MEMORANDUM

To: Ed Hunzeker  
County Administrator

Thru: Chad Butzow, Interim Director  
Public Works Department

From: Carmen Mosley, Sr. Fiscal Services Mgr.  
Jane Oliver, Bond Coordinator  
Public Works Department

Date: November 27, 2018

Subject: POLO RUN, PHASE 1-A & I-B  
PDR-15-02/16-S-49 (F)  
ACCEPT BILL OF SALE

On February 7, 2017, the Board of County Commissioners accepted the above referenced plat. On November 7, 2017, a defect security was accepted on Subphase A only and on September 11, 2018 a defect security was accepted for Subphase B only, both securing potable water and sanitary sewer improvements. A Bill of Sale was required for this project however was never obtained. By acceptance of this Bill of Sale the developer is meeting the requirements of Manatee County. We therefore, per Resolution R-14-86, respectively request the County Administrator to approve the following:

- **Accept and Execute** Bill of Sale in conjunction with Section 1.5 “Maintenance, Defects” of the *Agreement for Private Subdivision with Public Improvements* accepted securing potable water and sanitary sewer improvements.

**Instructions to Board Records**

Copies of release request to: Julie Jensvold (Julie.jensvold@manateeclerk.com), Danielle Heaton (Danielle.heaton@manateeclerk.com), Robin Hamilton (Robin.hamilton@manateeclerk.com), Terry Kirschner (Terry.Kirschner@Lennar.com), Lindsay Whelan (LWhelan@hslaw.com), and Jane Oliver (jane.oliver@mymanatee.org).

**MANATEE COUNTY, a political subdivision of the State of Florida**

By: Board of County Commissioners

By:  
County Administrator, per R-14-86

cc: Records Management  
Sia Mollanazar, P.E., Deputy Director – Engineering Services  
Ken LaBarr, Infrastructure Inspections Division Manager  
Terry Kirschner, Lennar Homes, LLC

Attachments
BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that LAKEWOOD RANCH STEWARDSHIP DISTRICT, a local unit of special-purpose government established pursuant to Chapter 189, Florida Statutes, whose address is c/o Fishkind & Associates, Inc., 12051 Corporate Boulevard, Orlando, Florida 32817 (hereinafter referred to as "SELLER"), for and in consideration of the sum of Ten and No Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, from MANATEE COUNTY, (the "COUNTY"), a political subdivision of the State of Florida, whose address is Post Office Box 1000, Bradenton, Florida 34206 (hereinafter referred to as "COUNTY") has granted, bargained, sold, transferred, conveyed and delivered to the COUNTY, its executors, administrators, successors and assigns forever, the following property:

1. All wastewater lines, pipes, valves, pumps, laterals, force mains, tees, bends, joints, lift stations, facilities and equipment, and appurtenances thereto located on or within the property described in Exhibit A attached hereto; and

2. All potable water lines, pipes, valves, pumps laterals force mains, tees, bends, joints, equipment and appurtenances thereto located on or within the property described in Exhibit A attached hereto.

TO HAVE AND TO HOLD the same unto the COUNTY, its executors, administrators, successors and assigns forever. The COUNTY shall have all rights and title to the above described personal property;

AND the SELLER hereby covenants to and with the COUNTY and assigns that SELLER is the lawful owner of the said personal property; that said personal property is free from all liens and encumbrances; that SELLER has good right and lawful authority to sell said personal property; and that SELLER fully warrants title to said personal property and shall defend the same against the lawful claims and demands of all persons whomever.
IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this 17th day of May, 2018.

WITNESSES:

Signature: [Signature]
Print Name: Deborah S. Byerly

Signature: [Signature]
Print Name: [Print Name]

Signature: [Signature]
Print Name: Linda K. VanderVeen

LAKEWOOD RANCH STEWARDSHIP DISTRICT

BY: [Signature]
Rex Jensen, Chairman, Board of Supervisors

Attest:
Its: Secretary Assistant Secretary

Signature: [Signature]
Print Name: Susan Chaney-Prancevic

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 17th day of May, 2018, by Rex Jensen, as Chairman, of LAKEWOOD RANCH STEWARDSHIP DISTRICT. He is personally known to me or has produced [N/A] as identification.

