

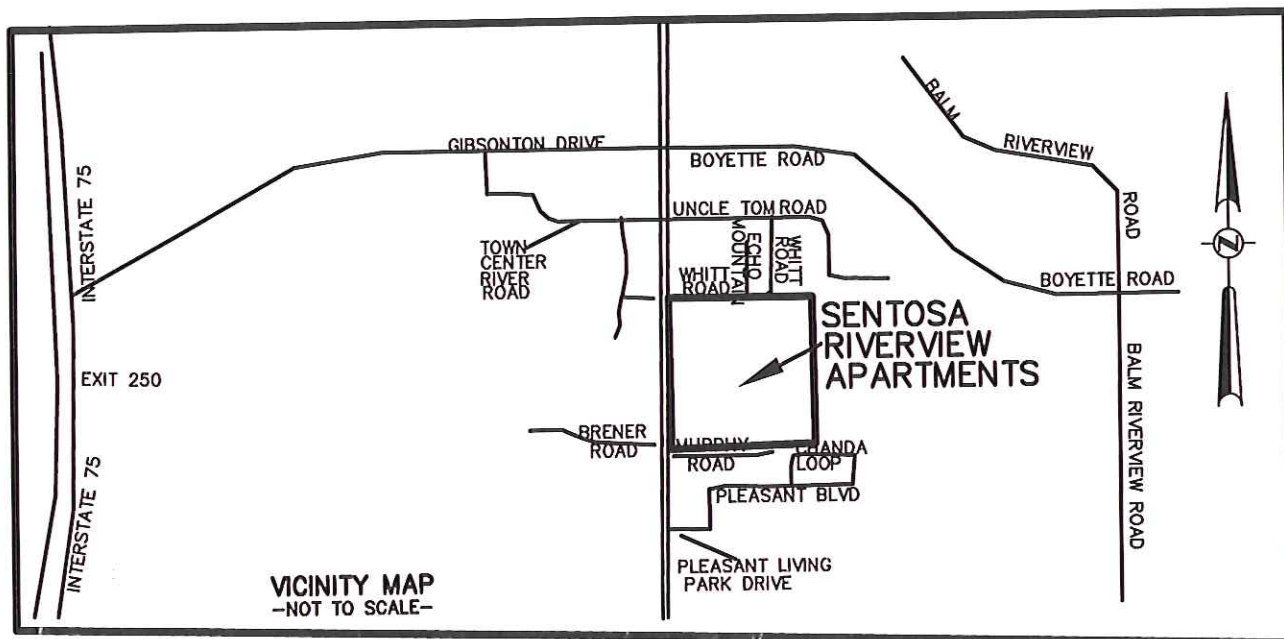
SUBJECT: Sentosa Riverview aka Oakside @ 301 Mixed Use
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: June 8, 2021
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

Accept the plat for recording for Sentosa Riverview aka Oakside @ 301 Mixed Use, located in Section 20, Township 30, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage, water and wastewater) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction and lot corners upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Bond in the amount of \$602,065.96, a Warranty Bond in the amount of \$64,146.08, 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 \$2,500.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

BACKGROUND:

On July 17, 2020, Permission to Construct Prior to Platting was issued for Sentosa Riverview aka Oakside @ 301 Mixed Use. The developer has submitted the required Bonds, which the County Attorney's Office has reviewed and approved. The developer is Sentosa Riverview Owner, LLC and the engineer is Avid Group.



| | |
|--------------------|------------------------------|
| PROJECT: | SENTOSA RIVERVIEW APARTMENTS |
| PREPARED FOR: | HILLSBOROUGH COUNTY |
| SHEET DESCRIPTION: | VICINITY MAP |



AND WARRANTY OF OFF-SITE IMPROVEMENTS

This Agreement is made and entered into this 1 day of April , 20 21 , by and between Sentosa Riverview Owner, LLC, a Delaware Limited Liability Company, 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 Sentosa Riverview; 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 known as Sentosa Riverview 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 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 Sentosa Riverview Subdivision (hereafter, the off-site and on-site improvements are together referred to as the "Improvements"); and

WHEREAS, pursuant to the LDC, the Subdivider will request the County to accept, upon completion, the following off-site improvements for maintenance as listed below and identified as applicable to this project (hereafter, the “Off-Site Improvements”):

x Roads/Streets x Water Mains/Services x Stormwater Drainage Systems
____ Sanitary Gravity Sewer System x Sanitary Sewer Distribution System ____ Bridges
____ Reclaimed Water Mains/Services x Sidewalks ____ Other:
and

WHEREAS, the County requires the Subdivider to warranty the aforementioned Off-Site 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 Off-Site 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 Improvements required within and in connection with Sentosa Riverview 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 all Off-Site Improvements constructed in connection with Sentosa Riverview Subdivision (on-site improvements are to be private) 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, dated March 18, 2021 with Sentosa Riverview Owner, LLC as Principal, and Atlantic Specialty Insurance Company as Surety, and

A Warranty Bond, dated March 18, 2021 with Sentosa Riverview Owner, LLC as Principal, and Atlantic Specialty Insurance Company as Surety, and
 - 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 Sentosa Riverview 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 off-site 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 month construction period described in paragraph 2, the Subdivider may request that the County accept the Off-Site Improvements for maintenance at the time of completion. In addition to the submittal, inspections, and approvals otherwise required by this Agreement and the LDC, the Subdivider shall accompany its request for acceptance with a new or amended warranty instrument, in a form prescribed by the LDC, guaranteeing the obligations set forth in paragraph 3 for a period of two years from the date of final inspection approval. Provided that said warranty instrument is approved as to form and legal sufficiency by the County Attorney's Office, the County's Development Review Division of 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 24 day of March, 20 21.

ATTEST:



Witness' Signature
(Signed before a Notary Public and 2 Witnesses)
Shannon Goodrow

Printed Name of Witness



Witness' Signature
OLGA P. DAVIS

Printed Name of Witness

NOTARY PUBLIC

CORPORATE SEAL (When Appropriate)

ATTEST:
HILLSBOROUGH COUNTY
PAT FRANK, CLERK OF THE CIRCUIT COURT

By: _____
Deputy Clerk

SUBDIVIDER:
SENTOSA RIVERVIEW OWNER, LLC
A DELAWARE LIMITED LIABILITY COMPANY

By: 

Authorized Corporate Officer or Individual

John Chistie

Name (typed, printed or stamped)

Vice President

Title

One Town Center Rd, Suite 600, Boca Raton, FL 33486

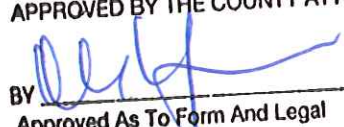
Address of Signer

561-961-1000

Phone Number of Signer

BOARD OF COUNTY COMMISSIONERS

By: _____
Chair

APPROVED BY THE COUNTY ATTORNEY

BY _____
Approved As To Form And Legal
Sufficiency.

STATE OF FLORIDA

COUNTY OF

PALM BEACH

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

24 day of MARCH, 2021, by John Chiste as Vice President of Sentosa

Riverview Owner, LLC, a Delaware Limited Liability Company on behalf of the Company, who is personally known to me

or has produced N/A as identification and did take an oath.

NOTARY PUBLIC:

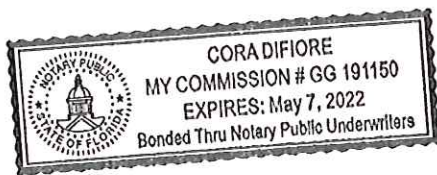
Sign: [Signature] (Seal)

Print: _____

Title or Rank: _____

Serial Number, if any: _____

My Commission Expires: _____



Bond No.800117618

SUBDIVISION PERFORMANCE BOND On-site and Off-site

KNOW ALL MEN BY THESE PRESENTS, That we, Sentosa Riverview Owner, LLC
called the Principal and Atlantic Specialty Insurance Company called the Surety, are held and
firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY,
FLORIDA, in the sum of Six Hundred Two Thousand Sixty Five Dollars and Ninety Six Cents
(\$602,065.96) 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 Review Division of 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

Bond No.800117618

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:

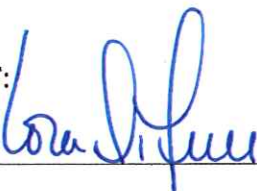
- A. If the Principal shall well and truly build, construct, and install in the platted area known as Sentosa Riverview subdivision all grading, paving, curbing of streets, alleys or other rights-of-way shown on such plat, sidewalks, bridges, culverts, gutters, water and wastewater and other necessary 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 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;

Bond No. 800117618

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL
FORCE AND EFFECT UNTIL March 18, 2023.

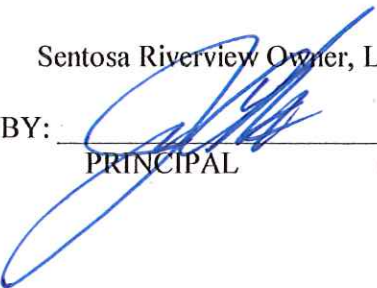
SIGNED, SEALED AND DATED this 18th day of March, 20 21.

ATTEST:



Sentosa Riverview Owner, LLC

BY:


PRINCIPAL (SEAL)

Atlantic Specialty Insurance Company
SURETY (SEAL)

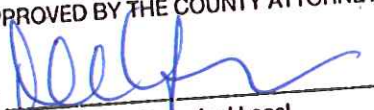
ATTEST:

 ✓
Camille M. Cruz


Ana W Oliveras, ATTORNEY-IN-FACT (SEAL)

APPROVED BY THE COUNTY ATTORNEY

BY


Approved As To Form And Legal
Sufficiency.

as amended

Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Minnetonka, Minnesota, does hereby constitute and appoint: Ana W. Oliveras, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **sixty million dollars (\$60,000,000)** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where 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.

IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this twenty-ninth day of April, 2019.

