: **Great American Insurance Company**
Bond Number: **5370872**
SUBJECT: **Little Road Sierra**

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

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

Extend expiration date from June 9, 2025 to July 11, 2025

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

Effective, signed, sealed and dated this **11th** day of **April, 2024**

HBWB Development Services, LLC

Principal (SEAL)

BY: 

Great American Insurance Company

Surety (SEAL)

BY: 

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



APPROVED BY THE COUNTY ATTORNEY

BY: 

**Approved As To Form And Legal
Sufficiency.**

GREAT AMERICAN INSURANCE COMPANY®

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

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

No. 0 21328

POWER OF ATTORNEY

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

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

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

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

Attest

GREAT AMERICAN INSURANCE COMPANY



Stephen C. Beraha

Assistant Secretary

Mark Vicario

Divisional Senior Vice President

STATE OF OHIO, COUNTY OF HAMILTON - ss:

MARK VICARIO (877-377-2405)

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



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

Susan A. Kohorst

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

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

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

CERTIFICATION

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

Signed and sealed this 11th day of April, 2024.



Stephen C. Beraha

Assistant Secretary



Surety Bond Seal Addendum

Great American Insurance Company


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

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

Dated this 24th day of March, 2020.

Great American Insurance Company



By 

Stephen C. Beraha, Assistant Vice President

SUBDIVISION WARRANTY BOND On-Site and Off-Site

KNOW ALL MEN BY THESE PRESENTS, that we _____

HBWB Development Services, LLC

_____ called the Principal, and _____

Great American Insurance Company

_____ called the Surety, are held and firmly bound unto the

BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of
Forty Thousand Ninety Eight dollars and 0/100 _____ (\$ 40,098.00) Dollars for the payment of which

we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

WHEREAS, the Board of County Commissioners of Hillsborough County has 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 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 improvements for maintenance in connection with the Little Road Sierra

subdivision (hereafter, the "Subdivision"): on-site improvements: grading, paving, drainage, curbs, sidewalks, lighting, irrigation, landscaping, and other improvements and off-site improvements:

Sidewalk _____ (together, the on-site and off-site improvements are hereafter referred to as the "Improvements"); 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", 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, 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 June 7, 2026.

SIGNED, SEALED AND DATED this 28th day of February, 2024.

ATTEST:



Principal Signature


(Seal)

Surety Signature


(Seal)

ATTEST:


Attorney-in-fact Signature


(Seal)

APPROVED BY THE COUNTY ATTORNEY

BY 
Approved As To Form And Legal
Sufficiency.
as amended

GREAT AMERICAN INSURANCE COMPANY®

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

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

No. 0 21328

POWER OF ATTORNEY

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

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

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

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



Stephen C. Beraha

Assistant Secretary

GREAT AMERICAN INSURANCE COMPANY

Mark Vicario

Divisional Senior Vice President

STATE OF OHIO, COUNTY OF HAMILTON - ss:

MARK VICARIO (877-377-2405)

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



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

Susan A Kohorst

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

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

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

CERTIFICATION

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

Signed and sealed this 28th day of February, 2024.



Stephen C. Beraha

Assistant Secretary

CONSENT OF SURETY BOND RIDER

To be attached and made part of Bond:

Principal: **HBWB Development Services, LLC**
Obligees: **Board of County Commissioners of Hillsborough County, Florida**
Surety: **Great American Insurance Company**
Bond Number: **5370874**
SUBJECT: **Little Road Sierra**

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

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


Extend expiration date from June 7, 2026 to July 11, 2026

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

Effective, signed, sealed and dated this 11th day of April, 2024


HBWB Development Services, LLC

Principal (SEAL)

BY: 

Great American Insurance Company

Surety (SEAL)

BY: 
Frederic M. Archerd, Jr., Attorney-in-fact
and Florida Licensed Resident Agent



APPROVED BY THE COUNTY ATTORNEY

BY: 
Approved As To Form And Legal
Sufficiency.

as amended

GREAT AMERICAN INSURANCE COMPANY®

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

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

No. 0 21328

POWER OF ATTORNEY

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

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

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

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



Attest
Stephen C. Beraha

Assistant Secretary

GREAT AMERICAN INSURANCE COMPANY

Mark V. Vicario

Divisional Senior Vice President

STATE OF OHIO, COUNTY OF HAMILTON - ss:

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

MARK VICARIO (877-377-2405)



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

Susan A. Kohorst

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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 11th day of April, 2024.



Stephen C. Beraha

Assistant Secretary



Surety Bond Seal Addendum

Great American Insurance Company

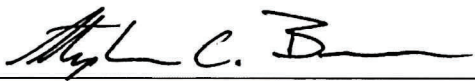
During the COVID-19 pandemic, use of traditional seals has been made impractical due to government stay-at-home orders and social distancing guidelines. As a result, Great American Insurance Company ("Great American") has authorized its Attorneys-in-Fact to affix Great American's corporate seal to any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

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

Dated this 24th day of March, 2020.

