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: ARTISAN LAKES ESPLANADE, PHASE III
         SUBPHASE A, B, C, D & E
         SUBPHASE D ONLY
         PDMU-91-01/16-S-52 (F)
         RELEASE PORTION OF PERFORMANCE AGREEMENT
         RELEASE SURETY BOND
         ACCEPT DEFECT SECURITY PORTION OF AGREEMENT
         ACCEPT SURETY BOND
         ACCEPT BILL OF SALE

On April 25, 2017, the Board of County Commissioners accepted the Agreement for Private Subdivision with Public Improvements for Subphase D only, securing potable water, wastewater and surveying improvements for the above referenced project. The developer has provided all necessary documentation and completed and passed all inspections for those required public improvements in order to release the performance portion (public improvements); and accept the defect security portion of the Agreement which will warrant these improvements for this project. A Bill of Sale is also required for this project which has publicly maintained utilities under private roadway. We therefore, per Resolution R-14-86, respectively request the County Administrator to approve the following:

NOTE: PUBLIC IMPROVEMENTS AGREEMENT remains in place securing the defect security portions of agreement.

- Authorization to release and return the Surety Bond, and any riders associated with this Surety for Subphase D, in conjunction with the performance portion of the Agreement for Private Subdivision with Public Improvements. Documents will be returned to Danielle Ellis with Grimes Goebel Attorneys at Law located at 1023 Manatee Avenue West, Bradenton, FL 34205;
- **Surety Bond** No. SU1143694 issued through Arch Insurance;

- **Amount** of Performance Bond $223,405.72;

- **Accept, and Execute Surety Bond** securing Section 1.5 “Maintenance, Defects” of the *Agreement for Private Subdivision with Public Improvements* accepted by the Board of County Commissioners on April 25, 2017 for **Subphase D** only, securing potable water and wastewater improvements;

- **Surety Bond No.** SU1151370 issued through Arch Insurance Company;

- **Amount** of Defect Security $14,340.06;

- **Accept and Execute** Bill of Sale.

**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), Danielle Ellis (DEllis@grimesgoebel.com), and Jane Oliver (jane.oliver@mymanatee.org).

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

By: Board of County Commissioners

By: [Signature]

County Administrator, per R-14-86

CC: Records Management
Claudia Campos, General Accounting - Finance
Sia Mollanazar, P.E., Deputy Director – Engineering Services
Myra Prater, Maintenance Operations Division Manager
Ken LaBarr, Infrastructure Inspections Division Manager
Danielle Ellis, Agent for the Developer

Attachments
### Artisan Lakes Esplanade, Phase III, Subphases A, B, C, D & E –
Private Residential Project w/Public Improvement
**DEFECT – A, B, C & E - Potable Water, Wastewater**
**DEFECT – D – Potable Water, Wastewater**

#### EXHIBIT “B-1”
**IMPROVEMENTS**

<table>
<thead>
<tr>
<th>Improvement</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Subphase A</strong></td>
<td></td>
</tr>
<tr>
<td>Potable Water, Wastewater, Surveying</td>
<td>$93,125.96</td>
</tr>
<tr>
<td><strong>Subphase B</strong></td>
<td></td>
</tr>
<tr>
<td>Potable Water, Wastewater, Surveying</td>
<td>$167,294.86</td>
</tr>
<tr>
<td><strong>Subphase C</strong></td>
<td></td>
</tr>
<tr>
<td>Potable Water, Wastewater, Surveying</td>
<td>$296,444.98</td>
</tr>
<tr>
<td><strong>Subphase D</strong></td>
<td></td>
</tr>
<tr>
<td>Potable Water, Wastewater, Surveying</td>
<td>$223,405.72</td>
</tr>
<tr>
<td><strong>Subphase E</strong></td>
<td></td>
</tr>
<tr>
<td>Potable Water, Wastewater, Surveying</td>
<td>$308,855.17</td>
</tr>
</tbody>
</table>