STATE OF MINNESOTA
HENNIPEN COUNTY

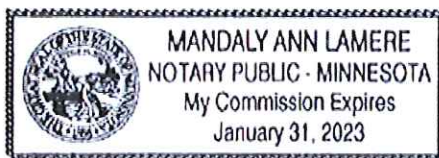


By



Paul J. Brehm, Senior Vice President

On this twenty-ninth day of April, 2019, before me personally came Paul J. Brehm, Senior Vice President of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, that he is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.




Notary Public

I, the undersigned, Assistant Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 18th day of March, 2021




Christopher V. Jerry, Secretary

Bond No. 800117617

WARRANTY BOND

KNOW ALL MEN BY THESE PRESENTS, That we Sentosa Riverview Owner, LLC called the Principal and Atlantic Specialty 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 Four Thousand One Hundred Forty Six Dollars and Eight Cents (\$64,146.08) 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 (Off-Site Sentosa Riverview) for maintenance constructed in conjunction with the platted subdivision known as Sentosa Riverview; and **WHEREAS**, the aforementioned subdivision regulations require as a condition of acceptance of the improvement facilities (off-site Sentosa Riverview) that the Principal provide to the Board of County Commissioners of Hillsborough County a bond warranting the off-site 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 Warranty of Required Off-Site 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.

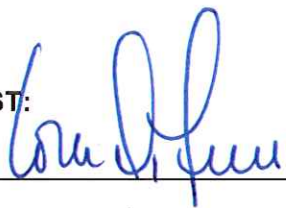
NOW THEREFORE, THE CONDITIONS OF THIS OBLIGATION ARE SUCH THAT:

- A. If the Principal shall warrant for a period of two years following the date of acceptance of the off-site wastewater improvement facilities for maintenance by the Board of County Commissioners of Hillsborough County, in the approved platted subdivision known as Sentosa Riverview against failure, deterioration, or damage resulting from defects in workmanship and/or materials, and;
- B. If the Principal shall correct within the above described warranty period any such failure, deterioration, or damage existing in the aforementioned improvements so that said improvements thereafter comply with the technical specifications contained in the Subdivision Regulations established by the Board of County Commissioners of Hillsborough County, and;
- C. If the Principal shall faithfully perform the Subdivider's Agreement at the times and in the manner prescribed in said Agreement;

THEN THIS OBLIGATION SHALL BE NULL AND VOID, OTHERWISE TO REMAIN IN FULL FORCE AND EFFECT UNTIL MARCH 18, 2023.


SIGNED, SEALED AND DATED this 18th day of March, 2021.

ATTEST:



PRINCIPAL (SEAL)

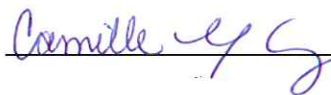
Sentosa Riverview Owner, LLC



SURETY (SEAL)

Atlantic Specialty Insurance Company

ATTEST:

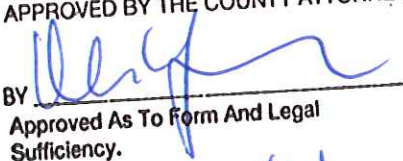




Ana W Oliveras, **ATTORNEY-IN-FACT**

APPROVED BY THE COUNTY ATTORNEY

BY


Approved As To Form And Legal Sufficiency.

as amended

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Minnetonka, Minnesota, does hereby constitute and appoint: Ana W. Oliveras, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **sixty million dollars (\$60,000,000)** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where 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.

IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this twenty-ninth day of April, 2019.

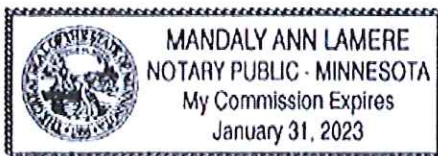
STATE OF MINNESOTA
HENNIPEN COUNTY



By

Paul J. Brehm, Senior Vice President

On this twenty-ninth day of April, 2019, before me personally came Paul J. Brehm, Senior Vice President of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, that he is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.



Notary Public

I, the undersigned, Assistant Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 18th day of March, 2021



Christopher V. Jerry, Secretary

SURETY RIDER

To be attached to and form a part of

Bond No. 800117617

Bond Type: Maintenance

dated March 17, 2021
effective (MONTH-DAY-YEAR)

executed by Sentosa Riverview Owner, LLC, as Principal,
(PRINCIPAL)

and by Atlantic Specialty Insurance Company, as Surety,

in favor of Hillsborough County Board of Commissioners
(OBLIGEE)

in consideration of the mutual agreements herein contained the Principal and the Surety hereby consent to changing

The Expiration Date to:

June 11, 2024

Add to Item A under the bond form:
to include Offsite Roads, Drainage and Water

Nothing herein contained shall vary, alter or extend any provision or condition of this bond except as herein expressly stated.

This rider
is effective March 17, 2021
(MONTH-DAY-YEAR)

Signed and Sealed April 20, 2021
(MONTH-DAY-YEAR)

Sentosa Riverview Owner, LLC
(PRINCIPAL)

By: 

(PRINCIPAL)

Atlantic Specialty Insurance Company
(SURETY)

By: 

Ana W Oliveras, Attorney-in-Fact

APPROVED BY THE COUNTY ATTORNEY

BY 

Approved As To Form And Legal
Sufficiency.



Power of Attorney

Surety Bond No: 800117617

Principal: Sentosa Riverview Owner, LLC

Obligee: Hillsborough County Board of Commissioners

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Minnetonka, Minnesota, does hereby constitute and appoint: Ana W. Oliveras, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **sixty million dollars (\$60,000,000)** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where 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.

IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this twenty-ninth day of April, 2019.

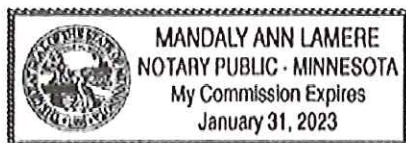
STATE OF MINNESOTA
HENNIPEN COUNTY



By

Paul J. Brehm, Senior Vice President

On this twenty-ninth day of April, 2019, before me personally came Paul J. Brehm, Senior Vice President of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, that he is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.



Notary Public

I, the undersigned, Assistant Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 18th day of March, 2021.



Christopher V. Jerry, Secretary



2300 CURLEW ROAD, Suite 201
PALM HARBOR, FLORIDA 34683
PHONE (727) 789-9500
FAX (727) 784-6662

[AUTH#6139 LB7345]
WWW.AVIDGROUP.COM

April 9, 2021

SUMMARY FOR BOND PURCHASE

Sentosa Riverview Apartments

PI # 4664

FOLIO #s: 076545-0000, 076546-0000, 076547-0000, 076547-1000, 076548-0000 &
076548-0100

| | |
|--|---------------------|
| Mobilization & MOT | \$103,916.65 |
| Murphy Road Improvements | \$208,772.31 |
| Whitt Road Improvements | \$69,908.85 |
| Offsite Wastewater Improvements | \$99,054.97 |
| <u>Total Amount</u> | <u>\$481,652.77</u> |
| Performance Bond Amount (125% of Total Unfinished work) | \$602,065.96 |
| Mobilization & MOT | \$128,292.16 |
| Murphy Road Improvements | \$208,772.31 |
| Whitt Road Improvements | \$69,908.85 |
| Offsite Water Improvements | \$135,432.53 |
| Offsite Wastewater Improvements | \$99,054.97 |
| <u>Total Amount</u> | <u>\$641,460.82</u> |
| Warranty Bond Amount (10% of Total Cost) | \$64,146.08 |
| Subdivision Performance Bond for Lot Corner Placement | \$2,500.00 |



**Jorge A.
Hernández**

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by Jorge A
Hernandez
Date:
2021.04.16
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Jorge Hernandez, PE #59898



2300 CURLEW ROAD, Suite 201
PALM HARBOR, FLORIDA 34683
PHONE (727) 789-9500
FAX (727) 784-6662

[AUTH#6139 LB7345]
WWW.AVIDGROUP.COM

April 16, 2021

SUMMARY FOR BOND PURCHASE

Sentosa Riverview Apartments

PI # 4664

FOLIO #s: 076545-0000, 076546-0000, 076547-0000, 076547-1000, 076548-0000 & 076548-0100

Opinion of Probable Cost

| Description | Quantity | Unit | Unit Cost | Total Cost |
|--|----------|------|------------|-------------|
| Offsite Wastewater Improvements - Uncompleted | | | | |
| Utility Pipe-Ductile Iron/Cast Iron, F&I, Water/Sewer 6" | 174.00 | LF | \$182.45 | \$31,746.30 |
| Utility Pipe-Steel, F&I, Casing, 16" | 160.00 | LF | \$383.06 | \$61,289.60 |
| Utility Fixture - Tapping Saddle/Sleeve, F&I, 6" | 1.00 | EA | \$3,327.77 | \$3,327.77 |
| Utility Fixture, Valve Assembly, F&I, 6" | 2.00 | EA | \$1,345.65 | \$2,691.30 |

Total

\$99,054.97



**Jorge A.
Hernández**

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Hernandez
Date:
2021.04.16
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Jorge Hernandez, PE #59898