Great American Insurance Company



By 

Stephen C. Beraha, Assistant Vice President

CONSENT OF SURETY BOND RIDER

To be attached and made part of Bond: 5370874

Principal: **HBWB Development Services, LLC**
Obligees: **Board of County Commissioners of Hillsborough County, Florida**
Surety: **Great American Insurance Company**
Bond Number: **5370874**
SUBJECT: **Little Road Sierra**

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

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

Extend expiration date from June 7, 2026 to July 11, 2027

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

Effective, signed, sealed and dated this 7th day of May, 2024

HBWB Development Services, LLC

Principal (SEAL)

BY: 

Great American Insurance Company

Surety (SEAL)

BY: 

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

APPROVED BY THE COUNTY ATTORNEY

BY: 

Approved As To Form And Legal
Sufficiency.

GREAT AMERICAN INSURANCE COMPANY®

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

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

No. 0 21328

POWER OF ATTORNEY

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

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

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

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

Attest

GREAT AMERICAN INSURANCE COMPANY



My L C. B.

Assistant Secretary

Mark V. Vicario

Divisional Senior Vice President

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 7th day of May, 2024



My L C. B.

Assistant Secretary

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 Little Road Sierra (hereafter referred to as the "Subdivision"); and

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

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

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

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

1. The terms, conditions and regulations contained in the LDC, are hereby incorporated by reference and made a part of this Agreement.
2. The Subdivider agrees to well and truly build, construct and install in the Subdivision, within Twelve (12) months from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 3, below, all lot corners as required by Florida Statutes.
3. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County an instrument ensuring the performance of the obligations described in paragraph 2, above, specifically identified as:
 - a. Letter of Credit, number _____, dated _____, with _____ by order of _____,
 - b. A Performance Bond, number 5370873 dated, 02/28/2024 with _____ HBWB Development Services, LLC as Principal, and _____ Great American Insurance Company as Surety, or
 - c. Escrow agreement, dated _____, between, _____ and the County, or
 - c. Cashier/Certified Check, number _____, dated _____, which shall be deposited by the County into a non-interest bearing

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

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

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

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

ATTEST:



Witness Signature

TIMOTHY GREEN

Printed Name of Witness



Witness Signature

Dustin Johnson

Printed Name of Witness

Subdivider:



By

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

WILHELM NUNN

Name (typed, printed or stamped)

MANAGER

Title

4065 CRESCENT PARK DR., RIVERVIEW, FL 33578

Address of Signer

813-938-1250

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
30 day of APRIL, 2024, by WILHELM NUNN as
(day) (month) (year) (name of person acknowledging)
MANAGER for HBWB DEVELOPMENT SERVICES, LLC
(type of authority,...e.g. officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

☒ Personally Known OR ☐ Produced Identification

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

Type of Identification Produced

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

(Notary Seal)

HH 200611
(Commission Number)

NOVEMBER 21, 2025
(Expiration Date)



Individual Acknowledgement

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

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

☐ Personally Known OR ☐ Produced Identification

(Signature of Notary Public - State of Florida)

Type of Identification Produced

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

(Notary Seal)

(Commission Number)

(Expiration Date)

SUBDIVISION PERFORMANCE BOND FOR LOT CORNER PLACEMENT

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

_____ called the Principal, and _____
Great American Insurance Company
_____ called the Surety, are held and firmly bound unto the
BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of _____
One Thousand Eight Hundred Seventy Five and 00/100 _____ (\$^{1,875.00}_____) 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 Little Road Sierra _____ 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 Little Road Sierra subdivision all lot corners as required by the State in the platted area in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Review Division of Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within Twelve (12) months from the date that the Board of County Commissioners approves the final plan and accepts this performance bond; and
- B. If the Principal shall faithfully perform the Subdivider's Agreement at the times and in the manner prescribed in said Agreement;

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL June 09, 2025.

SIGNED, SEALED AND DATED this 28th day of February, 2024.

ATTEST:



BY:



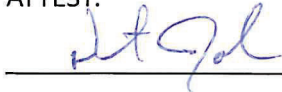
PRINCIPAL

(SEAL)

SURETY

(SEAL)

ATTEST:



ATTORNEY-IN-FACT

(SEAL)

APPROVED BY THE COUNTY ATTORNEY

BY

Approved As To Form And Legal Sufficiency.

as amended

GREAT AMERICAN INSURANCE COMPANY®

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

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

No. 0 21328

POWER OF ATTORNEY

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

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

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

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

Attest

GREAT AMERICAN INSURANCE COMPANY



Stephen C. Beraha

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.

