MANATEE COUNTY GOVERNMENT
BUILDING & DEVELOPMENT SERVICES DEPARTMENT
LAND DEVELOPMENT APPLICATION

For Staff Use Only
File Number: 20190385

This application shall be used for all land development rezone or comprehensive plan amendment request. Please attach appropriate standards or supplementary information, as applicable.

Name of the Project: Twin Rivers Phase V, Subphase A1 Plat

Type of Approval Desired: Plat

List Case Numbers of Previous Approvals: FSP-06-30/ PDR-14-19(G)

A. Property Information

1. Legal Description: See attached

2. D. P. Number(s): 497700239

3. Section: 30, 15 Township: 34S Range: 19E

4. Subdivision Name (if Platted): ___________________________


7. Address or Location of Property (See Address Coordinator, if physical address is needed):
   Twin Rivers Trail, Parrish

8. Present Zoning Classification: PDR

9. (If Rezone) Proposed Zoning Classification: ___________________________

10. (If Comprehensive Plan Map Amendment) Proposed Future Land Use Category: ___________________________

11. Future Land Use Category: UF-3

12. Flood Zone Category: A5 and X Map/Panel Numbers: 12081CO195E

13. Property Size (to the nearest tenth of an acre or sq. ft.): 65.01

14. Existing Use(s) of Subject Property (i.e.: vacant, residence, commercial, etc.): Vacant

15. Surrounding Land Use(s) (i.e.: vacant, residence, commercial, etc.):
    a. North: Residential Subdivision
    b. South: Residential Subdivision
    c. East: Residential Subdivision
    d. West: Residential Subdivision

16. Description of Proposed Activity or Use (Attach separate Sheet if Necessary):
    Construction of 45 lots in Phase V-A1 of Twin Rivers
B. Names/Addresses
List all person(s) having ownership in subject property

1. Name of Property Owner: Gamble Creek, LC
   Address: 13225 E. State Road 64, Bradenton
   Zip: 34212 Telephone: Fax:
   Email Address: larry@countreewiderealty.com

2. Name of Property Owner:
   Address:
   Zip: Telephone: Fax:
   Email Address:

3. Name of Agent: Michael Ferdinand, P.E.
   Address: 201 5th Avenue Drive East, Bradenton
   Zip: 34208 Telephone: 941-748-8080 Fax: 941-748-3316
   Email Address: StoneyP@ZNSeng.com

4. Name of Engineer: Michael Ferdinand, P.E./ZNS Engineering, LC
   Address: 201 5th Avenue Drive East, Bradenton
   Zip: 34208 Telephone: 941-748-8080 Fax: 941-748-3316
   Email Address: StoneyP@ZNSeng.com

5. Name of Architect:
   Address:
   Zip: Telephone: Fax:
   Email Address:

6. Name of Landscape Architect: Kimber Bareiler, RLA/ZNS Engineering, LC
   Address: 201 5th Avenue Drive East, Bradenton
   Zip: 34208 Telephone: 941-748-8080 Fax: 941-748-3316
   Email Address: KimberB@ZNSeng.com
NOTE: UNLESS OTHERWISE NOTED, ALL WRITTEN CORRESPONDENCE WILL BE SENT TO THE AGENT. IF THERE IS NO AGENT, COMMENTS WILL BE SENT TO THE PROPERTY OWNER.

C. Signature

I hereby certify that the information in this application is true and correct. I have read this application and understand that other review processes and fees may be required prior to applying for and receiving Building Permits and/or Final Development Approval.

By executing this application, I acknowledge that I am familiar with the Rules of Procedure which apply to the boards or commissions which will act on my application and that I have read and understand such Rules of Procedures.

(Signature of Property Owner or Agent)

Additional Information

CONTACT:

Building & Development Services Department
1112 Manatee Avenue West, Fourth Floor 34205
P. O. Box 1000, Bradenton, FL 34208

Telephone: (941) 748-4501, Extension 6871
Fax Number: (941) 708-6152
http://www.mymanatee.org

Rev. 2/8/10
MARCH 13, 2017

PROPOSED TWIN RIVERS, PHASE V-A1

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 10 AND 15, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF TRACT "DE2" OF TWIN RIVERS, PHASE III, A SUBDIVISION, AS RECORDED IN PLAT BOOK 47, PAGE 130 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID TWIN RIVERS, PHASE III AND THE SOUTHERLY LINE OF TWIN RIVERS, PHASE IV, A SUBDIVISION, AS RECORDED IN PLAT BOOK 50, PAGE 173 OF SAID PUBLIC RECORDS THE FOLLOWING TWO (2) COURSES: (1) N 90°00'00" E, A DISTANCE OF 2563.14 FEET; (2) S 00°38'36" E, A DISTANCE OF 542.88 FEET TO THE SOUTHWEST CORNER OF TRACT "CE4" OF SAID TWIN RIVERS, PHASE IV AND AN INTERSECTION WITH THE SOUTH LINE OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 10; THENCE N 89°41'17" W, ALONG SAID SOUTH LINE, A DISTANCE OF 1340.59 FEET TO THE NORTHEAST CORNER OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 10; THENCE S 00°30'52" E, A DISTANCE OF 1322.09 FEET TO THE SOUTHEAST CORNER OF SAID S.W. 1/4 OF THE S.E. 1/4.; THENCE S 01°13'44" W, ALONG THE EAST LINE OF THE N.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 15, A DISTANCE OF 469.01 FEET; THENCE N 88°46'16" W, A DISTANCE OF 467.07 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, AT A DISTANCE OF 30.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 108°00'23", A DISTANCE OF 56.55 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 23°27'19", A DISTANCE OF 40.94 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET; THENCE NORTHEASTERLY AND NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 149°35'51", A DISTANCE OF 652.74 FEET; THENCE N 16°54'24" W, A DISTANCE OF 165.63 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS BEARS N 16°54'24" W, AT A DISTANCE OF 250.00 FEET; THENCE NORTHEASTERLY AND NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 173°47'13", A DISTANCE OF 756.29 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 105.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 100°41'37", A DISTANCE OF 184.53 FEET TO A POINT OF TANGENCY; THENCE N 00°00'00" E, A DISTANCE OF 118.93 FEET; THENCE N 02°45'32" E, A DISTANCE OF 62.33 FEET; THENCE N 00°18'43" E, A DISTANCE OF 190.00 FEET; THENCE N 89°41'17" W, A DISTANCE OF 151.04 FEET; THENCE S 45°09'22" W, A DISTANCE OF 70.52 FEET; THENCE N 89°41'17" W, A DISTANCE OF 84.00 FEET; THENCE S 00°00'00" E, A DISTANCE OF 2.59 FEET; THENCE S 90°00'00" W, A DISTANCE OF 139.66 FEET; THENCE N 00°19'15" E, A DISTANCE OF 238.35 FEET; THENCE S 89°41'17" E, ALONG THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF AFORESAID TWIN RIVERS, PHASE III AND SAID SOUTHERLY LINE, A DISTANCE OF 227.32 FEET TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF TWIN RIVERS TRAIL AS SHOWN ON SAID TWIN RIVERS, PHASE III; THENCE N 00°22'27" E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 528.85 FEET TO THE POINT OF BEGINNING.
MANATEE COUNTY

ITEM 1 OF 1

MISC FEES RECEIPT

RECEIPT #: 81000004692
PRINT DATE: 08/02/2017
PRINT TIME: 15:22:43

RECEIPT DATE: 08/02/2017
OPERATOR: cstrong
COPY #: 2

RECEIVED BY: CAROLYN STRONG
CASH DRAWER: 81
REC'D. FROM: GAMBLE CREEK LC

Notes ................: DTS# 22017385
TWIN RIVERS PHASE V SBPH A1 FP

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<th>DESCRIPTION</th>
<th>PAYMENT</th>
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<td>FINAL SUBDIV PLAT</td>
<td>4450.00</td>
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<tr>
<td>TOTAL</td>
<td></td>
<td>4450.00</td>
</tr>
</tbody>
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METHOD OF PAYMENT | AMOUNT | REFERENCE NUMBER
------------------|--------|------------------
CHECK/MONEY ORDER | 4,450.00 | 5101

TOTAL RECEIPT: 4,450.00
MANATEE COUNTY BUILDING & DEVELOPMENT SERVICES DEPARTMENT

AFFIDAVIT OF OWNERSHIP/AGENT AUTHORIZATION AFFIDAVIT

Property Owner (Company or individual) (print): Gamble Creek, LC and RETR, LLC
Mailing Address (print): 13225 E. State Road 84, Bradenton, 34212
Officer's Name and Title (print): Lawrence D’Urso, President of Courturewits Realty as the Manager of Gamble Creek, LC and RETR, LLC

Being first duly sworn deposes(s) and say(s):

1. That I am (we are) the owner’s and record title holder(s) of the following described property legal description, to wit: See attached

2. That this property constitutes the property for which a request for____________________________
Twin Rivers Phase V- A1 Plat Approval

(Type of Application Approval Requested)

3. That the undersigned has (have) appointed and does (do) appoint____________________________
Michael Ferdinand, P.E./ZNS Engineering, LC
agent(s) to execute any petitions or other documents necessary to affect such petition; and
request that you accept my agent(s) signature as representing my agreement of all terms and
conditions of the approval process;

4. That this affidavit has been executed to induce Manatee County, Florida to consider and act on
the foregoing request;

5. That I, (we) the undersigned authority, hereby certify that the foregoing is true and correct.

OWNER'S SIGNATURE/PRINT TITLE

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this __________ by
Lawrence D’Urso
(date)
(name of person acknowledging)
has produced Driver’s License
(type of identification)
My Commission Expires: 8/11/2017

Signature of Person Taking Acknowledgment:

Name

Title or Rank
MARCH 13, 2017

PROPOSED TWIN RIVERS, PHASE V-A1

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 10 AND 15, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF TRACT "DE" OF TWIN RIVERS, PHASE III, A SUBDIVISION, AS RECORDED IN PLAT BOOK 47, PAGE 130 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID TWIN RIVERS, PHASE III AND THE SOUTHERLY LINE OF TWIN RIVERS, PHASE IV, A SUBDIVISION, AS RECORDED IN PLAT BOOK 50, PAGE 173 OF SAID PUBLIC RECORDS THE FOLLOWING TWO (2) COURSES: (1) N 90°00'00" E, A DISTANCE OF 2563.14 FEET; (2) S 00°36'36" E, A DISTANCE OF 542.88 FEET TO THE SOUTHWEST CORNER OF TRACT "CE4" OF SAID TWIN RIVERS, PHASE IV AND AN INTERSECTION WITH THE SOUTH LINE OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 10; THENCE N 89°41'17" W, ALONG SAID SOUTH LINE, A DISTANCE OF 1340.59 FEET TO THE NORTHEAST CORNER OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 10; THENCE S 00°30'52" E, A DISTANCE OF 1322.09 FEET TO THE SOUTHEAST CORNER OF SAID S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 15, A DISTANCE OF 469.01 FEET; THENCE N 88°46'16" W, A DISTANCE OF 487.07 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, AT A DISTANCE OF 30.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 108°00'23", A DISTANCE OF 56.55 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 23°27'19", A DISTANCE OF 40.94 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET; THENCE NORTHEASTERLY AND NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 149°35'51", A DISTANCE OF 652.74 FEET; THENCE N 16°54'24" W, A DISTANCE OF 165.63 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 16°54'24" W, AT A DISTANCE OF 250.00 FEET; THENCE NORTHEASTERLY AND NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 173°47'13", A DISTANCE OF 756.29 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 105.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 100°41'37", A DISTANCE OF 184.53 FEET TO A POINT OF TANGENCY; THENCE N 00°00'00" E, A DISTANCE OF 118.93 FEET; THENCE N 02°45'32" E, A DISTANCE OF 62.33 FEET; THENCE N 00°18'43" E, A DISTANCE OF 190.00 FEET; THENCE N 89°41'17" W, A DISTANCE OF 151.04 FEET; THENCE S 45°09'22" W, A DISTANCE OF 70.52 FEET; THENCE N 89°41'17" W, A DISTANCE OF 84.00 FEET; THENCE S 00°00'00" E, A DISTANCE OF 2.59 FEET; THENCE S 90°00'00" W, A DISTANCE OF 139.66 FEET; THENCE N 00°19'15" E, A DISTANCE OF 238.35 FEET; THENCE S 89°41'17" E, ALONG THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF AFORESAID TWIN RIVERS, PHASE III AND SAID SOUTHERLY LINE, A DISTANCE OF 227.32 FEET TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF TWIN RIVERS TRAIL AS SHOWN ON SAID TWIN RIVERS, PHASE III; THENCE N 00°22'27" E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 528.85 FEET TO THE POINT OF BEGINNING.
MANATEE COUNTY BUILDING & DEVELOPMENT SERVICES DEPARTMENT
AFFIDAVIT OF OWNERSHIP/AGENT AUTHORIZATION AFFIDAVIT

Property Owner (Company or individual) (print): Maranda Homes, Inc of Florida
Mailing Address (print): 14169 Spring Hill Dr, Spring Hill, FL 34609
Officer’s Name and Title (print): Larry J. D’Urso, Jr., Attorney In Fact

Being first duly sworn, depose(s) and say(s):

1. That I am (we are) the owner’s and record title holder(s) of the following described property legal description, to wit: See attached

2. That this property constitutes the property for which a request for
   Twin Rivers Phase V - A1 Plat Approval
   (Type of Application Approval Requested)
Is being applied for to Manatee County, Florida;

3. That the undersigned has (have) appointed and does (do) appoint ______________________
   Michael Ferdinand, P.E./ZNS Engineering, LC
   as agent(s) to execute any petitions or other documents necessary to affect such petition; and
   request that you accept my agent(s) signature as representing my agreement of all terms and
   conditions of the approval process;

4. That this affidavit has been executed to induce Manatee County, Florida to consider and act on
   the foregoing request;

5. That I, (we) the undersigned authority, hereby certify that the foregoing is true and correct.

_____________________________ / Attorney in Fact
Owner’s Signature/Print Title

_____________________________ / Owner’s Signature/Print Title

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this ______________________, by ______________________
(date) (name of person acknowledging)

_____________________________
(name of person acknowledging)

My Commission Expires: ______________________

_____________________________
Signature of Person Taking Acknowledgment

LIZABETH BERG
Commission # FF 162335
Expires October 4, 2018

Notary

Rev 2/8/10 B2
WARRANTY DEED

THIS INDENTURE, made December 8, 2017, by and between GAMBLE CREEK, L.C., a Florida limited liability company, hereinafter referred to as Grantor, whose post office address is 13225 State Road 64 East, Bradenton, FL 34212, and MARONDA HOMES, INC. OF FLORIDA, a Florida corporation, hereinafter referred to as Grantee, whose post office address is 9416 Camden Field Parkway, Riverview, FL 33569.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to it in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, his heirs and assigns forever, the following described property situate in Manatee County Florida:

ALL THAT PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO

TOGETHER WITH a temporary, nonexclusive easement for access and utilities over, under, and across the property described in Exhibit "B" attached hereto, provided that at such time as a subdivision plat for Twin Rivers, Phase V-A1, dedicating the property described in Exhibit "B" to Manatee County as a public road right-of-way, is recorded in the Public Records of Manatee County, Florida, this easement shall terminate and be of no further effect.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining.

THIS CONVEYANCE IS MADE ON CONDITION THAT GRANTEE SHALL NOT, AT ANY TIME PRIOR TO RECORDING OF THE FINAL SUBDIVISION PLAT OF TWIN RIVERS, PHASE V-A1, WITHOUT THE WRITTEN CONSENT OF GRANTOR, (A) TRANSFER OR CONVEY ANY INTEREST IN THE ABOVE-DESCRIBED PROPERTY TO ANY PERSON OTHER THAN GRANTOR; OR (B) GRANT OR PERMIT ANY MORTGAGE
OR OTHER LIEN AGAINST SAID PROPERTY IN FAVOR OF ANY PARTY. IF GRANTEE
SHOULD VIOLATE ANY OF THESE PROVISIONS, THEN TITLE TO SAID PROPERTY
IMMEDIATELY SHALL VEST IN GRANTOR, IT BEING THE INTENT OF GRANTOR
THAT THE ESTATE HEREBY CONVEYED TO GRANTEE SHALL BE A FEE SIMPLE
DETERMINABLE, SUBJECT TO AN EXECUTORY LIMITATION IN FAVOR OF
GRANTOR.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in
fee simple; that it is free of encumbrances except as above stated; that Grantor has good
right and lawful authority to convey same; and that Grantee shall have quiet enjoyment
thereof. Grantor does hereby fully warrant the title to said property and will defend the
same against the lawful claims of all persons whomsoever. As used herein, the terms
"Grantor" and "Grantee" shall include their respective heirs, devisees, personal
representatives, successors and assignors; any gender shall include all genders, the plural
number the singular and the singular, the plural.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed in its name by its
undersigned duly authorized officer the date above written.

WITNESSES:

GAMBLE CREEK, L.C.

By: CounTreeWide Realty, Inc., a Florida
corporation, as its Authorized Member

By: Larry J. D'Urso, Jr., as its President

Witness Name: Lisa D'Urso

Witness Name: Marlene G. Rock
STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 17TH day of December 2017 by
Larry J. D'Urso, Jr., as President of CounTreeWide Realty, Inc., a Florida corporation and
Authorized Member of GAMBLE CREEK, L.C., a Florida limited liability company, on behalf of
the corporation and the company. The above-named person is personally known to me or has
produced __________________________ as identification. If no type of identification is indicated,
the above-named person is personally known to me.

(Notary Seal)

SHARLENE G. ROCK
Notary Public - State of Florida
Commission # FF 997817
My Comm. Expires Jun 1, 2020

Signature of Notary Public

SHARLENE G. ROCK
Print Name of Notary Public

I am a Notary Public of the State of Florida,
and my commission expires on 6/1/2020.
EXHIBIT "A"

DESCRIPTION: PROPOSED LOT 5001, TWIN RIVERS V-A1

A PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 10; THENCE N 69°00'32" E, A DISTANCE OF 3301.98 FEET TO THE POINT OF BEGINNING; THENCE N 89°41'17" W, A DISTANCE OF 165.00 FEET; THENCE N 00°18'43" E, A DISTANCE OF 105.00 FEET; THENCE S 89°41'17" E, A DISTANCE OF 190.00 FEET; THENCE S 00°18'43" W, A DISTANCE OF 80.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THENCE ALONG THE ARC OF SAID CURVE IN A SOUTHWESTERLY DIRECTION, A DISTANCE OF 39.27 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" TO THE POINT OF TANGENCY AND THE POINT OF BEGINNING.
EXHIBIT "B"

AN ACCESS EASEMENT LOCATED IN SECTION 10, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF TWIN RIVERS TRAIL (94 FOOT WIDE PUBLIC RIGHT OF WAY) OF TWIN RIVERS, PHASE II, A SUBDIVISION, AS RECORDED IN PLAT BOOK 47, PAGE 130 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 00°00'00" W, A DISTANCE OF 85.00 FEET; THENCE S 44°50'38" E, A DISTANCE OF 70.90 FEET; THENCE S 89°41'17" E, A DISTANCE OF 219.45 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, AT A DISTANCE OF 25.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE N 00°18'43" E, A DISTANCE OF 358.76 FEET; THENCE S 89°41'17" E, A DISTANCE OF 50.00 FEET; THENCE S 00°18'43" W, A DISTANCE OF 433.76 FEET; THENCE N 89°41'17" W, A DISTANCE OF 348.01 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 59°41'17" W, AT A DISTANCE OF 50.00 FEET; THENCE SOUTHWESTERLY AND NORTHERLY ALONG ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 169°38'07", A DISTANCE OF 148.03 FEET; THENCE N 00°00'03" E, A DISTANCE OF 143.20 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF AFORESAID TWIN RIVERS TRAIL; THENCE S 89°41'17" E, ALONG SAID SOUTH LINE, A DISTANCE OF 94.00 FEET TO THE POINT OF BEGINNING.
MANATEE COUNTY BUILDING & DEVELOPMENT SERVICES DEPARTMENT
AFFIDAVIT OF OWNERSHIP/AGENT AUTHORIZATION AFFIDAVIT