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April 16, 2021

SUMMARY FOR BOND PURCHASE

Sentosa Riverview Apartments

PI # 4664

FOLIO #s: 076545-0000, 076546-0000, 076547-0000, 076547-1000, 076548-0000 & 076548-0100

Opinion of Probable Cost

| Description | Quantity | Unit | Unit Cost | Total Cost |
|---|----------|------|------------|-------------|
| Offsite Water Improvements – Completed | | | | |
| Utility Pipe-Poly Vinyl Chloride, F&I, Water/Sewer 2" | 66.00 | LF | \$22.59 | \$1,490.94 |
| Utility Pipe-Ductile Iron/Cast Iron, F&I, Water/Sewer 6" | 170.00 | LF | \$182.45 | \$31,016.50 |
| Utility Pipe-Ductile Iron/Cast Iron, F&I, Water/Sewer 12" | 24.00 | LF | \$84.79 | \$2,034.96 |
| Utility Pipe-Steel, F&I, Casing, 16" | 126.00 | LF | \$383.06 | \$48,265.56 |
| Utility Fittings, F&I, DI/CI, Special | 2.00 | LF | \$830.79 | \$1,661.58 |
| Utility Fittings, F&I, DI/CI, Elbow, 6" | 2.00 | EA | \$814.27 | \$1,628.54 |
| Utility Fittings, F&I, DI/CI, Elbow, 12" | 1.00 | EA | \$820.39 | \$820.39 |
| Utility Fittings, F&I, DI/CI, Tee, 6" | 6.00 | EA | \$776.95 | \$4,661.70 |
| Utility Fittings, F&I, DI/CI, Reducer, 12" | 1.00 | EA | \$555.33 | \$555.33 |
| Utility Fittings, F&I, DI/CI, Cap/Plug, 6" | 2.00 | EA | \$691.80 | \$1,383.60 |
| Utility Fixture - Tapping Saddle/Sleeve, F&I, 6" | 1.00 | EA | \$3,327.77 | \$3,327.77 |
| Utility Fixture - Tapping Saddle/Sleeve, F&I, 12" | 1.00 | EA | \$6,910.30 | \$6,910.30 |
| Utility Fixture, Valve Assembly, F&I, 2" | 2.00 | EA | \$1,131.57 | \$2,263.14 |
| Utility Fixture, Valve Assembly, F&I, 6" | 17.00 | EA | \$1,345.65 | \$22,876.05 |
| Utility Fixture, Valve Assembly, F&I, 12" | 1.00 | EA | \$3,296.39 | \$3,296.39 |
| Fire Hydrant, Relocate | 1.00 | EA | \$3,239.78 | \$3,239.78 |

Total

\$135,432.53



**Jorge A.
Hernández**

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Hernandez
Date:
2021.04.16
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Jorge Hernandez, PE #59898



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PALM HARBOR, FLORIDA 34683
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FAX (727) 784-6662

[AUTH#6139 LB7345]
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April 16, 2021

SUMMARY FOR BOND PURCHASE

Sentosa Riverview Apartments

PI # 4664

FOLIO #s: 076545-0000, 076546-0000, 076547-0000, 076547-1000, 076548-0000 & 076548-0100

Opinion of Probable Cost

| Description | Quantity | Unit | Unit Cost | Total Cost |
|---|----------|------|-------------|--------------------|
| Whitt Road Improvements- Uncompleted | | | | |
| Clearing & Grubbing | 0.37 | AC | \$18,490.15 | \$6,841.36 |
| Removal of Existing Concrete Sidewalk | 900.00 | SY | \$3.95 | \$3,555.00 |
| Regular Excavation | 629.00 | CY | \$6.68 | \$4,201.72 |
| Type B Stabilization | 427.00 | SY | \$4.52 | \$1,930.04 |
| Optional Base, Base Group 12 | 427.00 | SY | \$29.21 | \$12,472.67 |
| Superpave Asphaltic Conc, Traffic B | 140.00 | TN | \$94.39 | \$13,214.60 |
| Concrete Curb & Gutter, Type F | 629.00 | LF | \$23.24 | \$14,617.96 |
| Concrete Sidewalk and Driveways, 4" Thick | 256.00 | SY | \$39.89 | \$10,211.84 |
| Single Post Sign, F&I, Ground Mount, Up to 12 SF | 2.00 | AS | \$330.83 | \$661.66 |
| Therm, Stndrd, White, Solid, 24" for Stop Line and Crosswalk | 130.00 | LF | \$3.93 | \$510.90 |
| Therm, Stndrd, White, Solid, 12" for for Crosswalk and Rndabout | 54.00 | LF | \$2.50 | \$135.00 |
| Therm, Stndrd, Yellow, Solid, 6" | 546.00 | LF | \$2.85 | \$1,556.10 |
| Total | | | | \$69,908.85 |



Jorge A. Hernández
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Hernandez
Date: 2021.04.16
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Jorge Hernandez, PE #59898



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PALM HARBOR, FLORIDA 34683
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April 16, 2021

SUMMARY FOR BOND PURCHASE

Sentosa Riverview Apartments

PI # 4664

FOLIO #s: 076545-0000, 076546-0000, 076547-0000, 076547-1000, 076548-0000 & 076548-0100

Opinion of Probable Cost

| Description | Quantity | Unit | Unit Cost | Total Cost |
|--|----------|------|-------------|---------------------|
| Mobilization & MOT | | | | |
| Mobilization (includes Survey, Bonds, Insurance, ETC.) (10% of Total) | 1 | LS | \$51,316.87 | \$51,316.87 |
| Maintenance of Traffic (15% of Total) | 1 | LS | \$76,975.30 | \$76,975.30 |
| Total | | | | \$128,292.16 |



**Jorge A.
Hernández**

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Hernandez
Date: 2021.04.16
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Jorge Hernandez, PE #59898



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April 16, 2021

SUMMARY FOR BOND PURCHASE

Sentosa Riverview Apartments

PI # 4664

FOLIO #s: 076545-0000, 076546-0000, 076547-0000, 076547-1000, 076548-0000 & 076548-0100

Opinion of Probable Cost

| Description | Quantity | Unit | Unit Cost | Total Cost |
|---|----------|------|-------------|---------------------|
| Murphy Road Improvements – Uncompleted | | | | |
| Clearing & Grubbing | 0.76 | AC | \$18,490.15 | \$14,052.51 |
| Regular Excavation | 1336.00 | CY | \$6.68 | \$8,924.48 |
| Excavation for Structures | 75.00 | CY | \$35.67 | \$2,675.25 |
| Type B Stabilization | 2000.00 | SY | \$4.52 | \$9,040.00 |
| Optional Base, Base Group 12 | 2000.00 | SY | \$29.21 | \$58,420.00 |
| Superpave Asphaltic Conc, Traffic B | 264.00 | TN | \$94.39 | \$24,918.96 |
| Inlets, DT Bot, Type C, <10' | 2.00 | EA | \$4,116.25 | \$8,232.50 |
| Inlets, Curb, Type P-3, <10' | 2.00 | EA | \$8,231.17 | \$16,462.34 |
| Pipe Culvert, Optional Material, Round, 18"SD | 272.00 | LF | \$68.08 | \$18,517.76 |
| Concrete Curb & Gutter, Type F | 875.00 | LF | \$23.24 | \$20,335.00 |
| Concrete Sidewalk and Driveways, 4" Thick | 443.00 | SY | \$39.89 | \$17,671.27 |
| Single Post Sign, F&I, Ground Mount, Up to 12 SF | 10.00 | AS | \$330.83 | \$3,308.30 |
| Therm, Stndrd, White, Solid, 24" for Stop Line and Crosswalk | 234.00 | LF | \$3.93 | \$919.62 |
| Therm, Stndrd, White, Solid, 12" for for Crosswalk and Rndabout | 96.00 | LF | \$2.50 | \$240.00 |
| Therm, Stndrd, White, Arrow | 3.00 | EA | \$63.40 | \$190.20 |
| Therm, Stndrd, Yellow, Solid, 18" for Diagonal or Chevron | 480.00 | LF | \$3.00 | \$1,440.00 |
| Therm, Stndrd, White, 2-4 Dotted Guideline/ 6-10 Gap Ext, 6" | 0.06 | GM | \$1,873.55 | \$112.41 |
| Therm, Stndrd, Yellow, Solid, 6" | 1162.00 | LF | \$2.85 | \$3,311.70 |
| Total | | | | \$208,772.31 |



Jorge A.

Hernández

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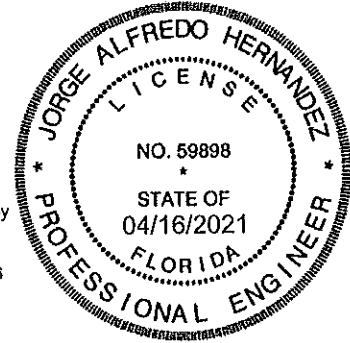
Jorge Hernandez, PE #59898

