

**SUBJECT:** Northwood Estates  
**DEPARTMENT:** Development Review Division of Development Services Department  
**SECTION:** Project Review & Processing  
**BOARD DATE:** July 20, 2021  
**CONTACT:** Lee Ann Kennedy

---

**RECOMMENDATION:**

Accept the plat for recording for Northwood Estates, located in Section 5, 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) 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 \$7,099.30, a Warranty Bond in the amount of \$69,936.49, 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 \$2,187.50 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

**BACKGROUND:**

On November 24, 2020, Permission to Construct Prior to Platting was issued for Northwood Estates. 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.



**SUBDIVIDER'S AGREEMENT FOR CONSTRUCTION  
AND WARRANTY OF REQUIRED IMPROVEMENTS**

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

**Witnesseth**

**WHEREAS** the Board of County Commissioners of Hillsborough County has established a Land Development Code, hereinafter referred to as the "LDC" pursuant to 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 **NORTHWOOD ESTATES**; 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 known as **NORTHWOOD ESTATES** are to be installed after recordation of said plat under guarantees posted with the County; and

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

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

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

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

\_\_\_\_\_ and

**WHEREAS**, the County required the Subdivider to warranty the aforementioned 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 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 platted area known as **NORTHWOOD ESTATES**, 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, 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 Development Services Department by the Subdivider.
3. The Subdivider agrees to warranty all improvement facilities located in **NORTHWOOD ESTATES** 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 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 CS3804511, dated May 4, 2021 with HBWB Development Services, LLC, as Principal, and Great American Insurance Company as Surety, and  
  
A Warranty Bond CS3804510, dated May 4, 2021 with HBWB Development Services, LLC, as Principal, and Great American Insurance Company as Surety
  - c. Cashier/Certified Checks, number \_\_\_\_\_, dated \_\_\_\_\_ and 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 letters of credit, performance and warranty bonds, escrow agreements, or cashier/certified checks are 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 Review Division of Development Services Department will review the Engineer's Certification and determine if any discrepancies exist between the constructed improvements and said certification.
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 his 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 his 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 known as **NORTHWOOD ESTATES** 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 improvement facilities for maintenance upon proper completion, approval by the County's Development Review Division of 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 Review Division of 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. Provided 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 twelve (12) month 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 his 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 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 these presents, this 17<sup>th</sup> day of May, 2021.

**ATTEST:**

[Signature]  
Witness' Signature

(Signed before a Notary Public and 2 Witnesses)

HEATHER MATTEA  
Printed Name of Witness

[Signature]  
Witness' Signature

Patrice Johnson  
Printed Name of Witness

Printed Name of Witness

**NOTARY PUBLIC**

Phone Number of Signer

**CORPORATE SEAL (When Appropriate)**

**ATTEST:**

HILLSBOROUGH COUNTY

CLERK OF THE CIRCUIT COURT

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

**SUBDIVIDER:**

By: [Signature]  
Authorized Corporate Officer or Individual

Elizabeth Bradburn

Name Elizabeth Bradburn  
Type of position held Officer

Title

4065 Crescent Park Dr  
Riverview, FL 33578  
Address of Signer

813-999-1568



Patrice Johnson  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG915786  
Expires 9/23/2023

BOARD OF COUNTY COMMISSIONERS

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

APPROVED BY THE COUNTY ATTORNEY

BY [Signature]

Approved As To Form And Legal  
Sufficiency.

**CORPORATE ACKNOWLEDGMENT:**

STATE OF FL

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of [ ☒ ] physical presence or [ ☐ ] online notarization this 11<sup>th</sup> day of May, 2021, by Elizabeth Bradburn, Chief Financial Officer of HBWB Development Services, LLC, a limited liability corporation under the laws of the state of Florida on behalf of the corporation. She is personally known to me or has produced \_\_\_\_\_ as identification and did take an oath.

**NOTARY PUBLIC:**

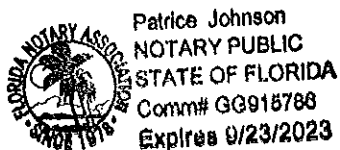
Sign: P. Johnson (Seal)

Print: Patrice Johnson

Title or Rank: Notary

Serial Number, if any: 06915786

My Commission Expires: 9/23/23



**SUBDIVISION PERFORMANCE BOND**

**Bond No. CS3804511**

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 Seven Thousand Ninety-Nine and 30/100 (\$7,099.30) Dollars for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

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

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

WHEREAS, the Principal has filed with 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, in accordance with the specifications found in the aforementioned subdivision regulations and required by the Board of County Commissioners of Hillsborough County, Florida, and the County Engineer; and



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

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

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

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 NORTHWOOD ESTATES subdivision all grading, paving, curbing of streets, alleys or other rights-of-way shown on such plat, sidewalks, culverts, gutters, 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 Development Services Department 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 AUGUST 20, 2022.

SIGNED, SEALED AND DATED this 4<sup>th</sup> day of May, 2021.

ATTEST:

Warena

HBWB Development Services, LLC

Principal

Elizabeth Bradburn

Elizabeth Bradburn  
Name and Title Chief Financial Officer

ATTEST:

Jenni Kellen

Great American Insurance Company

Surety

By: Mary Martha Langley

Type name of signer

Mary Martha Langley, Attorney-in-Fact  
(SEAL)

APPROVED BY THE COUNTY ATTORNEY

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

# GREAT AMERICAN INSURANCE COMPANY®

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

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

No. 0 21328

## POWER OF ATTORNEY

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

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

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

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

Attest

GREAT AMERICAN INSURANCE COMPANY



*Atty 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

4TH

day of

May

2021



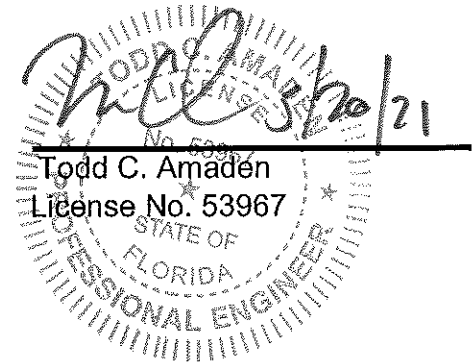
*Atty L C B*

Assistant Secretary

**NORTHWOOD ESTATES  
PERFORMANCE ESTIMATE**

**SUMMARY**

SCHEDULE A - STREET IMPROVEMENTS - 5%	\$5,679.44
TOTAL (SCHEDULES A - D)	\$5,679.44
125% PERFORMAMNCE BONDING	\$7,099.30



**NORTHWOOD ESTATES  
PERFORMANCE ESTIMATE**

**SCHEDULE A - STREET IMPROVEMENTS**

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	3,807	SF	SIDEWALK - 4" THICK	\$5.40	\$20,557.80
2	5,023	SF	SIDEWALK - 6" THICK	\$7.35	\$36,919.05
3	11	EA	HANDICAP RAMP	\$990.00	\$10,890.00
4	4,395	SY	ASPHALT PAVEMENT - 1.75" (SP 12.5)	\$9.60	\$42,192.00
5	1	LS	STRIPING ONLY (SIGNS EXCLUDED)	\$3,030.00	\$3,030.00