Property Owner (Company or individual) (print): E/M Custom Homes LLC
Mailing Address (print): 4801 Sweetshade Dr, Sarasota, FL 34241
Officer's Name and Title (print): Larry J. D'Urso, Jr. Attorney in Fact

Being first duly sworn, deposite(s) and say(s):

1. That I am (we are) the owner's and record title holder(s) of the following described property legal
description, to wit: See attached

2. That this property constitutes the property for which a request for
Twin Rivers Phase V- A1 Plat Approval

(Type of Application Approval Requested)
Is being applied for to Manatee County, Florida;

3. That the undersigned has (have) appointed and does (do) appoint
Michael Ferdinand, P.E. /2NS Engineering, LC
as agent(s) to execute any petitions or other documents necessary to affect such petition; and
request that you accept my agent(s) signature as representing my agreement of all terms and
conditions of the approval process;

4. That this affidavit has been executed to induce Manatee County, Florida to consider and act on
the foregoing request;

5. That I, (we) the undersigned authority, hereby certify that the foregoing is true and correct.

[Signature]
Owner's Signature/Print Title

[Signature]
Owner's Signature/Print Title

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 7th day of February 2018
by
Larry J. D'Urso, Jr. as Attorney in Fact who is personally known to me or who
(name of person acknowledging)
has produced ___________ as identification.

My Commission Expires: 10-4-18

Signature of Person Taking Acknowledgment

LIZABETH BERG
Commission # FF 162335
Expires October 4, 2018
Notary Public

Name

Title or Rank

Rev 2/8/10 B2
CONSIDERATION $78,900.00
DOC TAX $552.30
RECORD $ 44.00

Prepared by and return to:

WILLIAMS PARKER
HARRISON DITZ & GITZEN
200 South Orange Avenue
Sarasota, Florida 34236
(941) 366-4800
Attention: Christa L. Felker, Esq.

WARRANTY DEED

THIS INDENTURE, made December 8, 2017, by and between GAMBLE CREEK, L.C., a Florida limited liability company, hereinafter referred to as Grantor, whose post office address is 13225 State Road 64 East, Bradenton, FL 34212, and E/M CUSTOM HOMES LLC, a Florida limited liability company, hereinafter referred to as Grantee, whose post office address is 4801 Sweetshade Drive, Sarasota, FL 34241.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to it in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, his heirs and assigns forever, the following described property situate in Manatee County Florida:

ALL THAT PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO

TOGETHER WITH a temporary, nonexclusive easement for access and utilities over, under, and across the property described in Exhibit "B" attached hereto, provided that at such time as a subdivision plat for Twin Rivers, Phase V-A1, dedicating the property described in Exhibit "B" to Manatee County as a public road right-of-way, is recorded in the Public Records of Manatee County, Florida, this easement shall terminate and be of no further effect.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year, together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining.

THIS CONVEYANCE IS MADE ON CONDITION THAT GRANTEE SHALL NOT, AT ANY TIME PRIOR TO RECORDING OF THE FINAL SUBDIVISION PLAT OF TWIN RIVERS, PHASE V-A1, WITHOUT THE WRITTEN CONSENT OF GRANTOR, (A) TRANSFER OR CONVEY ANY INTEREST IN THE ABOVE-DESCRIBED PROPERTY TO ANY PERSON OTHER THAN GRANTOR; (B) GRANT OR PERMIT ANY MORTGAGE
AGAINST SAID PROPERTY IN FAVOR OF ANY PARTY, OTHER THAN THE MORTGAGE WITH SABAL PALM BANK ON EVEN DATE HEREWITH; OR (C) PERMIT ANY LIEN AGAINST SAID PROPERTY IN FAVOR OF ANY PARTY THAT IS NOT RELEASED WITHIN FOURTEEN (14) DAYS FROM THE DATE THE LIEN ISRecorded IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. IF GRANTEE SHOULD VIolate ANY OF THESE PROVISIONS, THEN TITLE TO SAID PROPERTY IMMEDIATELY SHALL VEST IN GRANTOR, IT BEING THE INTENT OF GRANTOR THAT THE ESTATE HEREBY CONVEYED TO GRANTEE SHALL BE A FEE SIMPLE DETERMINABLE, SUBJECT TO AN EXECUTORY LIMITATION IN FAVOR OF GRANTOR.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed in its name by its undersigned duly authorized officer the date above written.

WITNESSES:

GAMBLE CREEK, L.C.

By: CounTreeWide Realty, Inc., a Florida corporation, as its Authorized

Member

[Signature]
Witness Name: SHARONNE G. RACK

By: [Signature]
Witness Name: LISA G. DIUSCO

[Signature]
Witness Name: LARRY J. D'URSO, JR., as its President

DCF-TRVA15005
STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 20th day of December 2017 by Larry J. D'Urso, Jr., as President of CounTreeWide Realty, Inc., a Florida corporation and Authorized Member of GAMBLE CREEK, L.C., a Florida limited liability company, on behalf of the corporation and the company. The above-named person is personally known to me or has produced _______________________, as identification. If no type of identification is indicated, the above-named person is personally known to me.

[Signature of Notary Public]

(Notary Seal)

SHARLENE G. ROCK
Notary Public - State of Florida
Commission # FF 997817
My Comm. Expires Jun 1, 2020

SHARLENE G. ROCK
Print Name of Notary Public

I am a Notary Public of the State of Florida, and my commission expires on 6/1/2020.
EXHIBIT "A"

DESCRIPTION: PROPOSED LOT 5005, TWIN RIVERS V-A1

A PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 10; THENCE N 68°59'02" E, A DISTANCE OF 3587.02 FEET TO THE POINT OF BEGINNING; THENCE N 89°41'17" W, A DISTANCE OF 190.00 FEET; THENCE N 00°18'43" E, A DISTANCE OF 90.00 FEET; THENCE S 89°41'17" E, A DISTANCE OF 190.00 FEET; THENCE S 00°18'43" W, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING.
EXHIBIT "B"

AN ACCESS EASEMENT LOCATED IN SECTION 10, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF TWIN RIVERS TRAIL (94 FOOT WIDE PUBLIC RIGHT OF WAY) OF TWIN RIVERS, PHASE III, A SUBDIVISION, AS RECORDED IN PLAT BOOK 47, PAGE 130 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 00°00'00" W, A DISTANCE OF 85.00 FEET; THENCE S 44°50'38" E, A DISTANCE OF 70.90 FEET; THENCE S 89°41'17" E, A DISTANCE OF 219.45 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, AT A DISTANCE OF 25.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE N 00°18'43" E, A DISTANCE OF 358.76 FEET; THENCE S 89°41'17" E, A DISTANCE OF 50.00 FEET; THENCE S 00°18'43" W, A DISTANCE OF 433.76 FEET; THENCE N 89°41'17" W, A DISTANCE OF 348.01 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 59°41'17" W, AT A DISTANCE OF 50.00 FEET; THENCE SOUTHWESTERLY AND NORTHERLY ALONG ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 169°38'07", A DISTANCE OF 148.03 FEET; THENCE N 00°00'03" E, A DISTANCE OF 143.20 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF AFORESAID TWIN RIVERS TRAIL; THENCE S 89°41'17" E, ALONG SAID SOUTH LINE, A DISTANCE OF 94.00 FEET TO THE POINT OF BEGINNING.
MANATEE COUNTY BUILDING & DEVELOPMENT SERVICES DEPARTMENT
AFFIDAVIT OF OWNERSHIP/AGENT AUTHORIZATION AFFIDAVIT

Property Owner (Company or individual) (print): McKenzie Homes, LLC
Mailing Address (print): 15415 Mulholland Rd, Parrish, Florida 34219
Officer’s Name and Title (print): Larry J. D’Urso, Jr., Attorney in Fact

Being first duly sworn, depose(s) and say(s):

1. That I am (we are) the owner’s and record title holder(s) of the following described property legal description, to wit: See attached

2. That this property constitutes the property for which a request for Twin Rivers Phase V- A1 Plat Approval

   (Type of Application Approval Requested)

   Is being applied for to Manatee County, Florida;

3. That the undersigned has (have) appointed and does (do) appoint Michael Ferdinand, P.E./ZNS Engineering, LC as agent(s) to execute any petitions or other documents necessary to affect such petition; and request that you accept my agent(s) signature as representing my agreement of all terms and conditions of the approval process;

4. That this affidavit has been executed to induce Manatee County, Florida to consider and act on the foregoing request;

5. That I, (we) the undersigned authority, hereby certify that the foregoing is true and correct.

   / / Attorney in Fact
   Owner’s Signature/Print Title

   / / Owner’s Signature/Print Title

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 7th day of February 2023 by

Larry J. D’Urso, Jr., as Attorney in Fact

who is personally known to me or who has produced as identification.

(type of identification)

My Commission Expires: 10-4-18

Signature of Person Taking Acknowledgment

Liz Berg

Name

Notary

Title or Rank

Rev 2/8/10 B2
CONSIDERATION $78,900.00
DOC TAX $552.30
RECORD $ 44.00

Prepared by and return to:

WILLIAMS PARKER
HARRISON DIETZ & GETZEN
200 South Orange Avenue
Sarasota, Florida 34236
(941) 366-4800
Attention: Christa L. Folkers, Esq.