| OPINION OF PROBABLE COST SENTOSA RIVERVIEW APARTMENTS | | | | | | | | |
|--|------------------------------------|--|---------|------|-------------|--------------|--------------|--------------|
| No. | Item No. | Pay Item Description | Quan. | Unit | Unit Cost | Total | Unfinished | Completed |
| I | GENERAL | | | | | | | |
| 1 | 101-1 | Mobilization (Includes Survey, Bonds, Insurance, ETC.)(10% of Total) | 1 | LS | \$51,316.87 | \$51,316.87 | \$38,487.65 | \$12,829.22 |
| 2 | 102-1 | Maintenance of Traffic (15% of Total) | 1 | LS | \$76,975.30 | \$76,975.30 | \$65,429.00 | \$11,546.29 |
| | | | | | SUBTOTAL= | \$128,292.16 | \$103,916.65 | \$24,375.51 |
| II | ROADWAY IMPROVEMENTS - MURPHY ROAD | | | | | | | |
| | | | 0.76 | AC | \$18,490.15 | \$14,052.51 | \$14,052.51 | |
| 1 | 110-1-1 | Clearing & Grubbing | 1336.00 | CY | \$6.68 | \$8,924.48 | \$8,924.48 | |
| 2 | 120-1 | Regular Excavation | 75.00 | CY | \$35.67 | \$2,675.25 | \$2,675.25 | |
| 3 | 125-1 | Excavation for Structures | 2000.00 | SY | \$4.52 | \$9,040.00 | \$9,040.00 | |
| 4 | 160-4 | Type B Stabilization | 2000.00 | SY | \$29.21 | \$58,420.00 | \$58,420.00 | |
| 5 | 285-7-12 | Optional Base, Base Group 12 | 264.00 | TN | \$94.39 | \$24,918.96 | \$24,918.96 | |
| 6 | 334-1-12 | Superpave Asphaltic Conc, Traffic B | 2.00 | EA | \$4,116.25 | \$8,232.50 | \$8,232.50 | |
| 7 | 425-1-521 | Inlets, DI Bot, Type C, <10' | 2.00 | EA | \$8,231.17 | \$16,462.34 | \$16,462.34 | |
| 8 | 425-1-331 | Inlets, Curb, Type P-3, <10' | 272.00 | LF | \$68.08 | \$18,517.76 | \$18,517.76 | |
| 9 | 430-174-118 | Pipe Culvert, Optional Material, Round, 18"SD | 875.00 | LF | \$23.24 | \$20,335.00 | \$20,335.00 | |
| 10 | 520-1-10 | Concrete Curb & Gutter, Type F | 443.00 | SY | \$39.89 | \$17,671.27 | \$17,671.27 | |
| 11 | 522-1-0 | Concrete Sidewalk and Driveways, 4" Thick | 10.00 | AS | \$330.83 | \$3,308.30 | \$3,308.30 | |
| 12 | 700-1-11 | Single Post Sign, F&I, Ground Mount, Up to 12 SF | 234.00 | LF | \$3.93 | \$919.62 | \$919.62 | |
| 13 | 711-111-25 | Thermoplastic, Standard, White, Solid, 24" for Stop Line and Crosswalk | 96.00 | LF | \$2.50 | \$240.00 | \$240.00 | |
| 14 | 711-111-23 | Thermoplastic, Standard, White, Solid, 12" for for Crosswalk and Roundabout | 3.00 | EA | \$63.40 | \$190.20 | \$190.20 | |
| 15 | 711-111-70 | Thermoplastic, Standard, White, Arrow | 480.00 | LF | \$3.00 | \$1,440.00 | \$1,440.00 | |
| 16 | 711-112-24 | Thermoplastic, Standard, Yellow, Solid, 18" for Diagonal or Chevron | 0.06 | GM | \$1,873.55 | \$112.41 | \$112.41 | |
| 17 | 711-111-41 | Thermoplastic, Standard, White, 2-4 Dotted Guideline/ 6-10 Gap Extension, 6" | 1162.00 | LF | \$2.85 | \$3,311.70 | \$3,311.70 | |
| 18 | 711-114-21 | Thermoplastic, Standard, Yellow, Solid, 6" | | | | | | |
| | | | | | SUBTOTAL= | \$208,772.31 | \$208,772.31 | |
| III | ROADWAY IMPROVEMENTS - WHITT ROAD | | | | | | | |
| | | | 0.37 | AC | \$18,490.15 | \$6,841.36 | \$6,841.36 | |
| 1 | 110-1-1 | Clearing & Grubbing | 900.00 | SY | \$3.95 | \$3,555.00 | \$3,555.00 | |
| 2 | 110-4-10 | Removal of Existing Concrete Sidewalk | 629.00 | CY | \$6.68 | \$4,201.72 | \$4,201.72 | |
| 3 | 120-1 | Regular Excavation | 427.00 | SY | \$4.52 | \$1,930.04 | \$1,930.04 | |
| 4 | 160-4 | Type B Stabilization | 427.00 | SY | \$29.21 | \$12,472.67 | \$12,472.67 | |
| 5 | 285-7-12 | Optional Base, Base Group 12 | 140.00 | TN | \$94.39 | \$13,214.60 | \$13,214.60 | |
| 6 | 334-1-12 | Superpave Asphaltic Conc, Traffic B | 629.00 | LF | \$23.24 | \$14,617.96 | \$14,617.96 | |
| 7 | 520-1-10 | Concrete Curb & Gutter, Type F | 256.00 | SY | \$39.89 | \$10,211.84 | \$10,211.84 | |
| 8 | 522-1-0 | Concrete Sidewalk and Driveways, 4" Thick | 2.00 | AS | \$330.83 | \$661.66 | \$661.66 | |
| 9 | 700-1-11 | Single Post Sign, F&I, Ground Mount, Up to 12 SF | 130.00 | LF | \$3.93 | \$510.90 | \$510.90 | |
| 10 | 711-111-25 | Thermoplastic, Standard, White, Solid, 24" for Stop Line and Crosswalk | 54.00 | LF | \$2.50 | \$135.00 | \$135.00 | |
| 11 | 711-111-23 | Thermoplastic, Standard, White, Solid, 12" for for Crosswalk and Roundabout | 546.00 | LF | \$2.85 | \$1,556.10 | \$1,556.10 | |
| 12 | 711-114-21 | Thermoplastic, Standard, Yellow, Solid, 6" | | | | | | |
| | | | | | SUBTOTAL= | \$69,908.85 | \$69,908.85 | |
| IV | UTILITY IMPROVEMENTS - WATER | | | | | | | |
| | | | 66.00 | LF | \$22.59 | \$1,490.94 | | \$1,490.94 |
| 1 | 1050-312-02 | Utility Pipe-Poly Vinyl Chloride, F&I, Water/Sewer 2" | 170.00 | LF | \$182.45 | \$31,016.50 | | \$31,016.50 |
| 2 | 1050-512-06 | Utility Pipe-Ductile Iron/Cast Iron, F&I, Water/Sewer 6" | 24.00 | LF | \$84.79 | \$2,034.96 | | \$2,034.96 |
| 3 | 1050-512-12 | Utility Pipe-Ductile Iron/Cast Iron, F&I, Water/Sewer 12" | 126.00 | LF | \$383.06 | \$48,265.56 | | \$48,265.56 |
| 4 | 1050-611-16 | Utility Pipe-Steel, F&I, Casing, 16" | 2.00 | LF | \$830.79 | \$1,661.58 | | \$1,661.58 |
| 5 | 1055-114-94 | Utility Fittings, F&I, DI/CI, Special | 2.00 | EA | \$814.27 | \$1,628.54 | | \$1,628.54 |
| 6 | 1055-511-06 | Utility Fittings, F&I, DI/CI, Elbow, 6" | 1.00 | EA | \$820.39 | \$820.39 | | \$820.39 |
| 7 | 1055-511-12 | Utility Fittings, F&I, DI/CI, Tee, 12" | 6.00 | EA | \$776.95 | \$4,661.70 | | \$4,661.70 |
| 8 | 1055-512-06 | Utility Fittings, F&I, DI/CI, Tee, 6" | 1.00 | EA | \$555.33 | \$555.33 | | \$555.33 |
| 9 | 1055-513-12 | Utility Fittings, F&I, DI/CI, Reducer, 12" | 2.00 | EA | \$691.80 | \$1,383.60 | | \$1,383.60 |
| 10 | 1055-515-06 | Utility Fittings, F&I, DI/CI, Cap/Plug, 6" | 1.00 | EA | \$3,327.77 | \$3,327.77 | | \$3,327.77 |
| 11 | 1080-231-06 | Utility Fixture - Tapping Saddle/Sleeve, F&I, 6" | 1.00 | EA | \$6,910.30 | \$6,910.30 | | \$6,910.30 |
| 12 | 1080-231-12 | Utility Fixture - Tapping Saddle/Sleeve, F&I, 12" | 2.00 | EA | \$1,131.57 | \$2,263.14 | | \$2,263.14 |
| 13 | 1080-241-02 | Utility Fixture, Valve Assembly, F&I, 2" | 17.00 | EA | \$1,345.65 | \$22,876.05 | | \$22,876.05 |
| 14 | 1080-241-06 | Utility Fixture, Valve Assembly, F&I, 6" | 1.00 | EA | \$3,296.39 | \$3,296.39 | | \$3,296.39 |
| 15 | 1080-241-12 | Utility Fixture, Valve Assembly, F&I, 12" | 1.00 | EA | \$3,239.78 | \$3,239.78 | | \$3,239.78 |
| 16 | 1644-800 | Fire Hydrant, Relocate | | | | | | |
| | | | | | SUBTOTAL= | \$135,432.53 | | \$135,432.53 |

| OPINION OF PROBABLE COST SENTOSA RIVERVIEW APARTMENTS | | | | | | | | |
|--|-----------------------------------|--|--------|------|------------|--------------|--------------|--------------|
| No. | Item No. | Pay Item Description | Quan. | Unit | Unit Cost | Total | Unfinished | Completed |
| V | UTILITY IMPROVEMENTS - WASTEWATER | | | | | | | |
| 1 | 1050-512-06 | Utility Pipe-Ductile Iron/Cast Iron, F&I, Water/Sewer 6" | 174.00 | LF | \$182.45 | \$31,746.30 | \$31,746.30 | |
| 2 | 1050-611-16 | Utility Pipe-Steel, F&I, Casing, 16" | 160.00 | LF | \$383.06 | \$61,289.60 | \$61,289.60 | |
| 3 | 1080-231-06 | Utility Fixture - Tapping Saddle/Sleeve, F&I, 6" | 1.00 | EA | \$3,327.77 | \$3,327.77 | \$3,327.77 | |
| 4 | 1080-241-06 | Utility Fixture, Valve Assembly, F&I, 6" | 2.00 | EA | \$1,345.65 | \$2,691.30 | \$2,691.30 | |
| | | | | | SUBTOTAL= | \$99,054.97 | \$99,054.97 | |
| | | | | | TOTAL= | \$641,460.82 | \$481,652.77 | \$159,808.04 |

Jorge A.
Hernández

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Jorge A
Hernandez
Date: 2021.04.16
11:31:39-04'00'



Jorge Hernandez
PE# 59898
Avid Group, LLC



2300 CURLEW ROAD, Suite 201
PALM HARBOR, FLORIDA 34683
PHONE (727) 789-9500
FAX (727) 784-6662

[AUTH#6139 LB7345]
WWW.AVIDGROUP.COM

April 16, 2021

SUMMARY FOR BOND PURCHASE

Sentosa Riverview Apartments

PI # 4664

FOLIO #s: 076545-0000, 076546-0000, 076547-0000, 076547-1000, 076548-0000 & 076548-0100

Opinion of Probable Cost

| Description | Quantity | Unit | Unit Cost | Total Cost |
|--|----------|------|-------------|--------------------|
| Mobilization & MOT - Completed | | | | |
| Mobilization (includes Survey, Bonds, Insurance, ETC.) (10% of Total) | 1 | LS | \$12,829.22 | \$12,829.22 |
| Maintenance of Traffic (15% of Total) | 1 | LS | \$11,546.29 | \$11,546.29 |
| Total | | | | \$24,375.51 |



**Jorge A.
Hernández**

Digitally signed
by Jorge A
Hernandez
Date:
2021.04.16
11:31:13-04'00'

Jorge Hernandez, PE #59898

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

This Agreement made and entered into this _____ day of _____, 2021, by and between Sentosa Riverview Owner, LLC, a Delaware Limited Liability Company, 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 Sentosa Riverview; 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 Sentosa Riverview 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 Sentosa Riverview 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
_____, or
- b. A Performance Bond, dated March 18, 202,
with Sentosa Riverview Owner, LLC
as Principal, and Atlantic Specialty 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 Sentosa Riverview 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 24
day of March, 2021.

