

**MANATEE COUNTY GOVERNMENT
BUILDING & DEVELOPMENT SERVICES DEPARTMENT
LAND DEVELOPMENT APPLICATION**

FOR STAFF USE ONLY

Date: _____

File Number: _____

File Name: _____

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

NAME OF THE PROJECT: Riverside Preserve Phase I

TYPE OF APPROVAL DESIRED: Final Plat

LIST CASE NUMBERS OF PREVIOUS APPROVALS: _____

A. Property Information

1. Legal Description: See attached

2. D. P. Number(s): 535510059

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

4. Subdivision Name (if Platted): n/a

5. Lot: n/a Block: n/a

7. Address or Location of Property (See Address Coordinator, if physical address is needed):
15051 Upper Manatee River Road, Bradenton, FL 34212

8. Present Zoning Classification: _____

9. (If Rezone) Proposed Zoning Classification: _____

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

11. Future Land Use Category: _____

12. Flood Zone Category: A, AE, X, X5 Map/Panel Numbers: 0195E

13. Property Size (to the nearest tenth of acre or sq. ft.): 44.50

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

15. Surrounding Land Use(s) (i.e.: vacant, residence, commercial, etc.):

a. North: Vacant / Manatee River c. East: Residential / Agricultural

b. South: Residential / Agricultural d. West: Single Family Residential

16. Description of Proposed Activity or Use (Attach separate Sheet if Necessary):
Construction of 63 Single Family Detached Residential Subdivision

B. Names/Addresses

List all person(s) having ownership in subject property

1. Name of Property Owner: M/I Homes of Sarasota, LLC
Address: 8433 Enterprise Circle Suite 200, Lakewood Ranch, FL
Zip: 34202 Telephone: _____ Fax: _____
Email Address: mestephens@mihomes.com

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

3. Name of Agent: ZNS Engineering, LC
Address: 201 5th Ave. Dr. E., Bradenton
Zip: 34208 Telephone: 941-748-8080 Fax: 941-748-3316
Email Address: MikeF@znseng.com, KarenW@znseng.com, Shaaraj@znseng.com

4. Name of Engineer: ZNS Engineering, LC; Michael Ferdinand, P.E.
Address: 201 5th Ave. Dr. E., Bradenton
Zip: 34208 Telephone: 941-748-8080 Fax: 941-748-3316
Email Address: MikeF@ZNSeng.com

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

6. Name of Landscape Architect: _____
Address: _____
Zip: _____ Telephone: _____ Fax: _____
Email Address: _____

NOTE: UNLESS OTHERWISE NOTED, ALL WRITTEN CORRESPONDENCE WILL BE SENT TO THE AGENT. IF THERE IS NO AGENT, COMMENTS WILL BE SENT TO THE PROPERTY OWNER.

C. Signature

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

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


(Signature of Property Owner or Agent)

Additional Information

CONTACT:

Building & Development Services Department
1112 Manatee Avenue West, Fourth Floor 34205
P. O. Box 1000, Bradenton, FL 34206

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

**MANATEE COUNTY BUILDING & DEVELOPMENT SERVICES DEPARTMENT
AFFIDAVIT OF OWNERSHIP/AGENT AUTHORIZATION AFFIDAVIT**

Property Owner (Company or individual) (print): MI Homes of Sarasota, LLC
Mailing Address (print): 15051 Upper Manatee River Road
Officer's Name and Title (print): David Hunihan / Vice President

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

1. That I am (we are) the owner's and record title holder(s) of the following described property legal description, to wit: See Attached
2. That this property constitutes the property for which a request for Final Plat Approval
(Type of Application Approval Requested)
Is being applied for to Manatee County, Florida;
3. That the undersigned has (have) appointed and does (do) appoint ZNS Engineering, LC / Michael Ferdinand, P.E. as agent(s) to execute any petitions or other documents necessary to affect such petition; and request that you accept my agent(s) signature as representing my agreement of all terms and conditions of the approval process;
4. That this affidavit has been executed to induce Manatee County, Florida to consider and act on the foregoing request;
5. That I, (we) the undersigned authority, hereby certify that the foregoing is true and correct.

[Signature] VICE-PRESIDENT
Owner's Signature/Print Title

Owner's Signature/Print Title

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this March 27, 2018 by David C. Hunihan (date) who is personally known to me or who has produced _____ as identification.
(name of person acknowledging) (type of identification)

My Commission Expires: December 06, 2019
[Signature]
Signature of Person Taking Acknowledgment
Brittany L. Bennett
Name
Construction Coordinator
Title or Rank