WARRANTY DEED

THIS INDENTURE, made December 8, 2017, by and between GAMBLE CREEK, L.C., a Florida limited liability company, hereinafter referred to as Grantor, whose post office address is 13225 State Road 64 East, Bradenton, FL 34212, and MCKENZIE HOMES, LLC, a Florida limited liability company, hereinafter referred to as Grantee, whose post office address is 15415 Mulholland Road, Parrish, FL 34219.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to it in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, his heirs and assigns forever, the following described property situate in Manatee County Florida:

ALL THAT PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO

TOGETHER WITH a temporary, nonexclusive easement for access and utilities over, under, and across the property described in Exhibit "B" attached hereto, provided that at such time as a subdivision plat for Twin Rivers, Phase V-A1, dedicating the property described in Exhibit "B" to Manatee County as a public road right-of-way, is recorded in the Public Records of Manatee County, Florida, this easement shall terminate and be of no further effect.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

Together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements therunto appertaining.

THIS CONVEYANCE IS MADE ON CONDITION THAT GRANTEE SHALL NOT, AT ANY TIME PRIOR TO RECORDING OF THE FINAL SUBDIVISION PLAT OF TWIN RIVERS, PHASE V-A1, WITHOUT THE WRITTEN CONSENT OF GRANTOR, (A) TRANSFER OR CONVEY ANY INTEREST IN THE ABOVE-DESCRIBED PROPERTY TO ANY PERSON OTHER THAN GRANTOR; OR (B) GRANT OR PERMIT ANY MORTGAGE

DCLP-TRVA15007
OR OTHER LIEN AGAINST SAID PROPERTY IN FAVOR OF ANY PARTY. IF GRANTEE SHOULD VIOLATE ANY OF THESE PROVISIONS, THEN TITLE TO SAID PROPERTY IMMEDIATELY SHALL VEST IN GRANTOR, IT BEING THE INTENT OF GRANTOR THAT THE ESTATE HEREBY CONVEYED TO GRANTEE SHALL BE A FEE SIMPLE DETERMINABLE, SUBJECT TO AN EXECUTORY LIMITATION IN FAVOR OF GRANTOR.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed in its name by its undersigned duly authorized officer the date above written.

WITNESSES:

GAMBLE CREEK, L.C.

By: CounTreeWide Realty, Inc., a Florida corporation, as its Authorized Member

By: Larry J. D'Urso, Jr., as its President

Witness Name: Lisa D'Urso

Witness Name: Sharlene G. Rock

DCLF TRVA15007
STATE OF FLORIDA  
COUNTY OF MANATEE  

The foregoing instrument was acknowledged before me this 7th day of December 2017 by Larry J. D'Urso, Jr., as President of CounTreeWide Realty, Inc., a Florida corporation and Authorized Member of GAMBLE CREEK, L.C., a Florida limited liability company, on behalf of the corporation and the company. The above-named person is personally known to me or has produced ______________________ as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)

SHARLENE G. ROCK  
Notary Public - State of Florida  
Commission # FF 997817  
My Comm. Expires Jun 1, 2020

Signature of Notary Public

SHARLENE G. ROCK  
Print Name of Notary Public

I am a Notary Public of the State of Florida, and my commission expires on 6/1/2020.
EXHIBIT "A"

DESCRIPTION: PROPOSED LOT 5007, TWIN RIVERS V-A1

A PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 10; THENCE N 66°17'03" E, A DISTANCE OF 3658.37 FEET TO THE POINT OF BEGINNING; THENCE N 89°41'17" W, A DISTANCE OF 190.00 FEET; THENCE N 00°18'43" E, A DISTANCE OF 95.00 FEET; THENCE S 89°41'17" E, A DISTANCE OF 190.00 FEET; THENCE S 00°18'43" W, A DISTANCE OF 95.00 FEET TO THE POINT OF BEGINNING.
EXHIBIT "B"

AN ACCESS EASEMENT LOCATED IN SECTION 10, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF TWIN RIVERS TRAIL (94 FOOT WIDE PUBLIC RIGHT OF WAY) OF TWIN RIVERS, PHASE III, A SUBDIVISION, AS RECORDED IN PLAT BOOK 47, PAGE 130 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 00°00'00" W, A DISTANCE OF 85.00 FEET; THENCE S 44°50'38" E, A DISTANCE OF 70.90 FEET; THENCE S 89°41'17" E, A DISTANCE OF 219.45 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, AT A DISTANCE OF 25.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE N 00°18'43" E, A DISTANCE OF 358.76 FEET; THENCE S 89°41'17" E, A DISTANCE OF 50.00 FEET; THENCE S 00°18'43" W, A DISTANCE OF 433.76 FEET; THENCE N 89°41'17" W, A DISTANCE OF 348.01 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 59°41'17" W, AT A DISTANCE OF 50.00 FEET; THENCE SOUTHWESTERLY AND NORTHERLY ALONG ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 169°38'07", A DISTANCE OF 148.03 FEET; THENCE N 00°00'03" E, A DISTANCE OF 143.20 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF AFORESAID TWIN RIVERS TRAIL; THENCE S 89°41'17" E, ALONG SAID SOUTH LINE, A DISTANCE OF 94.00 FEET TO THE POINT OF BEGINNING.
MANATEE COUNTY BUILDING & DEVELOPMENT SERVICES DEPARTMENT
AFFIDAVIT OF OWNERSHIP/AGENT AUTHORIZATION AFFIDAVIT

Property Owner (Company or individual) (print): Johnson Homes of West Florida, Inc.
Mailing Address (print): 3704 155th Ave E, Parrish, FL 34219
Officer’s Name and Title (print): Larry J. D’Urso, Jr., Attorney in Fact

Being first duly sworn, deposite(s) and say(s):

1. That I am (we are) the owner’s and record title holder(s) of the following described property legal
description, to wit: See attached

2. That this property constitutes the property for which a request for
Twin Rivers Phase V- A1 Plat Approval

(Type of Application Approval Requested)
Is being applied for to Manatee County, Florida;

3. That the undersigned has (have) appointed and does (do) appoint
Michael Ferdinand, P.E /ZNS Engineering, LC
as agent(s) to execute any petitions or other documents necessary to affect such petition; and
request that you accept my agent(s) signature as representing my agreement of all terms and
conditions of the approval process;

4. That this affidavit has been executed to induce Manatee County, Florida to consider and act on
the foregoing request;

5. That I, (we) the undersigned authority, hereby certify that the foregoing is true and correct.

[Signature]
Owner’s Signature/Print Title /
Attorney in Fact

[Signature]
Owner’s Signature/Print Title

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this Tenth day of February 2018 by
Larry J. D’Urso, Jr., as Attorney in Fact
who is personally known to me or who
(name of person acknowledging)
has produced __________________ as identification.

(type of identification)

My Commission Expires: 10-4-18

Signature of Person Taking Acknowledgment

LIZABETH BERG
Commission # FF 16335
Expires October 4, 2018
Notary Public

Title or Rank

Rev 2/8/10  B2
CONSIDERATION $78,900.00
DOC TAX $592.30
RECORD $ 44.00

Prepared by and return to
WILLIAMS PARKER
HARRISON HUGHES GEORGE
200 South Orange Avenue
Sarasota, Florida 34236
(941) 366-6800
Attention: Christa L. Folker, Esq

WARRANTY DEED

THIS INDENTURE, made December 8, 2017, by and between GAMBLE CREEK, L.C., a Florida limited liability company, hereinafter referred to as Grantor, whose post office address is 13229 State Road 64 East, Bradenton, FL 34212, and JOHNSON HOMES OF WEST FLORIDA, INC., a Florida corporation, hereinafter referred to as Grantee, whose post office address is 5963 River Forest Circle, Bradenton, FL 34203

WITNESSETH Grantor, in consideration of the sum of ten dollars and other valuable considerations to it in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, his heirs and assigns forever, the following described property situate in Manatee County Florida

ALL THAT PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO

TOGETHER WITH a temporary, nonexclusive easement for access and utilities over, under and across the property described in Exhibit "B" attached hereto, provided that at such time as a subdivision plat for Twin Rivers, Phase V-A1, dedicating the property described in Exhibit "B" to Manatee County as a public road right-of-way, is recorded in the Public Records of Manatee County, Florida, this easement shall terminate and be of no further effect

Subject to restrictions, reservations, and easements of record, applicable governmental regulations, and taxes for the current year

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining

THIS CONVEYANCE IS MADE ON CONDITION THAT GRANTEE SHALL NOT, AT ANY TIME PRIOR TO RECORDING OF THE FINAL SUBDIVISION PLAT OF TWIN RIVERS, PHASE V-A1, WITHOUT THE WRITTEN CONSENT OF GRANTOR, (A) TRANSFER OR CONVEY ANY INTEREST IN THE ABOVE-DESCRIBED PROPERTY TO ANY PERSON OTHER THAN GRANTOR, OR (B) GRANT OR PERMIT ANY MORTGAGE

DCLF-TRVA15008
OR OTHER LIEN AGAINST SAID PROPERTY IN FAVOR OF ANY PARTY IF GRANTEE
SHOULD VIOLATE ANY OF THESE PROVISIONS, THEN TITLE TO SAID PROPERTY
IMMEDIATELY SHALL VEST IN GRANTOR, IT BEING THE INTENT OF GRANTOR
THAT THE ESTATE HEREBY CONVEYED TO GRANTEE SHALL BE A FEE SIMPLE
DETERMINABLE, SUBJECT TO AN EXECUTORY LIMITATION IN FAVOR OF
GRANTOR

Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in
fee simple, that it is free of encumbrances except as above stated, that Grantor has good
right and lawful authority to convey same, and that Grantee shall have quiet enjoyment
thereof. Grantor does hereby fully warrant the title to said property and will defend the
same against the lawful claims of all persons whomsoever. As used herein, the terms
"Grantor" and "Grantee" shall include their respective heirs, devisees, personal
representatives, successors and assigns, any gender shall include all genders, the plural
number the singular and the singular, the plural.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed in its name by its
undersigned duly authorized officer the date above written

WITNESSES

GAMBLE CREEK, L.C.