ATTEST:

COMPANY



Witness Signature

Shannon Goodrow

Printed Name of Witness

Olga P. Davis

Witness Signature

Olga P. Davis

Printed Name of Witness

CORPORATE SEAL
(When Appropriate)

ATTEST: PAT FRANK
CLERK OF CIRCUIT COURT

By: _____
Deputy Clerk

SUBDIVIDER:

SENTOSA RIVERVIEW OWNER, LLC
A DELAWARE LIMITED LIABILITY

By: 

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

John Chiste

Printed Name of Signer

Vice President

Title of Signer

One Town Center Rd, Suite 600
Boca Raton, FL 33486

Address of Signer

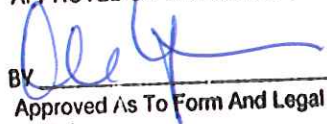
561-961-1000

Phone Number of Signer

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

By: _____
Chairman

APPROVED BY THE COUNTY ATTORNEY

BY 

Approved As To Form And Legal
Sufficiency.

STATE OF FLORIDA

COUNTY OF

PALM BEACH

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

24 day of MARCH, 20 21, by John Chiste as Vice President of Sentosa Riverview Owner, LLC, a Delaware Limited Liability Company on behalf of the Company, who is personally known to me

or has produced N/A as identification and did take an oath.

NOTARY PUBLIC:

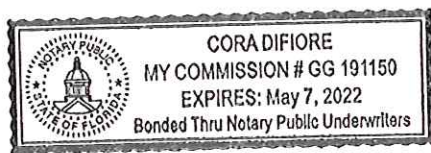
Sign: [Signature] (Seal)

Print: _____

Title or Rank: _____

Serial Number, if any: _____

My Commission Expires: _____



SUBDIVISION PERFORMANCE BOND FOR LOT CORNER PLACEMENT

KNOW ALL MEN BY THESE PRESENTS, That we Sentosa Riverview Owner, LLC called the Principal, and Atlantic Specialty Insurance Company called the Surety, are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of Two Thousand and Five Hundred (\$2,500.00) Dollars for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

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

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL March 18, 2023.

SIGNED, SEALED AND DATED this 18th day of March, 2021.

ATTEST:




Sentosa Riverview Owner, LLC

BY:


PRINCIPAL

(SEAL)

APPROVED BY THE COUNTY ATTORNEY

BY 
Approved As To Form And Legal Sufficiency. *as amended*

ATTEST:


Camille M Cruz

Atlantic Specialty Insurance Company

SURETY

(SEAL)


Ana W Oliveras, ATTORNEY-IN-FACT (SEAL)

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Minnetonka, Minnesota, does hereby constitute and appoint: Ana W. Oliveras, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **sixty million dollars (\$60,000,000)** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where 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.

IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this twenty-ninth day of April, 2019.

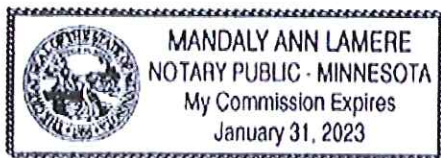
STATE OF MINNESOTA
HENNIPEN COUNTY



By

Paul J. Brehm, Senior Vice President

On this twenty-ninth day of April, 2019, before me personally came Paul J. Brehm, Senior Vice President of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, that he is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.



Notary Public

I, the undersigned, Assistant Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 18th day of March, 2021



Christopher V. Jerry, Secretary

SURETY RIDER

To be attached to and form a part of

Bond No. 800117619

Bond Type: Subdivision - Performance

dated March 18, 2021
effective

(MONTH-DAY-YEAR)

executed by Sentosa Riverview Owner, LLC, as Principal,
(PRINCIPAL)

and by Atlantic Specialty Insurance Company, as Surety,

in favor of Hillsborough County Board of Commissioners
(OBLIGEE)

in consideration of the mutual agreements herein contained the Principal and the Surety hereby consent to changing

Section "A" as to completion time:

From: shall complete all of said building, construction, and installation within twenty-four (24) months

To: shall complete all of said building, construction, and installation within twelve (12) months

Nothing herein contained shall vary, alter or extend any provision or condition of this bond except as herein expressly stated.

This rider
is effective March 18, 2021

(MONTH-DAY-YEAR)

Signed and Sealed April 23, 2021

(MONTH-DAY-YEAR)

Sentosa Riverview Owner, LLC

(PRINCIPAL)

By: [Signature]

(PRINCIPAL)

Atlantic Specialty Insurance Company

(SURETY)

By: [Signature]

Ana W. Oliveras, Attorney-in-Fact

APPROVED BY THE COUNTY ATTORNEY

BY [Signature]

Approved As To Form And Legal
Sufficiency.





Power of Attorney

Surety Bond No: 800117619

Principal: Sentosa Riverview Owner, LLC

Obligee: Hillsborough County Board of Commissioners

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Minnetonka, Minnesota, does hereby constitute and appoint: Ana W. Oliveras, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: sixty million dollars (\$60,000,000) and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

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IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this twenty-ninth day of April, 2019.

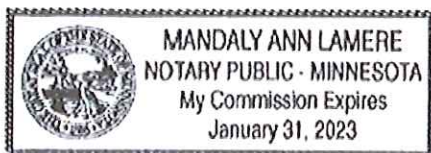


STATE OF MINNESOTA
HENNIPEN COUNTY

By

Paul J. Brehm
Paul J. Brehm, Senior Vice President

On this twenty-ninth day of April, 2019, before me personally came Paul J. Brehm, Senior Vice President of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, that he is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.



Mandaly Ann Lamere

Notary Public

I, the undersigned, Assistant Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 23rd day of April, 2021.



Christopher V. Jerry

Christopher V. Jerry, Secretary

SENTOSA RIVERVIEW

A PLAT OF A PARCEL OF LAND BEING A PORTION
OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20,
TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK PAGE

SHEET 1 OF 6

SENTOSA RIVERVIEW

BOARD OF COUNTY COMMISSIONERS:
THIS PLAT HAS BEEN APPROVED FOR RECORDATION.

CHAIRPERSON DATE

PLAT APPROVAL:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE
WITH THE FLORIDA STATUTES, SECTION 177.081
FOR CHAPTER CONFORMITY. THE GEOMETRIC DATA
HAS NOT BEEN VERIFIED.

REVIEWED BY:

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER,
LICENSE #

SURVEYING SECTION, GEOSPATIAL & LAND
ACQUISITION SERVICES DEPARTMENT,
HILLSBOROUGH COUNTY

CLERK OF CIRCUIT COURT
COUNTY OF HILLSBOROUGH
STATE OF FLORIDA

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

BY

CLERK OF CIRCUIT COURT

BY

DEPUTY CLERK

THIS DAY OF 20

CLERK FILE NUMBER

SURVEYOR'S CERTIFICATION:

I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY
THAT THIS PLATTED SUBDIVISION IS A CORRECT
REPRESENTATION OF THE LAND BEING SUBDIVIDED;
THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION
AND SUPERVISION; THAT THIS PLAT COMPLIES WITH
ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177,
PART 1, FLORIDA STATUTES, AND THE HILLSBOROUGH
COUNTY LAND DEVELOPMENT CODES AND ORDINANCES
WHICH GOVERN THE PREPARATION OF PLATS OF
SUBDIVISIONS. I HAVE REVIEWED THE PLAT AND
HEREBY CERTIFY THAT THE PLAT MEETS THE
REQUIREMENTS OF FLORIDA STATUTE OR IN
ACCORDANCE WITH CONDITIONS OF BONDING.

JOHN L. WABY, PLS DATE
FLORIDA PROFESSIONAL LAND
SURVEYOR NO. 4270
AVID GROUP
2300 CURLEW ROAD, SUITE 201
PALM HARBOR, FLORIDA 34683
SURVEYING AND MAPPING LBY 7345

DEDICATION:

THE UNDERSIGNED, SENTOSA RIVERVIEW OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS 'OWNER' OF
THE LANDS PLATTED HEREIN DOES HEREBY DEDICATE THIS PLAT OF SENTOSA RIVERVIEW FOR RECORD.
FURTHER, THE OWNER DOES HEREBY DEDICATE TO PUBLIC USE ALL STREETS, ROADS, AND
EASEMENTS DESIGNATED ON THE PLAT AS PUBLIC. THE UNDERSIGNED FURTHER MAKES THE FOLLOWING
DEDICATIONS AND RESERVATIONS:

OWNER HEREBY DEDICATES TO HILLSBOROUGH COUNTY FOR THE BENEFIT OF THE PUBLIC TRACT RW1 AND
TRACT RW AS PUBLIC RIGHT OF WAY. TRACTS RW1 AND RW WILL BE MAINTAINED BY HILLSBOROUGH COUNTY.
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TRACT RW AS PUBLIC RIGHT OF WAY. TRACTS RW1 AND RW WILL BE MAINTAINED BY HILLSBOROUGH COUNTY.