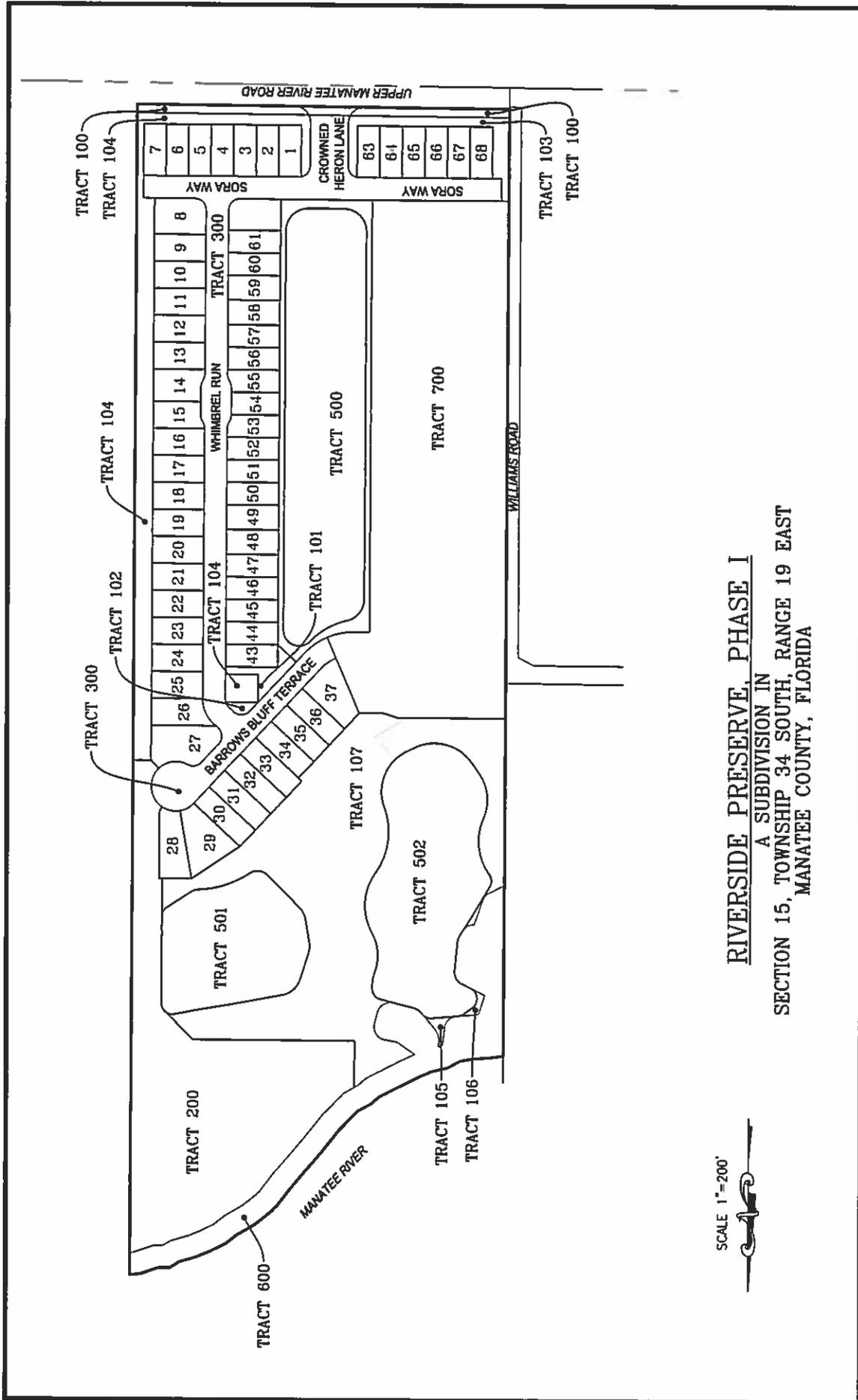
Rev 2/8/10 B2



A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE N89°27'21"W, A DISTANCE OF 2649.51 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE ALONG THE WEST LINE OF SAID QUARTER SECTION N00°14'20"E, A DISTANCE OF 47.57 FEET TO AN INTERSECTION WITH THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF UPPER MANATEE RIVER ROAD AS PER ROAD PLAT BOOK 6, PAGE 73 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE N00°14'20"E, A DISTANCE OF 2103.98 FEET TO AN INTERSECTION WITH THE SOUTHERLY MEAN HIGH WATER LINE OF MANATEE RIVER; THENCE ALONG THE SAID SOUTHERLY MEAN HIGH WATER LINE THE FOLLOWING TWENTY-SIX (26) COURSES: (1) N85°16'51"E, A DISTANCE OF 6.30 FEET; (2) N81°40'45"E, A DISTANCE OF 24.88 FEET; (3) N86°40'53"E, A DISTANCE OF 32.46 FEET; (4) N80°48'32"E, A DISTANCE OF 32.62 FEET; (5) N60°56'55"E, A DISTANCE OF 31.18 FEET; (6) N76°52'53"E, A DISTANCE OF 37.43 FEET; (7) N66°20'44"E, A DISTANCE OF 32.00 FEET; (8) N63°00'10"E, A DISTANCE OF 96.95 FEET; (9) N49°17'34"E, A DISTANCE OF 23.75 FEET; (10) N60°53'07"E, A DISTANCE OF 33.89 FEET; (11) N44°35'14"E, A DISTANCE OF 58.07 FEET; (12) N38°27'28"E, A DISTANCE OF 65.78 FEET; (13) N40°41'30"E, A DISTANCE OF 63.93 FEET; (14) N40°21'06"E, A DISTANCE OF 41.27 FEET; (15) N37°10'52"E, A DISTANCE OF 45.91 FEET; (16) N43°30'26"E, A DISTANCE OF 18.18 FEET; (17) N51°16'50"E, A DISTANCE OF 47.09 FEET; (18) N59°24'11"E, A DISTANCE OF 46.11 FEET; (19) N51°27'04"E, A DISTANCE OF 32.38 FEET; (20) N64°20'52"E, A DISTANCE OF 39.58 FEET; (21) N67°16'33"E, A DISTANCE OF 32.02 FEET; (22) N74°00'21"E, A DISTANCE OF 38.29 FEET; (23) N58°23'53"E, A DISTANCE OF 26.36 FEET; (24) N89°36'31"E, A DISTANCE OF 26.41 FEET; (25) N71°06'07"E, A DISTANCE OF 41.45 FEET; (26) N84°42'39"E, A DISTANCE OF 23.89 FEET; THENCE S00°13'22"W, A DISTANCE OF 2600.23 FEET TO AN INTERSECTION WITH SAID NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF UPPER MANATEE RIVER ROAD; THENCE N89°29'59"W, ALONG SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 827.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 44.50 ACRES, MORE OR LESS.



