

TITLE CERTIFICATION

SUBDIVISION NAME: WILLOW WALK - PHASE IIE

LEGAL DESCRIPTION: *(Attach as Exhibit "A")*

I, Jessica Paz Mahoney, the Attorney-at Law, hereby confirm that apparent record title to the land described above and shown on the plat of Willow Walk - Phase IIE is in the name of OK Willow Walk LLC, a Delaware limited liability company, the organization executing the offer of dedication appearing on the above plat. All property taxes have been paid on the land described as of the date of certification. All mortgagees or liens not satisfied or released of record are as follows:

MORTGAGEES:

OFFICIAL RECORD BOOK AND PAGE(S):

Mortgage and Security Agreement in favor of IH Central Florida, LLC, a Florida limited liability company, dated October 3, 2017 and recorded October 31, 2017.

Official Records Book 2699, Page 163, modified in Official Records Book 2714, Page 7510, and further modified in Official Records Book 2725, Page 7456

Mortgage and Security Agreement in favor of AMH Development, LLC, a Delaware limited liability company, dated May 4, 2018 and recorded May 14, 2018.

Official Records Book 2728, Page 142

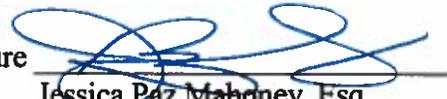
LIENS:

OFFICIAL RECORD BOOK AND PAGE(S):

None

WITNESS my hand and official seal at Pinellas County, Florida, this 6th day of March, 2019.

Signature



Jessica Paz Mahoney, Esq.
Feldman & Mahoney, P.A.
2240 Belleair Road
Suite 210
Clearwater, FL 33764
FL. Bar No. 512931

Exhibit "A"

(Willow Walk – Phase IIE)

DESCRIPTION: A portion of Section 5, Township 34 South, Range 18 East, and a portion of Section 32, Township 33 South, Range 18 East, both lying in Manatee County, Florida, and being more particularly described as follows:

BEGIN at the Northwest corner of WILLOW WALK - PHASE IIA-IIB-IID, according to the plat thereof, as recorded in Plat Book 63, Pages 129 through 142, inclusive, of the Public Records of Manatee County, Florida, run thence along the Westerly extension of the Northerly boundary of said WILLOW WALK - PHASE IIA-IIB-IID, S.89°52'09"W., a distance of 727.85 feet; thence Southwesterly, 38.75 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 88°48'00" (chord bearing S.45°28'09"W., 34.98 feet) to a point on the Easterly maintained right-of-way of Ellenton-Gillette Road, according to Road Plat Book 12, Page 78, of the Public Record of Manatee County, Florida; thence along said Easterly maintained right-of-way, N.01°04'10"E., a distance of 108.50 feet to a point on the North boundary line of the Northwest 1/4 of said Section 5, Township 34 South, Range 18 East; thence along said North boundary line, N.89°52'09"E., a distance of 1270.06 feet to the North 1/4 corner of said Section 5; thence along the North boundary of the Northeast 1/4 of said Section 5, N.89°58'14"E., a distance of 1070.46 feet to the Centerline of an existing stream as described in that certain Special Warranty Deed, recorded in Official Records Book 2546, Page 136, of the Public Records of Manatee County, Florida; thence along said Centerline the following nineteen (19) courses: 1) S.62°16'15"E., a distance of 10.72 feet; 2) S.82°13'21"E., a distance of 63.63 feet; 3) S.82°55'35"E., a distance of 49.34 feet; 4) N.83°50'40"E., a distance of 184.41 feet; 5) N.89°07'43"E., a distance of 127.43 feet; 6) N.83°25'34"E., a distance of 142.65 feet; 7) S.83°34'04"E., a distance of 38.00 feet; 8) N.79°42'58"E., a distance of 76.33 feet; 9) N.81°46'10"E., a distance of 114.52 feet; 10) S.89°28'40"E., a distance of 65.94 feet; 11) S.78°01'01"E., a distance of 61.42 feet; 12) S.71°59'29"E., a distance of 69.10 feet; 13) S.64°58'57"E., a distance of 57.53 feet; 14) S.62°57'01"E., a distance of 96.56 feet; 15) S.55°38'00"E., a distance of 46.64 feet; 16) S.48°37'03"E., a distance of 46.88 feet; 17) S.50°45'59"E., a distance of 89.15 feet; 18) S.35°45'01"E., a distance of 168.07 feet; 19) S.33°03'33"E., a distance of 90.06 feet; thence N.89°33'02"E., a distance of 179.38 feet to a point on the East boundary line of aforesaid Northeast 1/4 of Section 5; thence along said East boundary line, S.00°27'48"E., a distance of 779.48 feet to a point on the Northerly boundary of Florida Power & Light Company right-of-way (50 foot right of way, formerly C.S.X. Railroad), according to Official Records Book 1250, Page 737, of the Public Records of Manatee County, Florida; thence along said Northerly boundary, S.63°25'41"W., a distance of 1136.40 feet to the Easternmost corner of aforesaid WILLOW WALK - PHASE IIA-IIB-IID; thence along the Easterly boundary of said WILLOW WALK - PHASE IIA-IIB-IID the following nineteen (19) courses: 1) N.26°34'19"W., a distance of 130.00 feet; 2) N.63°25'41"E., a distance of 15.66 feet; 3) N.26°34'19"W., a distance of 170.00 feet; 4) N.63°25'41"E., a distance of 15.00 feet; 5) N.26°34'19"W., a distance of 237.48 feet; 6) Northwesterly, 37.53 feet along the arc of a tangent curve to the right having a radius of 1645.00 feet and a central angle of 01°18'26" (chord bearing N.25°55'06"W., 37.53 feet); 7) N.63°25'41"E., a distance of 1.90 feet; 8) N.26°34'19"W., a distance of 50.00 feet; 9) Northerly, 120.51 feet along the arc of a non-tangent curve to the right having a radius of 1645.00 feet and a central angle of 04°11'51" (chord bearing N.21°25'24"W., 120.49 feet); 10)