#### DEFECT ADDENDUM

<table>
<thead>
<tr>
<th>Improvement</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Subphase A</strong></td>
<td></td>
</tr>
<tr>
<td>Potable Water and Wastewater</td>
<td>$6,248.54</td>
</tr>
<tr>
<td><strong>Subphase B</strong></td>
<td></td>
</tr>
<tr>
<td>Potable Water and Wastewater</td>
<td>$16,153.55</td>
</tr>
<tr>
<td><strong>Subphase C</strong></td>
<td></td>
</tr>
<tr>
<td>Potable Water and Wastewater</td>
<td>$20,613.46</td>
</tr>
<tr>
<td><strong>Subphase E</strong></td>
<td></td>
</tr>
<tr>
<td>Potable Water and Wastewater</td>
<td>$20,823.09</td>
</tr>
<tr>
<td><strong>Subphase D</strong></td>
<td></td>
</tr>
<tr>
<td>Potable Water and Wastewater</td>
<td>$14,340.06</td>
</tr>
</tbody>
</table>
July 07, 2017

Waldrop Engineering
Attn: Mr. Ron J. Schwied, P.E.
551 N. Cattlemen Road, Suite 100
Sarasota, FL 34232

(RE: ARTISAN LAKES, ESPLANADE, PHASE III, SUBPHASES A, B, C, D & E –
Private Subdivision
PDMU-91-01/16-S-52(F) DTS #20160495 (MEPS-283)
Subphase D – Defect Security Cost Estimate
Required Public Improvements
Reason – (Potable Water, Wastewater)

Dear Mr. Schwied:

Your cost estimate for the above referenced bond, dated June 08, 2017, for the completion of site improvements to serve the above referenced development, is approved for the appropriate surety.

A Defect Security in the amount of $14,340.06 which is 10%, of the submitted actual cost, would be sufficient to assure the County correction of any defects or failures.

If we can be of further assistance, please contact me at (941) 708-7462.

Sincerely,

[Signature]
Sia Mollanazar, P.E.
Deputy Director – Engineering Services

SM/jp/jh

cc: Record Management
Jane Oliver, Fiscal Analyst, Public Works Department
Carmen Mosley, Fiscal Operations Division Manager, Public Works Dept.
Ken LaBarr, Infrastructure Inspection Division Manager, Public Works Department
Karla Ripley, Senior Review Specialist, Public Works Dept.
Diana Lonergan, Planner, Building and Development Services
Fred Goodrich, Sr. Development Review Specialist, Building and Development Services
Artisan Lakes Esplanade, Phase III
Subphases D - Public Infrastructure

ACTUAL CONSTRUCTION COST

Date: Thursday, June 8, 2017
Permit: MEPS#-283;PDMU-91-01/16-5-06(P)/FSP-16-13;DTS#:20130129

<table>
<thead>
<tr>
<th>Summary</th>
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<tr>
<td>Potable Water</td>
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<tr>
<td>Wastewater</td>
<td>$77,736.25</td>
</tr>
<tr>
<td>Construction Cost:</td>
<td>$143,400.55</td>
</tr>
<tr>
<td>10% of Construction Cost:</td>
<td>$14,340.06</td>
</tr>
<tr>
<td>Defect Surety Amount:</td>
<td>$14,340.06</td>
</tr>
</tbody>
</table>

Notes:
1.) This OPC is based on the engineer's understanding of the current rules, regulations, ordinances, and construction costs in effect on the date of this document. Interpretations of these construction costs may affect this OPC, and may require adjustments to delete, decrease, or increase portions of this OPC.
2.) All costs provided in this OPC are based on recent contract prices, or the engineer's latest known unit costs. These costs cannot be guaranteed at this time due to unpredictable and uncontrollable increases in the cost of concrete, petroleum, or the availability of materials and labor.