SCALE 1"=200'



RIVERSIDE PRESERVE, PHASE I
 A SUBDIVISION IN
 SECTION 15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
 MANATEE COUNTY, FLORIDA

TITLE CERTIFICATION

SUBDIVISION NAME: Riverside Preserve-Phase 1

LEGAL DESCRIPTION: (Attached as Exhibit "A")

I, Cheryl A. Smith, the Abstractor of Title Insurance Company, hereby confirm that apparent record title to the land described above and shown on Riverside Preserve-Phase 1 is in the name of M/I Homes of Sarasota, LLC, a Delaware limited liability company, the entity 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 mortgages or liens not satisfied or released of record are as follows:

MORTGAGEES: **OFFICIAL RECORD BOOK AND PAGE (S):**

NONE

LIENS:

NONE

WITNESS my hand and official seal at Manatee County, Florida, this 12th day of April, 2018.

Signature Cheryl A. Smith
(Abstractor)

Cheryl A. Smith, CLS
Old Republic National Title Insurance Company
6000 Cattleridge Drive, Suite 104
Sarasota, FL 34232

EXHIBIT "A"

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE N89°27'21"W, A DISTANCE OF 2649.51 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE ALONG THE WEST LINE OF SAID QUARTER SECTION N00°14'20"E, A DISTANCE OF 47.57 FEET TO AN INTERSECTION WITH THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF UPPER MANATEE RIVER ROAD AS PER ROAD PLAT BOOK 6, PAGE 73 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE N00°14'20"E, A DISTANCE OF 2103.98 FEET TO AN INTERSECTION WITH THE SOUTHERLY MEAN HIGH WATER LINE OF MANATEE RIVER; THENCE ALONG THE SAID SOUTHERLY MEAN HIGH WATER LINE THE FOLLOWING TWENTY-SIX (26) COURSES: (1) N85°16'51"E, A DISTANCE OF 6.30 FEET; (2) N81°40'45"E, A DISTANCE OF 24.88 FEET; (3) N86°40'53"E, A DISTANCE OF 32.46 FEET; (4) N80°48'32"E, A DISTANCE OF 32.62 FEET; (5) N60°56'55"E, A DISTANCE OF 31.18 FEET; (6) N76°52'53"E, A DISTANCE OF 37.43 FEET; (7) N66°20'44"E, A DISTANCE OF 32.00 FEET; (8) N63°00'10"E, A DISTANCE OF 96.95 FEET; (9) N49°17'34"E, A DISTANCE OF 23.75 FEET; (10) N60°53'07"E, A DISTANCE OF 33.89 FEET; (11) N44°35'14"E, A DISTANCE OF 58.07 FEET; (12) N38°27'28"E, A DISTANCE OF 65.78 FEET; (13) N40°41'30"E, A DISTANCE OF 63.93 FEET; (14) N40°21'06"E, A DISTANCE OF 41.27 FEET; (15) N37°10'52"E, A DISTANCE OF 45.91 FEET; (16) N43°30'26"E, A DISTANCE OF 18.18 FEET; (17) N51°16'50"E, A DISTANCE OF 47.09 FEET; (18) N59°24'11"E, A DISTANCE OF 46.11 FEET; (19) N51°27'04"E, A DISTANCE OF 32.38 FEET; (20) N64°20'52"E, A DISTANCE OF 39.58 FEET; (21) N67°16'33"E, A DISTANCE OF 32.02 FEET; (22) N74°00'21"E, A DISTANCE OF 38.29 FEET; (23) N58°23'53"E, A DISTANCE OF 26.36 FEET; (24) N89°36'31"E, A DISTANCE OF 26.41 FEET; (25) N71°06'07"E, A DISTANCE OF 41.45 FEET; (26) N84°42'39"E, A DISTANCE OF 23.89 FEET; THENCE S00°13'22"W, A DISTANCE OF 2600.23 FEET TO AN INTERSECTION WITH SAID NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF UPPER MANATEE RIVER ROAD; THENCE N89°29'59"W, ALONG SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 827.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 44.50 ACRES, MORE OR LESS.