TOTAL STREET IMPROVEMENTS      **\$113,588.85**

**WARRANTY BOND**

Bond No. CS3804510

**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 Sixty nine thousand nine hundred thirty six and 49/100 (\$69,936.49) 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 Chapter 163 and Chapter 177, Florida Statutes, and Hillsborough County Land Development Code, as amended, 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 improvement facilities (roads, drainage, water and wastewater) for maintenance constructed in conjunction with the platted subdivision known as

**NORTHWOOD ESTATES**; and

**WHEREAS**, the aforementioned subdivision regulations require as a condition of acceptance of the improvement facilities (roads, drainage, water and wastewater) that the Principal provide to the Board of County Commissioners of Hillsborough County a bond warranting — all grading, paving and curbing of streets, roads and other rights of way, bridges, culverts, gutters, storm sewers, sanitary sewers, water mains and all other necessary facilities for a definite period of time in an amount prescribed by the aforementioned subdivision regulations.

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

**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 roads, drainage, water and wastewater improvement facilities for maintenance by the Board of County Commissioners of Hillsborough County, in the approved platted subdivision known as **NORTHWOOD ESTATES** 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 August 20, 2024.**

SIGNED, SEALED AND DATED this 4<sup>th</sup> day of May, 2021.

ATTEST:

Wwrena

HBWB Development Services, LLC

Principal

Elizabeth Bradburn

Elizabeth Bradburn  
Notary Public  
Notary and Financial Officer

ATTEST:

Jennikeller

Great American Insurance Company

Surety

By: Mary Martha Langley

Type name of signer

Mary Martha Langley, Attorney-in-Fact

(SEAL)

APPROVED BY THE COUNTY ATTORNEY

BY [Signature]

Approved As To Form And Legal  
Sufficiency.



# GREAT AMERICAN INSURANCE COMPANY®

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

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

No. 0 21328

## POWER OF ATTORNEY

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

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

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

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

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

4<sup>th</sup>

day of May

2021



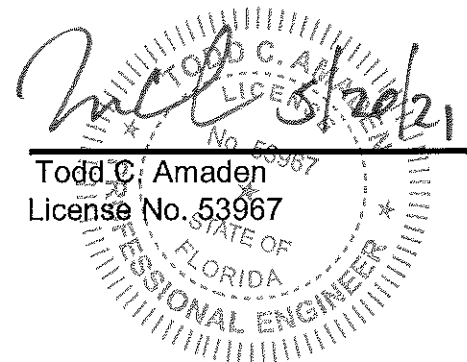
*My L C. B.*

Assistant Secretary

**NORTHWOOD ESTATES  
WARRANTY ESTIMATE**

**SUMMARY**

SCHEDULE A - STREET IMPROVEMENTS	\$254,310.85
SCHEDULE B - STORM DRAINAGE SYSTEM	\$135,019.00
SCHEDULE C - WATER DISTRIBUTION SYSTEM	\$117,563.00
SCHEDULE D - SANITARY SEWER SYSTEM	\$192,472.00
TOTAL (SCHEDULES A - D)	\$699,364.85
10% WARRANTY BONDING	\$69,936.49

  
Todd C. Amaden  
License No. 53967  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER

**NORTHWOOD ESTATES  
WARRANTY ESTIMATE**

**SCHEDULE A - STREET IMPROVEMENTS**

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	3,773	LF	CURB - MIAMI	\$14.00	\$52,822.00
2	3,807	SF	SIDEWALK - 4" THICK	\$5.40	\$20,557.80
3	5,023	SF	SIDEWALK - 6" THICK	\$7.35	\$36,919.05
4	11	EA	HANDICAP RAMP	\$990.00	\$10,890.00
5	4,395	SY	SUBGRADE - STABILIZED (06")	\$6.00	\$26,370.00
6	4,395	SY	CRUSHED CONCRETE BASE COURSE - 06"	\$14.00	\$61,530.00
7	4,395	SY	ASPHALT PAVEMENT - 1.75" (SP 12.5)	\$9.60	\$42,192.00
8	1	LS	STRIPING ONLY (SIGNS EXCLUDED)	\$3,030.00	\$3,030.00

TOTAL STREET IMPROVEMENTS      **\$254,310.85**

**NORTHWOOD ESTATES  
WARRANTY ESTIMATE**

**SCHEDULE B - STORM DRAINAGE SYSTEM**

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	1161	LF	RCP 18"	\$45.00	\$52,245.00
2	73	LF	RCP 24"	\$68.00	\$4,964.00
3	12	EA	CURB INLET - TYPE 1	\$4,480.00	\$53,760.00
4	1	EA	MANHOLE TYPE P-7	\$2,780.00	\$2,780.00
5	1	EA	MANHOLE TYPE P-8	\$2,720.00	\$2,720.00
6	1	EA	FES - 18"	\$1,500.00	\$1,500.00
7	1	EA	FES - 24"	\$1,660.00	\$1,660.00
8	2	EA	GRATE INLET - TYPE C	\$2,270.00	\$4,540.00
9	310	SY	IMPERMEABLE POND LINER - 30 MIL	\$35.00	\$10,850.00