Ronald Schwied, Jr., P.E.
Date: 6/8/17
Florida License # 65694
Artisan Lakes Esplanade, Phase III, Subphases A, B, C, D & E –
Private Residential Project w/Public Improvement

DEFECT – A, B, C & E - Potable Water, Wastewater
DEFECT – D – Potable Water, Wastewater

EXHIBIT “B-2”
IMPROVEMENTS

PROVIDE A MAP SHOWING LAYOUT OF THE PUBLIC POTABLE WATER RECLAIMED WATER AND SANITARY SEWER INFRASTRUCTURE FACILITIES FOR THE ENTIRE DEVELOPMENT

REQUIRED AT TIME OF DEFECT
### PERFORMANCE SECURITIES

<table>
<thead>
<tr>
<th>Bond / LoC</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Subphase A</strong>&lt;br&gt;Surety Bond No. SU1143690&lt;br&gt;Issued through Arch Insurance Company</td>
<td>$93,125.96</td>
</tr>
<tr>
<td><strong>Subphase B</strong>&lt;br&gt;Surety Bond No. SU1143684&lt;br&gt;Issued through Arch Insurance Company</td>
<td>$167,294.86</td>
</tr>
<tr>
<td><strong>Subphase C</strong>&lt;br&gt;Surety Bond No. SU1143682&lt;br&gt;Issued through Arch Insurance Company</td>
<td>$296,444.98</td>
</tr>
<tr>
<td><strong>Subphase D</strong>&lt;br&gt;Surety Bond No. SU1143694&lt;br&gt;Issued through Arch Insurance Company</td>
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</tr>
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<td><strong>Subphase E</strong>&lt;br&gt;Surety Bond No. SU1143698&lt;br&gt;Issued through Arch Insurance Company</td>
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### DEFECT ADDENDUM

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</tr>
</thead>
<tbody>
<tr>
<td><strong>Subphase A</strong>&lt;br&gt;Surety Bond No. SU1145985&lt;br&gt;Issued through Arch Insurance Company</td>
<td>$6,248.54</td>
</tr>
<tr>
<td><strong>Subphase B</strong>&lt;br&gt;Surety Bond No. SU1145981&lt;br&gt;Issued through Arch Insurance Company</td>
<td>$16,153.55</td>
</tr>
<tr>
<td><strong>Subphase C</strong>&lt;br&gt;Surety Bond No. SU1145984&lt;br&gt;Issued through Arch Insurance Company</td>
<td>$20,613.46</td>
</tr>
<tr>
<td><strong>Subphase E</strong>&lt;br&gt;Surety Bond No. SU1145982&lt;br&gt;Issued through Arch Insurance Company</td>
<td>$20,823.09</td>
</tr>
<tr>
<td><strong>Subphase D</strong>&lt;br&gt;Surety Bond No. SU1151370&lt;br&gt;Issued through Arch Insurance Company</td>
<td>$14,340.06</td>
</tr>
</tbody>
</table>
SURETY BOND
FOR DEFECTS OF REQUIRED IMPROVEMENTS

(Attachment "A")

BOND NO. SU1151370
PROJECT NAME: Artisan Lakes, Esplanade, Phase III, Subphase D

KNOW ALL MEN BY THESE PRESENTS:

That the Developer, Taylor Morrison of Florida, Inc., as Principal, and Arch Insurance Company, a Surety Company, duly authorized to transact business in the State of Florida, are held and firmly bound unto the County of Manatee, State of Florida, as Obligee, in the sum of $14,340.06 (Numbers) Fourteen Thousand Three Hundred Forty and 06/100 Dollars (Words) for which sum we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally by these presents for the specific benefit of the County in accordance with the conditions set forth herein and in "Agreement for Public Subdivision Improvements" dated April 25, 2017 and recorded in O.R. Book 2671, Page 4111. PRMCF ("Agreement").

THE CONDITION of the above obligation is such that, Whereas the Principal has entered into the Agreement with the obligation to warrant those Required Improvements which the Principal is presently requesting the Obligee to accept for maintenance to be free from defects or failures involving construction, design, or materials.

NOW THEREFORE, if the Obligee's inspection of the Required Improvements finds no defects within thirty six (36) months from the date of the Obligee's approval and acceptance of those Required Improvements, then this obligation shall be null and void; otherwise this obligation shall remain in full force and effect. In the event the Defects are not remedied in accordance with the terms of the "Agreement", which is hereby incorporated herein by reference, the Surety will forthwith pay to the Obligee the costs of correcting the Defects in an amount not exceeding the said sum specified above. The amount of money required to repair the defects shall be at the sole discretion of the County. Means of notification of intent to collect shall be by certified mail to the Surety at the address on page 2 of 3 (insert page number for surety address). Payment will be made to the County within thirty (30) days by certified check drawn on behalf of the Board of County Commissioners at P.O. Box 1000, Bradenton, FL 34206.