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
6000 Cattleridge Drive, #104
Sarasota, FL 34232
Phone: 941-365-3122
Fax: 941-957-0948

OWNER & ENCUMBRANCE PROPERTY INFORMATION REPORT

Agent File No.: Riverside Preserve

File No: 18031986

Shutts & Bowen LLP
1858 Ringling Blvd
Suite 300
Sarasota, FL 34236
Phone: 941-365-0550

ATTN: Sabrina Lomastro

THIS TITLE SEARCH IS AN OWNERSHIP AND ENCUMBRANCE SEARCH ONLY AND DOES NOT REFLECT TITLE DEFECTS OR OTHER MATTERS THAT WOULD BE SHOWN BY TITLE INSURANCE.

Legal Description:

See Attached Legal Description

Last Record Title Holder:

M/I Homes of Sarasota, LLC, a Delaware limited liability company

Documents of Record (copies attached):

Warranty Deed - O.R. Book 2717, Page 3964
Warranty Deed - O.R. Book 2717, Page 3970

Easement - Florida Power & Light Company - O.R. Book 1302, Page 395
Easement - Florida Power & Light Company - O.R. Book 1302, Page 401
Agreement for Temporary Septic Tank Permit - O.R. Book 596, Page 320

Period Searched:

From February 1, 1973 to April 4, 2018 @ 8:00 a.m..

Tax Information:

Tax ID 5355.1005/9
Number:

2017 Taxes are Paid
Back Taxes: Paid

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY has not searched for, nor do we assume any liability as to any, restrictions, easements, reservations, conditions, or limitations of record, further this report does not cover any improvement or special assessments by any county or municipal governmental agency.

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Date: April 10, 2018



Authorized Signatory

EXHIBIT A

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE N89°27'21"W, A DISTANCE OF 2649.51 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE ALONG THE WEST LINE OF SAID QUARTER SECTION N°00'14'20"E, A DISTANCE OF 47.57 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF UPPER MANATEE RIVER ROAD AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE OF SAID QUARTER SECTION N°00'14'20"E, A DISTANCE OF 2103.98 FEET TO AN INTERSECTION WITH THE SOUTHERLY WATER LINE OF MANATEE RIVER WITH A MEAN HIGH ELEVATION OF 0.67' (N.A.V.D. 1988); THENCE ALONG THE SAID SOUTH WATER LINE OF MANATEE RIVER THE FOLLOWING TWENTY-SIX (26) CALLS: (1) N85°16'51"E, A DISTANCE OF 6.30 FEET; (2) N81°40'45"E, A DISTANCE OF 24.88 FEET; (3) N86°40'53"E, A DISTANCE OF 32.46 FEET; (4) N80°48'32"E, A DISTANCE OF 32.62 FEET; (5) N60°56'55"E, A DISTANCE OF 31.18 FEET; (6) N76°52'53"E, A DISTANCE OF 37.43 FEET; (7) N66°20'44"E, A DISTANCE OF 32.00 FEET; (8) N63°00'10"E, A DISTANCE OF 96.95 FEET; (9) N49°17'34"E, A DISTANCE OF 23.75 FEET; (10) N60°53'07"E, A DISTANCE OF 33.89 FEET; (11) N44°35'14"E, A DISTANCE OF 58.07 FEET; (12) N38°27'28"E, A DISTANCE OF 65.78 FEET; (13) N40°41'30"E, A DISTANCE OF 63.93 FEET; (14) N40°21'06"E, A DISTANCE OF 41.27 FEET; (15) N37°10'52"E, A DISTANCE OF 45.91 FEET; (16) N43°30'26"E, A DISTANCE OF 18.18 FEET; (17) N51°16'50"E, A DISTANCE OF 47.09 FEET; (18) N59°24'11"E, A DISTANCE OF 46.11 FEET; (19) N51°27'04"E, A DISTANCE OF 32.38 FEET; (20) N64°20'52"E, A DISTANCE OF 39.58 FEET; (21) N67°16'33"E, A DISTANCE OF 32.02 FEET; (22) N74°00'21"E, A DISTANCE OF 38.29 FEET; (23) N58°23'53"E, A DISTANCE OF 26.36 FEET; (24) N89°36'31"E, A DISTANCE OF 26.41 FEET; (25) N71°06'07"E, A DISTANCE OF 41.45 FEET; (26) N84°42'39"E, A DISTANCE OF 23.89 FEET; THENCE S00°13'22"W, A DISTANCE OF 2600.23 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF UPPER MANATEE RIVER ROAD; THENCE N89°29'59"W, A DISTANCE OF 827.22 FEET TO THE POINT OF BEGINNING.

