

MEMORANDUM



To: Cheri Coryea
County Administrator

Thru: Chad Butzow, Director
Public Works Department

From: Carmen Mosley, Sr. Fiscal Services Mgr./
Brandy Wilkins, Bond Coordinator
Public Works Department

Mya Gardner for Carmen Mosley
B. Wilkins

Date: July 28, 2020

Subject: **LAKWOOD NATIONAL GOLF CLUB PHASE IIC
PLN1811-0056
RELEASE PORTION OF PERFORMANCE OF AGREEMENT
RELEASE LETTER OF CREDIT
ACCEPT PERFORMANCE FINAL LIFT OF ASPHALT
ACCEPT LETTER OF CREDIT
ACCEPT DEFECT SECURITY PORTION OF AGREEMENT
ACCEPT LETTER OF CREDIT
ACCEPT BILL OF SALE**

On May 21, 2019 the Board of County Commissioners accepted the *Agreement for Public Improvements for Private Subdivision*, securing sanitary sewer & water improvements. 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; and accept the defect security portion of the Agreement which will warrant these improvements for this project. The Developer is also requesting to amend the Agreement for Private Subdivision with Private Improvements to include the final lift of asphalt, which will be privately maintained and was not completed at the time of release of performance and acceptance of the defect security. 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:

- **Authorization to release and return** the Letter of Credit, and any riders associated with this Letter of Credit, in conjunction with the performance portion of the *Agreement for Public Improvements for Private Subdivision*. Documents will be returned to James Schier with Neal Communities of Southwest Florida, LLC located at 5800 Lakewood Ranch Blvd North, Lakewood Ranch, FL 34240;

Public Works Department
Fiscal Division
1022 26th Avenue East, Bradenton, FL 34208
Phone number: (941) 708-7450

- **Letter of Credit** No. FGAC-19148 issued through Fidelity Guaranty & Acceptance Corp;
- **Amount** of Performance Security \$449,960.62;
- **Letter of Credit** No. FGAC-19146 issued through Fidelity Guaranty & Acceptance Corp;
- **Amount** of Performance Security \$1,056,396.00;

- **Accept, and Execute Letter of Credit** securing of the *Agreement for Private Subdivision Improvements* accepted by the Board of County Commissioners on May 21, 2019, securing final lift of asphalt improvements;
- **Letter of Credit** No. FGAC-19344 issued through Fidelity Guaranty & Acceptance Corp;
- **Amount** of Performance Security \$54,985.91;
- **Accept, and Execute Letter of Credit** securing Section 1.5 “Maintenance, Defects” of the *Agreement for Private Subdivision Improvements* accepted by the Board of County Commissioners on May 21, 2019, securing sanitary sewer & water improvements;
- **Letter of Credit** No. FGAC-19329 issued through Fidelity Guaranty & Acceptance Corp;
- **Amount** of Defect Security \$32,522.50;

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

cc: Records Management
Ken LaBarr, Infrastructure Inspections Division Manager
James Schier, Neal Communities of Southwest Florida, LLC

Attachments

Lakewood National Golf Club Phase II Subphases A, B, C, F, H, I, J, L & Wetlands
Private Project w/Private Improvements
1. Clearing & Grading, Roadway, Drainage, Irrigation/Re-Use System, Misc.
2. Common Area Landscaping, Irrigation & Wetlands
3. Final Lift of Asphalt

EXHIBIT "B-1"
PRIVATE IMPROVEMENTS

	Improvement	Estimated Cost
1	Subphase A Clearing & Grading, Roadway, Drainage, Irrigation/Re-Use System, Misc.	\$ 1,308,431.96
2	Subphase B Clearing & Grading, Roadway, Drainage, Irrigation/Re-Use System, Misc.	\$ 1,987,776.43
3	Subphase C Clearing & Grading, Roadway, Drainage, Irrigation/Re-Use System, Misc.	\$ 1,056,396.00
4	Subphase F Clearing & Grading, Roadway, Drainage, Irrigation/Re-Use System	\$ 522,186.28
5	Subphase H Clearing & Grading, Roadway, Drainage, Irrigation/Re-Use System	\$ 1,311,057.35
6	Subphase I Clearing & Grading, Roadway, Drainage, Irrigation/Re-Use System	\$ 1,023,310.72
7	Subphase J Clearing & Grading, Roadway, Drainage, Irrigation/Re-Use System	\$ 690,123.66
8	Subphase L Clearing & Grading, Roadway, Drainage, Irrigation/Re-Use System	\$ 185,950.70
9	Subphases A, B, C, F, H, L & Wetlands Common Area Landscaping, Irrigation and Wetlands	\$308,894.56
10	Subphase C Final Lift of Asphalt	\$ 54,985.91



Public Works Department
Engineering Services
1022 26th Ave East
Bradenton, FL 34208
Phone: (941) 708-7462
www.mymanatee.org

July 17, 2019

Fidelity Guaranty and Acceptance Corp.
Attention: Ms. Jacqueline DeSouza, Vice President
700 NW 107 Ave, Suite 240
Miami, FL 33172

RE: **LAKEWOOD NATIONAL GOLF CLUB, PHASE II -- (Private Residential)**
(PLN1811-0056)
Phase IIC -- Performance Cost Estimate
Required Private Improvements
Reason -- (Final Lift of Asphalt)

Dear Ms. DeSouza:

Your cost estimate for the above referenced bond, dated **June 27, 2019**, for the completion of site improvements to serve the above referenced development, is approved for the appropriate surety.

A private Improvement Performance bond in the amount of **\$54,985.91**, which is 130% your estimated cost, would be sufficient to assure the County completion of the required public improvements.

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

Sincerely,

Sta Mollanazar, P.E., County Engineer
Deputy Director -- Engineering Services

SM/jp/jsh

cc: Record Management
Brandy Wilkins, Fiscal Analyst, Public Works Department
Carmen Mosley, Fiscal Operations Division Manager, Public Works Dept.
Kenneth LaBarr, Infrastructure Inspection Division Manager, Public Works Dept.
Karla Ripley, Senior Review Specialist, Public Works Dept.
Robert Wenzel, Planning Section Manager, Building and Development Services
Kimberly Middleton, Planner I, Building and Development Services
Mike Ferdinand, P.E., ZNS Engineering, via e-mail at MikeF@znseng.com

ZNS ENGINEERING

Land Planning Engineering Surveying Landscape Architecture

June 26, 2019

Mr. John Pari
MC Public Works Department
1022 26th Avenue East
Bradenton, FL 34208

**RE: Private Infrastructure Final Lift Estimate
Lakewood National Golf Club Phase II
Phase IIC
ZNS File No. 43743**

Dear Mr. Pari:

I hereby certify that the engineering costs estimate attached represents our estimate of the cost of the final lift of asphalt to serve the above-referenced development, based on the site-work construction plans. The final asphalt lift will be installed at the appropriate time based upon completion of residences. This cost estimate has been prepared in order for the appropriate surety to be posted with Manatee County, guaranteeing completion of this lift of asphalt.

Upon completion of your review and approval of this completion estimate of **\$54,985.91**, please notify our office so that the appropriate surety may be obtained.

Please address your approval letter to:

Fidelity Guaranty and Acceptance Corp.
Attn: Mrs. Jacqueline DeSouza
700 NW 107 Ave., Suite 240
Miami, FL 33172

Please do not hesitate to call if you should have any questions or require additional information.

Sincerely,

ZNS ENGINEERING, L.C.



**PRIVATE INFRASTRUCTURE FINAL LIFT ESTIMATE
LAKEWOOD NATIONAL PH 2C**

December 2018

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	ITEM PRICE
B	ROADWAY				
1	3/4" Type III Asphalt (Second Lift)	8,363	SY	4.95	41,396.85
2	Permanent Striping	1	LS	400.00	400.00
3	Install Permanent Control Points	1	LS	500.00	500.00
TOTAL PRIVATE IMPROVEMENTS FINAL LIFT PH 2C					\$42,296.85

TOTAL SURETY @ 130% \$ 54,985.91

Lakewood National Golf Club Phase II Subphases A, B, C, F, H, I, J, L & Wetlands
Private Project w/Private Improvements
1. Clearing & Grading, Roadway, Drainage, Irrigation/Re-Use System, Misc.
2. Common Area Landscaping, Irrigation & Wetlands
3. Final Lift of Asphalt

EXHIBIT "B-2"
UTILITY IMPROVEMENTS

	Improvement	Estimated Cost
1		
2		
3		
4		
5		

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Lakewood National Golf Club Phase II Subphases A, B, C, F, H, I, J, L & Wetlands
Private Project w/Private Improvements

1. Clearing & Grading, Roadway, Drainage, Irrigation/Re-Use System, Misc.
2. Common Area Landscaping, Irrigation & Wetlands
3. Final Lift of Asphalt