OWNER:

SENTOSA RIVERVIEW OWNER, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY:

NAME: JOHN CHISTE

TITLE: VICE PRESIDENT

PRINT NAME:

PRINT NAME:

ACKNOWLEDGMENT TO OWNER:

STATE OF FLORIDA)
) SS
COUNTY OF HILLSBOROUGH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ PHYSICAL
SIGNATURE OF _____ ON _____ DAY, 2020, BY JOHN CHISTE, AS
VICE PRESIDENT OF SENTOSA RIVERVIEW OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY,
ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR _____ HAS PRODUCED
_____ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA PRINTED NAME

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SOUTHWEST 1/4 OF THE SOUTHEAST
1/4 SECTION 20, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH
COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 30 SOUTH, RANGE
20 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE S10°15'40" WEST ALONG THE
SOUTH LINE OF THE MONUMENT PRM LBT7345 20' FOR 1326.61 FEET
TO SOUTHWEST CORNER OF THE MONUMENT PRM LBT7345 AT THE SOUTHEAST BEGINNING;
THENCE S10°15'40" WEST ALONG SAID SOUTH LINE FOR 1181.17
FEET TO SET CONCRETE MONUMENT PRM LBT7345 AT THE INTERSECTION OF THE
SAID SOUTH LINE AND THE EASTERN RIGHT OF WAY OF US HIGHWAY 301
(STATE ROAD 43) (200 FOOT RIGHT OF WAY) AS SHOWN ON FLORIDA
DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP W-1, NO. 1136860,
SECTION 10010-2528 DATED 5/2/85; THENCE NORTH 09°37'35" EAST ALONG
SAID EASTERN RIGHT OF WAY FOR 1,301.65 FEET TO A SET CONCRETE RIGHT OF
WAY MONUMENT PRM LBT7345 AT THE INTERSECTION OF THE SAID EASTERN RIGHT OF
WAY AND THE SOUTH RIGHT OF WAY FOR WHITE ROAD (HILLSBOROUGH COUNTY
MAINTAINED RIGHT OF WAY, WIDTH VARIES); THENCE ALONG SAID MAINTAINED
RIGHT OF WAY THE FOLLOWING FOUR (4) COURSES: (1) NORTH 89°12'10" EAST
FOR 208.37 FEET TO A SET CONCRETE MONUMENT PRM LBT7345; (2) NORTH
88°52'17" EAST FOR 212.31 FEET TO A 5/8 INCH ROD PRM LBT7345; (3)
CONTINUE NORTH 88°52'17" EAST, ALONG SAID LINE, FOR 105.38 FEET TO A
SET CONCRETE MONUMENT PRM LBT7345; (4) NORTH 00°35'04" EAST FOR 11.25
FEET TO INTERSECT THE NORTH LINE OF THE AFORESAID SOUTHWEST 1/4 OF
THE SOUTHEAST 1/4 AT A SET CONCRETE MONUMENT PRM LBT7345; THENCE
NORTH 89°50'51" EAST ALONG SAID LINE FOR 4.43 FEET TO A 5/8 INCH
IRON ROD LBT7345 AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE
SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, AND THE SOUTHWEST CORNER OF
WHITE ROAD 301; THENCE S10°15'40" WEST ALONG SAID SOUTH LINE FOR
1181.17 FEET TO SET CONCRETE MONUMENT PRM LBT7345 AT THE INTERSECTION OF
SAID SOUTH LINE AND THE EASTERN RIGHT OF WAY OF US HIGHWAY 301;
COUNTY, FLORIDA; THENCE CONTINUE NORTH 89°50'51" EAST, ALONG SAID
NORTH LINE AND THE SOUTH RIGHT OF WAY OF SAID WHITE ROAD FOR 413.00
FEET TO A 5/8 INCH IRON ROD LBT7345 AT THE SOUTHEAST CORNER OF SAID
PRIVATE RIGHT OF WAY; THENCE CONTINUE NORTH 89°50'51" EAST, ALONG SAID
NORTH LINE FOR 248.98 FEET TO A SET CONCRETE MONUMENT PRM LBT7345 AT
THE NORTHEAST CORNER OF AFORESAID EAST 1/2 OF THE SOUTHWEST 1/4 OF
THE SOUTHEAST 1/4; THENCE SOUTH 01°06'09" WEST ALONG THE EAST LINE OF
SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 FOR 391.22
FEET TO A SET CONCRETE MONUMENT PRM LBT7345 AT THE NORTHEAST CORNER
OF THE FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL (PARCEL 126)
RECORDED IN OFFICIAL RECORDS BOOK 17891, PAGE 1181 OF THE AFORESAID
PUBLIC RECORDS; THENCE ALONG THE NORTH, WEST AND SOUTH LINES OF SAID
SAID PARCEL THE FOLLOWING THREE (3) COURSES: (1) NORTH 88°56'31" WEST
FOR 240.40 FEET TO SET CONCRETE MONUMENT PRM LBT7345; (2) SOUTH
01°23'29" WEST FOR 414.51 FEET TO SET CONCRETE MONUMENT PRM LBT7345;
(3) SOUTH 88°36'58" EAST FOR 214.43 FEET TO INTERSECT THE AFORESAID
EAST LINE OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AT
A SET CONCRETE MONUMENT PRM LBT7345; THENCE SOUTH 01°06'09" WEST
ALONG SAID EAST LINE FOR 523.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,464,174 SQUARE FEET OR 33.6128 ACRES, MORE OR LESS.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE
SUBDIVISION PLAT. NO MEANS REPRESENT A DETERMINATION ON
THE PART OF THE SURVEYOR OF THE ACCURACY OF THE
BOUNDARIES OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND
WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY
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ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT
THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON
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AVID
GROUP

2300 CURLEW ROAD STE 201
PALM HARBOR, FLORIDA 34683
PHONE (727) 788-8600
FAX (727) 784-0662
AVID GROUP, INC. IS AN EQUAL
OPPORTUNITY EMPLOYER
FOR SURVEYING AND MAPPING LBY 7345

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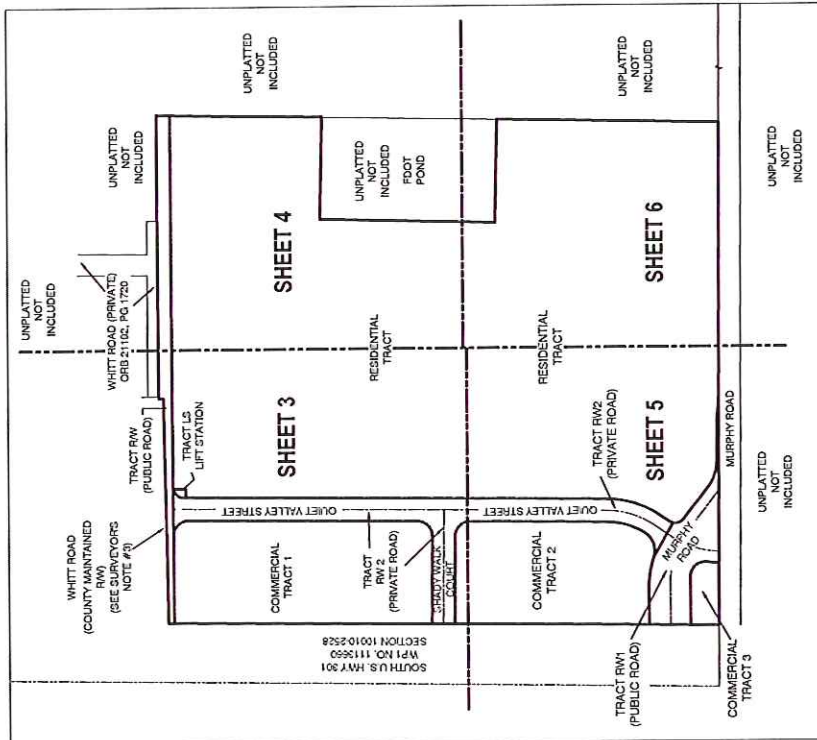
A PLAT OF A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

SHEET 2 OF 6

SENTOSA RIVERVIEW



KEY MAP
(SEE SHEETS 3 AND 4
FOR DETAILS)
-NOT TO SCALE-



SURVEYOR'S NOTES:

- BEARINGS ARE EAST UPON THE EAST RIGHT OF WAY LINE OF SOUTH US HIGHWAY 301 BEING
NORTH 03°37'45" EAST AS ESTABLISHED BASED ON STATE PLANE COORDINATES WEST ZONE
1. PLATTED PUBLIC UTILITY CONSTRUCTION SHALL PROVIDE THAT SUCH EXEMDENTS SHALL
BE PLACED IN THE PLAT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF
CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION,
MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL OCCUR ON ANY OTHER PUBLIC UTILITY, IN
THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT
SHALL BE SOLELY RESPONSIBLE TO BE OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR
OTHER PUBLIC UTILITY, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION
SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC
SERVICE COMMISSION.
3. MAINTAINED RIGHT OF WAY FOR WHITE ROAD SOUTH SIDE WAS FIELD LOCATED 7/29/04 BY
3. WALTER SHANK.
4. SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL
BE SUBJECT TO FLOODING. THE DEVELOPMENT SERVICES DIVISION OF HILLSBOROUGH COUNTY HAS INFORMATION
REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE
FOUND IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
6. DRAINAGE EXEMDENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS INCLUDING BUT NOT
LIMITED TO SIDEWALKS, DRIVEWAYS, INTERLOCK SURFACES, PATIOS, DECKS, POOLS, AIR
CONDITIONERS, STRUCTURES, BUILDINGS, OR OTHERS. EXCEPT FOR LANDSCAPING OF
STORMWATER DETENTION AND RETENTION PONDS AS REQUIRED BY THE LAND DEVELOPMENT CODE.
7. THIS PRIVATE SUBDIVISION CONTAINS RIGHTS OF WAYS. EXEMDENTS AND OTHER COMMON
AREAS WHICH ARE NETHER OWNED NOR MAINTAINED BY HILLSBOROUGH COUNTY.
8. STATE PLANE COORDINATES ARE BASED UPON FORT FLORIDA PERMANENT REFERENCE NETWORK. THEY
WERE ESTABLISHED WITH GPS USING MULTIPLE OBSERVATIONS CONSIDERING OF MORE THAN THREE
MINUTES AT EACH POINT AND VERIFIED THROUGH NATIONAL GEODETIC SURVEY HORIZONTAL CONTROL
INTERNATIONAL EPOCH 1992.0. THE COORDINATES WERE ADJUSTED TO THE COORDINATES HORIZONTAL CONTROL