Real Estate Details

[Back](#)

[Print Bill](#)

Navigate to the payment section below to view/print receipts.

PROPERTY DETAIL						
MORGAN, ROXANNE E 15051 UPPER MANATEE RIVER RD BRADENTON, FL 34212-9506						
REAL ESTATE PROPERTY ID #: 535510059						
TAX YEAR: 2017 <input type="checkbox"/>						
PROPERTY ADDRESS: 15051 UPPER MANATEE RIVER RD BRADENTON FL 34212						
STATUS: Paid						
LEGAL DESCRIPTION: FROM THE SE COR OF SEC 15, RUN S 89 DEG 59 MIN 58 SEC W, (ASSUMED BEARING), ALG THE S LN OF SD SEC 15, A DIST OF 2319.31 FT; TH N 00 DEG 19 MIN 38 ...See tax roll for continuationFull Legal						
PRIOR YEARS DUE:						
Market Value:						1,044,364
Assessed Value:						0
EXEMPTIONS:						
Homestead						25,000
Additional Homestead Amd1						25,000
EI CORRECTION:						
AD VALOREM TAX:						
Taxing Authority	Assessed Value	Exemptions	Taxable Value	Millage Rate	Taxes Levied	
BD OF COUNTY COMMISSIONERS	216,834.00	50,000.00	166,834.00	5.5982	933.97	
TRANSPORTATION TRUST FUND	216,834.00	50,000.00	166,834.00	0.2513	41.93	
LIBRARY OPERATIONS	216,834.00	50,000.00	166,834.00	0.2475	41.29	
CHILDRENS' SERVICES	216,834.00	50,000.00	166,834.00	0.3333	55.61	
SCHOOL BOARD REQUIRED EFFORT	216,834.00	25,000.00	191,834.00	4.3600	836.40	
SCHOOL BOARD BASIC DISCRETIONARY	216,834.00	25,000.00	191,834.00	0.7480	143.49	
SCHOOL BOARD CAPITAL IMPROVEMENT	216,834.00	25,000.00	191,834.00	1.5000	287.75	
SOUTHWEST FLA WATER MG - DISTRICTWIDE	216,834.00	50,000.00	166,834.00	0.3131	52.24	
MOSQUITO CONTROL DISTRICT	216,834.00	50,000.00	166,834.00	0.1279	21.34	
WEST COAST INLAND NAVIGATION DIST	216,834.00	50,000.00	166,834.00	0.0394	6.57	
2003 G O REFUNDING I & S	216,834.00	50,000.00	166,834.00	0.0023	0.38	
EAST MANATEE FIRE RESCUE	216,834.00	50,000.00	166,834.00	0.8000	133.47	
COUNTY UNINCORP - MSTU	216,834.00	50,000.00	166,834.00	0.8109	101.92	
TOTAL AD VALOREM TAX:						14,931.900
						\$2,656.38
NON AD VALOREM TAX:						
Code	Fund				Amount	
FD10	EAST MANATEE FIRE RESC				466.58	
TOTAL NON-AD VALOREM TAX:						466.58
GROSS TAX:						

				\$3,122.94
TOTAL:				\$3,122.94
PAYMENTS:				
Posted	Receipt	Paid By	Amount	Action
12/04/2017	H12042017P042269		2,998.02	receipt (editPayment.do?action=receipt&masterPaymentId=3391441) summary (editPayment.do?action=receiptSummary&masterPaymentId=3391441)
REFUND				
Posted				Refund Amount
Nothing found to display.				
Allow 4 to 6 weeks from date posted for processing. If not received after 6 weeks contact the Manatee County Tax Collector's office.				
Allow 4 to 6 weeks from date posted for processing. If not received after 6 weeks contact the Manatee County Tax Collector's office.				
ESCROW CODE:				
NAME:				
ADDRESS:				
Contact Info:				
THIS INFORMATION IS BELIEVED TO BE CORRECT BUT IS SUBJECT TO CHANGE AND NOT WARRANTED				
Copyright 2002-2017 Pacific Blue Software, Inc. - Version 2.03.00.0				

This instrument prepared by and
after recording return to:

Adron H. Walker, Esq.
Barnes Walker Title, Inc.
3119 Manatee Avenue W.
Bradenton, FL 34205

Parcel ID # 535510059

DS #19,600.00

[SPACE ABOVE THIS LINE FOR RECORDING DATA]

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed"), executed as of the 7 day of March, 2018, by Roxanne E. Morgan (the "Grantor"), joined by Brian J. Morgan, her husband, whose mailing address is 1825 Buccaneer Dr., Sarasota, FL 34231, to M/I Homes of Sarasota, LLC, a Delaware limited liability company (the "Grantee"), whose mailing address is 8433 Enterprise Circle, Suite 200, Lakewood Ranch, FL 34202.