By CounTreeWide Realty, Inc., a Florida
corporation, as its Authorized Member

By Larry J D'Urso, Jr., as its President

Witness Name  LISA D'URSO

Witness Name  SHARLENE G. ROCK

DCLI-TRVA15008
STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 27th day of December 2017 by Larry J. D'Urso, Jr., as President of CounTreeWide Realty, Inc., a Florida corporation and Authorized Member of GAMBLE CREEK, L.C., a Florida limited liability company, on behalf of the corporation and the company. The above-named person is personally known to me or has produced ______________________ as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)

SHARLENE G. ROCK
Notary Public State of Florida Commission # FF 997817
My Comm. Expires Jan 1 2020

Signature of Notary Public

SHARLENE G. ROCK
Print Name of Notary Public

I am a Notary Public of the State of Florida, and my commission expires on 6/1/2020.
EXHIBIT "A"

DESCRIPTION PROPOSED LOT 5008, TWIN RIVERS V-A1

A PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 10, THENCE N 64°56'23" E, A DISTANCE OF 3698.07 FEET TO THE POINT OF BEGINNING, THENCE N 89°41'17" W, A DISTANCE OF 190.00 FEET, THENCE N 00°18'43" E, A DISTANCE OF 80.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 58.00 FEET, THENCE ALONG THE ARC OF SAID CURVE IN A NORTHWESTERLY DIRECTION, A DISTANCE OF 10.05 FEET THROUGH A CENTRAL ANGLE OF 09°55'41", THENCE S 89°41'17" E, A DISTANCE OF 190.87 FEET, THENCE S 00°18'43" W, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING
EXHIBIT "B"

ACCESS EASEMENT
PROPOSED TWIN RIVERS, PHASE V-A1

DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS

BEGIN AT THE SOUTHEAST CORNER OF TWIN RIVERS TRAIL (94 FOOT WIDE PUBLIC RIGHT OF WAY) OF TWIN RIVERS, PHASE III, A SUBDIVISION, AS RECORDED IN PLAT BOOK 47, PAGE 130 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THENCE S 00°00'00" W, A DISTANCE OF 85 00 FEET, THENCE S 44°50'38" E, A DISTANCE OF 70 90 FEET, THENCE S 89°41'17" E, A DISTANCE OF 219 45 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT; AT A DISTANCE OF 25 00 FEET, THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39 27 FEET TO A POINT OF TANGENCY, THENCE N 00°18'43" E, A DISTANCE OF 358 76 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 25 00 FEET, THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 78°10'52", A DISTANCE OF 34 11 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 58 00 FEET, THENCE NORTHWESTERLY, NORTHEASTERLY AND SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 258°10'52", A DISTANCE OF 261 35 FEET TO A POINT OF TANGENCY, THENCE S 00°18'43" W, A DISTANCE OF 515 00 FEET, THENCE N 89°41'17" W, A DISTANCE OF 348 01 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 59°41'17" W, AT A DISTANCE OF 50 00 FEET, THENCE SOUTHWESTERLY AND NORTHERLY ALONG ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 169°38'07", A DISTANCE OF 148 03 FEET, THENCE N 00°00'03" E, A DISTANCE OF 143 20 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF AFORESAID TWIN RIVERS TRAIL, THENCE S 89°41'17" E, ALONG SAID SOUTH LINE, A DISTANCE OF 94 00 FEET TO THE POINT OF BEGINNING.
TITLE CERTIFICATION

SUBDIVISION NAME: TWIN RIVERS, PHASE V-A1

LEGAL DESCRIPTION: All that property described in Exhibit "A" attached hereto.

WILLIAMS PARKER HARRISON DIETZ & GETZEN, Attorneys at Law, hereby confirm that apparent record title to the land described above and shown on the proposed plat of TWIN RIVERS, PHASE V-A1, is in the name of GAMBLE CREEK, L.C., a Florida limited liability company; E/M CUSTOM HOMES LLC, a Florida limited liability company; MARONDA HOMES, INC. OF FLORIDA, a Florida corporation; MCKENZIE HOMES, LLC, a Florida limited liability company; and JOHNSON HOMES OF WEST FLORIDA, INC., a Florida corporation, who will execute the offer of dedication appearing on the above-identified plat. The 2017 property taxes have been paid on the above-described land. All mortgages or other liens encumbering the above-described land not satisfied or released of record are as follows:

<table>
<thead>
<tr>
<th>Name of Mortgagee</th>
<th>Official Records Book and Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>IberiaBank, state chartered banking corporation</td>
<td>ORB 2664, p. 7341</td>
</tr>
<tr>
<td>Sabal Palm Bank</td>
<td>ORB 2704, p. 7122</td>
</tr>
<tr>
<td>Liens</td>
<td></td>
</tr>
<tr>
<td>None</td>
<td></td>
</tr>
</tbody>
</table>

DATED: December 29, 2017

WILLIAMS PARKER HARRISON DIETZ & GETZEN

By: [Signature]
Christa L. Folkers
Florida Bar No. 0736163
200 South Orange Avenue
Sarasota, Florida 34236
PROPOSED TWIN RIVERS, PHASE V-A1

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 10 AND 15, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF TRACT "DE2" OF TWIN RIVERS, PHASE III, A SUBDIVISION, AS RECORDED IN PLAT BOOK 47, PAGE 130 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID TWIN RIVERS, PHASE III, AND THE SOUTHERLY LINE OF TWIN RIVERS, PHASE IV, A SUBDIVISION, AS RECORDED IN PLAT BOOK 50, PAGE 173 OF SAID PUBLIC RECORDS THE FOLLOWING TWO (2) COURSES: (1) N 90°00'00" E, A DISTANCE OF 2563.14 FEET; (2) S 00°38'36" E, A DISTANCE OF 542.88 FEET TO THE SOUTHWEST CORNER OF TRACT "CE4" OF SAID TWIN RIVERS, PHASE IV, AND AN INTERSECTION WITH THE SOUTH LINE OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 10; THENCE N 89°41'17" W, ALONG SAID SOUTH LINE, A DISTANCE OF 1340.59 FEET TO THE NORTHEAST CORNER OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 10; THENCE S 00°30'52" E, A DISTANCE OF 1322.09 FEET TO THE SOUTHEAST CORNER OF SAID S.W. 1/4 OF THE S.E. 1/4; THENCE S 01°13'44" W, ALONG THE EAST LINE OF THE N.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 15, A DISTANCE OF 469.01 FEET; THENCE N 88°46'16" W, A DISTANCE OF 487.07 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, AT A DISTANCE OF 30.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 108°00'23", A DISTANCE OF 56.55 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 23°27'19", A DISTANCE OF 40.94 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET; THENCE NORTHEASTERLY AND NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 149°35'51", A DISTANCE OF 652.74 FEET; THENCE N 16°54'24" W, A DISTANCE OF 165.63 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 16°54'24" W, AT A DISTANCE OF 250.00 FEET; THENCE NORTHEASTERLY AND NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 173°47'13", A DISTANCE OF 758.29 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 105.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 100°41'37", A DISTANCE OF 184.53 FEET TO A POINT OF TANGENCY; THENCE N 00°00'00" E, A DISTANCE OF 118.93 FEET; THENCE N 02°45'32" E, A DISTANCE OF 62.33 FEET; THENCE N 00°18'43" E, A DISTANCE OF 190.00 FEET; THENCE N 89°41'17" W, A DISTANCE OF 151.04 FEET; THENCE S 45°09'22" W, A DISTANCE OF 70.52 FEET; THENCE N 89°41'17" W, A
DISTANCE OF 84.00 FEET; THENCE S 00°00'00" E, A DISTANCE OF 2.59 FEET; THENCE S 90°00'00" W, A DISTANCE OF 139.66 FEET; THENCE N 00°19'15" E, A DISTANCE OF 238.35 FEET; THENCE S 89°41'17" E, ALONG THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF AFORESAID TWIN RIVERS, PHASE III, AND SAID SOUTHERLY LINE, A DISTANCE OF 227.32 FEET TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF TWIN RIVERS TRAIL AS SHOWN ON SAID TWIN RIVERS, PHASE III; THENCE N 00°22'27" E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 528.85 FEET TO THE POINT OF BEGINNING.
December 8, 2016

Ms. Danielle Ellis
Grimes Goebel Et Al
1023 Manatee Ave W
Bradenton, FL 34205

Re: Extension Pursuant to F.S. 252.363 F.S. - Tolling & Extension of Permits
Tropical Storm Hermine - Executive Order (16-205 and 16-206)

Project Name: Twin River
Project Number: PDR-99-02/06-5-88(P)/FSP-06-30(CLOS EXT 5)
CLOS Number: 01-053
DTS Number: 20160573

Dear Ms. Ellis:

In 2012, the Florida Legislature authorized Florida Statute Section 252.363. This statute allows for the tolling and extension to the expiration of a development order issued by a local government, the expiration of a building permit, and to Developments of Regional Impact build out dates (and other defined permits and development orders) for emergency declarations covering the time period for the declarations (tolling) and six months following the tolled period.


Later on August 31, 2016 the Governor issued an additional Executive Order, Executive Order 16-206, which as a result of the upgrading of Tropical Depression #9 to Tropical Storm Hermine and the updating of the forecast, expanded the State of Emergency to include Escambia, Holmes, Manatee, Okaloosa, Osceola, Santa Rosa, Sarasota, Walton, and Washington counties. Both Executive Order 16-205 and 16-206 were issued on August 31, 2016, and were in effect for sixty (60) days, and as such any application for extension under F.S. 252.363 which meets requirements, and is within the geographic area covered by the Executive Order are eligible for a sixty (60) day plus 6 month extension.

You have applied for extension of your development approval under FS 252.363 relative to the Twin River Certificate of Level of Service (CLOS). Manatee County has determined that if you make a proper application and meet the other requirements of the law, then the deadlines are extended for the length of the tolling for the Executive Order 16-205 and 16-206 (State of Emergency for Tropical Storm Hermine) and the six month period extension under FS 252.363. As you have made an application and the development otherwise qualifies, your expiration date is eligible for the extension and has been extended as follows, with the dates set forth below:

PRISCILLA TRACE * CHARLES B. SMITH * STEPHEN JONSSON * ROBIN DISABATINO * VANESSA BAUGH * CAROL WHITMORE * BETSY BENAC
District 1      District 2      District 3      District 4      District 5      District 6      District 7
The CLOS currently expires 11/20/2019. With the additional 60 days and 6 months for Tropical Storm Hermine under the FS 252.363 extension, the expiration date is extended to 07/19/2020.