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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 28th day of February, 2024.



Stephen C. Beraha

Assistant Secretary

CONSENT OF SURETY BOND RIDER

To be attached and made part of Bond:

Principal: **HBWB Development Services, LLC**
Obligees: **Board of County Commissioners of Hillsborough County, Florida**
Surety: **Great American Insurance Company**
Bond Number: **5370873**
SUBJECT: **Little Road Sierra**

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

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

Extend expiration date from June 9, 2025 to July 11, 2025

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

Effective, signed, sealed and dated this 11th day of April, 2024

HBWB Development Services, LLC

Principal (SEAL)

BY: 

Great American Insurance Company

Surety (SEAL)

BY: 

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



APPROVED BY THE COUNTY ATTORNEY

BY: 

Approved As To Form And Legal
Sufficiency.

GREAT AMERICAN INSURANCE COMPANY®

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

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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.

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Attest

GREAT AMERICAN INSURANCE COMPANY



Stephen C. Beraha

Assistant Secretary

Mark V. Vicario

Divisional Senior Vice President

STATE OF OHIO, COUNTY OF HAMILTON - ss:

MARK VICARIO (877-377-2405)

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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 11th day of April, 2024.



Stephen C. Beraha

Assistant Secretary



Surety Bond Seal Addendum

Great American Insurance Company

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

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

Dated this 24th day of March, 2020.

Great American Insurance Company



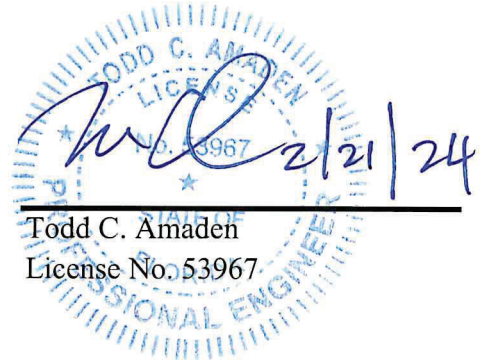
By Stephen C. Beraha

Stephen C. Beraha, Assistant Vice President

LITTLE ROAD SIERRA (PI# 6493)
PERFORMANCE ESTIMATE

SUMMARY

SCHEDULE A - STREET IMPROVEMENTS	\$115,410.00
SCHEDULE B - STORM DRAINAGE SYSTEM	\$0.00
SCHEDULE C - WATER DISTRIBUTION SYSTEM	\$0.00
SCHEDULE D - SANITARY SEWER SYSTEM	\$0.00
TOTAL (SCHEDULES A - D)	\$115,410.00
125% WARRANTY BONDING	\$144,262.50



Todd C. Amaden
License No. 53967

LITTLE ROAD SIERRA (PI# 6493)
PERFORMANCE ESTIMATE

SCHEDULE A - STREET IMPROVEMENTS

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	3,560	SY	1.75" ASPHALT SP-12.5	\$16.00	\$56,960.00
2	6,025	SF	6" CONCRETE SIDEWALK	\$6.00	\$36,150.00
3	3,040	SF	4" CONCRETE SIDEWALK	\$5.00	\$15,200.00
4	1	EA	SIGNAGE & STRIPING	\$7,100.00	\$7,100.00
5					\$0.00
6					\$0.00
7					\$0.00
8					\$0.00
9					\$0.00
10					\$0.00

TOTAL STREET IMPROVEMENTS **\$115,410.00**

LITTLE ROAD SIERRA (PI# 6493)
PERFORMANCE ESTIMATE

SCHEDULE B - STORM DRAINAGE SYSTEM

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					

TOTAL STORM DRAINAGE SYSTEM **\$0.00**

LITTLE ROAD SIERRA (PI# 6493)
PERFORMANCE ESTIMATE

SCHEDULE C - WATER DISTRIBUTION SYSTEM

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					

TOTAL WATER DISTRIBUTION SYSTEM **\$0.00**

LITTLE ROAD SIERRA (PI# 6493)
PERFORMANCE ESTIMATE

SCHEDULE D - SANITARY SEWER SYSTEM

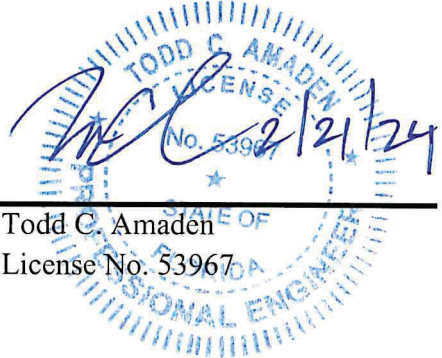
ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					