TOTAL STORM DRAINAGE SYSTEM      **\$135,019.00**

# NORTHWOOD ESTATES WARRANTY ESTIMATE

## SCHEDULE C - WATER DISTRIBUTION SYSTEM

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	154	LF	PVC - C900 - 04" (WATER)	\$13.00	\$2,002.00
2	1280	LF	PVC - C900 - 06" (WATER)	\$17.00	\$21,760.00
3	402	LF	PVC - C900 - 08" (WATER)	\$23.00	\$9,246.00
4	105	LF	DUCTILE IRON PIPE WATER MAIN - 08"	\$49.00	\$5,145.00
5	2	EA	TEE - 06" X 06"	\$310.00	\$620.00
6	1	EA	TEE - 08" X 08"	\$390.00	\$390.00
7	1	EA	VALVE - GATE 04"	\$780.00	\$780.00
8	5	EA	VALVE - GATE 06"	\$900.00	\$4,500.00
9	4	EA	VALVE - GATE 08"	\$1,230.00	\$4,920.00
10	4	EA	BEND - 11.25 - 06"	\$230.00	\$920.00
11	6	EA	BEND - 22.50 - 06"	\$230.00	\$1,380.00
12	2	EA	BEND - 45.00 - 08"	\$270.00	\$540.00
13	1	EA	REDUCER - 06" X 04"	\$220.00	\$220.00
14	1	EA	REDUCER - 08" X 06"	\$250.00	\$250.00
15	2	EA	FIRE HYDRANT ASSEMBLY - 06"	\$3,650.00	\$7,300.00
16	21	EA	SERVICES - SHORT	\$320.00	\$6,720.00
17	14	EA	SERVICES - LONG	\$440.00	\$6,160.00
18	1	EA	LIFE STATION WATER SERVICE	\$5,570.00	\$5,570.00
19	1	EA	BLOW-OFF ASSEMBLY - 04"	\$1,340.00	\$1,340.00
20	60	LF	JACK & BORE - 20" STEEL CASING (ADDED ASPHALT PATCHING IF NEEDED FOR DRIVEWAY	\$630.00	\$37,800.00

TOTAL WATER DISTRIBUTION SYSTEM     **\$117,563.00**

# NORTHWOOD ESTATES WARRANTY ESTIMATE

## SCHEDULE D - SANITARY SEWER SYSTEM

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	1	EA	LIFT STATION - 04' (FIBERGLASS)	\$63,040.00	\$63,040.00
2	273	LF	PVC - 08" (00'-06')	\$25.00	\$6,825.00
3	826	LF	PVC - 08" (06'-08')	\$26.00	\$21,476.00
4	284	LF	PVC - 08" (08'-10')	\$33.00	\$9,372.00
5	216	LF	PVC - 08" (10'-12')	\$33.00	\$7,128.00
6	21	LF	PVC - 08" (12'-14')	\$62.00	\$1,302.00
7	21	LF	PVC - C900 - 08" (12'-14')	\$75.00	\$1,575.00
8	4	EA	MANHOLE - 04' DIAMETER (00'-06')	\$3,270.00	\$13,080.00
9	2	EA	MANHOLE - 04' DIAMETER (06'-08')	\$3,410.00	\$6,820.00
10	1	EA	MANHOLE - 04' DIAMETER (08'-10') (DROP)	\$6,540.00	\$6,540.00
11	1	EA	MANHOLE - 04' DIAMETER (10'-12')	\$5,200.00	\$5,200.00
12	1	EA	MANHOLE - 04' DIAMETER (12'-14')	\$7,500.00	\$7,500.00
13	13	EA	SERVICE - SINGLE	\$560.00	\$7,280.00
14	11	EA	SERVICE - DOUBLE	\$820.00	\$9,020.00
15	52	LF	PVC - C900 - 04" (FORCE)	\$17.00	\$884.00
16	1	EA	TEE - 04" X 04" (FORCE)	\$560.00	\$560.00
17	1	EA	BEND - 90.00 - 04" (FORCE)	\$300.00	\$300.00
18	3	EA	VALVE - PLUG - 04" (FORCE)	\$750.00	\$2,250.00
19	93	LF	CASING - STEEL - 12" (OPEN CUTE ON EXISTING PIPE, INCLUDES ASPHALT PATCH)	\$240.00	\$22,320.00

TOTAL SANITARY SEWER SYSTEM      **\$192,472.00**

**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 "Subdivider," and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as "County."

**Witnesseth**

WHEREAS, the Board of County Commissioners of Hillsborough County has established a Land Development Code, as referred to as the "LDC", pursuant to 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 **NORTHWOOD ESTATES** 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 known as **NORTHWOOD ESTATES** 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, and to gain approval of the County to record said plat, 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 platted area known as **NORTHWOOD ESTATES** 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 \_\_\_\_\_, or
  - b. A Performance Bond #CS3804512, dated May 4<sup>th</sup>, 2021 with HBWB Development Services, LLC, as Principal, and Great American Insurance Company as Surety,  
or
  - c. Escrow Agreement, dated \_\_\_\_\_, between \_\_\_\_\_ and the County, or
  - d. 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 letters of credit, performance bonds, escrow agreements, or cashier/certified checks are/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 "Subdivision Regulations," 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 his 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 known as **NORTHWOOD ESTATES** 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 these presents, this 11<sup>th</sup>  
day of May, 2021.

ATTEST:

[Signature]

Witness Signature

Patrice Johnson

Printed Name of Witness

[Signature]

Witness Signature

HORTON MATTEA

Printed Name of Witness

CORPORATE SEAL  
(When Appropriate)

SUBDIVIDER:

By: [Signature]

Authorized Corporate Officer  
or Individual (Sign before a  
Notary Public)

Elizabeth Bradburn

Chief Financial Officer

Title of Signer

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

813-999-1568  
Phone Number of Signer

ATTEST:

CLERK OF CIRCUIT COURT

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

BOARD OF COUNTY COMMISSIONERS  
HILLSBOROUGH COUNTY, FLORIDA

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

Subdivider Agreement for Performance - Placement of Lot Corners.doc

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

**CORPORATE ACKNOWLEDGMENT:**

STATE OF FL

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] online notarization this 11th day of ~~April~~<sup>May</sup>, 2021, by Elizabeth Bradburn, Chief Financial Officer of HBWB Development Services, LLC, a limited liability corporation under the laws of the state of Florida on behalf of the corporation. She is personally known to me or has produced \_\_\_\_\_ as identification and did take an oath.

NOTARY PUBLIC:

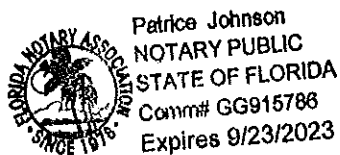
Sign: P. Johnson (Seal)

Print: Patrice Johnson

Title or Rank: Notary

Serial Number, if any: PG 915786

My Commission Expires: 9/23/23



**SUBDIVISION PERFORMANCE BOND FOR LOT CORNER PLACEMENT**

KNOW ALL MEN BY THESE PRESENTS, That we HBWB Development Services, LLC, 4065 Crescent Park Drive, Riverview, FL 33578 called the Principal, and Great American Insurance Company 301 E Fourth Street, Cincinnati, OH 45202 called the Surety, are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of Two thousand one hundred eighty seven and 50/100 (\$2,187.50) 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 established subdivision regulations pursuant to authority in Chapter 163 and Chapter 177, Florida Statutes, and Hillsborough County Land Development Code, as amended, which regulations are by reference, hereby incorporated into and made a part of this Subdivision Performance Bond; and

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

WHEREAS, 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 NORTHWOOD ESTATES are to be installed after recordation of said plat under guarantees posted with the County; and

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

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

WHEREAS, the Principal, pursuant to the terms of the aforementioned subdivision regulations has entered into a Subdivider's Agreement for Performance — Placement of Lot Corners, the terms of which Agreement require the Principal to submit an instrument ensuring completion of construction of required improvements.