**EXHIBIT "B-3"
UTILITY IMPROVEMENTS**

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

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Lakewood National Golf Club Phase II Subphases A, B, C, F, H, I, J, L & Wetlands
Private Project w/Private Improvements
1. Clearing & Grading, Roadway, Drainage, Irrigation/Re-Use System, Misc.
2. Common Area Landscaping, Irrigation & Wetlands
3. Final Lift of Asphalt

EXHIBIT "C"
PERFORMANCE SECURITIES

	Bond / LoC	Amount
1	Subphase A Letter of Credit No. FGAC-19145 issued through Fidelity Guaranty & Acceptance Corp.	\$1,308,431.96
2	Subphase B Letter of Credit No. FGAC-19150 issued through Fidelity Guaranty & Acceptance Corp.	\$ 1,987,776.43
3	Subphase C Letter of Credit No. FGAC-19146 issued through Fidelity Guaranty & Acceptance Corp.	\$ 1,056,396.00
4	Subphase F Letter of Credit No. FGAC-19147 issued through Fidelity Guaranty & Acceptance Corp.	\$ 522,186.28
5	Subphase H Letter of Credit No. FGAC-19161 issued through Fidelity Guaranty & Acceptance Corp.	\$ 1,311,057.35
6	Subphase I Letter of Credit No. FGAC-19157 issued through Fidelity Guaranty & Acceptance Corp.	\$ 1,023,310.72
7	Subphase J Letter of Credit No. FGAC-19155 issued through Fidelity Guaranty & Acceptance Corp.	\$ 690,123.66
8	Subphase L Letter of Credit No. FGAC-19156 issued through Fidelity Guaranty & Acceptance Corp.	\$ 185,950.70
9	Subphases A, B, C, F, H, L & Wetlands Letter of Credit No. FGAC-19130 issued through Fidelity Guaranty & Acceptance Corp.	\$308,894.56
10	Subphase C Letter of Credit No. FGAC-19344 issued through Fidelity Guaranty & Acceptance Corp.	\$ 54,985.91

FIDELITY GUARANTY AND ACCEPTANCE CORP
FIDELITY GUARANTY AND ACCEPTANCE CORP

700 NW 107 AVENUE, SUITE 204
MIAMI, FLORIDA 33172
PHONE (305) 553-8724



JULY 26, 2019

CLEAN IRREVOCABLE STANDBY LETTER OF CREDIT NO. FGAC-19344

**BENEFICIARY: BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA
C/O PUBLIC WORKS DEPARTMENT/FISCAL SERVICES DIVISION
1022 26TH AVENUE EAST
BRADENTON, FL 34208**

**APPLICANT: LENNAR HOMES, LLC
10481 BEN C PRATT, SIX MILE GYRESS PARKWAY
FT MYERS, FL 33966**

**AMOUNT: USD \$54,985.91 (FIFTY FOUR THOUSAND NINE HUNDRED EIGHTY FIVE AND 91/100 US
DOLLARS)**

EXPIRATION: JULY 24, 2020

**RE: LAKEWOOD NATIONAL GOLF CLUB, PHASE II - (PRIVATE RESIDENTIAL)
PEN18110036
PHASE II-C - FINAL LIFT OF ASPHALT**

DEAR COMMISSIONERS:

BY ORDER OF LENNAR HOMES, LLC ("DEVELOPER"), WE HEREBY OPEN OUR CLEAN IRREVOCABLE STANDBY LETTER OF CREDIT NO. FGAC-19344 IN FAVOR OF MANATEE COUNTY, FLORIDA ("COUNTY"), IN THE AMOUNT OF FIFTY FOUR THOUSAND NINE HUNDRED EIGHTY FIVE AND 91/100 US DOLLARS (\$54,985.91), EFFECTIVE AS OF JULY 26, 2019, AND EXPIRING AT OUR OFFICE AT THE CLOSE OF BUSINESS ON JULY 24, 2020.

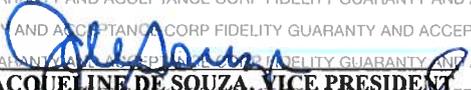
WE ARE INFORMED THAT THE DEVELOPER HAS ENTERED INTO A WRITTEN REQUIRED IMPROVEMENTS AGREEMENT WITH THE COUNTY TO DEVELOP A PROJECT TO BE KNOWN AS LAKEWOOD NATIONAL GOLF CLUB; PHASE II - REQUIRED PRIVATE IMPROVEMENTS (PHASE II-C - FINAL LIFT OF ASPHALT), ("PROJECT"), AND TO CONSTRUCT AND INSTALL THE REQUIRED IMPROVEMENTS AS DEFINED THEREIN, AS SHOWN IN THE CONSTRUCTION DRAWINGS FOR THE PROJECT WHICH ARE ON FILE WITH AND HAVE BEEN APPROVED BY THE COUNTY. THE REQUIRED IMPROVEMENTS ARE TO BE CONSTRUCTED AND COMPLETED TO THE SATISFACTION OF THE COUNTY AT LEAST THREE (3) MONTHS PRIOR TO THE EXPIRATION DATE OF THIS LETTER OF CREDIT.

FUNDS UNDER THIS CREDIT ARE AVAILABLE AND WILL BE PAID PROMPTLY TO THE COUNTY HEREUNDER NOT EXCEEDING IN THE AGGREGATE THE AMOUNT OF THIS CREDIT AGAINST THE COUNTY'S SIGHT DRAFT(S) ON US MENTIONING THIS LETTER OF CREDIT NUMBER, ACCOMPANIED BY (1) A STATEMENT PURPORTING TO BE SIGNED BY A COUNTY ENGINEER TO THE EFFECT THAT (A) THE DEVELOPER HAS FAILED TO COMPLETE THE REQUIRED IMPROVEMENTS WITHIN THE TIME PERIOD SPECIFIED AND (B) THAT SUCH FUNDS ARE REQUIRED TO EXERCISE THE COUNTY'S RIGHTS TO COMPLETE THE REQUIRED IMPROVEMENTS AND TO PAY COSTS INCIDENTAL THERETO AND (2) THE ORIGINAL OF THIS LETTER OF CREDIT AND ALL ORIGINAL AMENDMENTS, IF ANY. THE AMOUNT OF ANY DRAFT DRAWN UNDER THIS LETTER OF CREDIT SHALL BE ENDORSED ON THE REVERSE SIDE THEREOF.

THIS LETTER OF CREDIT IS SUBJECT TO, GOVERNED AND ENFORCED AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF FLORIDA, AND EXCEPT AS OTHERWISE EXPRESSLY STATED HEREIN, IS SUBJECT TO THE INTERNATIONAL STANDBY PRACTICES 1998, INTERNATIONAL CHAMBER OF COMMERCE - PUBLICATION NO. 590 ("ISP98") AND IN THE EVENT OF ANY CONFLICT, THE LAWS OF THE STATE OF FLORIDA WILL CONTROL, WITHOUT REGARD TO PRIOR PRINCIPLES OF CONFLICT OF LAWS.

VERY TRULY YOURS

FIDELITY GUARANTY AND ACCEPTANCE CORP.


JACQUELINE DE SOUZA, VICE PRESIDENT

ATTEST/WITNESS: GRACE SANTAELLA, ASSISTANT SECRETARY

Lakewood National Golf Club Phase II Subphases A, B, C, F, H, I, J & L
Private Project w/Public Improvements
Sanitary Sewer & Water

EXHIBIT "B-1"
IMPROVEMENTS

	Improvement	Estimated Cost
1	Subphase A Sanitary Sewer, Water	\$ 909,383.58
2	Subphase B Sanitary Sewer, Water	\$ 458,506.55
3	Subphase C Sanitary Sewer, Water	\$ 449,960.62
4	Subphase F Sanitary Sewer, Water	\$ 378,553.50
5	Subphase H Sanitary Sewer, Water	\$ 447,436.16
6	Subphase I Sanitary Sewer, Water	\$ 454,537.20
7	Subphase J Sanitary Sewer, Water	\$ 417,169.74
8	Subphase L Sanitary Sewer, Water	\$ 133,853.20
9	DEFECT – Subphase C Sanitary Sewer, Water	\$32,522.50



Public Works Department
Engineering Services
1022 26th Ave East
Bradenton, FL 34208
Phone: (941) 708-7462
www.mymanatee.org

July 15, 2019

Fidelity Guaranty and Acceptance Corp.
Attention: Ms. Jacqueline DeSouza, Vice President
700 NW 107 Ave, Suite 240
Miami, FL 33172

RE: **LAKWOOD NATIONAL GOLF CLUB, PHASE II – (Private Resident(al))**
(PLN1811-0056)
Phase IIC – Defect Security Cost
Required Public Improvements
Reason – (Sanitary Sewer, Water)

Dear Ms. DeSouza:

Your cost estimate for the above referenced bond, dated **June 27, 2019**, 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 **\$32,522.50** 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,



Sia Mollanazar, P.E., County Engineer
Deputy Director – Engineering Services

SM/jp/jsh

cc: Record Management
Brandy Wilkins, Fiscal Analyst, Public Works Department
Carmen Mosley, Fiscal Operations Division Manager, Public Works Dept.
Kenneth LaBarr, Infrastructure Inspection Division Manager, Public Works Dept.
Karla Ripley, Senior Review Specialist, Public Works Dept.
Robert Wenzel, Planning Section Manager, Building and Development Services
Kimberly Middleton, Planner I, Building and Development Services
Mike Ferdinand, P.E., ZNS Eng. via e-mail at MikeF@znseng.com

ZNS ENGINEERING

Land Planning Engineering Surveying Landscape Architecture

June 26, 2019

Mr. John Pari
MC Public Works Department
1022 26th Avenue East
Bradenton, FL 34208

**RE: Lakewood National Golf Club Phase II
Phase IIC
Defect Security Estimate
ZNS File Number: 43743**

Dear Mr. Pari:

I hereby certify that the installation costs outlined herein represents our estimate of the actual cost of all required public improvements to serve the above referenced development. The attached estimate has been prepared in order for a "Defect Security" to be posted with Manatee County for the purpose of correcting any construction, design or material defects or failures within County rights-of-way or easements in the development.