This Surety Bond shall be construed in accordance to the Laws of Florida, and any action of whatever nature, in connection with this Bond and the Agreement shall be filed in the Twelfth Judicial Circuit in and for Manatee County, Florida.
INSURANCE COMPANY SIGNATURE FORM

FOR: Artisan Lakes Esplanade, Phase III, Subphase D

(Name of Project)

BOND NO. SU1151370

SIGNED AND SEALED this 5th day of September, 2018

Arch Insurance Company

Surety Company Name

By: 

Signature - As its Agent

Bethany Stevenson: Attorney-in-Fact; FL License Non-Renewable Agent W490577

Print Name & Title

Harborside 3, 210 Hudson Street, Suite 300

Address

Jersey City, NJ, 07311 - 1107

City State Zip

WITNESSES OR CORPORATE SEAL

N/A

Signature

N/A

Signature

Print Name

Print Name

NOTARY ACKNOWLEDGMENT

STATE OF: Connecticut

COUNTY OF Hartford

The foregoing instrument was acknowledged before me this 5th day of September, 2018, by Bethany Stevenson as attorney-in-fact (Title), on behalf of the Surety identified herein, and who is personally known to me or who has produced N/A (Type of identification) as identification.

NOTARY SEAL:

JOSHUA SANFORD

NOTARY PUBLIC - 173058

My Commission Expires: 12/31/2021

Commission No. 173058

Joshua Sanford, Notary Public

Print Name of Notary
DEVELOPER SIGNATURE FORM

FOR: Artisan Lakes Esplanade, Phase III, Subphase D
BOND NO. SU151370

SIGNED AND SEALED this 6th day of September, 2018

WITNESSES OR CORPORATE SEAL:

Witness: Betray Martinez
Type or Print Name: Betray Martinez

Witness: Carlos de la Cruz
Type or Print Name: Carlos de la Cruz

BY: Taylor Morrison of Florida, Inc.

Signature: 

Type or Print Name: 

Title (If attorney-in-fact Attach Power of Attorney)
3922 Coconut Palm Drive, Suite 108

Postal Address
Tampa FL 2813
City State Zip

NOTARY ACKNOWLEDGMENT

STATE OF: Florida
COUNTY OF: Hillsborough

The foregoing instrument was acknowledged before me this 6th day of September, 2018,
by Jeff Crosson, as Vice President, (Title), on behalf of the corporation identified
herein as Developer and who is personally known to me or who has produced
(Type of Identification) as identification.

Kiera Calhoun
Notary Public
Print Name of Notary

Approved and accepted for and on behalf of Manatee County, Florida, this ______ day of

MANATEE COUNTY
A political subdivision of the State of Florida
By: Board of County Commissioners
By: 

County Administrator

STATE OF: Florida
COUNTY OF: Manatee County

The foregoing instrument was acknowledged before me this 27th day of November, 2018,
by Ed Hunzeker, as County Administrator, (Title), on behalf of Manatee County Board of
County Commissioners, who is personally known to me or who has produced
(Type of Identification) as identification.

MARIANNE LOPATA
Notary Public - State of Florida
Commission # FF 245219
My Comm. Expires Jun 29, 2019
Bonded through National Notary Assn

Notary Public
Print Name of Notary
THIS POWER OF ATTORNEY IS NOT VALID UNLESS IT IS PRINTED ON BLUE BACKGROUND.

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for Note, Loan, Letter of Credit, Currency Rate, Interest Rate or Residential Value Guarantees.

POWER OF ATTORNEY

Know All Persons By These Presents:

That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint:


its true and lawful Attorney(s)-in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed:

Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding Ninety Million Dollars ($90,000,000.00).

This authority does not permit the same obligation to be split into two or more bonds in order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on September 15, 2011, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:

"VOTED, That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on September 15, 2011:

VOTED, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on September 15, 2011, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company.
In Testimony Whereof, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this 21st day of June, 2018.