S.63°25'41"W., a distance of 196.11 feet; 11) Westerly, 255.55 feet along the arc of a tangent curve to the right having a radius of 855.00 feet and a central angle of 17°07'31" (chord bearing S.71°59'27"W., 254.60 feet); 12) S.80°33'12"W., a distance of 29.68 feet; 13) Southerly, 120.57 feet along the arc of a non-tangent curve to the right having a radius of 945.00 feet and a central angle of 07°18'37" (chord bearing S.14°37'04"E., 120.49 feet); 14) S.80°33'12"W., a distance of 96.14 feet; 15) Northwesterly, 37.80 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 86°37'40" (chord bearing N.56°07'58"W., 34.30 feet); 16) S.77°10'52"W., a distance of 50.00 feet; 17) Southerly, 12.20 feet along the arc of a non-tangent curve to the right having a radius of 775.00 feet and a central angle of 00°54'08" (chord bearing S.12°22'04"E., 12.20 feet); 18) S.78°05'00"W., a distance of 256.15 feet; 19) N.26°11'48"W., a distance of 1404.91 feet to the Northeast corner of said WILLOW WALK - PHASE IIA-IIB-IID; thence along the Northerly boundary of said WILLOW WALK - PHASE IIA-IIB-IID, S.89°52'09"W., a distance of 428.40 feet to the **POINT OF BEGINNING.**



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

February 15, 2019

Morris Engineering and Consulting
Attention: Mr. Matthew J. Morris, P.E.
6997 Professional Parkway East, Suite B
Sarasota, FL 34240

mmorris@morrisengineering.net

RE: **WILLOW WALK, PHASE IIE - (Public Residential)**
(PLN1811-0065)
Phase IIE – Performance Cost Estimate
Required Public Improvements
Reason – (Earthwork, Pavement, Drainage, Sod & Seed, Best Management
Practices, Potable Water, Sanitary Sewer, Offsite Roadway, Miscellaneous)

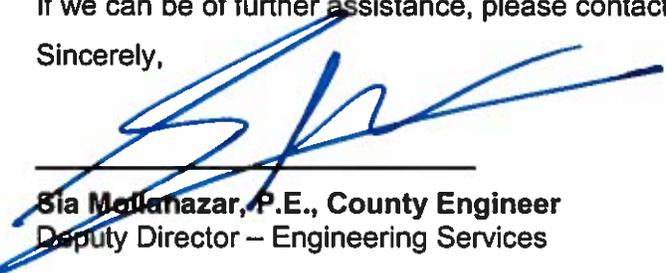
Dear Mr. Morris:

Your cost estimate for the above referenced bond, dated **December 31, 2018**, for the completion of site improvements to serve the above referenced development, is approved for the appropriate surety.