Upon completion of your review and approval of this Defect Security estimate of **\$32,522.50**, please notify our office so that the appropriate surety may be obtained.

Please address your approval letter to:

Fidelity Guaranty and Acceptance Corp.
Attn: Mrs. Jacqueline DeSouza
700 NW 107 Ave., Suite 240
Miami, FL 33172

Thank you in advance for your prompt attention to this matter. Please advise if you should have any questions or require additional information.



cc: Jane Oliver w/encd via email
Karen Wilson w/encd via email

DEFECT SECURITY ESTIMATE LAKEWOOD NATIONAL PH 2C

December 2018

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	ITEM PRICE
D	SANITARY SEWER				
1	8" PVC SEWER MAIN	1,441	LF	45.00	64,845.00
2	6" PVC SEWER MAIN	490	LF	21.00	10,290.00
3	MANHOLE	5	EA	5,000.00	25,000.00
4	SEWER SERVICE - DOUBLE	17	EA	750.00	12,750.00
5	SEWER SERVICE - SINGLE	1	EA	410.00	410.00
				SUBTOTAL:	\$113,295.00
E	WATER				
1	8" PVC WM	3,139	LF	25.00	78,475.00
2	6" PVC WM	274	LF	20.00	5,480.00
3	VALVES	14	EA	1,600.00	22,400.00
4	HYDRANTS	3	EA	5,550.00	16,650.00
5	1"DOUBLE SERVICE	11	EA	1,350.00	14,850.00
6	1"SINGLE SERVICE	7	EA	1,125.00	7,875.00
	2" WATER SERVICE LINE	18	EA	1,500.00	27,000.00
7	FITTINGS	28	EA	1,400.00	39,200.00
				SUBTOTAL:	\$211,930.00

TOTAL DEFECT SURETY @ 10% \$ 32,522.50

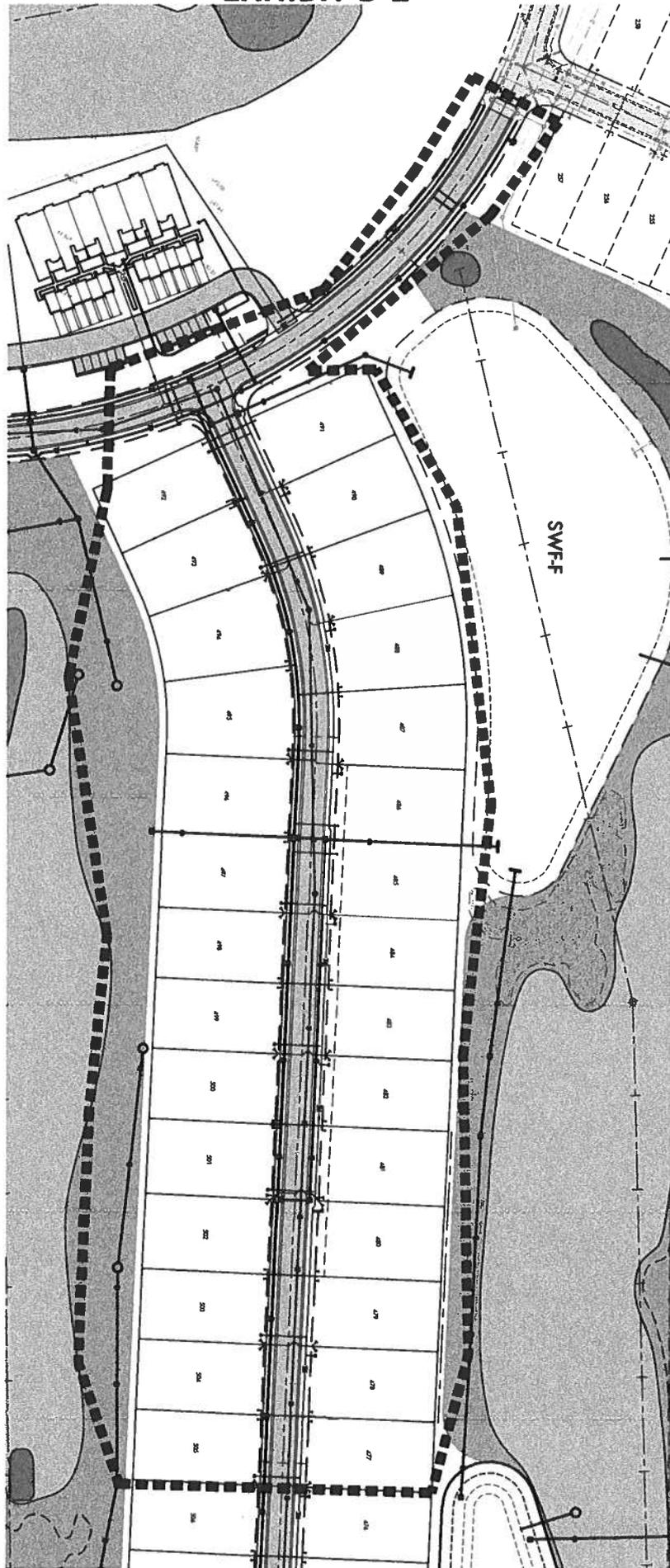
Lakewood National Golf Club Phase II Subphases A, B, C, F, H, I, J & L
Private Project w/Public Improvements
Sanitary Sewer & Water

EXHIBIT "B-2"
IMPROVEMENTS

PROVIDE A MAP SHOWING LAYOUT OF THE PUBLIC POTABLE WATER RECLAIMED
WATER AND SANITARY SEWER INFRASTRUCTURE FACILITIES (Master Utility Plan)
FOR THE ENTIRE DEVELOPMENT

REQUIRED AT TIME OF DEFECT

EXHIBIT B-2



Lakewood National Golf Club Phase II Subphases A, B, C, F, H, I, J & L
Private Project w/Public Improvements
Sanitary Sewer & Water

EXHIBIT "C"
PERFORMANCE SECURITIES

	Bond / LoC	Amount
1	Subphase A Letter of Credit No. FGAC-19149 issued through Fidelity Guaranty & Acceptance Corp.	\$909,383.58
2	Subphase B Letter of Credit No. FGAC-19151 issued through Fidelity Guaranty & Acceptance Corp.	\$458,506.55
3	Subphase C Letter of Credit No. FGAC-19148 issued through Fidelity Guaranty & Acceptance Corp.	\$449,960.62
4	Subphase F Letter of Credit No. FGAC-19152 issued through Fidelity Guaranty & Acceptance Corp.	\$378,553.50
5	Subphase H Letter of Credit No. FGAC-19158 issued through Fidelity Guaranty & Acceptance Corp.	\$447,436.16
6	Subphase I Letter of Credit No. FGAC-19159 issued through Fidelity Guaranty & Acceptance Corp.	\$454,537.20
7	Subphase J Letter of Credit No. FGAC-19160 issued through Fidelity Guaranty & Acceptance Corp.	\$417,169.74
8	Subphase L Letter of Credit No. FGAC-19154 issued through Fidelity Guaranty & Acceptance Corp.	\$133,853.20
9	<u>DEFECT</u> - Subphase C Letter of Credit No. FGAC-19329 issued through Fidelity Guaranty & Acceptance Corp.	\$32,522.50

FIDELITY GUARANTY AND ACCEPTANCE CORP FIDELITY GUARANTY AND ACCEPTANCE CORP

FIDELITY GUARANTY AND ACCEPTANCE CORP



700 N.W. 107 AVENUE SUITE 204
MIAMI FLORIDA 33172
PHONE (305) 553-8724

JULY 22, 2019

CLEAN IRREVOCABLE STANDBY LETTER OF CREDIT NO. FGAC-19329

BENEFICIARY: BOARD OF COUNTY COMMISSIONERS

MANATEE COUNTY, FLORIDA

C/O PUBLIC WORKS DEPARTMENT ENGINEERING SERVICES

1022-26TH AVENUE EAST

BRADENTON, FL 34208

APPLICANT:

LENNAR HOMES, LLC

10481 BEN C PRATT, SIX MILE CYPRESS PARKWAY

FT. MYERS, FL 33966

AMOUNT:

USD \$32,522.50 (THIRTY TWO THOUSAND FIVE HUNDRED TWENTY TWO AND 50/100 US DOLLARS)

EXPIRATION:

JULY 21, 2020

PROJECT:

LAKWOOD NATIONAL GOLF CLUB, PHASE II (PRIVATE RESIDENTIAL)

PLN1811-0056

SUBPHASE IIC DEFECT SECURITY COST ESTIMATE (SANITARY SEWER AND WATER)

DEAR COMMISSIONERS:

BY ORDER OF LENNAR HOMES, LLC ("DEVELOPER"), WE HEREBY ISSUE OUR IRREVOCABLE CREDIT NO. FGAC-19329 IN FAVOR OF MANATEE COUNTY, FLORIDA ("COUNTY"), IN THE AMOUNT OF \$32,522.50 (THIRTY TWO THOUSAND FIVE HUNDRED TWENTY TWO AND 50/100 US DOLLARS), EFFECTIVE AS OF JULY 22, 2019, AND EXPIRING AT OUR OFFICE AT THE CLOSE OF BUSINESS ON JULY 21, 2020.

WE ARE INFORMED THAT THE DEVELOPER HAS COMPLETED CERTAIN REQUIRED IMPROVEMENTS ASSOCIATED WITH THE SUBDIVISION OF FINAL SITE PLAN IDENTIFIED AS LAKWOOD NATIONAL GOLF CLUB PHASE II (PRIVATE RESIDENTIAL) ("PROJECT") AS SHOWN ON THE AS-BUILT DRAWINGS FOR THE PROJECT WHICH ARE ON FILE WITH THE COUNTY, AND DEVELOPER HAS REQUESTED THE COUNTY TO ACCEPT THESE REQUIRED IMPROVEMENTS FOR MAINTENANCE.

WE ARE FURTHER INFORMED THAT THE MANATEE COUNTY LAND DEVELOPMENT CODE, ORDINANCE 90-01 REQUIRES THAT THIS SECURITY IN THE AMOUNT OF TEN PERCENT (10%) OF THE ACTUAL INSTALLATION COSTS OF THE REQUIRED IMPROVEMENTS WHICH THE DEVELOPER IS PRESENTLY REQUESTING THE COUNTY TO ACCEPT FOR MAINTENANCE BE POSTED FOR THE PURPOSE OF CORRECTING ANY CONSTRUCTION, DESIGN OR MATERIAL DEFECTS OR FAILURES OF OR IN THE REQUIRED IMPROVEMENTS (DEFECTS).

FUNDS UNDER THIS CREDIT ARE AVAILABLE AND WILL BE PAID PROMPTLY TO THE COUNTY HEREUNDER NOT EXCEEDING IN THE AGGREGATE THE AMOUNT OF THIS CREDIT AGAINST THE COUNTY'S SIGHT DRAFT(S) ON US MENTIONING THIS LETTER OF CREDIT ACCOMPANIED BY (I) A STATEMENT PURPORTING TO BE SIGNED BY A COUNTY ENGINEER TO THE EFFECT THAT SUCH FUNDS ARE REQUIRED TO EXERCISE THE COUNTY'S RIGHT TO CORRECT THE DEFECTS AND TO PAY COSTS INCIDENTAL THERETO, AND (II) THAT AT LEAST TEN (10) DAYS IN ADVANCE OF THE PRESENTATION OF THE SIGHT DRAFT FOR PAYMENT, THE COUNTY HAS PROVIDED TO THE DEVELOPER BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED, NOTICE OF THE COUNTY'S INTENTION TO DRAW FUNDS ON THIS LETTER OF CREDIT.

FUNDS WILL ALSO BE AVAILABLE TO THE COUNTY IF AN EXTENSION OF THIS LETTER OF CREDIT OR SUBSTITUTION OF SECURITY IS NOT POSTED TO COMPLETE THE THREE YEAR PERIOD OF TIME FOR THE POSTING OF A DEFECT SECURITY AS REQUIRED BY ORDINANCE 90-01. NOTICE WILL BE GIVEN IN THE SAME MANNER AS TO REMEDY DEFECTS, BUT THE STATEMENT OF THE COUNTY'S ENGINEER SHALL NOT BE NECESSARY.

FIDELITY GUARANTY AND ACCEPTANCE CORP FIDELITY GUARANTY AND ACCEPTANCE CORP

FIDELITY GUARANTY AND ACCEPTANCE CORP

700 NW 107 AVENUE SUITE 204
MIAMI, FLORIDA 33172
PHONE (305) 553-8724



FIDELITY GUARANTY AND ACCEPTANCE CORP FIDELITY GUARANTY AND ACCEPTANCE CORP

THIS IS AN INTEGRAL PART OF LETTER OF CREDIT NO. EGAC-19329 PAGE 2

FIDELITY GUARANTY AND ACCEPTANCE CORP FIDELITY GUARANTY AND ACCEPTANCE CORP

THE AMOUNT OF ANY DRAFT DRAWN UNDER THIS LETTER OF CREDIT SHALL BE ENDORSED ON THE REVERSE SIDE HEREOF.

FIDELITY GUARANTY AND ACCEPTANCE CORP FIDELITY GUARANTY AND ACCEPTANCE CORP

IT IS A CONDITION OF THIS LETTER OF CREDIT THAT IT SHALL BE AUTOMATICALLY EXTENDED WITHOUT AMENDMENT FOR ADDITIONAL PERIODS OF ONE YEAR FROM THE PRESENT OR ANY FUTURE EXPIRATION DATE HEREOF, UNLESS AT LEAST THIRTY (30) DAYS PRIOR TO ANY SUCH DATE WE SHALL NOTIFY YOU BY REGISTERED OR CERTIFIED MAIL OR COURIER OR HAND DELIVERED NOTIFICATION AT THE ABOVE ADDRESS THAT WE ELECT NOT TO CONSIDER THIS LETTER OF CREDIT EXTENDED FOR ANY SUCH ADDITIONAL PERIOD. BUT IN NO CASE IS THE EXPIRATION DATE TO EXCEED JULY 21, 2022.

FIDELITY GUARANTY AND ACCEPTANCE CORP FIDELITY GUARANTY AND ACCEPTANCE CORP

THIS LETTER OF CREDIT IS SUBJECT TO, GOVERNED AND ENFORCED AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF FLORIDA, AND EXCEPT AS OTHERWISE EXPRESSLY STATED HEREIN, IS SUBJECT TO THE INTERNATIONAL STANDBY PRACTICES 1998, INTERNATIONAL CHAMBER OF COMMERCE, PUBLICATION NO. 590 ("ISP98"), AND IN THE EVENT OF ANY CONFLICT, THE LAWS OF THE STATE OF FLORIDA WILL CONTROL, WITHOUT REGARD TO PRIOR PRINCIPLES OF CONFLICT OF LAWS.

FIDELITY GUARANTY AND ACCEPTANCE CORP FIDELITY GUARANTY AND ACCEPTANCE CORP

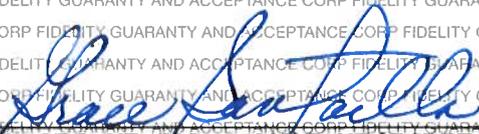
VERY TRULY YOURS,

FIDELITY GUARANTY AND ACCEPTANCE CORP FIDELITY GUARANTY AND ACCEPTANCE CORP

FIDELITY GUARANTY AND ACCEPTANCE CORP



JACQUELINE DE SOUZA, VICE PRESIDENT



ATTEST WITNESS: GRACE SANTAELLA, ASSISTANT SECRETARY

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 and located in Manatee County, Florida, whose mailing address is 14400 Covenant Way, Lakewood Ranch, Florida 34202 (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:

1. All wastewater lines, pipes, valves, pumps, laterals, force mains, tees, bends, joints, lift stations, facilities, equipment, and appurtenances thereto located within or upon that certain real property owned by the **SELLER** and described below; and

2. All potable water lines, pipes, valves, pumps, laterals, force mains, tees, bends, joints, pump stations, facilities, equipment and appurtenances thereto located within or upon that certain real property owned by the **SELLER** and described below; and

All on the property described in **Exhibit "A"**, attached hereto and made a part hereof, situate, lying and being in the Lakewood Ranch Stewardship District of Manatee, State of Florida.

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 whomsoever.