No other changes were reviewed or approved with this request. Please keep in mind that all conditions of the previous approval remain in effect.

Please contact me should you have any questions regarding the above information.

Sincerely,

Susan Barfield
Senior Development Review Specialist3
"CONCURRENCY" CERTIFICATE OF LEVEL OF SERVICE COMPLIANCE
Public Works Department
Manatee County, Florida

Public facilities must serve land development adequately according to adopted level-of-service standards. This certificate verifies adequacy or exemption and will reserve impacts unless expired. It offers no other assurance, does not approve any development order and does not grant any development rights. It applies only to the identified proposed project and must accompany development order(s) for the project.

Date Issued: 06/29/2001 Expiration Date: 07/19/2020**

CERTIFICATE NUMBER: CLOS-01-053

Project Name: TWIN RIVER

Project File No.: PDR-99-02(P), LDA-99-01(R3)

Type of Development Order: PRELIMINARY SITE PLAN/LOCAL DEVELOPMENT AGREEMENT

Location: Sec. 3.10 Twp. 34S Range 19E

DP# 4977.0010, 5413.2500, 5257.0000, 5370.4000 Land Acres 231.5±

ADDRESS GOLF COURSE & JIM DAVIS, NCT WATER TREATMENT PLANT N

MUST THE DEVELOPMENT ORDER CONTAIN CONDITIONS AND AGREEMENTS TO ASSURE COMPLIANCE? YES XX NO

Prior to final site plan approval, the Engineer/Architect of Record must provide documentation to prove that concurrency has been met relative to fire flow and drainage design.

Per LDA-99-01, the following improvements are required:

1. Signalization of the intersection of Fort Hamer Road and US 301 prior to the approval of a Preliminary Site Plan for the 270th lot in the Project, unless same is not warranted by the Florida Department of Transportation, in which event, when warranted. (This improvement is not eligible for transportation impact fee credits);

2. Eastbound right turn lane at Fort Hamer Road and US 301 prior to the approval of a Preliminary Site Plan for the 270th lot in the Project. Company shall be eligible for transportation impact fee credits for all amounts paid by Company toward such turn lane;

3. An eastbound right turn lane at each Project entrance off of Golf Course Road with the construction of each such entrance. Clear distances will be observed by Company at these driveways for a distance of 540' left and 340' right from an offset of 17' from the edge of the Golf Course Road pavement. (This improvement is not eligible for transportation impact fee credits); and

4. Prior to the approval of a Preliminary Site Plan for the 270th lot in the project, at the intersection of US 301 and Fort Hamer Road, provide a northbound left turn lane; and the developer shall be eligible for any transportation impact fee credit for this required improvement.
This development complies with the Comprehensive Plan Concurrency requirements:

Approved by: Public Works, Department, Transportation Planning Division
(Traffic circulation, mass transit, drainage, sanitary sewer, solid waste, potable water, parks)

*550 SINGLE FAMILY LOTS
Revised to extend expiration date by one year per LDA-99-01(R)
Revised to include one year extension per R-07-248
Revised to extend expiration date by one year per LDA-99-01(R2)
Revised to extend expiration date by one year per LDA-99-01(R3)
Revised to include two year extension per R-09-089
Revised 03/08/12 to include 326 day extension granted with FS 252.363 request (EO's 11-128, 11-172, and 11-202)
Revised 12/17/12 to include one year and 121 day extension granted with FS 252.363 request (TS Debby - EO's 12-140, 12-192, 12-217 and TS Isaac - EO 12-199)
Revised 2/22/2016 to include 60 day and 6 month extension granted with FS 252.363 request (Tropical Storm Erika – EO 15-173)
Revised 10/19/2016 to include 60 day and 6 month extension granted with FS 252.363 request (Tropical Storm Colin – EO 16-136)
Revised 12/08/2016 to include 60 day and 6 month extension granted with FS 252.363 request (Tropical Storm Hermine – EO 16-205 and 16-206)
February 02, 2017

Gamble Creek, LC/RETR, LLC
Attn: Larry D’Urso
13225 E. State Road 64
Bradenton, FL 34212

Subject: Notice of Intended Agency Action - Approval
ERP Individual Construction Major Modification
Project Name: Twin Rivers Phase V-A
App ID/Permit No: 734950 / 45022140.027
County: Manatee

Dear Permittee(s):

The Southwest Florida Water Management District (District) has completed its review of the application for Environmental Resource Permit modification. Based upon a review of the information you have submitted, the District hereby gives notice of its intended approval of the application.

The File of Record associated with this application can be viewed at http://www18.swfwmd.state.fl.us/erp/erp/search/ERPSearch.aspx and is also available for inspection Monday through Friday, except for District holidays, from 8:00 a.m. through 5:00 p.m. at the District’s Tampa Service Office, 7601 U.S. Highway 301 North, Tampa, Florida 33637.

If you have any questions or concerns regarding the application or any other information, please contact the Environmental Resource Permit Bureau in the Tampa Service Office.

Sincerely,

Michelle K. Hopkins, P.E.
Bureau Chief
Environmental Resource Permit Bureau
Regulation Division

cc: U. S. Army Corps of Engineers
Michael Ferdinand, P.E., ZNS Engineering, L.C.
February 02, 2017

Gamble Creek, LC/RETR, LLC
Attn: Larry D'Urso
13225 E. State Road 64
Bradenton, FL 34212

Subject: Notice of Agency Action - Approval
ERP Individual Construction Major Modification
Project Name: Twin Rivers Phase V-A
App ID/permit No: 734950 / 43022140.027
County: Manatee

Dear Permittee(s):

The Southwest Florida Water Management District (District) is in receipt of your application for the Environmental Resource Permit modification. Based upon a review of the information you submitted, the application is approved.

Please refer to the attached Notice of Rights to determine any legal rights you may have concerning the District's agency action on the permit application described in this letter.

If approved construction plans are part of the permit, construction must be in accordance with these plans. These drawings are available for viewing or downloading through the District's Application and Permit Search Tools located at www.WaterMatters.org/permits.

The District's action in this matter only becomes closed to future legal challenges from members of the public if such persons have been properly notified of the District's action and no person objects to the District's action within the prescribed period of time following the notification. The District does not publish notices of agency action. If you wish to limit the time within which a person who does not receive actual written notice from the District may request an administrative hearing regarding this action, you are strongly encouraged to publish, at your own expense, a notice of agency action in the legal advertisement section of a newspaper of general circulation in the county or counties where the activity will occur. Publishing notice of agency action will close the window for filing a petition for hearing. Legal requirements and instructions for publishing notices of agency action, as well as a noticing form that can be used, are available from the District's website at www.WaterMatters.org/permits/noticing. If you publish notice of agency action, a copy of the affidavit of publication provided by the newspaper should be sent to the District's Tampa Service Office for retention in this permit's File of Record.
If you have any questions or concerns regarding your permit or any other information, please contact the Environmental Resource Permit Bureau in the Tampa Service Office.

Sincerely,

Michelle K. Hopkins, P.E.
Bureau Chief
Environmental Resource Permit Bureau
Regulation Division

Enclosures:  Approved Permit w/Conditions Attached
            As-Built Certification and Request for Conversion to Operation Phase
            Notice of Authorization to Commence Construction
            Notice of Rights

cc: U. S. Army Corps of Engineers
    Michael Ferdinand, P.E., ZNS Engineering, L.C.
SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
ENVIRONMENTAL RESOURCE
INDIVIDUAL CONSTRUCTION MAJOR MODIFICATION
PERMIT NO. 43022140.027

EXPIRATION DATE: February 02, 2022
PERMIT ISSUE DATE: February 02, 2017

This permit is issued under the provisions of Chapter 373, Florida Statutes, (F.S.), and the Rules contained in Chapter 62-330, Florida Administrative Code, (F.A.C.). The permit authorizes the Permittee to proceed with the construction of a surface water management system in accordance with the information outlined herein and shown by the application, approved drawings, plans, specifications, and other documents, attached hereto and kept on file at the Southwest Florida Water Management District (District). Unless otherwise stated by permit specific condition, permit issuance constitutes certification of compliance with state water quality standards under Section 401 of the Clean Water Act, 33 U.S.C. 1341. All construction, operation and maintenance of the surface water management system authorized by this permit shall occur in compliance with Florida Statutes and Administrative Code and the conditions of this permit.

PROJECT NAME: Twin Rivers Phase V-A
GRANTED TO: Gamble Creek, LC/RETR, LLC
Attn: Larry D'Urso
13225 E. State Road 64
Bradenton, FL 34212

OTHER PERMITTEES: N/A

ABSTRACT: This permit modification authorizes revisions to a previously permitted stormwater management system (ERP No. 43022140.007) known as Twin Rivers - Phase V, serving a residential subdivision, as named above and as shown on the approved construction drawings. The proposed activities include the modification of portions of the previously approved stormwater management system (never built). This phase includes ten wet detention ponds (SWF 1 through SWF 10), which will provide water quality treatment and water quantity attenuation, and a floodplain compensation area (FPC-1). Construction will also include development of 108 single-family residential lots and associated infrastructure and drainage system. A permit modification will be required for construction of the future development areas. The stormwater management system has been designed to limit the peak post-development 25-year, 24-hour discharge rate to the peak pre-development 25-year, 24-hour discharge rate. The Engineer-of-Record has provided ICSR calculations that demonstrate the proposed construction will not cause any adverse impacts offsite or onsite. The project site is located approximately one-half mile south of Golf Course Road and approximately seven miles east of I-75 in Manatee County. Information regarding the stormwater management system, 100-year floodplain, wetlands and/or surface waters is slated below and on the permitted construction drawings for the proposed project.