A public Improvement Performance bond in the amount of **\$2,551,038.10**, which is 130% of 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,



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

SM/jp/jsh

cc: Record Management
Brandy Wilkins, Bonds Coordinator, 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.
Greg Marcotte, Sr. Planning and Zoning Tech., Building and Development Services

Willow Walk - Phase IIE

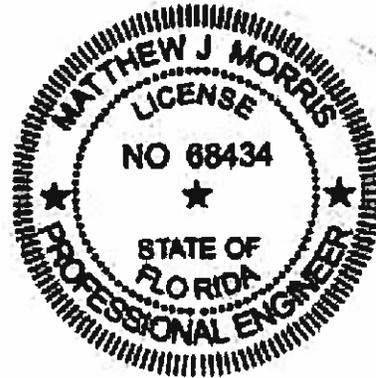
**Engineer's Opinion of Probable Cost
Public Improvements - Performance Bond Estimate**

Item	Description	Cost
A1.	Eathwork	\$ 571,416.50
A2.	Pavement	\$ 273,355.00
A3.	Drainage	\$ 154,035.00
A4.	Sod & Seed	\$ 86,052.00
A5.	Best Management Practices	\$ 16,840.00
A6.	Potable Water	\$ 167,058.00
A7.	Sanitary Sewer	\$ 192,328.00
A8.	Offsite Roadway	\$ 498,452.50
A9.	Miscellaneous	\$ 2,800.00
Project Construction Total		\$ 1,962,337.00
Performance Bond Total (130%)		\$ 2,551,038.10

Matthew J. Morris

12/31/2018

Matthew J. Morris, P.E.
FL PE No. 68434



Engineer's Cost Estimate - Public Improvements
Willow Walk Phase IIE
December 31, 2018