TOTAL SANITARY SEWER SYSTEM **\$0.00**

LITTLE ROAD SIERRA (PI# 6493)
WARRANTY ESTIMATE

SUMMARY

SCHEDULE A - STREET IMPROVEMENTS	\$36,150.00
SCHEDULE B - STORM DRAINAGE SYSTEM	\$0.00
SCHEDULE C - WATER DISTRIBUTION SYSTEM	\$157,390.00
SCHEDULE D - SANITARY SEWER SYSTEM	\$207,440.00
TOTAL (SCHEDULES A - D)	\$400,980.00
10% WARRANTY BONDING	\$40,098.00



Todd C. Amaden
License No. 53967

LITTLE ROAD SIERRA (PI# 6493)
WARRANTY ESTIMATE

SCHEDULE A - STREET IMPROVEMENTS

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	6,025	SF	6" CONCRETE SIDEWALK	\$6.00	\$36,150.00
2					\$0.00
3					\$0.00
4					\$0.00
5					\$0.00
6					\$0.00
7					\$0.00
8					\$0.00
9					\$0.00
10					\$0.00

TOTAL STREET IMPROVEMENTS **\$36,150.00**

LITTLE ROAD SIERRA (PI# 6493)
WARRANTY ESTIMATE

SCHEDULE B - STORM DRAINAGE SYSTEM

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					

TOTAL STORM DRAINAGE SYSTEM

\$0.00

LITTLE ROAD SIERRA (PI# 6493)
WARRANTY ESTIMATE

SCHEDULE C - WATER DISTRIBUTION SYSTEM

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	28	LF	16" STEEL CASING FOR JACK & BORE	\$400.00	\$11,200.00
2	132	LF	6" DIP WATER MAIN	\$70.00	\$9,240.00
3	1600	LF	6" PVC C900 WATER MAIN	\$28.00	\$44,800.00
4	27	EA	6" PVC FITTINGS	\$950.00	\$25,650.00
5	12	EA	6" GATE VALVE	\$1,900.00	\$22,800.00
6	3	EA	FIRE HYDRANT ASSEMBLY	\$6,400.00	\$19,200.00
7	15	EA	SINGLE SHORT SERVICE	\$800.00	\$12,000.00
8	10	EA	SINGLE LONG SERVICE	\$950.00	\$9,500.00
9	1	EA	BLOW-OFF ASSEMBLY	\$3,000.00	\$3,000.00
10					

TOTAL WATER DISTRIBUTION SYSTEM **\$157,390.00**

LITTLE ROAD SIERRA (PI# 6493)
WARRANTY ESTIMATE

SCHEDULE D - SANITARY SEWER SYSTEM

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	12	EA	SANITARY MANHOLES	\$4,300.00	\$51,600.00
2	1480	LF	8" SDR26 SEWER MAIN	\$45.00	\$66,600.00
3	7	EA	SINGLE SERVICE ASSEMBLY	\$1,000.00	\$7,000.00
4	18	EA	DOUBLE SERVICE ASSEMBLY	\$1,500.00	\$27,000.00
5	61	LF	12" STEEL CASING	\$190.00	\$11,590.00
6	955	LF	4" C900 DR18 PVC FORCE MAIN	\$30.00	\$28,650.00
7	14	EA	4" PVC FITTINGS	\$900.00	\$12,600.00
8	2	EA	4" PVC PLUG VALVE	\$1,200.00	\$2,400.00
9					
10					

TOTAL SANITARY SEWER SYSTEM **\$207,440.00**

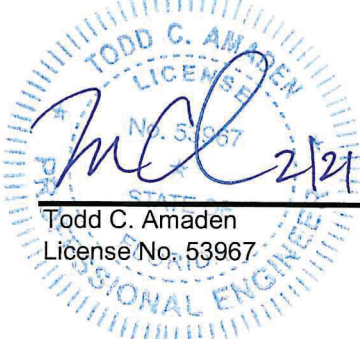
LITTLE ROAD SIERRA (PI# 6493)
PERFORMANCE ESTIMATE - LOT CORNERS

LOT CORNERS

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	25	EA	LOT CORNERS	\$60.00	\$1,500.00

TOTAL LOT CORNERS **\$1,500.00**

125% PERFORMANCE BONDING **\$1,875.00**

 2/21/24
Todd C. Amaden
License No. 53967

LITTLE ROAD SIERRA

A SUBDIVISION OF A PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 30 SOUTH, RANGE 21 EAST
HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: _____ PAGE: _____

DEDICATION:

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

Fee interest in Tracts "A", "B", "C", and "D" is hereby reserved by owner for conveyance to a Homeowners' Association or other custodial and maintenance entity, subject to the recording of this plat for the benefit of the lot owners within the subdivision. Said tracts are not dedicated to the public and will be privately maintained.