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 **NORTHWOOD ESTATES** 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 Hillsborough County Development Review Division of Development Services Department 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 AUGUST 20, 2022.

SIGNED, SEALED AND DATED this 4<sup>th</sup> day May, 2021.

ATTEST:

Wrena

HBWB Development Services, LLC

Principal

Elizabeth Bradburn

Elizabeth Bradburn  
Chief Financial Officer  
Name and Title

ATTEST:

Jenni Kellen

Great American Insurance Company

Surety

By: M. Langley

Type name of signer

Mary Martha Langley, Attorney-in-Fact  
(SEAL)

APPROVED BY THE COUNTY ATTORNEY

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

# GREAT AMERICAN INSURANCE COMPANY®

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

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

No. 0 21328

## POWER OF ATTORNEY

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

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

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

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

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

4TH

day of

May

2021



*Steph C. B.*

Assistant Secretary

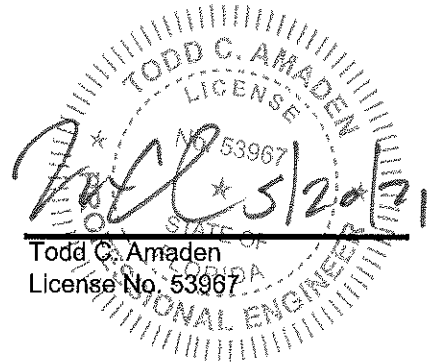
**NORTHWOOD ESTATES  
PERFORMANCE ESTIMATE - LOT CORNERS**

**LOT CORNERS**

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	35	EA	LOT CORNERS	\$50.00	\$1,750.00

TOTAL LOT CORNERS                    **\$1,750.00**

125% PERFORMANCE BONDING                    **\$2,187.50**



A SUBDIVISION OF A PORTION OF THE N.E. 1/4 OF THE N.E. 1/4 OF SECTION 5, TOWNSHIP 30 SOUTH, RANGE 21 EAST  
HILL SPBOROUGH COUNTY, FLORIDA

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

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

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

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

The Private Fence Easements are hereby reserved by owner for conveyance to a Homeowners' Association, or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision. Said 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.

**Hornet by West Bay, LLC, a Florida limited liability company**

**POINT**

**Journal**

STATE OF FLORIDA }  
 }

1. *Microtus pennsylvanicus*

[illegible]

**ANSWER**

JAN 30 1964

**MY COMMISSION DOTTEN**

NOTICE: THIS PLAN, AS RECORDED IN ITS CLOSING FORM, IS THE OFFICIAL, EXPOSITION OF THE SUBNEED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER CLOSING OR DIGITAL FORM OF THE PLAN. THERE MAY BE ADDITIONAL DOCUMENTS THAT ARE NOT RECORDED IN THIS PLAN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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

COMMENCE at the Northeast corner of said Section 5; thence S.89°56'36"W., 639.72 feet along the Northerly boundary line of the Northeast 1/4 of the Northeast 1/4 of said Section 5; thence S.00°25'56"N., 33.03 feet along the Westerly boundary line of the East 660 feet of said Northeast 1/4 of the Northeast 1/4 of said Section 5, to the POINT OF BEGINNING; thence continue S.00°25'56"N., 320.50 feet along said Westerly boundary line; thence N.89°55'43"E., 460.25 feet along the Northerly boundary line of the South 301.75 feet of the North 654.75 feet of said Northeast 1/4 of the Northeast 1/4 of said Section 5; thence S.00°21'53"W., 149.64 feet along the Westerly boundary line of the East 210 feet of said Northeast 1/4 of the Northeast 1/4 of said Section 5; thence N.89°52'44"E., 184.92 feet along the Southerly boundary line of the North 150 feet of the South 301.75 feet of the North 654.75 feet of said Northeast 1/4 of the Northeast 1/4 of said Section 5 to the Westerly right-of-way line of LITTLE ROCK; thence S.00°15'20"W., 151.63 feet along said Westerly right-of-way line; thence S.89°54'48"W., 287.01 feet along the Southerly boundary line of the South 301.75 feet of the North 654.75 feet of said right-of-way line; thence S.89°54'48"W., 287.01 feet along the Southerly boundary line of the South 301.75 feet of the North 654.75 feet of said right-of-way line; thence S.00°15'20"W., 221.48 feet along the Easterly boundary line of the West 320.00 feet of the North 632.00 feet of said Northeast 1/4 of the Northeast 1/4 of said Section 5; thence S.89°58'12"W., 643.87 feet along the Southerly boundary line of the North 632.00 feet of said Northeast 1/4 of the Northeast 1/4 of said Section 5; thence N.00°39'14"E., 843.03 feet along the Easterly boundary line of the West 676.25 feet of said Northeast 1/4 of the Northeast 1/4 of said Section 5 to the Southerly right-of-way line of DURANT ROAD; thence N.89°56'45"E., 291.12 feet along said Southerly right-of-way line to the POINT OF BEGINNING.

Containing 11.20 Acres, more or less.

THIS PLAT HAS BEEN APPROVED FOR RECORDATION.

**DATE**

THIS PLAN HAS BEEN REVIEWED IN ACCORDANCE WITH THE FLORIDA STATUTES, SECTION 177.001 FOR CHAPTER CONFORMITY. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

RECORDED BY: \_\_\_\_\_  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, LICENSE # \_\_\_\_\_  
SURVEY SECTION CIRCUMSTANTIAL \* LAND ACQUISITION STRATEGIES

I HEREBY CERTIFY THAT THIS SUBMISSION PLAN MEETS THE REQUIREMENTS, IN FORM, OF CHAPTER 177 PART 1 OF FLORIDA STATUTES, AND HAS BEEN FILED FOR RECORD IN PLAT BOOK \_\_\_\_\_, PAGES \_\_\_\_\_ OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

by \_\_\_\_\_

DATE OF PAY OF TWP

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

SOURCE: U.S. GOVERNMENT PRINTING OFFICE, 1963 O-350-101.