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE
A1. EARTHWORK					
1	CLEARING & GRUBBING	20	AC	\$ 1,920.00	\$ 38,400.00
2	EXCAVATION	47,365	CY	\$ 4.30	\$ 203,669.50
3	IMPORT FILL & MIX WITH UNSUITABLE MATERIAL	18,130	CYT	\$ 15.00	\$ 271,950.00
4	FINISH GRADING	1	LS	\$ 57,397.00	\$ 57,397.00
SUBTOTAL EARTHWORK					\$ 571,416.50
A2. PAVEMENT					
1	1" OF ASPHALTIC CONCRETE (TYPE S-1) - 50' R/W	5,000	SY	\$ 6.00	\$ 30,000.00
2	6" FDOT SHELL BASE - 50' R/W	5,000	SY	\$ 13.50	\$ 67,500.00
3	6" STABILIZED SUBGRADE MIN. LBR 40 - 50' R/W	6,250	SY	\$ 7.00	\$ 43,750.00
4	CURB - TYPE A	3,660	LF	\$ 10.00	\$ 36,600.00
5	CURB - TYPE F	3,795	LF	\$ 12.50	\$ 47,437.50
6	5' CONCRETE SIDEWALK	2,355	LF	\$ 18.50	\$ 43,567.50
7	SIDEWALK RAMPS - (MANCO 302.2)	5	EA	\$ 900.00	\$ 4,500.00
SUBTOTAL PAVEMENT					\$ 273,355.00
A3. DRAINAGE					
1	CONNECT TO EXISTING DRAINAGE PIPE	2	EA	\$ 2,615.00	\$ 5,230.00
2	RCP - 15"	317	LF	\$ 45.00	\$ 14,265.00
3	RCP - 18"	281	LF	\$ 51.00	\$ 14,331.00
4	RCP - 24"	353	LF	\$ 63.00	\$ 22,239.00
5	RCP - 30"	160	LF	\$ 82.00	\$ 13,120.00
6	CURB INLET - 4' THROAT (MANCO 202.3)	12	EA	\$ 4,315.00	\$ 51,780.00
7	DITCH BOTTOM INLET	4	EA	\$ 1,945.00	\$ 7,780.00
8	CONTROL STRUCTURE	4	EA	\$ 3,855.00	\$ 15,420.00
9	HEADWALL - 18"	2	EA	\$ 1,850.00	\$ 3,700.00
10	HEADWALL - 24"	2	EA	\$ 1,885.00	\$ 3,770.00
11	HEADWALL - 30"	1	EA	\$ 2,400.00	\$ 2,400.00
SUBTOTAL DRAINAGE					\$ 154,035.00
A4. SOD & SEED					
1	SOD - R/W	15750	SY	\$ 2.50	\$ 39,375.00
2	SOD - LAKES	9,620	SY	\$ 2.50	\$ 24,050.00
3	HYDRO SEED - LOTS	45254	SY	\$ 0.50	\$ 22,627.00
SUBTOTAL SOD & SEED					\$ 86,052.00
A5. BEST MANAGEMENT PRACTICES					
1	SILT FENCE	8,600	LF	\$ 1.50	\$ 12,900.00
2	SOIL TRACKING PREVENTION DEVICE	1	LS	\$ 2,440.00	\$ 2,440.00
3	INLET FILTERS	20	EA	\$ 75.00	\$ 1,500.00
SUBTOTAL BEST MANAGEMENT PRACTICES					\$ 16,840.00
A6. POTABLE WATER					
1	CONNECT TO EXISTING WATERMAIN	2	EA	\$ 1,935.00	\$ 3,870.00
2	TEMPORARY JUMPER	1	EA	\$ 5,540.00	\$ 5,540.00
3	FIRE HYDRANT ASSEMBLY	5	EA	\$ 5,445.00	\$ 27,225.00
4	PVC - 6"	800	LF	\$ 15.00	\$ 12,000.00
5	PVC - 8"	2,370	LF	\$ 21.00	\$ 49,770.00
6	DIP - 8"	22	LF	\$ 32.00	\$ 704.00
7	CASING (OPEN CUT) - 18"	40	LF	\$ 100.00	\$ 4,000.00
8	GATE VALVE - 6"	1	EA	\$ 1,090.00	\$ 1,090.00
9	GATE VALVE - 8"	10	EA	\$ 1,490.00	\$ 14,900.00
10	45 BEND - 8"	14	EA	\$ 312.00	\$ 4,368.00
11	REDUCER - 8"X6"	1	EA	\$ 341.00	\$ 341.00
12	TEE - 8"X8"	2	EA	\$ 383.00	\$ 766.00
13	BLOWOFF - 2"	1	EA	\$ 571.00	\$ 571.00
14	POTABLE SERVICE - SINGLE	17	EA	\$ 729.00	\$ 12,393.00
15	POTABLE SERVICE - DOUBLE	24	EA	\$ 1,230.00	\$ 29,520.00
SUBTOTAL POTABLE WATER					\$ 167,058.00
A7. SANITARY SEWER					
1	PVC - 8"	1,726	LF	\$ 68.00	\$ 117,368.00
2	MANHOLE - 4' DIAMETER	5	EA	\$ 4,325.00	\$ 21,625.00
3	SEWER SERVICES - 6" SINGLE	5	EA	\$ 1,055.00	\$ 5,275.00
4	SEWER SERVICES - 6" DOUBLE	27	EA	\$ 1,780.00	\$ 48,060.00
SUBTOTAL SANITARY SEWER					\$ 192,328.00

A8. OFFSITE ROADWAY

EXPERIMENTAL FARM ROAD & ELLENTON-GILLETTE WIDENING

1	MAINTENANCE OF TRAFFIC	1	LS	\$	8,030.00	\$	8,030.00
2	ROAD CONNECTION (MANCO 403.3) - ELLENTON GILLETTE	1	LS	\$	3,000.00	\$	3,000.00
3	2" OF ASPHALTIC CONCRETE (TYPE S-I)	5,000	SY	\$	17.00	\$	85,000.00
4	1" OF ASPHALTIC CONCRETE (TYPE S-III)	5,000	SY	\$	14.00	\$	70,000.00
5	8" FDOT SHELL BASE	5,000	SY	\$	33.00	\$	165,000.00
6	12" STABILIZED SUBGRADE MIN. LBR 60	6,250	SY	\$	17.00	\$	106,250.00
7	MILL & OVERLAY - 1" THICK	2,480	SY	\$	16.00	\$	39,680.00
8	STRIPING & SIGNAGE	1	LS	\$	18,380.00	\$	18,380.00
9	SOD - R/W	1,245	SY	\$	2.50	\$	3,112.50
SUBTOTAL OFFSITE ROADWAY						\$	498,452.50