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, and as part of an IRC Section 1031 Tax Deferred Exchange on the part of the Grantor, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Manatee County, Florida being more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

TOGETHER WITH, (i) all tenements, hereditaments, appurtenances, and other rights thereto belonging or in anywise appertaining; (ii) all of Grantor' right, title and interest, if any, in and to all air, surface, mineral and subsurface rights, easements and rights of way and ingress and egress rights; (iii) all right, title and interest of Grantor, if any, in and to any public road with every privilege, right, title, interest and estate reversion and remainder thereto belonging or in anywise thereto appertaining; and (iv) all improvements thereon (collectively with the land described in Exhibit "A", the "Property").

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor represents that the Property is neither the homestead nor residence of Grantor.

SUBJECT to real estate taxes for 2018 and subsequent years, and those restrictions, reservations, covenants, easements and other matters listed on Exhibit "B," provided reference to the same shall not reimpose any of them.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that, at the time of the delivery of this Deed, the Property is free and clear of all liens and encumbrances except taxes for 2018 and subsequent years, and restrictions, reservations, covenants, easements and other matters listed on Exhibit "B"; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through and under Grantor but against none other.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

Signed, sealed, and delivered
in the presence of:

[Signature]
Signature of Witness 1

Adron H. Walker
Print Name of Witness 1

[Signature]
Signature of Witness 2

MAGGIE MARSHALL

Print name of Witness 2

[Signature]
Roxanne E. Morgan

STATE OF FLORIDA)
COUNTY OF MANATEE) ss.:

The foregoing instrument was acknowledged before me this 6th day of March 2018, by Roxanne E. Morgan, who is personally known to me or who produced FL. Driver License as identification.

[Official Notarial Seal]



[Signature]
Notary Public

(Print or type name)

Commission No.: _____

My Commission Expires:

[Signature]
Signature of Witness 1

Adron H. Walker
Print name of Witness 1

[Signature]
Signature of Witness 2

MAGGIE MARSHALL

Print name of Witness 2

[Signature]
Brian J. Morgan

STATE OF FLORIDA)

COUNTY OF MANATEE)

) ss.:

The foregoing instrument was acknowledged before me this 6th day of March, 2018, by Brian J. Morgan, who is personally known to me or who produced UK Driver License as identification.

[Official Notarial Seal]

Maggie Marshall
Notary Public

(Print or type name)

Commission No.: _____

My Commission Expires: _____



EXHIBIT A
(Agricultural Parcel)

A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 34 SOUTH, RANGE 19 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

FROM THE SE CORNER OF SECTION 15, TOWNSHIP 34 SOUTH, RANGE 19 EAST, RUN THENCE S89°59'58"W (ASSUMED BEARING), ALONG THE SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 2319.31 FEET; THENCE N00°19'38"W, A DISTANCE OF 47.84 FEET TO THE NORTH RIGHT OF WAY LINE OF UPPER MANATEE RIVER ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE N00°19'38"W, A DISTANCE OF 2180.53 FEET TO A CONCRETE MARKER; CONTINUE THENCE N00°19'38"W, A DISTANCE OF 145 FEET, MORE OR LESS, TO THE CENTER LINE OF MANATEE RIVER; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF MANATEE RIVER, A DISTANCE OF 640 FEET, MORE OR LESS; THENCE S00°18'49"E, A DISTANCE OF 105 FEET, MORE OR LESS, TO A CONCRETE MARKER; THENCE CONTINUE S00°18'49"E, A DISTANCE OF 2583.77 FEET TO THE NORTH RIGHT OF WAY LINE OF UPPER MANATEE RIVER ROAD; THENCE S89°57'53"W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 497.35 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 15, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

LESS:

A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 34 SOUTH, RANGE 19 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SE CORNER OF SECTION 15, TOWNSHIP 34 SOUTH, RANGE 19 EAST, RUN THENCE S89°59'58"W (ASSUMED BEARING), ALONG THE SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 2319.31 FEET; THENCE N00°19'38"W, A DISTANCE OF 47.84 FEET TO THE NORTH RIGHT OF WAY LINE OF UPPER MANATEE RIVER ROAD; THENCE N00°19'38"W, A DISTANCE OF 1889.37 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N00°19'38"W, A DISTANCE OF 291.16 FEET TO A CONCRETE MARKER; THENCE N00°19'38"W, A DISTANCE OF 145 FEET, MORE OR LESS, TO THE CENTER LINE OF MANATEE RIVER; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF MANATEE RIVER, A DISTANCE OF 640 FEET; MORE OR LESS; THENCE S00°18'49"E, A DISTANCE OF 105 FEET, MORE OR LESS, TO A CONCRETE MARKER; THENCE S00°18'49"E, A DISTANCE OF 478.42 FEET; THENCE S89°41'03"W A DISTANCE OF 275.17 FEET; THENCE S40°27'19"W, A DISTANCE OF 110.31 FEET; THENCE S00°18'57"E, A DISTANCE OF 130.00 FEET; THENCE S89°41'03"W, A DISTANCE OF 150.59 FEET TO THE POINT OF BEGINNING.