Said Tracts "A", "B", "C", and "D" and all private easements are subject to any and all easements dedicated to public use as shown on this plat. The maintenance of tracts, parcels, and private easements, if any, reserved by the owner will be the responsibility of the owner, its assigns, and its successors in title.

The Private Drainage Easements are hereby reserved by the owner for conveyance to a Homeowners' Association or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision. Said easements are not dedicated to the public and maintenance of said private easements will be the responsibility of the owner, its successors and assigns in title.

The private roads and rights of way shown hereon as Tract "D" are not dedicated to the public but are hereby reserved by owner for conveyance to a Homeowners' Association or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the lot owners in this development and hereon, as access for ingress and egress of lot owners and their guests and invitees. Said right of access for ingress and egress will extend to lot owners within all phases and units, both existing and future, of this development.

Owner hereby grants to Hillsborough County government and all providers of fire emergency, emergency medical, mail, package delivery, solid waste/sanitation, and other similar governmental and quasi-governmental services, a non-exclusive access easement over and across the private roads and rights of way within Tract "A" as shown hereon for ingress and egress for the performance of their official duties.

Owner does hereby grant to Hillsborough County and all providers of street lights, telephone utilities, electric utilities, water and sanitary sewer utilities, internet service providers and cable television utilities, and other public and quasi-public utilities, a non-exclusive easement over, across and under the Utility Easements as shown hereon for the construction, maintenance, and operation of underground utilities.

Owner does hereby grant to providers of telephone, electric, cable television and cable data, water and sanitary sewer utilities, and other public and quasi-public utilities, a non-exclusive access easement over and across and under the private roads and private rights-of-way within Tract "D" and the easements designated hereon as utility easements for ingress and egress and for the construction, maintenance, and operation of utilities and related purposes as designated by owner for the benefit of the lot owners herein.

OWNER:

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

Elizabeth A. Brodwin, VP, CTO, Insurance, Secretary

WITNESS

PRINT

WITNESS

PRINT

ACKNOWLEDGEMENT:

STATE OF _____)
COUNTY OF _____)
JSS

THIS IS TO CERTIFY, THAT ON _____, APPROVED BEFORE ME BY LEADS OF _____, PERSONAL PRESENCE OF _____, OWNER, AUTHORIZED, AN OFFICE DUTY AUTHORIZED TO MAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY RECORDS, ELIZABETH A. BRODWIN, VP, CTO, INSURANCE, SECRETARY OF HOME BY WEST BAY, LLC, WHO IS _____, I PERSONALLY KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DECLARATION AND HEREBY ACKNOWLEDGED THE DEDICATION THEREOF TO BE THEIR FREE AND GOOD FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DO NOT MAKE ANY OBJECTION.

NOTARY PUBLIC:

NAME _____ (S&U)

STATE _____

TITLE OR RANK _____

SIGNATURE, F. AM. _____

BY COMMISSION EXPIRES _____

DESCRIPTION:

A portion of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 5, Township 30 South, Range 21 East, Hillsborough County, Florida more particularly described as follows:

COMMENCE at the Southeast corner of the Southeast 1/4 of the Southeast 1/4 of said Section 5; thence N.00°25'25"E., 355.14 feet along the Eastern boundary line of the Southeast 1/4 of the Southeast 1/4 of said Section 5; thence S.89°41'17"W., 25.00 feet to the Western right-of-way line of LITTLE ROAD and the POINT OF BEGINNING; thence S.89°41'17"W., 631.03 feet to the Western boundary line of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 5; thence N.00°38'02"E., 967.00 feet along said Western boundary line to the Northern boundary line of the Southeast 1/4 of the Southeast 1/4 of said Section 5, said line also being the Southern boundary line of COUNTRY GATE, as recorded in Plat Book 57, Page 52, of the Public Records of Hillsborough County, Florida; thence N.89°49'59"E., 417.26 feet along said Northern boundary line and said Southern boundary line to the Northwest corner of property described in Official Records Instrument No. 2002087982 of the Public Records of Hillsborough County, Florida; thence S.00°25'00"W., 420.08 feet along the Western boundary line of the parcels described in Official Records Instrument numbers 2002087982, 2020081540, 2010333374 and 98224332 of the Public Records of Hillsborough County, Florida to the Southwest corner of said parcel described in Official Records Instrument No. 98224332; thence N.89°58'12"E., 209.92 feet along the Southern boundary line of said parcel described in Official Records Instrument No. 98224332 to the Western right-of-way line of said LITTLE ROAD; thence S.00°23'58"W., 544.78 feet along said Western right-of-way line to the POINT OF BEGINNING.

Containing 11.93 Acres, more or less.