A9. MISCELLANEOUS

1	CONSERVATION AREA SIGNS	16	EA	\$	175.00	\$	2,800.00
SUBTOTAL MISCELLANEOUS						\$	2,800.00

PROJECT CONSTRUCTION TOTAL \$ 1,962,337.00

BOND TOTAL (130%) \$ 2,551,038.10



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

February 15, 2019

Morris Engineering and Consulting
Attention: Mr. Matthew J. Morris, P.E.
6997 Professional Parkway East, Suite B
Sarasota, FL 34240

mmorris@morrisengineering.net

RE: **WILLOW WALK, PHASE IIE - (Public Residential)**
(PLN1811-0065)
Phases IIE – Performance Cost Estimate
Required Public Improvements
Reason – (Final Lift of Asphalt)

Dear Mr. Morris:

Your cost estimate for the above referenced bond, dated **December 31, 2018**, for the completion of site improvements to serve the above referenced development, is approved for the appropriate surety.

A public Improvement Performance bond in the amount of **\$45,740.50**, 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,

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

SM/jp/jsh

cc: Record Management
Brandy Wilkins, Bond Coordinator, 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.
Greg Marcotte, Sr. Planning and Zoning Tech., Building and Development Services

Willow Walk - Phase IIE

Engineer's Opinion of Probable Cost
Second Lift of Asphalt (Public) - Performance Bond Estimate

Item	Description	Cost
A2.	Pavement	\$ 35,185.00
Project Construction Total		\$ 35,185.00
Performance Bond Total (130%)		\$ 45,740.50



12/31/2018

Matthew J. Morris, P.E.
FL PE No. 68434



Engineer's Cost Estimate - Second Lift of Asphalt (Public)
Willow Walk Phase IIE
December 31, 2018

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE
A2.	PAVEMENT				
1	PERMANENT CONTROL POINTS	1	LS	\$ 5,000.00	\$ 5,000.00
2	3/4" OF ASPHALTIC CONCRETE (TYPE S-III) - 50' R/W	5,000	SY	\$ 5.00	\$ 25,000.00
3	STRIPING & SIGNAGE	1	LS	\$ 5,185.00	\$ 5,185.00
				SUBTOTAL PAVEMENT	\$ 35,185.00
				PROJECT CONSTRUCTION TOTAL	\$ 35,185.00
				BOND TOTAL (130%)	\$ 45,740.50



Building and Development Services
Environmental Review Section
1112 Manatee Avenue West
Bradenton, FL 34206
Phone: (941) 748-4501
www.mymanatee.org

March 29, 2019

Mr. Kenneth B. Sussman, RLA Via Email Only
Land Arts Design Studio, LLC.
Tampa, FL 33629

**RE: Willow Walk – Phase IIE
PLN1811-0065/PDR-14-04(P)/FSP-17-27/18-S-56(F)
Performance Cost Estimate
Required Private Improvements
Reason – (Common Area Landscaping, Tree Replacement and Irrigation)**

Dear Mr. Sussman:

The cost estimate for the above referenced bond, dated March 29, 2019, for the completion of site improvements to serve the above referenced development is approved for the appropriate surety.

A Private Improvement Performance Security in the amount of \$86,250.00 which is 130% of your estimated costs, would be sufficient to assure the County completion of the required landscaping and irrigation private improvements.

If we can be of further assistance, please contact me at (941) 748-4501, ext. 6841.

Sincerely,

Kara Koenig
Planner I
Environmental Review Section

Cc: Brandy Wilkins, Public Works Dept. – Fiscal Services
Karla Ripley, Public Works Dept. – Infrastructure Engineering
Greg Marcotte, Final Plat Review