SCOTT R. FOWLER, LS 5186  
FLORIDA REGISTERED SURVEYOR

LANDMARK ENGINEERING & SURVEYING CORPORATION  
8515 PALM BEACH ROAD, TAMPA, FLORIDA 33618  
CERTIFICATE OF AUTHORIZATION NO. LB 3013



0516 Palm River Road  
(813) 821-7841  
www.jonc.com

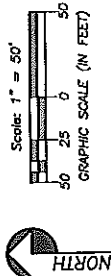
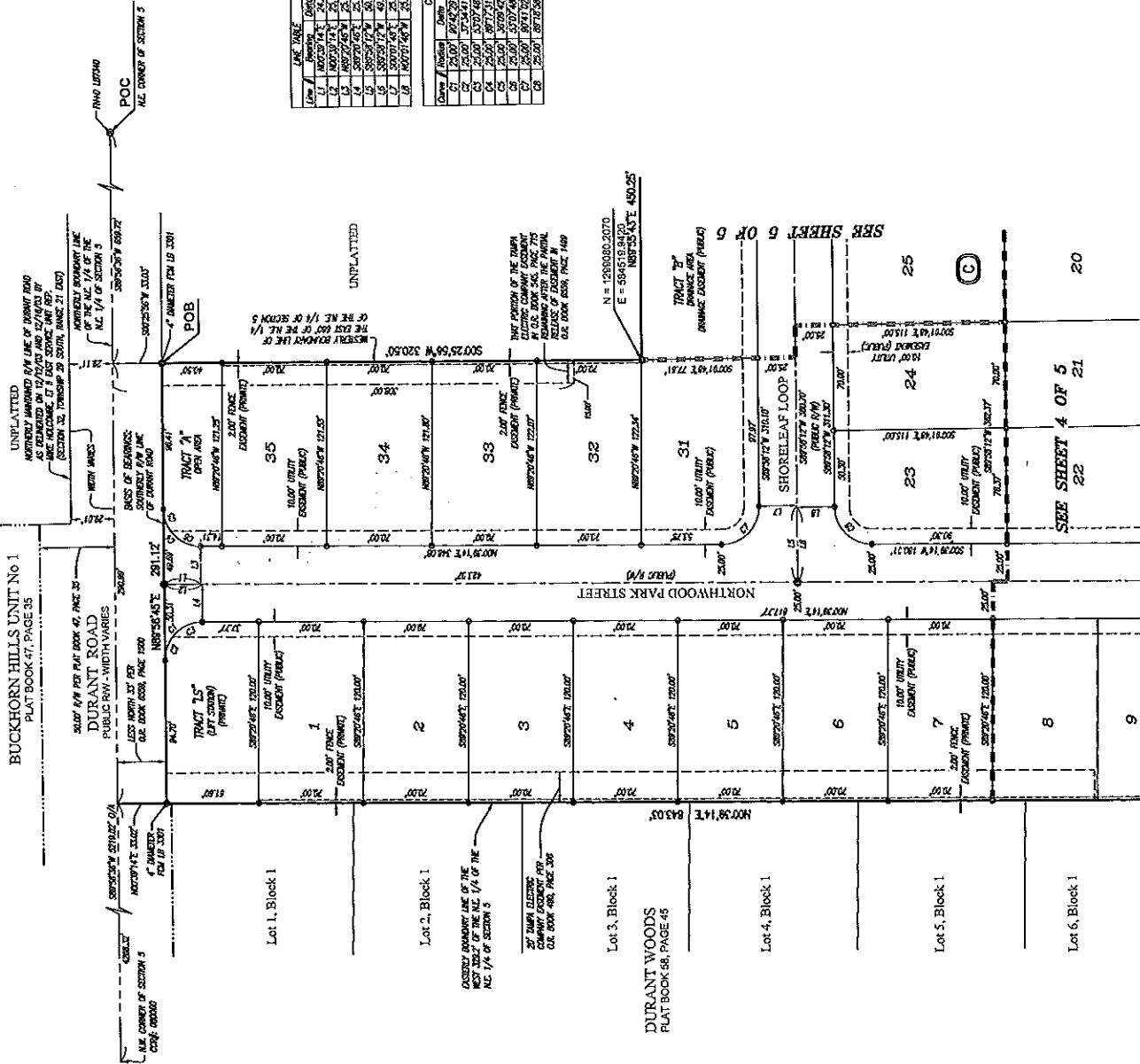




# NORTHWOOD ESTATES

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

BUCKHORN HILLS UNIT No 1  
PLAT BOOK 47, PAGE 35



LEGEND  
 --- UNPLATTED  
 --- EASEMENT  
 --- FENCE  
 --- ROAD  
 --- RAILROAD  
 --- POWER LINE  
 --- WATER LINE  
 --- GAS LINE  
 --- SEWER LINE  
 --- TELEPHONE LINE  
 --- CABLE LINE  
 --- FENCE  
 --- ROAD  
 --- RAILROAD  
 --- POWER LINE  
 --- WATER LINE  
 --- GAS LINE  
 --- SEWER LINE  
 --- TELEPHONE LINE  
 --- CABLE LINE

SET SHEET 2 FOR PLAT NOTES  
 AND KEY MAP

NOTE: IN THE CASE WHERE THE LOCATION OF A P.C.P. FALLS IN THE TOP OF A SANITARY MANHOLE OR IN THE CENTER OF A SANITARY MANHOLE, THE P.C.P. SHALL BE LOCATED AT THE CENTER OF THE MANHOLE.

NOTE: IN THE CASE WHERE THE LOCATION OF A P.C.P. FALLS IN THE TOP OF A SANITARY MANHOLE OR IN THE CENTER OF A SANITARY MANHOLE, THE P.C.P. SHALL BE LOCATED AT THE CENTER OF THE MANHOLE.

NOTE: IN THE CASE WHERE THE LOCATION OF A P.C.P. FALLS IN THE TOP OF A SANITARY MANHOLE OR IN THE CENTER OF A SANITARY MANHOLE, THE P.C.P. SHALL BE LOCATED AT THE CENTER OF THE MANHOLE.

NOTE: IN THE CASE WHERE THE LOCATION OF A P.C.P. FALLS IN THE TOP OF A SANITARY MANHOLE OR IN THE CENTER OF A SANITARY MANHOLE, THE P.C.P. SHALL BE LOCATED AT THE CENTER OF THE MANHOLE.

NOTE: IN THE CASE WHERE THE LOCATION OF A P.C.P. FALLS IN THE TOP OF A SANITARY MANHOLE OR IN THE CENTER OF A SANITARY MANHOLE, THE P.C.P. SHALL BE LOCATED AT THE CENTER OF THE MANHOLE.

NOTE: IN THE CASE WHERE THE LOCATION OF A P.C.P. FALLS IN THE TOP OF A SANITARY MANHOLE OR IN THE CENTER OF A SANITARY MANHOLE, THE P.C.P. SHALL BE LOCATED AT THE CENTER OF THE MANHOLE.