Exhibit A

TOGETHER WITH:

Parcel 2:

From the SE corner of Section 15, Township 34 South, Range 19 East, run thence S 89°59'58" W (assumed bearing), along the South line of said Section 15, a distance of 2649.31 feet to the SW corner of the SE 1/4 of said Section 15; thence N 00°19'38" W, along the West line of said SE 1/4, a distance of 47.64 feet to the North right of way of Upper Manatee River Road and the Point of Beginning; continue thence N 00°19'38" W, along said West line, a distance of 2114.62 feet to a concrete marker; continue thence N 00°19'38" W, a distance of 95 feet, more or less, to the center line of Manatee River; thence Northeasterly along the center line of Manatee River, distance of 380 feet, more or less; thence S 00°19'38" E, a distance of 145 feet, more or less, to concrete marker; continue thence S 00°19'38" E, a distance of 2180.53 feet to the North right of way line of Upper Manatee River Road; thence S 89°57'53" W, along said right of way line, a distance of 330.06 feet to the Point of Beginning, lying and being in Section 15, Township 34 South, Range 19 East, Manatee County, Florida.

to

EXHIBIT B

1. Temporary Septic Tank Agreement, as recorded in O. R. Book 596, Page 320, of the Public Records of Manatee County, Florida.
2. Easements in favor of Florida Power & Light Company, as recorded in O. R. Book 1302, Page 395, and O. R. Book 1302, Page 401, both of the Public Records of Manatee County, Florida.

This instrument prepared by and
after recording return to:

Adron H. Walker, Esq.
Barnes Walker Title, Inc.
3119 Manatee Avenue W.
Bradenton, FL 34205

Parcel ID # 535510059

Tax Stamps \$10,500.00

[SPACE ABOVE THIS LINE FOR RECORDING DATA]

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed"), executed as of the 7th day of March, 2018, by Roxanne E. Morgan (the "Grantor"), joined by Brian J. Morgan, her husband, whose mailing address is 1825 Buccaneer Dr., Sarasota, FL 34231, to M/I Homes of Sarasota, LLC, a Delaware limited liability company (the "Grantee"), whose mailing address is 8433 Enterprise Circle, Suite 200, Lakewood Ranch, FL 34202.

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Manatee County, Florida being more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

TOGETHER WITH, (i) all tenements, hereditaments, appurtenances, and other rights thereto belonging or in anywise appertaining; (ii) all of Grantor's right, title and interest, if any, in and to all air, surface, mineral and subsurface rights, easements and rights of way and ingress and egress rights; (iii) all right, title and interest of Grantor, if any, in and to any public road with every privilege, right, title, interest and estate reversion and remainder thereto belonging or in anywise thereto appertaining; and (iv) all improvements thereon (collectively with the land described in Exhibit "A", the "Property").

TO HAVE AND TO HOLD, the same in fee simple forever.

SUBJECT to real estate taxes for 2018 and subsequent years, and those restrictions, reservations, covenants, easements and other matters listed on Exhibit "B," provided reference to the same shall not reimpose any of them.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that, at the time of the delivery of this Deed, the Property is free and clear of all liens and encumbrances except taxes for 2018 and subsequent years, and restrictions, reservations, covenants, easements and other matters listed on Exhibit "B"; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through and under Grantor but against none other.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

Signed, sealed, and delivered
in the presence of:

[Signature]
Signature of Witness 1

Adrian H. Walker
Print name of Witness 1

[Signature]
Signature of Witness 2

MAGGIE MARSHALL
Print name of Witness 2

[Signature]
Roxanne E. Morgan

STATE OF FLORIDA)
COUNTY OF MANATEE) ss.:

The foregoing instrument was acknowledged before me this 6th day of March, 2018, by Roxanne E. Morgan, who is personally known to me or who produced Driver's License as identification.

[Official Notarial Seal]



[Signature]
Notary Public

(Print or type name)

Commission No.:

My Commission Expires:

[Signature]
Signature of Witness 1

Adrian H. Walker
Print name of Witness 1

[Signature]
Signature of Witness 2

MAGGIE MARSHALL
Print name of Witness 2

[Signature]
Brian J. Morgan

STATE OF FLORIDA)

COUNTY OF MANATEE)

) ss.:

The foregoing instrument was acknowledged before me this 6th day of March, 2018, by Brian J. Morgan, who is personally known to me or who produced UK Drivers License as identification.