Attested and Certified

Patrick K. Nails, Secretary

Arch Insurance Company

David M. Finkelstein, Executive Vice President

STATE OF PENNSYLVANIA SS

COUNTY OF PHILADELPHIA SS

I, Michele Tripodi, a Notary Public, do hereby certify that Patrick K. Nails and David M. Finkelstein personally known to me to be the same persons whose names are respectively as Secretary and Executive Vice President of the Arch Insurance Company, a Corporation organized and existing under the laws of the State of Missouri, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being thereunto duly authorized signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary acts for the uses and purposes therein set forth.

Michele Tripodi, Notary Public
My Commission Expires July 31, 2021

CERTIFICATION

I, Patrick K. Nails, Secretary of the Arch Insurance Company, do hereby certify that the attached Power of Attorney dated June 21, 2018 on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said David M. Finkelstein, who executed the Power of Attorney as Executive Vice President, was on the date of execution of the attached Power of Attorney the duly elected Executive Vice President of the Arch Insurance Company.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 5th day of September, 2018.

This Power of Attorney limits the acts of those named therein to the bonds and undertakings specifically named therein and they have no authority to bind the Company except in the manner and to the extent herein stated.

PLEASE SEND ALL CLAIM INQUIRIES RELATING TO THIS BOND TO THE FOLLOWING ADDRESS:
Arch Insurance – Surety Division
3 Parkway, Suite 1500
Philadelphia, PA 19102
BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose address is c/o James P. Ward, District Manager, JPWard & Associates, LLC, 2900 Northeast 12th Terrace, Suite 1, Oakland Park, Florida 33334 (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, FLORIDA, 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 of Artisan Lakes Esplanade, Phase III, Subphase D:

1. All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, lift stations, equipment and appurtenances thereto located on or within the property described in Exhibit A attached hereto; and

2. All potable water lines, including but not limited to all pipes, fittings, valves, pumps, services, tees, 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 ___ day of ______________, 2018.

WITNESSES:

Signature: __________________________
Print Name: _______________________

Signature: __________________________
Print Name: _______________________

Signature: __________________________
Print Name: _______________________

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT
BY: _______________________________
Its: Chairman

Signature: __________________________
Print Name: _______________________

A: test: ____________________________
Its: Secretary

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 12th day of June, 2018, by Mike Bachman, as Chairman, of ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT. He is personally known to me or has produced ______ as identification.

Signature of Notary Public

Name Typed, Printed or Stamped

Commission No.: FF224325

My Commission Expires: 5/13/2019
IN WITNESS WHEREOF, the BUYER has hereunto set its hand and seal, by and through its duly authorized representatives, this _____ day of ____________, 2018.

MANATEE COUNTY, a political subdivision of the State of Florida

By: Board of County Commissioners

By: County Administrator

STATE OF: Florida

COUNTY OF: Manatee

The foregoing instrument was acknowledged before me this _____ day of November, 2018, by Ed Henicker (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.

MARIANNE LOPATA
Notary Public - State of Florida
Commission # FF 245219
My Comm. Expires Jun 29, 2019
Bonded through National Notary Assn.

MARIANNE LOPATA
NOTARY PUBLIC Signature

Printed Name
**Exhibit “A”**

Tract A-7, public utility easements and Manatee County utility easements within Phase III, Subphase D, as identified in the plat known as Artisan Lakes Esplanade, Phase III, Subphases A, B, C, D & E, recorded in Plat Book 61, Pages 119 - 131, in the Official Records of Manatee County, Florida.

**KEY SHEET**

---

**BASE OF RECORDS**

Bases shown herein are geo-rectified based on the South Meridian of Section 17, Township 18 South, Range 2 West, Manatee County, Florida, with a perpendicular bearing of N10°E. The South Meridian and North line bases are georeferenced to Datum of 1983 and have been adjusted to fit the county's geometric network.

**COORDINATE INFORMATION**

**Datum of 1983**

**Reference Station:**
- **Datum:** NGVD 29
- **Elevation:** 87.00 ft
- **Scale Factor:** 0.99999

**Conversion Factors:**
- **UTM to WGS 1984:** 0.999999
- **WGS 1984 to UTM:** 0.999999

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**KEY SHEET**

Note: Refer to the following sheets of this plat for detailed grading, landscaping, and offset reference monuments.