BOARD OF COUNTY COMMISSIONERS:

THIS PLAT HAS BEEN APPROVED FOR RECORDATION.

CHESMAN

DATE

PLAT APPROVAL:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH THE FLORIDA STATUTES, SECTION 177.281 FOR CHARTER COMPLIANCE. THE REVIEWED BY _____ HAS NOT BEEN REBUTED. _____, FLORIDA PROFESSIONAL SURVEYOR AND LICENSEE # _____, SURVEY SECTION, GEOGRAPHICAL & LAND ACQUISITION SERVICES DEPARTMENT, HILLSBOROUGH COUNTY

CLERK OF CIRCUIT COURT COUNTY OF HILLSBOROUGH STATE OF FLORIDA:

I HEREBY CERTIFY THAT THIS SURVEYOR'S PLAT RECORDS, IN PLAT OF CHAPTER 177 PART OF 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, OR _____, DEPUTY CLERK

THIS _____ DAY OF _____, 20____, TIME _____

CLERK FILE NUMBER _____

SURVEYOR'S CERTIFICATE:

I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT THIS PLATTED SURVEYOR IS A LICENSED PROFESSIONAL SURVEYOR OF THE LAND BEING SUBMITTED, THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, THAT THE PLAT DEVELOPMENT CODE, THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AND THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE, AND THAT PAYMENT OF THE SURVEYOR'S FEE(S) WAS SET ON THE _____ DAY OF _____, 20____, AS SHOWN HEREON, AND THAT PAYMENT OF THE SURVEYOR'S FEE(S) AND LITIGATION WILL BE SET FOR RECOMMENDATIONS OF FLORIDA STATUTE OR IN ACCORDANCE WITH CONDITIONS OF BIDDING.

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



8515 Palm Beach Road
Tampa, Florida 33619
(813) 821-7841
www.lssc.com L.S. # 5913

NOTE: THIS PLAT, AS RECORDED IN ITS OWNERS' FORM, IS THE OFFICIAL DECLARATION OF THE SURVEYED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

A SUBDIVISION OF A PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 30 SOUTH, RANGE 21 EAST HILLSBOROUGH COUNTY, FLORIDA

PAGE:



1. NORTHING AND EASTING COORDINATES (INDICATED IN FEET) AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83 - 1980 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA, HAVE BEEN ESTABLISHED TO A MINIMUM OF THIRD ORDER ACCURACY.

[illegible]

4. 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.

5. DRAINAGE ELEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES (PAVING, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHAFTS, POLES, FENCES, SPRINKLER SYSTEMS, TREES, SHRUBS, HERBES), AND LANDSCAPING PLANTS OTHER THAN GRASS, EXCEPT FOR LANDSCAPING OF STORMWATER DETENTION AND RETENTION PONDS AS REQUIRED BY THE LAND DEVELOPMENT CODE.

$$M^p = M^{p_{\text{local}}}$$

FROM LB 3913
(UNLESS OTHERWISE NOTED)

SET PK NAIL & DISH

© FOUND PK MAIL & C
PRM LB 3913

SET LB 3913 PK NA

POINT OF CURVATURE AND
POINT OF TANGENCY ON CURVE

MATCH LINE

UTILITY EASEMENT
DRAINAGE EASEMENT

C/L = CENTERLINE
CCR = CERTIFIED

FCM = FOUNDED CONCRETE MONUMENT
COMMISSION

FIR = FOUND IRON ROD
 FPK = FOUND PK NAIL

LB = LICENSED BUSINESS
(NB) = NOW-BORN

N.T.S. = NOT TO SCALE
O/A = OVER ALL

CRIM = OFFICIAL RECORD
CRIM = OFFICIAL RECORD

POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
POC = PERMANENT CONTROL POINT

MONUMENT
(R) = RADIAL

R/W = RIGHT-OF-WAY
SEC = SECTION

THE = TYPICAL
MANAGEMENT DISTRICT

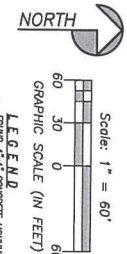
$$MP = MP_{ICAL}$$

LANDMARK
Engineering & Surveying Corporation

8515 Palm River Road Tampa, Florida 33619
(813) 621-7841 (813) 664-1832 (fax)
www.lesc.com L.B. # 3913

A SUBDIVISION OF A PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 30 SOUTH, RANGE 21 EAST
HILLSBOROUGH COUNTY, FLORIDA

PAGE:



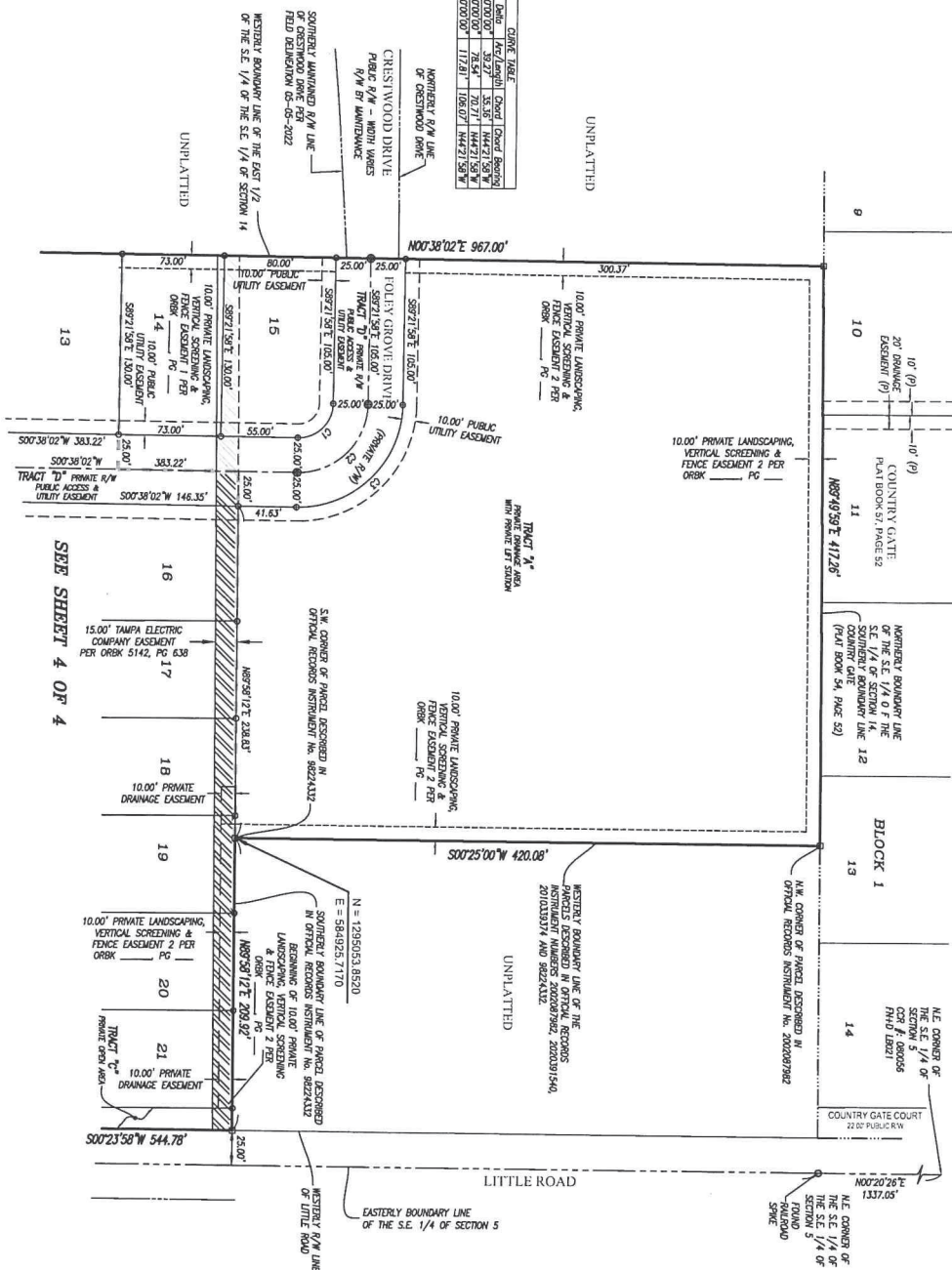
FOUND 4"x4" CONCRETE MONUMENT
PRM LB 3913
(UNLESS OTHERWISE NOTED)

--- -- -- -- -- UTILITY EASEMENT
--- -- -- -- -- DRAINAGE EASEMENT

SEE SHEET 2 FOR PLAT NOTES
AND KEY MAP.

Curve	Radius	Delta	Arc Length	Chord	Chord Bearing
C1	25.00'	90°00'00"	39.27'	35.36'	N44°21'58"W
C2	50.00'	90°00'00"	78.54'	70.71'	N44°21'58"W
C3	75.00'	90°00'00"	117.81'	106.07'	N44°21'58"W

UNPLATTED



R/L = REFERENCE MONUMENT
R/W = RIGHT-OF-WAY
SEC = SECTION
S+D = SET NAIL & DISK LB 3913
SWFMD = SOUTHWEST FLORIDA WATER
MANAGEMENT DISTRICT
TYP = TYPICAL