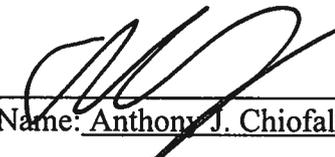
[REMAINDER LEFT BLANK, SIGNATURES FOLLOW ON NEXT PAGE]

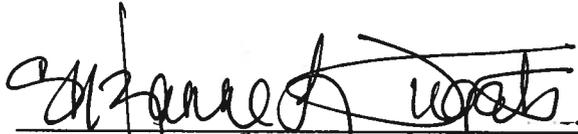
IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this the 16th day of JUNE 2020.

WITNESS

LAKWOOD RANCH STEWARDSHIP DISTRICT, a local unit of special-purpose government


Print Name: Susan Chaney-Prancevic

By: 
Print Name: Anthony J. Chiofalo

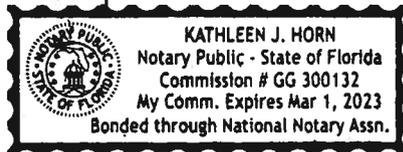

Print Name: Suzanne L. Fugate

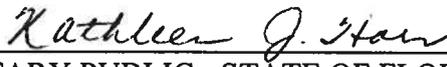
Its: Vice Chairman
Date: JUNE 16, 2020

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this ___ day of _____, 2020, by Anthony J. Chiofalo, as Vice Chairman of the Board of Supervisors of Lakewood Ranch Stewardship District, an independent special district created by Chapter 2005-338, Laws of Florida, as amended, on behalf of the District, who [] is personally known to me or [] has produced _____ as identification.

[Affix Seal Here]




NOTARY PUBLIC - STATE OF FLORIDA
Print Name: Kathleen J. Horn
My Commission Expires: _____
Commission Number: _____

WHEREFORE, the County and Developer and/or CDD have executed this Bill of Sale as of this 16 day of July, 2020

MANATEE COUNTY, a political subdivision of the State of Florida

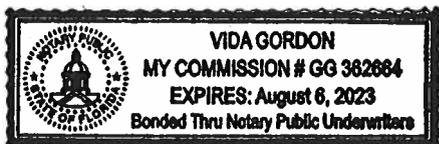
By: Board of County Commissioners

By: Cheri Coryea
County Administrator

STATE OF: Florida

COUNTY OF: Manatee

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 16 day of July, 2020, by Cheri Coryea, (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.



[Signature]
NOTARY PUBLIC Signature

Vida Gordon

Printed Name

Exhibit A

Legal Description

Tracts 301, 305, and 309-312 as identified on the plat of *Lakewood National Golf Club, Phase II, A Subdivision*, recorded in the Official Records of Manatee County, Florida at Plat Book 66, Pages 1-30.¹

¹ This conveyance only relates to Phases IIA, IIB, IIC, IIE, IIH, and IIL. Phase IIA is shown on pages 12, 20, and 22-24. Phase IIB is shown on pages 12, and 19-20. Phase IIC is shown on pages 13-14, and 28-29. Phase IIE is shown on pages 13-14. Phase IIH is shown on pages 9 and 21. Phase IIL is shown on pages 6, 21, and 30.

LAKEWOOD NATIONAL GOLF CLUB, PHASE II

201941049960

A SUBDIVISION
SUBPHASES 2A, 2B, 2C, 2F, 2H & 2L
REPLAT OF TRACTS 404, 621 AND 900 AND A PORTION OF
TRACTS 400 AND 707 OF LAKEWOOD NATIONAL GOLF
CLUB, PHASE I, RECORDED IN PLAT BOOK 61, PAGE 26
OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA
IN
SECTIONS 13 & 24, TOWNSHIP 35 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

EASEMENT DESCRIPTIONS

RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED TO LENMAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY THE "DEVELOPER", ITS SUCCESSORS OR ASSIGNS, EASEMENTS TO TEN (10') FEET IN WIDTH ALONG EACH FRONT LOT LINE, FIVE (5') FEET IN WIDTH ALONG EACH REAR LOT LINE, AND FIVE (5') FEET IN WIDTH ALONG EACH SIDE LOT LINE, UNLESS OTHERWISE SHOWN, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, WHERE MORE THAN ONE LOT OR PARTS OF ONE OR MORE LOTS ARE INTENDED AS A BUILDING SITE. THE OUTSIDE BOUNDARIES ONLY OF THE BUILDING SITE SHALL CARRY SAID EASEMENTS. THE UTILITY FOR CABLE TV IS INCLUDED AND ALL TELECOMMUNICATIONS. ALL UTILITIES WILL BE PLACED UNDERGROUND.

UTILITY EASEMENTS

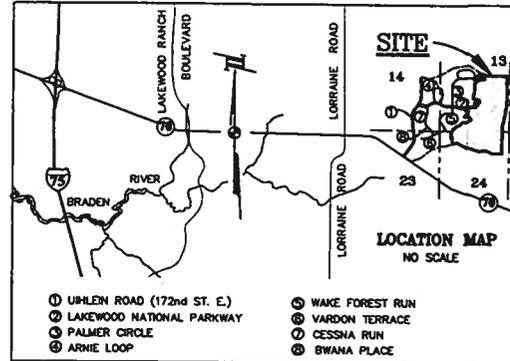
THE "DEVELOPER" DOES HEREBY GRANT NONEXCLUSIVE UTILITY EASEMENTS ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "UTILITY EASEMENT" OR A "PUBLIC UTILITY EASEMENT" TO MANATEE COUNTY, FLORIDA, AND AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES, LINES AND FACILITIES. ALL UTILITY EASEMENTS SHOWN HEREON SHALL ALSO BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

DRAINAGE EASEMENTS

THE "DEVELOPER" DOES HEREBY GRANT NONEXCLUSIVE DRAINAGE EASEMENTS TO THE LAKEWOOD RANCH STEWARDSHIP DISTRICT FOR STORMWATER DRAINAGE PURPOSES OVER, UNDER, AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "DRAINAGE EASEMENT" AND/OR "LAKE MAINTENANCE ACCESS EASEMENT".

PRIVATE ROAD

THE "DEVELOPER" DOES HEREBY GRANT NONEXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO THE LAKEWOOD RANCH STEWARDSHIP DISTRICT AND THE ASSOCIATION, ITS MEMBERS AND TO ALL OWNERS OF THE PROPERTY DESCRIBED ON THIS PLAT, THEIR GUESTS, LICENSEES, INVITEES, SUCCESSORS, AND ASSIGNS, TO ALL EMERGENCY AND LAW ENFORCEMENT SERVING THE SUBDIVISION, AND TO ALL PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION OVER AND ACROSS THE AREA DEPICTED ON THIS PLAT AS "TRACTS 305 AND 308".



CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES AND THE MANATEE COUNTY LAND DEVELOPMENT CODE AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN INSTALLED. THE PERMANENT CONTROL POINTS, AND LOT CORNERS AND BENCH MARKS WILL BE INSTALLED AND CERTIFIED BY AN OFFICIAL AFFIDAVIT WITHIN ONE (1) YEAR OF THE RECORDING OF THIS PLAT OR PRIOR TO THE RELEASE OF THE IMPROVEMENT BOND.

DATE OF CERTIFICATION: 2/28/2019

SIGNATURE: [Signature]

JAMES J. GATCH, JR.
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NUMBER 4295
CERTIFICATE OF AUTHORIZATION # LB8982

**CERTIFICATE OF APPROVAL
OF THE COUNTY SURVEYOR**

STATE OF FLORIDA
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN EXAMINED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES AND THE LAND DEVELOPMENT CODE OF MANATEE COUNTY, FLORIDA. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

5/8/2019

DATE

[Signature]
TODD E. BOYLE, C.E.S., P.S.
MANATEE COUNTY SURVEYOR
FLORIDA

**CERTIFICATE OF APPROVAL
OF BOARD OF COUNTY COMMISSIONERS**

STATE OF FLORIDA
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS 21st DAY OF May, 2019.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA
[Signature]
CHAIRMAN

ATTY: [Signature]
ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT



**CERTIFICATE OF APPROVAL
OF CLERK OF CIRCUIT COURT**

STATE OF FLORIDA
COUNTY OF MANATEE) SS

I, ANGELINA COLONNESO, CLERK OF THE CIRCUIT COURT OF MANATEE COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES 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 66, PAGES 1 THROUGH 30, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 22nd DAY OF MAY, 2019.

[Signature]
CLERK OF CIRCUIT COURT MANATEE COUNTY, FLORIDA



CERTIFICATE OF ACCEPTANCE

THE DEDICATIONS TO LAKEWOOD RANCH STEWARDSHIP DISTRICT ACCEPTED AT AN OPEN MEETING OF THE LAKEWOOD RANCH STEWARDSHIP DISTRICT BY THE BOARD OF SUPERVISORS OF LAKEWOOD RANCH STEWARDSHIP DISTRICT, AN INDEPENDENT SPECIAL DISTRICT CREATED BY LOCAL BILL No. 1429, CODIFIED AT CHAPTER 2005-338, LAWS OF FLORIDA, AS AMENDED.