LOT CORNERS: A 5/8" IRON ROD AND CAP "AVID GROUP LB 7345" OR A NAIL AND DISK "AVID LB 7345" WILL BE SET AT EACH LOT CORNER. POINTS OF INTERSECTION AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN §177.091(9)

LEGEND

- [illegible]

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

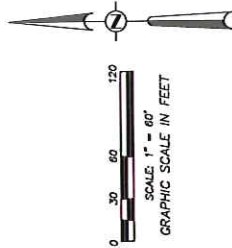


AVI GROUP
2300 CURLEW ROAD STE 201
PALM HARBOR, FLORIDA 34683
PHONE (727) 789-8500
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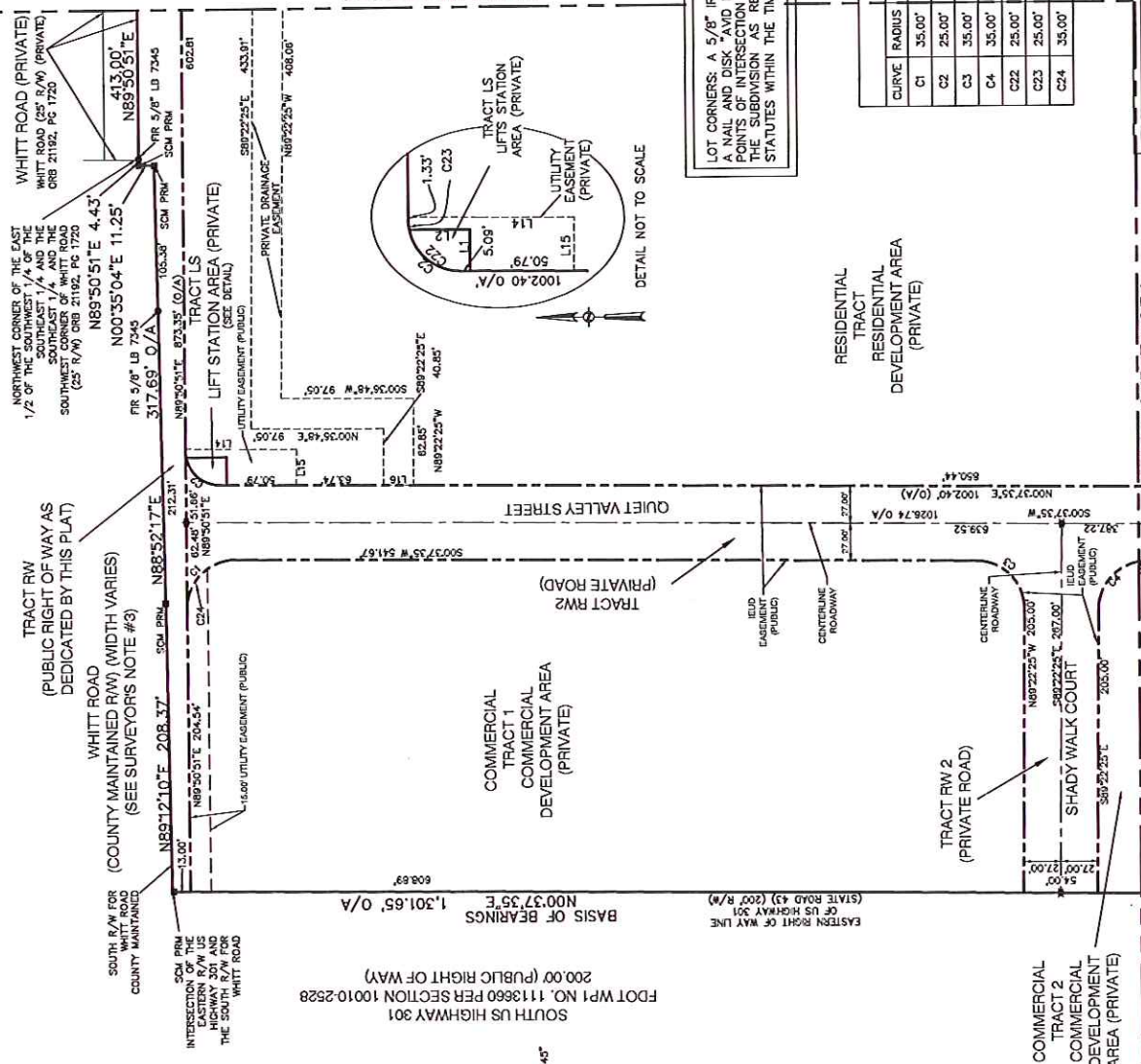
SHEET 3 OF 6

SENTOSA RIVERVIEW



| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L1 | S89°22'25"E | 20.02' |
| L2 | N0°37'35"E | 29.59' |
| L14 | S00°37'04"E | 80.88' |
| L15 | N89°22'25"W | 26.00' |
| L16 | N00°37'35"E | 22.00' |

MATCH SHEET 4 OF 6



| CURVE TABLE | | | | | |
|-------------|--------|---------------|------------|---------------|--------|
| CURVE | RADIUS | CENTRAL ANGLE | ARC LENGTH | CHORD BEARING | CHORD |
| C1 | 35.00' | 90°46'44" | 55.45' | S44°45'47"E | 49.83' |
| C2 | 25.00' | 89°13'15" | 38.63' | N45°14'13"E | 35.11' |
| C3 | 35.00' | 90°00'00" | 54.98' | S45°37'35"W | 40.50' |
| C4 | 35.00' | 90°00'00" | 54.98' | S44°22'25"E | 40.50' |
| C23 | 25.00' | 78°28'13" | 34.25' | N39°52'11"E | 31.63' |
| C22 | 25.00' | 104°44'02" | 4.68' | N84°28'49"E | 4.68' |
| C24 | 35.00' | 55°08'38" | 33.69' | S62°34'50"E | 32.40' |

MATCH SHEET 5 OF 6

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

LEGEND

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AVI
3300 CURLEW ROAD STE 201
PALM HARBOR, FLORIDA 34683
PHONE (727) 789-9500
FAX (727) 784-8862
AVIDGROUP.COM
STATE OF FLORIDA AUTHORIZATION NUMBER
FOR SURVEYING AND MAPPING LB #7346

SENTOSA RIVERVIEW

A PLAT OF A PARCEL OF LAND BEING A PORTION
OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20,
TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK PAGE

SHEET 4 OF 6
SENTOSA RIVERVIEW

LEGEND

- CCR - CERTIFIED CORNER RECORD
- ELEV - ELEVATION
- FOOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- FIR - FOUND IRON ROD
- IGUD - INGRES/EGRESS UTILITY AND DRAINAGE
- LPDU - LANDSCAPE, PEDESTRIAN, DRAINAGE, AND UTILITY
- NR - NORTH
- OR - OFFICIAL RECORDS INSTRUMENT
- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- PG(S) - PAGE(S)
- R - RADIUS
- R/W - RIGHT OF WAY
- S - SOUTH
- SMO - SET NAIL AND DISK
- TBM - BENCHMARK
- W - WEST
- XX' - DEGREES
- XX' - MINUTES (BEARINGS)
- XX' - SECONDS (BEARINGS)
- XX' - FEET (DISTANCES)
- ARC - ARC LENGTH
- CH - CHORD
- CHORD - CHORD
- O/A - OVERALL
- Δ - CENTRAL ANGLE
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UNPLATTED
NOT
INCLUDED

WHITT ROAD
(PRIVATE)

WHITT ROAD (23' R/W) (PRIVATE)
ORB 21194, PG 120

SOUTHEAST CORNER OF WHITT
ROAD PRIVATE R/W

N89°50'51"E 413.00'

N89°50'51"E 248.98'

WHITT ROAD

TRACT RW
(PUBLIC ROAD)

260.21'

391.22'

S01°06'09"W

359.22'

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PLAT BOOK PAGE

SHEET 4 OF 6
SENTOSA RIVERVIEW

LEGEND

- CCR - CERTIFIED CORNER RECORD
- ELEV - ELEVATION
- FOOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- FIR - FOUND IRON ROD
- IGUD - INGRES/EGRESS UTILITY AND DRAINAGE
- LPDU - LANDSCAPE, PEDESTRIAN, DRAINAGE, AND UTILITY
- NR - NORTH
- OR - OFFICIAL RECORDS INSTRUMENT
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- PG(S) - PAGE(S)
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- S - SOUTH
- SMO - SET NAIL AND DISK
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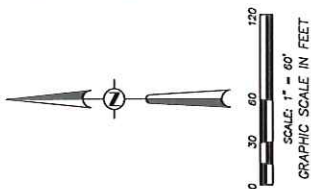
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SHEET 5 OF 6
SENTOSA RIVERVIEW