NOTE: IN THE CASE WHERE THE LOCATION OF A P.C.P. FALLS IN THE TOP OF A SANITARY MANHOLE OR IN THE CENTER OF A SANITARY MANHOLE, THE P.C.P. SHALL BE LOCATED AT THE CENTER OF THE MANHOLE.

NOTE: IN THE CASE WHERE THE LOCATION OF A P.C.P. FALLS IN THE TOP OF A SANITARY MANHOLE OR IN THE CENTER OF A SANITARY MANHOLE, THE P.C.P. SHALL BE LOCATED AT THE CENTER OF THE MANHOLE.

NOTE: IN THE CASE WHERE THE LOCATION OF A P.C.P. FALLS IN THE TOP OF A SANITARY MANHOLE OR IN THE CENTER OF A SANITARY MANHOLE, THE P.C.P. SHALL BE LOCATED AT THE CENTER OF THE MANHOLE.

NOTE: IN THE CASE WHERE THE LOCATION OF A P.C.P. FALLS IN THE TOP OF A SANITARY MANHOLE OR IN THE CENTER OF A SANITARY MANHOLE, THE P.C.P. SHALL BE LOCATED AT THE CENTER OF THE MANHOLE.

NOTE: IN THE CASE WHERE THE LOCATION OF A P.C.P. FALLS IN THE TOP OF A SANITARY MANHOLE OR IN THE CENTER OF A SANITARY MANHOLE, THE P.C.P. SHALL BE LOCATED AT THE CENTER OF THE MANHOLE.

NOTE: IN THE CASE WHERE THE LOCATION OF A P.C.P. FALLS IN THE TOP OF A SANITARY MANHOLE OR IN THE CENTER OF A SANITARY MANHOLE, THE P.C.P. SHALL BE LOCATED AT THE CENTER OF THE MANHOLE.

NOTE: IN THE CASE WHERE THE LOCATION OF A P.C.P. FALLS IN THE TOP OF A SANITARY MANHOLE OR IN THE CENTER OF A SANITARY MANHOLE, THE P.C.P. SHALL BE LOCATED AT THE CENTER OF THE MANHOLE.

NOTE: IN THE CASE WHERE THE LOCATION OF A P.C.P. FALLS IN THE TOP OF A SANITARY MANHOLE OR IN THE CENTER OF A SANITARY MANHOLE, THE P.C.P. SHALL BE LOCATED AT THE CENTER OF THE MANHOLE.

NOTE: IN THE CASE WHERE THE LOCATION OF A P.C.P. FALLS IN THE TOP OF A SANITARY MANHOLE OR IN THE CENTER OF A SANITARY MANHOLE, THE P.C.P. SHALL BE LOCATED AT THE CENTER OF THE MANHOLE.

NOTE: IN THE CASE WHERE THE LOCATION OF A P.C.P. FALLS IN THE TOP OF A SANITARY MANHOLE OR IN THE CENTER OF A SANITARY MANHOLE, THE P.C.P. SHALL BE LOCATED AT THE CENTER OF THE MANHOLE.

NOTE: IN THE CASE WHERE THE LOCATION OF A P.C.P. FALLS IN THE TOP OF A SANITARY MANHOLE OR IN THE CENTER OF A SANITARY MANHOLE, THE P.C.P. SHALL BE LOCATED AT THE CENTER OF THE MANHOLE.

NOTE: IN THE CASE WHERE THE LOCATION OF A P.C.P. FALLS IN THE TOP OF A SANITARY MANHOLE OR IN THE CENTER OF A SANITARY MANHOLE, THE P.C.P. SHALL BE LOCATED AT THE CENTER OF THE MANHOLE.

NOTE: IN THE CASE WHERE THE LOCATION OF A P.C.P. FALLS IN THE TOP OF A SANITARY MANHOLE OR IN THE CENTER OF A SANITARY MANHOLE, THE P.C.P. SHALL BE LOCATED AT THE CENTER OF THE MANHOLE.

NOTE: IN THE CASE WHERE THE LOCATION OF A P.C.P. FALLS IN THE TOP OF A SANITARY MANHOLE OR IN THE CENTER OF A SANITARY MANHOLE, THE P.C.P. SHALL BE LOCATED AT THE CENTER OF THE MANHOLE.

NOTE: IN THE CASE WHERE THE LOCATION OF A P.C.P. FALLS IN THE TOP OF A SANITARY MANHOLE OR IN THE CENTER OF A SANITARY MANHOLE, THE P.C.P. SHALL BE LOCATED AT THE CENTER OF THE MANHOLE.

NOTE: IN THE CASE WHERE THE LOCATION OF A P.C.P. FALLS IN THE TOP OF A SANITARY MANHOLE OR IN THE CENTER OF A SANITARY MANHOLE, THE P.C.P. SHALL BE LOCATED AT THE CENTER OF THE MANHOLE.

NOTE: IN THE CASE WHERE THE LOCATION OF A P.C.P. FALLS IN THE TOP OF A SANITARY MANHOLE OR IN THE CENTER OF A SANITARY MANHOLE, THE P.C.P. SHALL BE LOCATED AT THE CENTER OF THE MANHOLE.

NOTE: IN THE CASE WHERE THE LOCATION OF A P.C.P. FALLS IN THE TOP OF A SANITARY MANHOLE OR IN THE CENTER OF A SANITARY MANHOLE, THE P.C.P. SHALL BE LOCATED AT THE CENTER OF THE MANHOLE.

NOTE: IN THE CASE WHERE THE LOCATION OF A P.C.P. FALLS IN THE TOP OF A SANITARY MANHOLE OR IN THE CENTER OF A SANITARY MANHOLE, THE P.C.P. SHALL BE LOCATED AT THE CENTER OF THE MANHOLE.

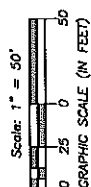
NOTE: IN THE CASE WHERE THE LOCATION OF A P.C.P. FALLS IN THE TOP OF A SANITARY MANHOLE OR IN THE CENTER OF A SANITARY MANHOLE, THE P.C.P. SHALL BE LOCATED AT THE CENTER OF THE MANHOLE.

**LANDMARK**  
 Engineering & Surveying Corporation  
 4515 Palm Bay Road  
 (813) 824-7841  
 www.landmark.com  
 L.S. #3813



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

PLATBOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_



**LEGEND**  
FOUND 4"x4" CONCRETE MONUMENT  
PRM LB 3013  
(UNLESS OTHERWISE NOTED)  
SET 4"x4" CONCRETE MONUMENT  
PRM LB 3013

SET PK MAIL & DCK  
PMW LB 2013

SET 5/8" IRON ROD LB 3013  
PERMANENT CONTROL POINT  
JANU SET LB 3015 PK MAIL & DESK

POINT OF TANGENCY ON CURVE  
POINT OF CURVATURE AND  
MATCH LINE

- ☐ RURAL BENEFITING THE
- ☐ UTILITY EASEMENT
- ☐ DRAINAGE EASEMENT
- ☐ SIDEWALK EASEMENT
- ☐ FENCE EASEMENT

SET 2 FOR PLAY NOTES  
MAP.