OP. & MAIN. ENTITY: Twin Rivers Homeowner's Association
OTHER OP. & MAIN. ENTITY: N/A
COUNTY: Manatee
| TOTAL ACRES OWNED OR UNDER CONTROL: | 132.70 |
| PROJECT SIZE: | 132.70 Acres |
| LAND USE: | Residential |
| DATE APPLICATION FILED: | September 23, 2016 |
| AMENDED DATE: | N/A |
I. Water Quantity/Quality

<table>
<thead>
<tr>
<th>POND No.</th>
<th>Area Acres @ Top of Bank</th>
<th>Treatment Type</th>
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<tbody>
<tr>
<td>SWF 1</td>
<td>1.65</td>
<td>MAN-MADE WET DETENTION</td>
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<tr>
<td>SWF 2</td>
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<td>MAN-MADE WET DETENTION</td>
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<tr>
<td>SWF 3</td>
<td>0.50</td>
<td>MAN-MADE WET DETENTION</td>
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<td>SWF 4</td>
<td>4.33</td>
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<td>SWF 5</td>
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<td>SWF 6</td>
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<td>SWF 8</td>
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<td>NO TREATMENT SPECIFIED</td>
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</tbody>
</table>

Water Quantity/Quality Comments:

Water quality treatment and water quantity attenuation are to be provided in ten wet detention ponds. The stormwater management system has been designed to limit the post-development 25-year, 24-hour discharge rate to the peak pre-development 25-year, 24-hour rate. The Engineer-of-Record has provided an ICPR drainage analysis to demonstrate that the proposed improvements will not result in any adverse on-site or off-site impacts. The vertical datum associated with this project is NGVD1929. (NGVD29 -0.955 foot = NAVD88)
A mixing zone is not required.
A variance is not required.

II. 100-Year Floodplain

<table>
<thead>
<tr>
<th>Encroachment (Acre-Feet of fill)</th>
<th>Compensation (Acre-Feet of excavation)</th>
<th>Compensation Type</th>
<th>Encroachment Result* (feet)</th>
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<tbody>
<tr>
<td>31.50</td>
<td>17.20</td>
<td>Equivalent Excavation</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Floodplain Comments:

Flood Insurance Rate Map Community Panel No. 12081C0195E indicates that portions of the project lie within a Zone AE floodplain (established at elevations between 14 and 15 feet NAVD). The proposed design will result in 31.5 acre-feet of floodplain encroachment with 17.2 acre-feet of equivalent excavation compensation provided by a new pond (FPC-1). The remaining compensation will be provided by the floodplain compensation bank (Twin Rivers Floodplain Compensation Bank) previously approved by the District (ERP No. 44022140.006). No adverse off-site/on-site water quantity impacts are expected.

*Depth of change in flood stage (level) over existing receiving water stage resulting from floodplain encroachment caused by a project that claims Minimal Impact type of compensation.

III. Environmental Considerations

Wetland/Other Surface Water Information
<table>
<thead>
<tr>
<th>Wetland/Other Surface Water Name</th>
<th>Total Acres</th>
<th>Not Impacted Acres</th>
<th>Permanent Impacts</th>
<th>Temporary Impacts</th>
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<td></td>
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<td>Acres</td>
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<td>OSW-1</td>
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<td><strong>Total:</strong></td>
<td><strong>18.36</strong></td>
<td><strong>17.69</strong></td>
<td><strong>0.67</strong></td>
<td><strong>0.00</strong></td>
</tr>
</tbody>
</table>

* For impacts that do not require mitigation, their functional loss is not included.

**Wetland/Other Surface Water Comments:**
There are 17.69 acres of freshwater marsh (FLUCCS 641) and 0.67 acre of upland dug ponds (FLUCCS 534) located within the project area for this permit. There will be 0.67 acre of permanent filling impacts to upland dug ponds associated with the construction activities authorized in this permit.

**Mitigation Information**
**Mitigation Comments:**
Wetland mitigation is not required for the 0.67 acre of permanent filling impacts to upland dug ponds (OSW 1, FLUCCS 534) pursuant to Subsection 10.2.2.2 of the Environmental Resource Applicant's Handbook Volume I. Under this subsection, wetland mitigation is not required for impacts to wholly owned ponds that were entirely constructed in uplands and that are less than one acre in area.
Specific Conditions

1. If the ownership of the project area covered by the subject permit is divided, with someone other than the Permittee becoming the owner of part of the project area, this permit may be terminated, unless the terms of the permit are modified by the District or the permit is transferred pursuant to Rule 40D-1.6105, F.A.C. In such situations, each land owner shall obtain a permit (which may be a modification of this permit) for the land owned by that person. This condition shall not apply to the division and sale of lots or units in residential subdivisions or condominiums.

2. The Permittee shall retain the design professional registered or licensed in Florida, to conduct on-site observations of construction and assist with the as-built certification requirements of this project. The Permittee shall inform the District in writing of the name, address and phone number of the design professional so employed. This information shall be submitted prior to construction.

3. Wetland buffers shall remain in an undisturbed condition except for approved drainage facility construction/maintenance. No owner of property within the subdivision may perform any work, construction, maintenance, clearing, filling or any other type of activities within the wetlands, wetland mitigation areas, wetland buffers, and drainage easements described in the approved permit and recorded plat of the subdivision, unless prior approval is received from the Southwest Florida Water Management District.

4. The following boundaries, as shown on the approved construction drawings, shall be clearly delineated on the site prior to initial clearing or grading activities:
   a. wetland and surface water areas
   b. wetland buffers
   c. limits of approved wetland impacts

   The delineation shall endure throughout the construction period and be readily discernible to construction and District personnel.

5. All wetland and surface water boundaries shown on the approved construction drawings shall be binding upon the Permittee and the District for the term of this permit. If this permit is extended, the wetland and surface water boundaries shall only remain binding for the term of such extension provided that physical conditions on the property, as solely determined by District staff, do not change so as to alter the boundaries of the delineated wetlands or other surface waters during the permit term, unless such change has been authorized by a permit issued under Part IV, Chapter 373, F.S.

6. The following language shall be included as part of the deed restrictions for each lot:

   "No owner of property within the subdivision may construct or maintain any building, residence, or structure, or undertake or perform any activity in the wetlands, wetland mitigation areas, buffer areas, and drainage easements described in the approved permit and recorded plat of the subdivision, unless prior approval is received from the Southwest Florida Water Management District."

7. Rights-of-way and easement locations necessary to construct, operate and maintain all facilities, which constitute the permitted stormwater management system, and the locations and limits of all wetlands, wetland buffers, upland buffers for water quality treatment, 100-year floodplain areas
and floodplain compensation areas, shall be shown on the final plat recorded in the County Public Records. Documentation of this plat recording shall be submitted to the District with the As-Built Certification and Request for Conversion to Operational Phase Form, and prior to beneficial occupancy or use of the site.

8. Copies of the following documents in final form, as appropriate for the project, shall be submitted to the Regulation Division:
   a. homeowners, property owners, master association or condominium association articles of incorporation, and
   b. declaration of protective covenants, deed restrictions or declaration of condominium

The Permittee shall submit these documents with the submittal of the Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity form.

9. The following language shall be included as part of the deed restrictions for each lot:

"Each property owner within the subdivision at the time of construction of a building, residence, or structure shall comply with the construction plans for the stormwater management system approved and on file with the Southwest Florida Water Management District."

10. This Permit Modification No. 43022140.027 amends the previously issued Permit No. 43022140.007, and adds conditions. All other original permit conditions remain in effect.

11. For the area(s) shown on the construction drawings as Future Development, a permit modification shall be obtained for any construction in this/these area(s).

12. If limestone bedrock is encountered during construction of the stormwater management system, the District must be notified and construction in the affected area shall cease.

13. The Permittee shall notify the District of any sinkhole development in the stormwater management system within 48 hours of discovery and must submit a detailed sinkhole evaluation and repair plan for approval by the District within 30 days of discovery.

14. The Permitted Plan Set for this project includes the set received by the District on December 22, 2016.

15. If prehistoric or historic artifacts such as pottery or ceramics, stone or shell tools or metal implements, or any other physical remains that could be associated with Native American cultures or early colonial or American settlement are encountered at any time within the project area, the permittee shall cease all activities involving subsurface disturbance in the immediate vicinity of such discoveries. The permittee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section at (850) 245-6333, as well as the District. Project activities in the immediate vicinity shall not resume without authorization from the District after coordination with the Division of Historical Resources. In the event that unmarked human remains are encountered during permitted activities, all work that may disturb the unmarked human remains shall stop immediately and the proper authorities notified in accordance with Section 872.05, Florida Statutes.

16. The operation and maintenance entity shall provide for the inspection of the permitted project after conversion of the permit to the operation and maintenance phase. For systems utilizing retention or wet detention, the inspections shall be performed five (5) years after operation is authorized and every five (5) years thereafter.
The operation and maintenance entity must maintain a record of each inspection, including the date of inspection, the name and contact information of the inspector, whether the system was functioning as designed and permitted, and make such record available upon request of the District.

Within 30 days of any failure of a stormwater management system or deviation from the permit, an inspection report shall be submitted using Form 62-330.311(1), "Operation and Maintenance Inspection Certification" describing the remedial actions taken to resolve the failure or deviation.

17. District staff must be notified in advance of any proposed construction dewatering. If the dewatering activity is likely to result in offsite discharge or sediment transport into wetlands or surface waters, a written dewatering plan must either have been submitted and approved with the permit application or submitted to the District as a permit prior to the dewatering event as a permit modification. A water use permit may be required prior to any use exceeding the thresholds in Chapter 40D-2, F.A.C.

18. Off-site discharges during construction and development shall be made only through the facilities authorized by this permit. Water discharged from the project shall be through structures having a mechanism suitable for regulating upstream stages. Stages may be subject to operating schedules satisfactory to the District.

19. The permittee shall complete construction of all aspects of the stormwater management system, including wetland compensation (grading, mulching, planting), water quality treatment features, and discharge control facilities prior to beneficial occupancy or use of the development being served by this system.

20. The following shall be properly abandoned and/or removed in accordance with the applicable regulations:

   a. Any existing wells in the path of construction shall be properly plugged and abandoned by a licensed well contractor.

   b. Any existing septic tanks on site shall be abandoned at the beginning of construction.

   c. Any existing fuel storage tanks and fuel pumps shall be removed at the beginning of construction.