THIS 22nd DAY OF FEBRUARY, 2019.

LAKEWOOD RANCH STEWARDSHIP DISTRICT, AN INDEPENDENT SPECIAL DISTRICT CREATED BY LOCAL BILL No. 1429, CODIFIED AT CHAPTER 2005-338, LAWS OF FLORIDA.

BY: [Signature]
J. SCOTT ALMAND, ASSISTANT SECRETARY

[Signature]
REX E. JENSEN, CHAIRMAN

ZNS Engineering, L.C.

ENGINEERS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

LAKEWOOD NATIONAL GOLF CLUB, PHASE II

DESCRIPTION

A REPLAT OF TRACTS 404, 621 AND 900 AND A PORTION OF TRACTS 400 AND 707 OF LAKEWOOD NATIONAL GOLF CLUB, PHASE I, A SUBDIVISION AS OF HEREBY RECORDED IN PLAT BOOK 61, PAGE 216 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTIONS 13 AND 24, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 24; THENCE N 89°29'25" W, ALONG THE NORTH LINE OF SAID SECTION 24, A DISTANCE OF 561.77 FEET TO THE POINT OF BEGINNING AND A POINT ON THE EASTERLY LINE OF SAID SUBDIVISION; THENCE S 00°39'13" W, ALONG SAID EASTERLY LINE, A DISTANCE OF 1729.22 FEET TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION THE FOLLOWING SIX (6) COURSES: (1) N 89°23'31" W, A DISTANCE OF 724.00 FEET; (2) N 67°13'18" W, A DISTANCE OF 599.28 FEET; (3) S 79°56'50" W, A DISTANCE OF 484.51 FEET; (4) N 71°14'11" W, A DISTANCE OF 828.48 FEET; (5) N 61°52'07" W, A DISTANCE OF 949.68 FEET; (6) S 72°12'19" W, A DISTANCE OF 252.52 FEET TO THE EASTERLY LINE OF TRACT 601 OF SAID SUBDIVISION; THENCE NORTHERLY ALONG SAID EASTERLY LINE THE FOLLOWING TWENTY SEVEN (27) COURSES: (1) N 00°00'00" E, A DISTANCE OF 419.72 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 25°12'07" W, AT A DISTANCE OF 60.00 FEET; (2) NORTHEASTERLY ALONG THE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 166°18'33", A DISTANCE OF 174.16 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; (3) NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 65°48'28", A DISTANCE OF 57.43 FEET TO THE POINT OF TANGENCY; (4) N 14°42'02" W, A DISTANCE OF 173.72 FEET; (5) N 04°30'46" E, A DISTANCE OF 251.56 FEET; (6) N 50°29'39" E, A DISTANCE OF 103.65 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET; (7) NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 48°51'00", A DISTANCE OF 25.58 FEET TO THE POINT OF TANGENCY; (8) N 01°38'39" E, A DISTANCE OF 97.21 FEET; (9) N 55°05'56" E, A DISTANCE OF 216.46 FEET; (10) N 45°08'00" E, A DISTANCE OF 147.91 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 78°02'18" W, AT A DISTANCE OF 85.00 FEET; (11) NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 86°04'28", A DISTANCE OF 127.69 FEET TO THE POINT OF TANGENCY; (12) S 61°37'50" E, A DISTANCE OF 67.12 FEET; (13) N 58°30'36" W, A DISTANCE OF 241.00 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 73°06'17" E, AT A DISTANCE OF 215.00 FEET; (14) NORTHEASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 114°57'30", A DISTANCE OF 431.38 FEET TO THE END OF SAID CURVE; (15) N 34°02'02" E, A DISTANCE OF 92.46 FEET; (16) N 36°22'42" E, A DISTANCE OF 102.48 FEET; (17) N 80°06'57" E, A DISTANCE OF 126.12 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET; (18) NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 78°35'56", A DISTANCE OF 41.16 FEET TO A POINT OF TANGENCY; (19) N 01°30'01" E, A DISTANCE OF 58.94 FEET; (20) N 34°57'49" W, A DISTANCE OF 215.29 FEET; (21) N 46°36'10" W, A DISTANCE OF 51.39 FEET; (22) N 86°36'17" W, A DISTANCE OF 208.69 FEET; (23) N 68°40'22" W, A DISTANCE OF 53.02 FEET; (24) N 45°57'36" E, A DISTANCE OF 254.33 FEET; (25) N 06°26'57" E, A DISTANCE OF 68.81 FEET; (26) N 23°19'56" W, A DISTANCE OF 91.57 FEET; (27) N 44°32'25" W, A DISTANCE OF 154.82 FEET; THENCE N 01°13'44" W, ALONG THE EASTERLY LINE OF TRACT 106 OF SAID SUBDIVISION, A DISTANCE OF 36.96 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF TRACT 301 (LAKEWOOD NATIONAL PARKWAY), A PRIVATE ROAD OF SAID SUBDIVISION AND A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 01°13'44" W, AT A DISTANCE OF 620.00 FEET; THENCE EASTERLY ALONG SAID SOUTHERLY LINE THE FOLLOWING FOUR (4) COURSES: (1) NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 21°26'12", A DISTANCE OF 231.97 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET; (2) NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 22°39'56", A DISTANCE OF 197.78 FEET TO THE POINT OF TANGENCY; (3) N 90°00'00" E, A DISTANCE OF 274.77 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET; (4) EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 05°15'47", A DISTANCE OF 45.93 FEET; THENCE N 05°15'47" W, ALONG THE EASTERLY LINE OF SAID TRACT 301 AND THE EASTERLY LINE OF TRACT 521 OF SAID SUBDIVISION, A DISTANCE OF 147.82 FEET; THENCE NORTHEASTERLY, WESTERLY AND SOUTHWESTERLY ALONG THE BOUNDARY OF SAID TRACT 521 THE FOLLOWING NINE (9) COURSES: (1) S 84°00'47" E, A DISTANCE OF 52.72 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 112.00 FEET; (2) NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 80°55'30", A DISTANCE OF 158.19 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 238.00 FEET; (3) NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 30°35'47", A DISTANCE OF 127.09 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 162.00 FEET; (4) NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 25°50'44", A DISTANCE OF 73.08 FEET TO THE POINT OF TANGENCY; (5) N 19°48'46" E, A DISTANCE OF 54.87 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF

DESCRIPTION - CONTINUED

112.00 FEET; (6) NORTHEASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 100°52'53", A DISTANCE OF 131.21 FEET TO THE POINT OF TANGENCY; (7) N 81°04'07" W, A DISTANCE OF 146.99 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 79°08'12" W, AT A DISTANCE OF 590.67 FEET; (8) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 21°47'30", A DISTANCE OF 224.65 FEET TO THE POINT OF TANGENCY; (9) S 32°39'19" W, A DISTANCE OF 48.97 FEET; THENCE N 57°20'41" W, ALONG THE NORTHEASTERLY LINE OF TRACT 306 (PALMER CIRCLE), A PRIVATE ROAD, A DISTANCE OF 50.00 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF TRACT 400 OF SAID SUBDIVISION; THENCE NORTHERLY ALONG SAID EASTERLY LINE THE FOLLOWING SIX (6) COURSES: (1) N 32°39'19" E, A DISTANCE OF 48.97 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 540.67 FEET; (2) NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 21°47'30", A DISTANCE OF 205.64 FEET TO THE END OF SAID CURVE; (3) N 81°09'17" W, A DISTANCE OF 226.20 FEET; (4) N 08°55'33" E, A DISTANCE OF 795.57 FEET; (5) N 04°21'15" E, A DISTANCE OF 195.28 FEET; (6) N 19°11'55" W, A DISTANCE OF 183.67 FEET; THENCE N 56°33'30" E, A DISTANCE OF 222.85 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID TRACT 400 AND A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 56°22'30" W, AT A DISTANCE OF 625.00 FEET; THENCE NORTHWESTERLY ALONG SAID NORTHERLY LINE AND THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 27°50'30", A DISTANCE OF 303.71 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF SAID TRACT 707; THENCE NORTHERLY ALONG SAID EASTERLY LINE ALONG SAID TRACT 707 THE FOLLOWING TWO (2) COURSES: (1) N 28°32'00" E, A DISTANCE OF 50.00 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 28°32'00" W, AT A DISTANCE OF 675.00 FEET; (2) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 08°36'25", A DISTANCE OF 101.60 FEET; THENCE HEREAFTER REFERRED TO POINT "A"; THENCE N 24°20'24" E, LEAVING SAID CURVE, A DISTANCE OF 220.67 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 58°52'30" E, A DISTANCE OF 438.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 49°59'10", A DISTANCE OF 382.12 FEET TO THE POINT OF TANGENCY; THENCE N 81°06'40" E, A DISTANCE OF 139.25 FEET; THENCE S 51°51'55" E, ALONG THE SOUTHERLY LINE OF TRACT 620 OF SAID SUBDIVISION, A DISTANCE OF 67.51 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID SUBDIVISION; THENCE EASTERLY ALONG SAID NORTHERLY LINE THE FOLLOWING TWO (2) COURSES: (1) S 69°20'00" E, A DISTANCE OF 434.90 FEET; (2) N 89°19'30" E, A DISTANCE OF 689.15 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE OF SAID SUBDIVISION THE FOLLOWING FIVE (5) COURSES: (1) S 00°12'00" E, A DISTANCE OF 1659.15 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 580.00 FEET; (2) SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 13°57'00", A DISTANCE OF 1397.42 FEET TO THE POINT OF TANGENCY; (3) S 13°25'00" W, A DISTANCE OF 515.31 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 3120.00 FEET; (4) SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 12°45'47", A DISTANCE OF 695.00 FEET TO THE POINT OF TANGENCY; (5) S 00°39'13" W, A DISTANCE OF 22.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 384.33 ACRES, MORE OR LESS.