IN-ROOM,  
WALL-MOUNTED FLUORINATION  
INTERLINE

ER ALL  
CHT-OF-WAY  
CORNER RECORD  
SUNNY EASEMENT  
ENVIRONMENTAL PROTECTION  
MISSION

FOUND CONCRETE MONUMENT  
 FOUND IRON PIPE  
 FOUND IRON ROD  
 FOUND PIPE HALL  
 FOUND MAIL & CASK  
 FOUND BUSINESS

BUSINESS ASSOCIATION  
 NORTH AMERICAN DATUM 1983  
 NOT TO SCALE  
 OFFICIAL RECORDS  
 POINT OF BEGINNING  
 POINT OF COMPLETION

PERMANENT CONTROL POINT  
PERMANENT REFERENCE  
CHALMERS  
REFERENCE MONUMENT  
SECTION  
SET 4422 & POS 18 2017


**SOUTHWEST FLORIDA WATER  
MANAGEMENT DISTRICT  
MEDICAL**

WHERE THE LOCATION OF A P.C.P. OF A SANITARY MANHOLE OR PICTURE AND IT CAN NOT BE SET, THE POINTS ARE SET ESTABLISHING THE INTERSECT AT THE P.C.P. LOCATION

SANITARY MANHOLE TOP (TYPICAL)

REFERENCE DIAGRAM  
NOT TO SCALE

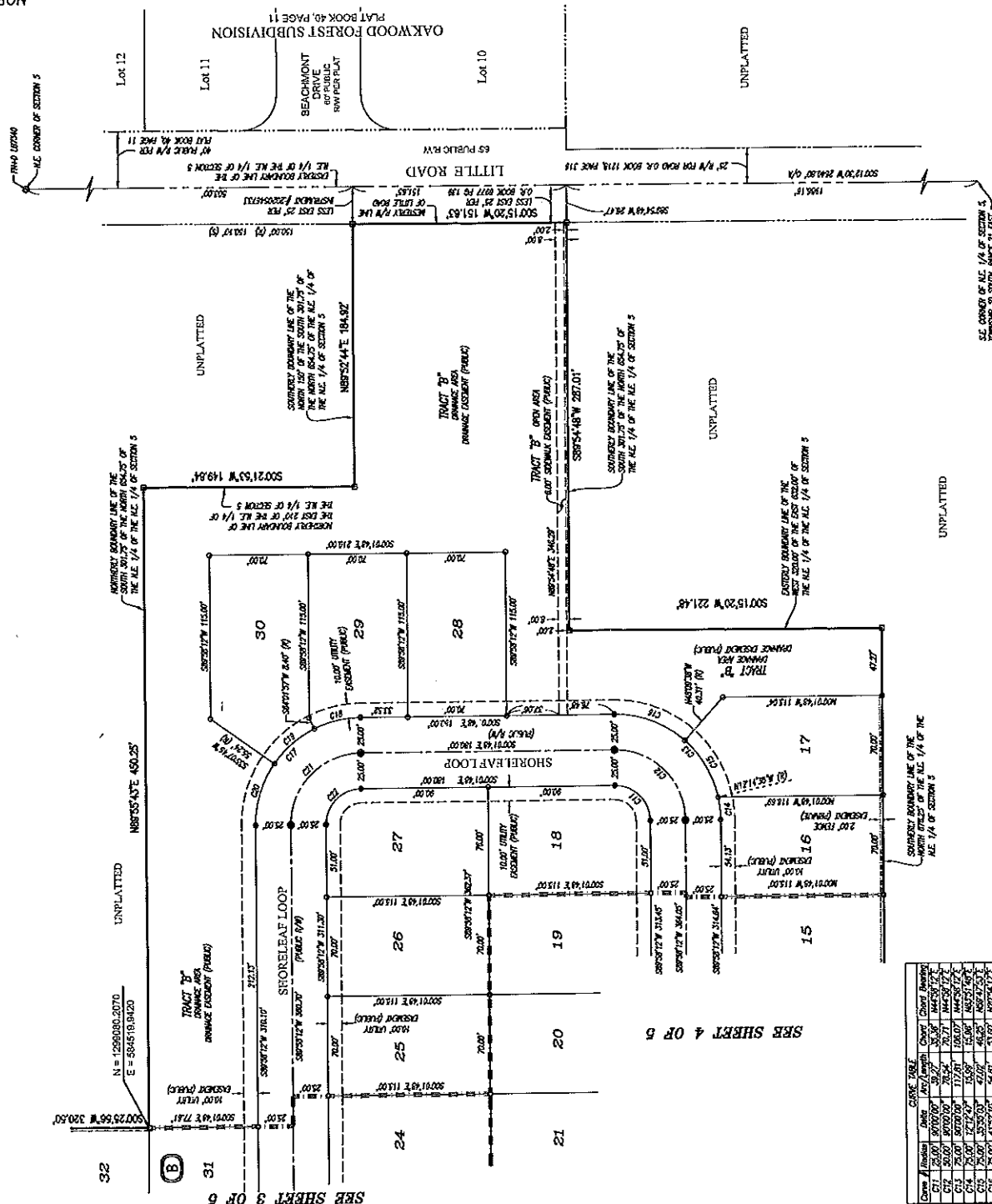
# DMARK



Engineering & Surveying Corporation  
 RRoad Tampa, Florida 33619  
 (813) 884-1832 (fax)  
 -7841

LB.# 3913  
set 5 of 5

.....