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

P.C.P. LOCATION —  SANITARY MANHOLE

P.C.P. REFERENCE DIAGRAM
NOT TO SCALE

NOT TO SCALE



Engineering & Surveying Corporation

8515 Palm River Road
Tampa, Florida 33619

www.lesco.com | L.B. # 3913

L.B. # 3913

Sheet 3 of 4

A SUBDIVISION OF A PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 30 SOUTH, RANGE 21 EAST
HILLSBOROUGH COUNTY, FLORIDA

PAGE:



60
30
0
6

GRAPHIC SCALE (IN FEET)

- FROM LB 3913
(UNLESS OTHERWISE NOTED)
SET 4"x4" CONCRETE MONUMENT

- © FOUND PK NAIL & DISK
FROM LB 3913

- POINT OF CURVATURE AND
POINT OF TANGENCY ON CURVA

- SEE SHEET 2 FOR PLAT NOTES
AND KEY MAP.

SEE SHEET 2 FOR PLAT NOTES
AND KEY MAP.

Line	Bearing	Distance
L1	S89°58'12"W	20.84'
L2	S00°01'48"E	10.00'
L3	N89°58'12"E	20.84'
L4	N89°58'12"E	2.11'
L5	N60°17'29"E	14.98'
L6	S00°23'58"W	11.69'

Core	Median	Q1	Q3	Q4	Max	Min	StDev	Skew	Chow	Residual
C1	15.00	14.00	15.00	15.00	15.00	14.00	0.50	0.00	15.00	14.44 (1.11)
C2	15.00	15.00	15.00	15.00	15.00	15.00	0.00	0.00	15.00	15.00 (0.00)
C3	15.00	15.00	15.00	15.00	15.00	15.00	0.00	0.00	15.00	15.00 (0.00)
C4	15.00	15.00	15.00	15.00	15.00	15.00	0.00	0.00	15.00	15.00 (0.00)
C5	15.00	15.00	15.00	15.00	15.00	15.00	0.00	0.00	15.00	15.00 (0.00)
C6	15.00	15.00	15.00	15.00	15.00	15.00	0.00	0.00	15.00	15.00 (0.00)
C7	15.00	15.00	15.00	15.00	15.00	15.00	0.00	0.00	15.00	15.00 (0.00)
C8	15.00	15.00	15.00	15.00	15.00	15.00	0.00	0.00	15.00	15.00 (0.00)
C9	15.00	15.00	15.00	15.00	15.00	15.00	0.00	0.00	15.00	15.00 (0.00)
C10	15.00	15.00	15.00	15.00	15.00	15.00	0.00	0.00	15.00	15.00 (0.00)
C11	15.00	15.00	15.00	15.00	15.00	15.00	0.00	0.00	15.00	15.00 (0.00)
C12	15.00	15.00	15.00	15.00	15.00	15.00	0.00	0.00	15.00	15.00 (0.00)
C13	15.00	15.00	15.00	15.00	15.00	15.00	0.00	0.00	15.00	15.00 (0.00)
C14	15.00	15.00	15.00	15.00	15.00	15.00	0.00	0.00	15.00	15.00 (0.00)
C15	15.00	15.00	15.00	15.00	15.00	15.00	0.00	0.00	15.00	15.00 (0.00)
C16	15.00	15.00	15.00	15.00	15.00	15.00	0.00	0.00	15.00	15.00 (0.00)
C17	15.00	15.00	15.00	15.00	15.00	15.00	0.00	0.00	15.00	15.00 (0.00)
C18	15.00	15.00	15.00	15.00	15.00	15.00	0.00	0.00	15.00	15.00 (0.00)
C19	15.00	15.00	15.00	15.00	15.00	15.00	0.00	0.00	15.00	15.00 (0.00)
C20	15.00	15.00	15.00	15.00	15.00	15.00	0.00	0.00	15.00	15.00 (0.00)

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

P.C.P. LOCATION

TOP (TYPICAL)

(P.K. NAIL & DISK
LB 3913 - TYPICAL)

REFERENCE POINTS

P.C.P. REFERENCE DIAGRAM

NOT TO SCALE

LANDMARK
Engineering & Surveying Corporation

8515 Palm River Road | Tampa, Florida 33619

www.lesc.com | L.B. # 3913



Certificate of School Concurrency

Project Name	Little Road Sierra
Jurisdiction	Hillsborough
Jurisdiction Project ID Number	6493
HCPS Project Number	959
Parcel ID Number(s)	087229.0000, 087229.5000, 087229.6000
Project Location	3311 Little Road
Dwelling Units & Type	SFD: 25
Applicant	HBWB Development Services, LLC

School Concurrency Analysis

<i>School Type</i>	<i>Elementary</i>	<i>Middle</i>	<i>High</i>	<i>Total Capacity Reserved</i>
Students Generated	5	3	4	12

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

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

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

Date 2/3/2023



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