A SUBDIVISION
REPLAT OF TRACTS 404, 621 AND 900 AND A PORTION OF TRACTS 400 AND 707 LAKEWOOD NATIONAL GOLF CLUB, PHASE I, RECORDED IN PLAT BOOK 61, PAGE 28 OF PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA IN SECTIONS 13 & 24, TOWNSHIP 35 SOUTH, RANGE 19 EAST MANATEE COUNTY, FLORIDA

NOTES

- 1. BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, HAVING A BEARING OF N 89°29'25" W. THESE BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE GRID (WEST ZONE) NAD 83/2011 AND ARE DERIVED USING REAL TIME KINEMATIC METHOD AND THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK. THE PUBLISHED VALUES OF "EAGLE" (PID D94413) AND "LELY" (PID DP2148), WERE USED TO VALIDATE THE PROJECT COORDINATES.
- 2. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL FORM THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 3. THE SUBDIVISION LIES WITHIN FLOOD ZONES "A" AND "C" AS TAKEN FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NO. 12081C0365E AND 12081C0355E, DATED MARCH 17, 2014.
- 4. VISIBILITY TRIANGLES MUST BE MAINTAINED PER THE LAND DEVELOPMENT CODE OF MANATEE COUNTY, FLORIDA.
- 5. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF LAKEWOOD NATIONAL GOLF CLUB, INC., (DECLARATION IS RECORDED IN THE OFFICIAL RECORDS BOOK 4668, PAGE 1113, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

TRACT DESIGNATIONS

- TRACTS 109 THROUGH 125 INCLUSIVE, ARE "COMMUNITY COMMON AREA" TRACTS UNDER THE TERMS OF THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE LAKEWOOD NATIONAL GOLF CLUB, INC., SHALL BE MAINTAINED BY THE LAKEWOOD NATIONAL GOLF CLUB, INC., AND GOVERNED BY THE "LAKEWOOD NATIONAL RESTRICTIONS".
- TRACTS 301, 305, 309 THROUGH 312 INCLUSIVE, ARE "PRIVATE ROAD/DRAINAGE EASEMENT/PUBLIC UTILITY EASEMENT" TRACTS WHICH SHALL BE MAINTAINED BY THE LAKEWOOD RANCH STEWARDSHIP DISTRICT AND/OR THE LAKEWOOD NATIONAL GOLF CLUB, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE LAKEWOOD NATIONAL RESTRICTIONS".
- TRACTS 405 THROUGH 408 INCLUSIVE, ARE "GOLF COURSE" TRACTS WHICH SHALL BE MAINTAINED BY THE LAKEWOOD NATIONAL GOLF CLUB, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE LAKEWOOD NATIONAL RESTRICTIONS".
- TRACTS 525, 528 AND 528 THROUGH 538 INCLUSIVE, ARE "LAKE MAINTENANCE EASEMENT & DRAINAGE EASEMENT" TRACTS WHICH SHALL BE MAINTAINED BY THE LAKEWOOD RANCH STEWARDSHIP DISTRICT.
- TRACT 600 "WETLANDS AND WETLAND BUFFER" TRACTS WHICH SHALL BE MAINTAINED BY THE LAKEWOOD RANCH STEWARDSHIP DISTRICT. ACTIVITIES WITHIN ANY AREA DEPICTED ON THIS PLAT AS A WETLANDS AND WETLAND BUFFER SHALL BE RESTRICTED TO THE MANATEE COUNTY DEVELOPMENT CODE.
- TRACTS 708 THROUGH 713 AND 715 INCLUSIVE, ARE "FUTURE DEVELOPMENT" TRACTS AND ARE SUBJECT TO EASEMENTS DESCRIBED ON THIS PLAT.

TRACT DESCRIPTIONS

- TRACTS 109, 112, 118, 119 & 123: OPEN SPACE
- TRACTS 116 AND 117: OPEN SPACE AND ROADWAY BUFFER
- TRACTS 110, 113 & 122: OPEN SPACE AND DRAINAGE EASEMENT
- TRACT 111: OPEN SPACE AND EMERGENCY ACCESS & PUBLIC UTILITY EASEMENT
- TRACT 120: OPEN SPACE, DRAINAGE EASEMENT, PUBLIC UTILITY EASEMENT, WETLAND AND WETLAND BUFFER
- TRACTS 114 & 115: OPEN SPACE, WETLAND AND WETLAND BUFFER AND ROADWAY BUFFER
- TRACT 121: OPEN SPACE, WETLAND AND WETLAND BUFFER, DRAINAGE EASEMENT AND MANATEE COUNTY LIFT STATION EASEMENT
- TRACTS 301, 305, 309, 310 & 312: PRIVATE ROAD, DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT
- TRACT 311: PRIVATE ROAD, DRAINAGE EASEMENT, AND PUBLIC DRAINAGE & UTILITY EASEMENT
- TRACTS 405 & 408: GOLF COURSE, DRAINAGE EASEMENT, PUBLIC DRAINAGE EASEMENT AND ROADWAY BUFFER
- TRACT 407: GOLF COURSE, DRAINAGE EASEMENT, PUBLIC UTILITY EASEMENT AND ROADWAY BUFFER
- TRACT 408: GOLF COURSE, DRAINAGE EASEMENT, WETLAND BUFFER AND ROADWAY BUFFER
- TRACTS 532, 533 AND 537: DRAINAGE EASEMENT, STORMWATER RETENTION AREAS, PUBLIC DRAINAGE EASEMENT
- TRACT 538: DRAINAGE EASEMENT, STORMWATER RETENTION AREAS, PUBLIC DRAINAGE EASEMENT AND ROADWAY BUFFER
- TRACTS 525, 528, 528, 529, 531, 534, 535 AND 536: DRAINAGE EASEMENT, STORMWATER RETENTION AREAS
- TRACT 530: DRAINAGE EASEMENT, STORMWATER RETENTION AREAS AND ROADWAY BUFFER
- TRACT 600: OPEN SPACE, WETLAND AND WETLAND BUFFER
- TRACTS 708 AND 709: FUTURE DEVELOPMENT, DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT
- TRACT 710: FUTURE DEVELOPMENT, DRAINAGE EASEMENT, PUBLIC DRAINAGE EASEMENT & PUBLIC UTILITY EASEMENT
- TRACTS 711 AND 712: FUTURE DEVELOPMENT, PUBLIC DRAINAGE EASEMENT
- TRACT 713: FUTURE DEVELOPMENT, DRAINAGE EASEMENT AND PUBLIC DRAINAGE EASEMENT
- TRACT 715: FUTURE DEVELOPMENT, ROADWAY BUFFER

ZNS Engineering, L.C.

ENGINEERS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

LAKWOOD NATIONAL GOLF CLUB, PHASE II

A SUBDIVISION
REPLAT OF TRACTS 404, 621 AND 900 AND A PORTION OF TRACTS 400 AND 707
LAKWOOD NATIONAL GOLF CLUB, PHASE I, RECORDED IN PLAT
BOOK 61, PAGE 26 OF PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA
IN
SECTIONS 13 & 24, TOWNSHIP 35 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

**CERTIFICATE OF OWNERSHIP
AND DEDICATION**

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

PURSUANT TO FLORIDA STATUTE 177.061, THE UNDERSIGNED, DARIN McMURRAY, AS VICE PRESIDENT OF LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, CERTIFIES OWNERSHIP OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THIS PLAT ENTITLED "LAKWOOD NATIONAL GOLF CLUB, PHASE II, TO BE MADE AND DOES HEREBY DEDICATE THE FOLLOWING:

1. TO MANATEE COUNTY FOR USE BY THE GENERAL PUBLIC FOREVER, THE FOLLOWING:
 - a) THE PUBLIC UTILITY EASEMENT ACROSS TRACTS 301, 305, 309 THROUGH 312, TOGETHER WITH A (10) FOOT WIDE PUBLIC UTILITY EASEMENT LYING PARALLEL AND CONTIGUOUS WITH THE OUTSIDE PARAMETERS OF SUCH TRACT FOR INSTALLATION, OPERATION AND MAINTENANCE, OF PUBLIC WATER AND WASTEWATER INFRASTRUCTURE FACILITIES AND METER MAINTENANCE, REPLACEMENT AND READING.
 - b) AN EXCLUSIVE MANATEE COUNTY LIFT STATION EASEMENT AS SHOWN ON SHEET 18 FOR INSTALLATION, OPERATION AND MAINTENANCE OF A PUBLIC LIFT STATION AND ASSOCIATED APPURTENANCES.
 - c) A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT ACROSS TRACTS 301, 305, 309 THROUGH 312 FOR EMERGENCY, LAW ENFORCEMENT AND MANATEE COUNTY MAINTENANCE PERSONNEL.