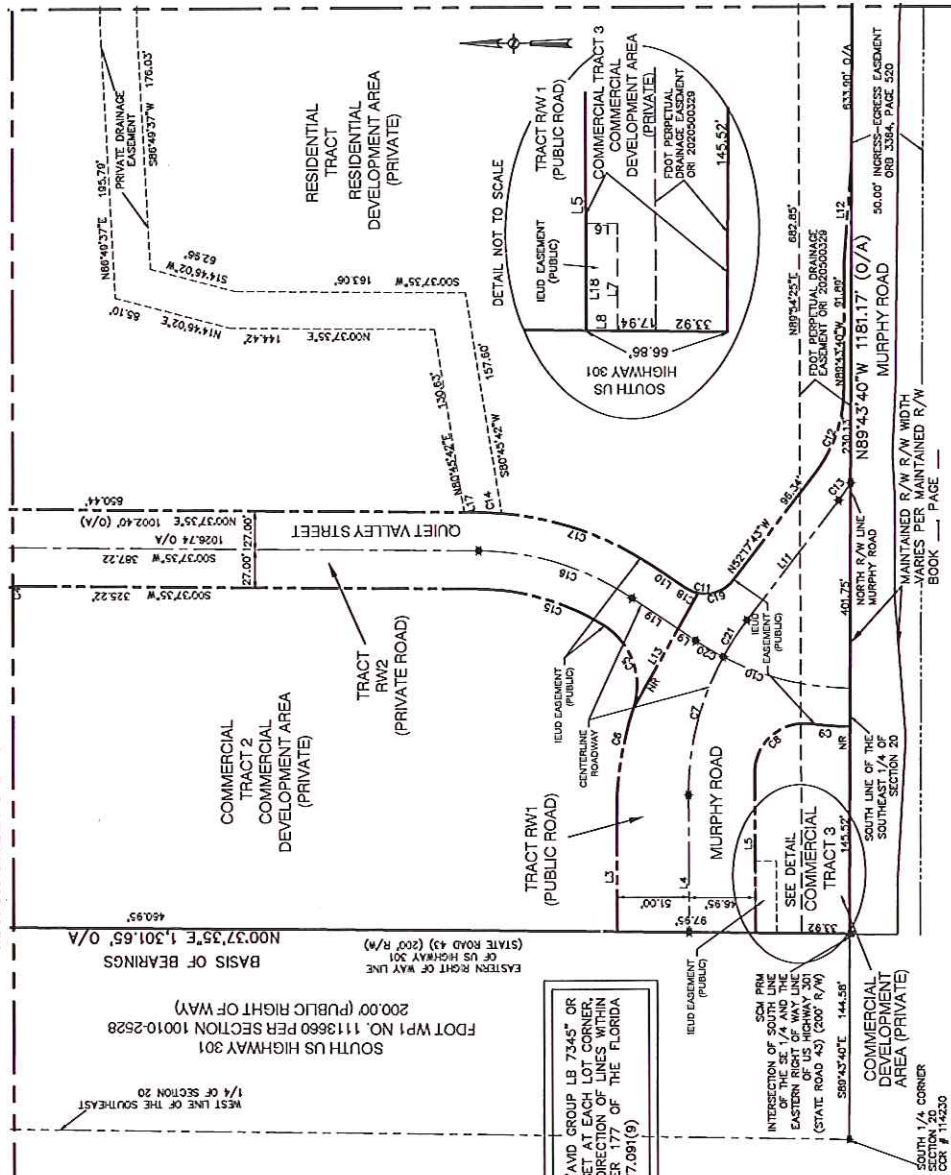
A PLAT OF A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

MATCH SHEET 3 OF 6

MATCH SHEET 6 OF 6



| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L3 | S89°51'58"W | 82.52' |
| L4 | S89°51'58"E | 96.36' |
| L5 | N89°51'58"E | 111.08' |
| L6 | S00°08'02"E | 15.00' |
| L7 | S89°51'58"W | 50.52' |
| L8 | N89°37'35"E | 15.00' |
| L9 | S33°42'43"W | 15.14' |
| L10 | N33°40'38"E | 28.09' |
| L11 | S25°17'43"E | 106.69' |
| L12 | S82°47'52"W | 72.95' |
| L13 | S60°19'11"E | 92.92' |
| L17 | N00°37'35"E | 10.36' |
| L18 | S89°51'58"E | 50.32' |
| L19 | S33°42'43"W | 39.14' |



T CORNERS: A 5/8" IRON ROD AND CAP "AVID GROUP LB 7345" OR NAIL AND DISK "AVID LB 7345" WILL BE SET AT EACH LOT CORNER, POINTS OF INTERSECTION AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN S.177.091(9)

| CURVE | RADIUS | CENTRAL ANGLE | ARC LENGTH |
|-------|---------|---------------|------------|
| C4 | 35.00' | 90°00'00" | 54.98' |
| C5 | 50.00' | 76°53'42" | 67.13' |
| C6 | 233.57' | 18°39'02" | 75.83' |
| C7 | 200.00' | 29°01'01" | 101.28' |
| C8 | 35.00' | 97°41'51" | 59.68' |
| C9 | 227.00' | 7°08'25" | 28.29' |
| C10 | 227.00' | 28°47'15" | 93.51' |
| C11 | 25.00' | 85°58'21" | 37.51' |

| CURVE TABLE | | | |
|-------------|---------|---------------|------------|
| CURVE | RADIUS | CENTRAL ANGLE | ARC LENGTH |
| C12 | 95.00' | 37°25'56" | 62.07' |
| C13 | 140.00' | 6°08'11" | 14.98' |
| C14 | 227.00' | 4°03'52" | 16.10' |
| C15 | 173.00' | 30°58'43" | 93.44' |
| C16 | 200.00' | 33°05'07" | 115.48' |
| C17 | 227.00' | 33°03'02" | 130.94' |
| C18 | 25.00' | 21°35'15" | 9.42' |

| CHORD BEARING | | CURVE TABLE | | | |
|---------------|-------------|-------------|---------|---------------|------------|
| CHORD | BEARING | CURVE | RADIUS | CENTRAL ANGLE | ARC LENGTH |
| 60.97' | N71°04'42"W | C19 | 25.00' | 64°22'06" | 28.09' |
| 14.89' | S55°21'40"E | C20 | 200.00' | 08°28'51" | 22.02' |
| 16.10' | N02°39'31"E | C21 | 200.00' | 09°45'17" | 30.79' |
| 92.31' | S16°05'57"W | | | | |
| 113.88' | S17°00'09"W | | | | |
| 129.14' | N17°09'06"E | | | | |
| 9.36' | S22°35'00"W | | | | |

NOTICE: THIS PLAT, AS RECORDED OFFICE DEPICTION OF THE SUBDIVISION WILL IN NO CIRCUMSTANCES BE SUPERSEDED BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT. ADDITIONAL RESTRICTIONS THAT ARE THEREIN MAY BE FOUND IN THE PUBLIC RECORDS.

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



DAVID GROUP
3300 CURLEW ROAD STE 201
PALM HARBOR, FLORIDA 34683
PHONE (727) 780-0500
FAX (727) 784-6662
DAVIDGROUP.COM

SENTOSA RIVERVIEW

A PLAT OF A PARCEL OF LAND BEING A PORTION
OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20,
TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

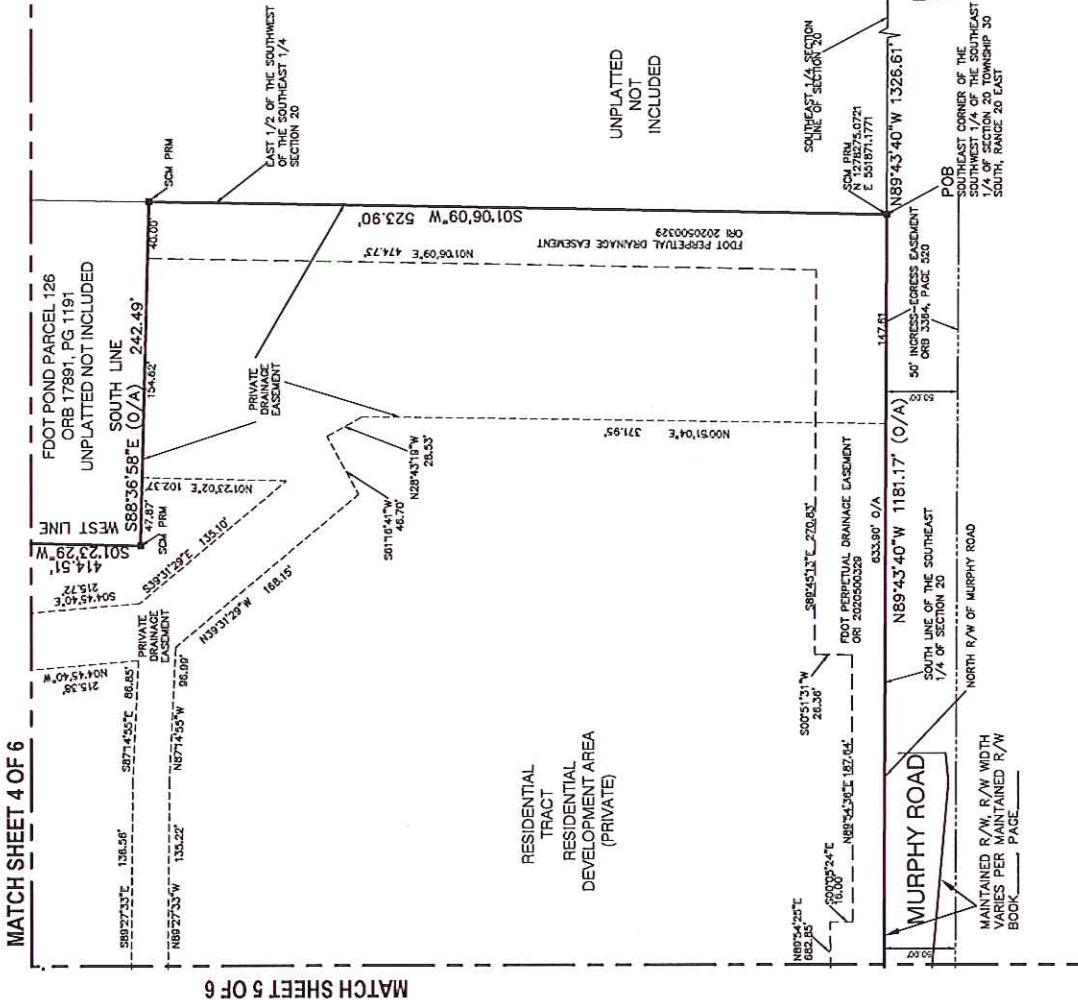
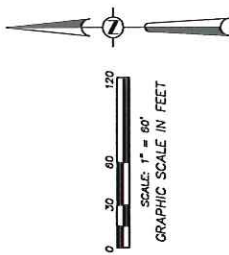
PLAT BOOK PAGE

SHEET 6 OF 6

SENTOSA RIVERVIEW

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- ELEV - ELEVATION
- FLD - FLORIDA DEPARTMENT OF TRANSPORTATION
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AVID
GROUP

2300 CURLEW ROAD STE 201
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PHONE (727) 780-3000
FAX (727) 780-3002
AVI000119 001
STATE OF FLORIDA AUTHORIZATION NUMBER
FOR SURVEYING AND MAPPING LB #7345