Signature of Notary Public

Deborah A. Cooper
Name Typed, Printed or Stamped
Commission No.: [Commission No.]
My Commission Expires: [Expiration Date]
IN WITNESS WHEREOF, the BUYER has hereunto set its hand and seal, by and through its duly authorized representatives, this ___day of ________________, 2017.

MANATEE COUNTY, a
political subdivision of the
State of Florida

By: Board of County Commissioners

By: [Signature]
County Administrator

STATE OF: Florida

COUNTY OF: Manatee

The foregoing instrument was acknowledged before me this ___ day of November, 2019, by [Signature] (County Administrator) for and on behalf of the Manatee County Board of County Commissioners who is personally known to me or has produced N/A as identification.

NOTARY PUBLIC Signature

[Signature]

Printed Name

[Stamp]

MARIANNE LOPATA
Notary Public - State of Florida
Commission # FF 245219
My Comm. Expires Jun 29, 2019
Borrowed through National Notary Assn.
Project Name: Polo Run Phase IА & IB, A Subdivision

Exhibit A

Legal Description

Tracts 300 and 700 of the plat of Polo Run, Phase IА & IB, A Subdivision, recorded in the Official Records of Manatee County, Florida at Plat Book 61, Pages 76-105.*

POLO RUN, PHASE IIA & IB
A SUBDIVISION OF
SECTIONS 23 & 24, TOWNSHIP 35 SOUTH, RANGE 10 EAST
MANATEE COUNTY, FLORIDA

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF MANATEE

PURSUANT TO FLORIDA STATUTE (77.081), THE UNDERSIGNED, DARN MAURIAY, AS VICE PRESIDENT OF LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AUTHORIZED TO ACT AS OWNER OF THE PROPERTY DESCRIBED HEREDON AND HAS CAUSED THIS PLAT ENTITLED "POLO RUN PHASE IIA & IB" A SUBDIVISION TO BE MADE AND DOES HEREBY EXECUTE THE FOLLOWING:

1. TO MANATEE COUNTY FOR USE BY THE GENERAL PUBLIC FOREVER, THE FOLLOWING:
   a) The public utility easement across tract 300, together with a (50) foot wide public utility easement lying parallel and contiguous with the outer boundaries of such tract for installation, operation and maintenance of public water and wastewater infrastructure facilities and meter maintenance, replacement and relocation.
   b) A twenty (20) foot wide public utility easement through tract 111 that is adjacent and perpendicular to tract 300 shown on sheet 11 for installation, operation and maintenance of public potable water infrastructure facilities.
   c) An exclusive Manatee county lift station easement within tract 700 for installation, operation and maintenance of public lift station associated appurtenances.
   d) An non-exclusive ingress and egress easement across tract 111 for emergency, law enforcement and Manatee county maintenance personnel.

2. TO LAKESIDE RANCH STEWARDSHIP DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, CREATED PURSUANT TO CHAPTER 185, FLORIDA STATUTES, FOR USE BY THE GENERAL PUBLIC FOREVER, THE FOLLOWING:
   a) Perpetual, non-exclusive easement over, across, under and through all areas of this Plat designated as "drainage easement", for drainage purposes including the installation, operation and maintenance of public water infrastructure facilities and the drainage system and the flume and other conveyance and control of storm water together with the right of access for carrying out other public utilities.
   b) Tracts 10 through 50 (last major easement & drainage easement).
   c) Tracts 23 through 83 (conservation easement and drainage easement).

IN WITNESS WHEREOF, THE COMPANY HAS CAUSED THIS CERTIFICATE TO BE EXECUTED THIS 15TH DAY OF JANUARY, 2017.

LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: DARN MAURIAY, VICE PRESIDENT

CERTIFICATE OF APPROVAL OF CERCL OF CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF MANATEE

I, ANGELINA COLONISOS, CLERK OF THE CIRCUIT COURT OF MANATEE COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT IS CORRECT IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK 5412, PAGE 103, THROUGH PAGE 103, BOOK OF PLAT MAPS, COUNTY OF MANATEE, FLORIDA, THIS 15TH DAY OF JANUARY, 2017.

ANGELINA COLONISOS
CLERK OF THE CIRCUIT COURT
COUNTY OF MANATEE
FLORIDA

CERTIFICATE OF APPOINTMENT OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA
COUNTY OF MANATEE

IT IS HEREBY CERTIFIED THAT THIS PROJECT HAS BEEN OFFICIALLY APPROVED AND ACCEPTED FOR EASEMENT ON BEHALF OF MANATEE COUNTY, FLORIDA, THIS 15TH DAY OF JANUARY, 2017.

ATTACH: ANGELINA COLONISOS
CLERK OF THE CIRCUIT COURT
COUNTY OF MANATEE
FLORIDA

BOARD OF COUNTY COMMISSIONERS
COUNTY OF MANATEE
FLORIDA

ZNS Engineering, L.C.
ENGINEERS, PLANNERS, SURVEYS & LANDSCAPE ARCHITECTS
235 - 5TH AVENUE EAST, BRADENTON, FLORIDA 34208

20170101599

PLAT BOOK 61
SHET 1 OF 30

611419

12006-01-01

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF MANATEE

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LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: DARN MAURIAY, VICE PRESIDENT

CERTIFICATE OF APPROVAL OF CERCL OF CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF MANATEE

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ANGELINA COLONISOS
CLERK OF THE CIRCUIT COURT
COUNTY OF MANATEE
FLORIDA

CERTIFICATE OF APPOINTMENT OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA
COUNTY OF MANATEE

IT IS HEREBY CERTIFIED THAT THIS PROJECT HAS BEEN OFFICIALLY APPROVED AND ACCEPTED FOR EASEMENT ON BEHALF OF MANATEE COUNTY, FLORIDA, THIS 15TH DAY OF JANUARY, 2017.

ATTACH: ANGELINA COLONISOS
CLERK OF THE CIRCUIT COURT
COUNTY OF MANATEE
FLORIDA

BOARD OF COUNTY COMMISSIONERS
COUNTY OF MANATEE
FLORIDA

ZNS Engineering, L.C.
ENGINEERS, PLANNERS, SURVEYS & LANDSCAPE ARCHITECTS
235 - 5TH AVENUE EAST, BRADENTON, FLORIDA 34208

20170101599

PLAT BOOK 61
SHET 1 OF 30

611419

12006-01-01
POLO RUN, PHASE IA & IB

A SUBDIVISION

SECTIONS 23 & 24, TOWNSHIP 35 SOUTH, RANGE 10 EAST
MANATEE COUNTY, FLORIDA

LAKewood NATIONAL GOLF CLUB,
PHASE I & SUBDIVISION
PLAT BOOK 81, PAGE 28-50

TRACT 501
N 89'37" 35' E 253.70'

TRACT 600
(2223539-SP)

TRACT 500
(2303939-SP)

TRACT 101
(71330-SP)

KEY MAP

NOTE:

TRACT 101 COMMUNITY COMMON AREA
TRACT 600 CONSERVATION EASEMENT
& DRAINAGE EASEMENT

LAKewood NATIONAL GOLF CLUB,
PHASE I & SUBDIVISION
PLAT BOOK 81, PAGE 28-50

TRACT 501
N 70'00" 30' E 713.19'

EAST LINE OF R.W.
1/4 OF SECTION 23

TRACT 600
(2303939-SP)

TRACT 101
(71330-SP)

WEST LINE OF R.W.
1/4 OF SECTION 24

RECORDS OF PLAT

ZNS ENGINEERING, L.C.
ENGINEERS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS
2870 50th Avenue Drive East, Bradenton, Florida 34208