CURVE TABLE				
Curve No.	Stationing	Radius	Length	Point Location
1	1+00.00	1000.00	100.00	1+50.00
2	1+50.00	1000.00	100.00	2+00.00
3	2+00.00	1000.00	100.00	2+50.00
4	2+50.00	1000.00	100.00	3+00.00
5	3+00.00	1000.00	100.00	3+50.00
6	3+50.00	1000.00	100.00	4+00.00
7	4+00.00	1000.00	100.00	4+50.00
8	4+50.00	1000.00	100.00	5+00.00
9	5+00.00	1000.00	100.00	5+50.00
10	5+50.00	1000.00	100.00	6+00.00
11	6+00.00	1000.00	100.00	6+50.00
12	6+50.00	1000.00	100.00	7+00.00
13	7+00.00	1000.00	100.00	7+50.00
14	7+50.00	1000.00	100.00	8+00.00
15	8+00.00	1000.00	100.00	8+50.00
16	8+50.00	1000.00	100.00	9+00.00
17	9+00.00	1000.00	100.00	9+50.00
18	9+50.00	1000.00	100.00	10+00.00
19	10+00.00	1000.00	100.00	10+50.00
20	10+50.00	1000.00	100.00	11+00.00
21	11+00.00	1000.00	100.00	11+50.00
22	11+50.00	1000.00	100.00	12+00.00
23	12+00.00	1000.00	100.00	12+50.00
24	12+50.00	1000.00	100.00	13+00.00
25	13+00.00	1000.00	100.00	13+50.00
26	13+50.00	1000.00	100.00	14+00.00
27	14+00.00	1000.00	100.00	14+50.00
28	14+50.00	1000.00	100.00	15+00.00
29	15+00.00	1000.00	100.00	15+50.00
30	15+50.00	1000.00	100.00	16+00.00
31	16+00.00	1000.00	100.00	16+50.00
32	16+50.00	1000.00	100.00	17+00.00
33	17+00.00	1000.00	100.00	17+50.00
34	17+50.00	1000.00	100.00	18+00.00
35	18+00.00	1000.00	100.00	18+50.00
36	18+50.00	1000.00	100.00	19+00.00
37	19+00.00	1000.00	100.00	19+50.00
38	19+50.00	1000.00	100.00	20+00.00
39	20+00.00	1000.00	100.00	20+50.00
40	20+50.00	1000.00	100.00	21+00.00
41	21+00.00	1000.00	100.00	21+50.00
42	21+50.00	1000.00	100.00	22+00.00
43	22+00.00	1000.00	100.00	22+50.00
44	22+50.00	1000.00	100.00	23+00.00
45	23+00.00	1000.00	100.00	23+50.00
46	23+50.00	1000.00	100.00	24+00.00
47	24+00.00	1000.00	100.00	24+50.00
48	24+50.00	1000.00	100.00	25+00.00
49	25+00.00	1000.00	100.00	25+50.00
50	25+50.00	1000.00	100.00	26+00.00
51	26+00.00	1000.00	100.00	26+50.00
52	26+50.00	1000.00	100.00	27+00.00
53	27+00.00	1000.00	100.00	27+50.00
54	27+50.00	1000.00	100.00	28+00.00
55	28+00.00	1000.00	100.00	28+50.00
56	28+50.00	1000.00	100.00	29+00.00
57	29+00.00	1000.00	100.00	29+50.00
58	29+50.00	1000.00	100.00	30+00.00
59	30+00.00	1000.00	100.00	30+50.00
60	30+50.00	1000.00	100.00	

CASE FILE				
Case	Attorney	Initial	Over	Client Rating
C17	25.00	9/10/00	36.7	Met/3.5
C18	25.00	9/10/00	36.7	Met/3.5
C19	25.00	9/10/00	36.7	Met/3.5
C20	25.00	9/10/00	36.7	Met/3.5
C21	25.00	9/10/00	36.7	Met/3.5
C22	25.00	9/10/00	36.7	Met/3.5
C23	25.00	9/10/00	36.7	Met/3.5
C24	25.00	9/10/00	36.7	Met/3.5
C25	25.00	9/10/00	36.7	Met/3.5
C26	25.00	9/10/00	36.7	Met/3.5
C27	25.00	9/10/00	36.7	Met/3.5
C28	25.00	9/10/00	36.7	Met/3.5
C29	25.00	9/10/00	36.7	Met/3.5
C30	25.00	9/10/00	36.7	Met/3.5
C31	25.00	9/10/00	36.7	Met/3.5
C32	25.00	9/10/00	36.7	Met/3.5
C33	25.00	9/10/00	36.7	Met/3.5
C34	25.00	9/10/00	36.7	Met/3.5
C35	25.00	9/10/00	36.7	Met/3.5
C36	25.00	9/10/00	36.7	Met/3.5
C37	25.00	9/10/00	36.7	Met/3.5
C38	25.00	9/10/00	36.7	Met/3.5
C39	25.00	9/10/00	36.7	Met/3.5
C40	25.00	9/10/00	36.7	Met/3.5
C41	25.00	9/10/00	36.7	Met/3.5
C42	25.00	9/10/00	36.7	Met/3.5
C43	25.00	9/10/00	36.7	Met/3.5
C44	25.00	9/10/00	36.7	Met/3.5
C45	25.00	9/10/00	36.7	Met/3.5
C46	25.00	9/10/00	36.7	Met/3.5
C47	25.00	9/10/00	36.7	Met/3.5
C48	25.00	9/10/00	36.7	Met/3.5
C49	25.00	9/10/00	36.7	Met/3.5
C50	25.00	9/10/00	36.7	Met/3.5
C51	25.00	9/10/00	36.7	Met/3.5
C52	25.00	9/10/00	36.7	Met/3.5
C53	25.00	9/10/00	36.7	Met/3.5
C54	25.00	9/10/00	36.7	Met/3.5
C55	25.00	9/10/00	36.7	Met/3.5
C56	25.00	9/10/00	36.7	Met/3.5
C57	25.00	9/10/00	36.7	Met/3.5
C58	25.00	9/10/00	36.7	Met/3.5
C59	25.00	9/10/00	36.7	Met/3.5
C60	25.00	9/10/00	36.7	Met/3.5
C61	25.00	9/10/00	36.7	Met/3.5
C62	25.00	9/10/00	36.7	Met/3.5
C63	25.00	9/10/00	36.7	Met/3.5
C64	25.00	9/10/00	36.7	Met/3.5
C65	25.00	9/10/00	36.7	Met/3.5
C66	25.00	9/10/00	36.7	Met/3.5
C67	25.00	9/10/00	36.7	Met/3.5
C68	25.00	9/10/00	36.7	Met/3.5
C69	25.00	9/10/00	36.7	Met/3.5
C70	25.00	9/10/00	36.7	Met/3.5
C71	25.00	9/10/00	36.7	Met/3.5
C72	25.00	9/10/00	36.7	Met/3.5
C73	25.00	9/10/00	36.7	Met/3.5
C74	25.00	9/10/00	36.7	Met/3.5
C75	25.00	9/10/00	36.7	Met/3.5
C76	25.00	9/10/00	36.7	Met/3.5
C77	25.00	9/10/00	36.7	Met/3.5
C78	25.00	9/10/00	36.7	Met/3.5
C79	25.00	9/10/00	36.7	Met/3.5
C80	25.00	9/10/00	36.7	Met/3.5
C81	25.00	9/10/00	36.7	Met/3.5
C82	25.00	9/10/00	36.7	Met/3.5
C83	25.00	9/10/00	36.7	Met/3.5