21. All stormwater management systems shall be operated to conserve water in order to maintain environmental quality and resource protection; to increase the efficiency of transport, application and use; to decrease waste; to minimize unnatural runoff from the property and to minimize dewatering of offsite property.

22. Each phase or independent portion of the permitted system must be completed in accordance with the permitted plans and permit conditions prior to the occupation of the site or operation of site infrastructure located within the area served by that portion or phase of the system. Each phase or independent portion of the system must be completed in accordance with the permitted plans and permit conditions prior to transfer of responsibility for operation and maintenance of that phase or portion of the system to a local government or other responsible entity.

23. This permit is valid only for the specific processes, operations and designs indicated on the approved drawings or exhibits submitted in support of the permit application. Any substantial deviation from the approved drawings, exhibits, specifications or permit conditions, including construction within the total land area but outside the approved project area(s), may constitute
grounds for revocation or enforcement action by the District, unless a modification has been applied for and approved. Examples of substantial deviations include excavation of ponds, ditches or sump areas deeper than shown on the approved plans.

24. A “Recorded Notice of Environmental Resource Permit,” Form No. 62-330.090(1), shall be recorded in the public records of the County(s) where the project is located.

GENERAL CONDITIONS

1. The general conditions attached hereto as Exhibit “A” are hereby incorporated into this permit by reference and the Permittee shall comply with them.

Michelle K. Hopkins, P.E.

Authorized Signature
EXHIBIT A

GENERAL CONDITIONS:

1 The following general conditions are binding on all individual permits issued under this chapter, except where the conditions are not applicable to the authorized activity, or where the conditions must be modified to accommodate, project-specific conditions.

   a. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C., or the permit may be revoked and the permittee may be subject to enforcement action.

   b. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the Agency staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

   c. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the *State of Florida Erosion and Sediment Control Designer and Reviewer Manual* (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the *Florida Stormwater Erosion and Sedimentation Control Inspector's Manual* (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(8)(b)(5), F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

   d. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice,"[effective date], incorporated by reference herein (<http://www.flrules.org/Gateway/reference.asp?No=Ref-02505> ), indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5), F.A.C. If available, an Agency website that fulfills this notification requirement may be used in lieu of the form.

   e. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.

   f. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:

      1. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex - "Construction Completion and Inspection Certification for Activities Associated with a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or

      2. For all other activities - "As-Built Certification and Request for Conversion to Operational Phase" [Form 62-330.310(1)].

      3. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

   g. If the final operation and maintenance entity is a third party:

      1. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction
needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which
the activity is located.

2. Within 30 days of submittal of the as-built certification, the permittee shall submit “Request for Transfer
of Environmental Resource Permit to the Perpetual Operation Entity” [Form 62-330.310(2)] to transfer the
permit to the operation and maintenance entity, along with the documentation requested in the form. If
available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

h. The permittee shall notify the Agency in writing of changes required by any other regulatory agency that
require changes to the permitted activity, and any required modification of this permit must be obtained prior
to implementing the changes.

i. This permit does not:

1. Convey to the permittee any property rights or privileges, or any other rights or privileges other than
those specified herein or in Chapter 62-330, F.A.C.;

2. Convey to the permittee or create in the permittee any interest in real property;

3. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local
authorization, law, rule, or ordinance; or

4. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by
the permittee.

j. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is
vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all
necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that
requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be
considered received until it has been fully executed.

k. The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities that
may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of
any project authorized by the permit.

l. The permittee shall notify the Agency in writing:

1. Immediately if any previously submitted information is discovered to be inaccurate; and

2. Within 30 days of any conveyance or division of ownership or control of the property or the system, other
than conveyance via a long-term lease, and the new owner shall request transfer of the permit in
accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or
commercial subdivisions or condominiums where the stormwater management system has been
completed and converted to the operation phase.

m. Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to
enter, inspect, sample and test the project or activities to ensure conformity with the
plans and specifications authorized in the permit.

n. If any prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout
canoes, or any other physical remains that could be associated with Native American cultures, or early
colonial or American settlement are encountered at any time within the project site area, work involving
subsurface disturbance in the immediate vicinity of such discoveries shall cease. The permittee or other
designee shall contact the Florida Department of State, Division of Historical Resources, Compliance and
Review Section, at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office.
Such subsurface work shall not resume without verbal or written authorization from the Division of Historical
Resources. If unmarked human remains are encountered, all work shall stop immediately and notification
shall be provided in accordance with Section 872.05, F.S. (2012).

o. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.

p. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.

q. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the Agency will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

r. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

2. In addition to those general conditions in subsection (1) above, the Agency shall impose any additional project-specific special conditions necessary to assure the permitted activities will not be harmful to the water resources, as set forth in Rules 62-330.301 and 62-330.302, F.A.C., Volumes I and II, as applicable, and the rules incorporated by reference in this chapter.
SOUTHWEST FLORIDA
WATER MANAGEMENT DISTRICT

NOTICE OF
AUTHORIZATION
TO COMMENCE CONSTRUCTION

Twin Rivers Phase V-A
PROJECT NAME

Residential
PROJECT TYPE

Manatee
COUNTY

SEC(S)/TWP(S)/RGE(S)

Gamble Creek, LC/RETR, LLC
PERMITTEE

APPLICATION ID/PERMIT NO: 734950 / 43022140.027
DATE ISSUED: February 02, 2017

Michelle K. Hopkins, P.E.
Issuing Authority

THIS NOTICE SHOULD BE CONSPICUOUSLY DISPLAYED AT THE SITE OF THE WORK
Notice of Rights

ADMINISTRATIVE HEARING

1. You or any person whose substantial interests are or may be affected by the District's intended or proposed action may request an administrative hearing on that action by filing a written petition in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), Uniform Rules of Procedure Chapter 28-106, Florida Administrative Code (F.A.C.) and District Rule 40D-1.1010, F.A.C. Unless otherwise provided by law, a petition for administrative hearing must be filed with (received by) the District within 21 days of receipt of written notice of agency action. "Written notice" means either actual written notice, or newspaper publication of notice, that the District has taken or intends to take agency action. "Receipt of written notice" is deemed to be the fifth day after the date on which actual notice is deposited in the United States mail, if notice is mailed to you, or the date that actual notice is issued, if sent to you by electronic mail or delivered to you, or the date that notice is published in a newspaper, for those persons to whom the District does not provide actual notice.

2. Pursuant to Subsection 373.427(2)(c), F.S., for notices of intended or proposed agency action on a consolidated application for an environmental resource permit and use of state-owned submerged lands concurrently reviewed by the District, a petition for administrative hearing must be filed with (received by) the District within 14 days of receipt of written notice.

3. Pursuant to Rule 62-532.430, F.A.C., for notices of intent to deny a well construction permit, a petition for administrative hearing must be filed with (received by) the District within 30 days of receipt of written notice of intent to deny.

4. Any person who receives written notice of an agency decision and who fails to file a written request for a hearing within 21 days of receipt or other period as required by law waives the right to request a hearing on such matters.

5. Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding District intended or proposed action is not available prior to the filing of a petition for hearing.

6. A request or petition for administrative hearing must comply with the requirements set forth in Chapter 28-106, F.A.C. A request or petition for a hearing must: (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's intended action or proposed action, (2) state all material facts disputed by the person requesting the hearing or state that there are no material facts in dispute, and (3) otherwise comply with Rules 28-106.201 and 28-106.301, F.A.C. Chapter 28-106, F.A.C. can be viewed at www.flrules.org or at the District's website at www.WaterMatters.org/permits/rules.

7. A petition for administrative hearing is deemed filed upon receipt of the complete petition by the District Agency Clerk at the District's Tampa Service Office during normal business hours, which are 8:00 a.m. to 5:00 p.m., Monday through Friday, excluding District holidays. Filings with the District Agency Clerk may be made by mail, hand-delivery or facsimile transfer (fax). The District does not accept petitions for administrative hearing by electronic mail. Mailed filings must be addressed to, and hand-delivered filings must be delivered to, the Agency Clerk, Southwest Florida Water Management District, 7601 Highway 301 North, Tampa, FL 33637-6759. Faxed filings must be transmitted to the District Agency Clerk at (813) 367-9776. Any petition not received during normal business hours shall be filed as of 8:00 a.m. on the next business day. The District's acceptance of faxed petitions for filing is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation, available for viewing at www.WaterMatters.org/about.
JUDICIAL REVIEW

1. Pursuant to Sections 120.60(3) and 120.68, F.S., a party who is adversely affected by District action may seek judicial review of the District's action. Judicial review shall be sought in the Fifth District Court of Appeal or in the appellate district where a party resides or as otherwise provided by law.

2. All proceedings shall be instituted by filing an original notice of appeal with the District Agency Clerk within 30 days after the rendition of the order being appealed, and a copy of the notice of appeal, accompanied by any filing fees prescribed by law, with the clerk of the court, in accordance with Rules 9.110 and 9.190 of the Florida Rules of Appellate Procedure (Fla. R. App. P.). Pursuant to Fla. R. App. P. 9.020(h), an order is rendered when a signed written order is filed with the clerk of the lower tribunal.
August 8, 2017

Case Manager
Manatee County Building and Development Services
1112 Manatee Ave. West 4th Floor
Bradenton, FL 34205

Re: Twin Rivers V-A1 Plat
MC Application Number: 20170385/MEPS 027 or 016
ZNS Project No.: 43423

Dear Case Manager:

Per your request, this letter will certify that the following items are not a requirement of this Plat.

- There are paver bricks in the public right of way which will be covered in the submitted Maintenance Agreement.
- The Bill Of Sale will be executed as a part of the Defect Turnover
- There are no Conservation Easements
- There are no off-site easements
- Infrastructure improvements will be bonded

We trust the above satisfies your requirements for Plat submittal. If you have any further questions, please contact us.

Sincerely,
ZNS Engineering, L.C.

Jeb C. Mulock, P.E.
President