2. LAKWOOD RANCH STEWARDSHIP DISTRICT, AN INDEPENDENT SPECIAL DISTRICT CREATED BY LOCAL BILL NO. 1428, CODIFIED AT CHAPTER 2005-338, LAWS OF FLORIDA, AS AMENDED:

- a) PERPETUAL NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND THROUGH ALL AREAS ON THIS PLAT DESIGNATED AS "DRAINAGE EASEMENT", FOR DRAINAGE PURPOSES INCLUDING THE INSTALLATION, INSPECTION, MAINTENANCE, REPAIR AND REPLACEMENT OF PIPES AND OTHER DRAINAGE FACILITIES, AND FOR THE FLOWAGE AND OTHER CONVEYANCE AND CONTROL OF STORM WATERS, TOGETHER WITH THE RIGHT OF ACCESS FOR CARRYING OUT OTHER PURPOSES.
- b) TRACTS 301, 305, 309 THROUGH 311 (PRIVATE ROAD/DRAINAGE EASEMENT/PUBLIC UTILITY EASEMENT).
- c) TRACTS 525, 528 AND 528 THROUGH 538 (LAKE MAINTENANCE EASEMENT & DRAINAGE EASEMENT).
- d) TRACT 600 (WETLAND AND WETLAND BUFFER AND DRAINAGE EASEMENT).

IN WITNESS WHEREOF, THE COMPANY, HAS CAUSED THIS CERTIFICATE TO BE EXECUTED THIS 19 DAY OF NOV, 2019.

LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
DARIN McMURRAY, VICE PRESIDENT

WITNESSES:

Denise Fay (SIGNATURE) Hilda Delgado (SIGNATURE)
DENISE FAY (PRINT NAME) Hilda Delgado (PRINT NAME)

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF NOV, 2019, BY DARIN McMURRAY, AS VICE PRESIDENT OF LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, ON BEHALF OF SAID COMPANY THE ABOVE NAMED PERSON IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION IS INDICATED.

Amy Renee Hoffhardt
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

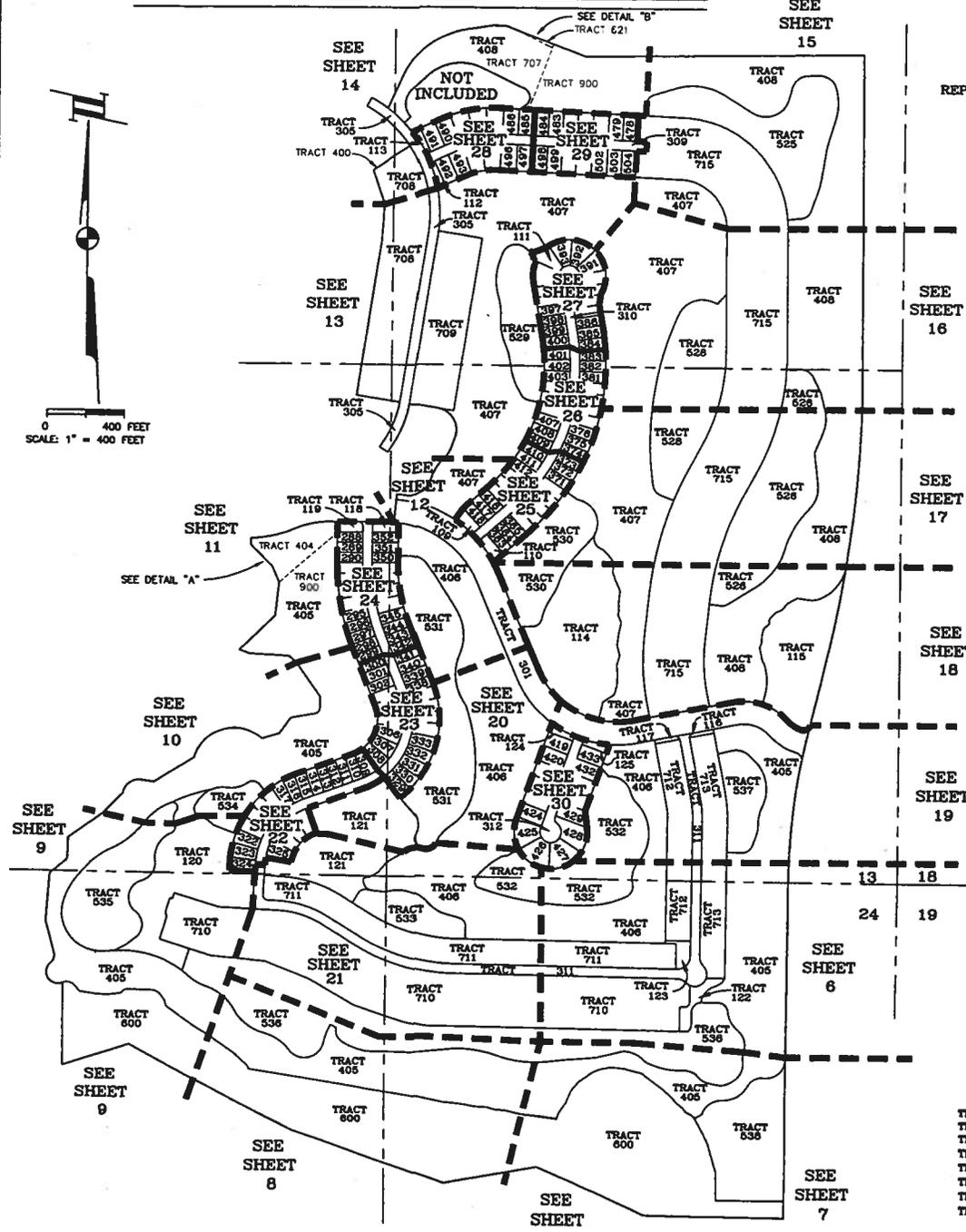
MY COMMISSION EXPIRES: 11/29/2022 (STAMP)



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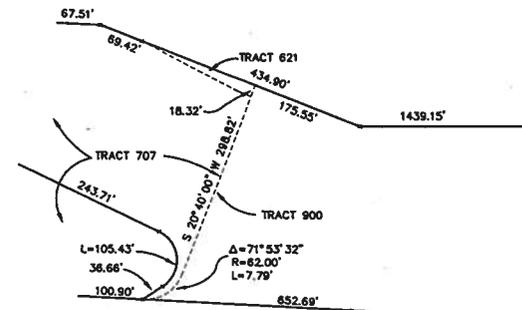
KEY / IDENTIFICATION MAP



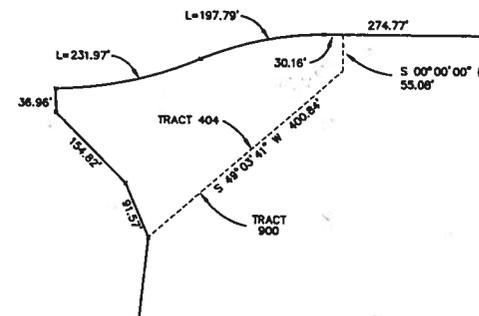
LAKEWOOD NATIONAL GOLF CLUB, PHASE II

A SUBDIVISION
 REPLAT OF TRACTS 400, 404, 821 AND 900 AND A PORTION OF TRACTS 400 AND 707
 LAKEWOOD NATIONAL GOLF CLUB, PHASE I, RECORDED IN PLAT
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 IN
 SECTIONS 13 & 24, TOWNSHIP 35 SOUTH, RANGE 19 EAST
 MANATEE COUNTY, FLORIDA

DETAIL "B"
(NO SCALE)



DETAIL "A"
(NO SCALE)



- TRACT 301 - LAKEWOOD NATIONAL PARKWAY
- TRACT 306 - PALMER CIRCLE
- TRACT 309 - MULLIGAN WAY
- TRACT 310 - CHEECH GLEN
- TRACT 311(WEST) - BRANDON RUN
- TRACT 311(SOUTH) - GAWTHROP DRIVE
- TRACT 311(EAST) - WORSHAM LANE
- TRACT 312 - NICKLAUS COVE

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