[Official Notarial Seal]

M. Marshall
Notary Public

(Print or type name)

Commission No.: _____

My Commission Expires: _____

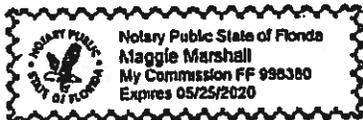


EXHIBIT A
(Home Parcel)

A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 34 SOUTH, RANGE 19 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SE CORNER OF SECTION 15, TOWNSHIP 34 SOUTH, RANGE 19 EAST, RUN THENCE S89°59'58"W (ASSUMED BEARING), ALONG THE SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 2319.31 FEET; THENCE N00°19'38"W, A DISTANCE OF 47.84 FEET TO THE NORTH RIGHT OF WAY LINE OF UPPER MANATEE RIVER ROAD; THENCE N00°19'38"W, A DISTANCE OF 1889.37 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N00°19'38"W, A DISTANCE OF 291.16 FEET TO A CONCRETE MARKER; THENCE N00°19'38"W, A DISTANCE OF 145 FEET, MORE OR LESS, TO THE CENTER LINE OF MANATEE RIVER; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF MANATEE RIVER, A DISTANCE OF 640 FEET; MORE OR LESS; THENCE S00°18'49"E, A DISTANCE OF 105 FEET, MORE OR LESS, TO A CONCRETE MARKER; THENCE S00°18'49"E, A DISTANCE OF 478.42 FEET; THENCE S89°41'03"W A DISTANCE OF 275.17 FEET; THENCE S40°27'19"W, A DISTANCE OF 110.31 FEET; THENCE S00°18'57"E, A DISTANCE OF 130.00 FEET; THENCE S89°41'03"W, A DISTANCE OF 150.59 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

1. Temporary Septic Tank Agreement, as recorded in O. R. Book 596, Page 320, of the Public Records of Manatee County, Florida.
2. Easements in favor of Florida Power & Light Company, as recorded in O. R. Book 1302, Page 395, and O. R. Book 1302, Page 401, both of the Public Records of Manatee County, Florida.

This instrument prepared by
Kelli Gross/FPL
P.O. Box 149/BA 34206

401524

RWO/SIO/TWO/ER _____ PROJECT NAME FOUCHER'S POLE BARN
Sec. 15, Twp. 34 S, Rge. 19 E TLN # 5-2481-6245-0-5

EASEMENT
Form 3722A (Stocked) Rev. 2/88

The undersigned, in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its licensees, agents, successors, and assigns, an easement forever for the construction, operation and maintenance of overhead and underground electric utility facilities (including wires, poles, guys, cables, conduits and appurtenant equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage, as well as, the size of and remove such facilities or any of them within an easement 10 feet in width described as follows:

LEGAL DESCRIPTION:

FROM THE S.E. CORNER OF SECTION 15, TOWNSHIP 34 SOUTH, RANGE 19 EAST, RUN THENCE S 89°59'58" W (ASSUMED BEARING), ALONG THE SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 2319.31 FEET; THENCE N 00°19'38" W, A DISTANCE OF 47.84 FEET TO THE NORTH RIGHT OF WAY LINE OF UPPER MANATEE RIVER ROAD AND THE POINT OF BEGINNING; CONTINUE THENCE N 00°19'38" W, A DISTANCE OF 2180.53 FEET TO A CONCRETE MARKER; CONTINUE THENCE N 00°19'38" W, A DISTANCE OF 145 FEET, MORE OR LESS, TO THE CENTER LINE OF MANATEE RIVER; THENCE NORTHEASTERLY, ALONG THE CENTER LINE OF MANATEE RIVER, A DISTANCE OF 640 FEET, MORE OR LESS; THENCE S 00°18'49" E, A DISTANCE OF 105 FEET, MORE OR LESS, TO A CONCRETE MARKER; THENCE CONTINUE S _____ E, A DISTANCE OF 2583.77 FEET TO THE NORTH RIGHT OF WAY LINE OF UPPER MANATEE RIVER ROAD; THENCE S 89°57'53" W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 497.35 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 15, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA. CONTAINING 28.7 ACRES, MORE OR LESS.

EASEMENT DESCRIPTION

AN EASEMENT, 10 FEET IN WIDTH, THE CENTERLINE OF WHICH BEGINS AT A POINT ON THE WEST PROPERTY LINE, SAID POINT BEING LOCATED 1259 FEET NORTH OF THE POINT OF BEGINNING OF THE ABOVE DESCRIBED PROPERTY; THENCE RUN EASTERLY TO A POINT LOCATED 440 FEET EAST OF THE WEST PROPERTY LINE AND 1272 FEET NORTH OF THE SOUTH PROPERTY LINE OF THE ABOVE DESCRIBED PROPERTY.

Together with the right to permit any other person, firm or corporation to attach wires to any facilities hereunder and lay cable and conduit within the easement and to operate the same for communications purposes; the right of ingress and egress to said premises at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the easement area; the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the easement area which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the land heretofore described, over, along, under and across the roads, streets or highways adjoining or through said property.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on 3/23, 1990

Signed, sealed and delivered in the presence of:

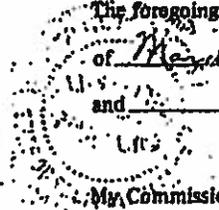
[Signature] _____ (Seal)
[Signature] _____ (Seal)

RECORD VERIFIED
R.B. SHORE, CLERK OF CIRCUIT COURT
BY: [Signature]

FILED AND RECORDED
R.B. SHORE, CLERK
MANATEE COUNTY, FL.
JUN 29 3 01 PM '90

STATE OF Florida AND COUNTY OF Manatee

This foregoing instrument was acknowledged before me this 23rd day of March, 1990, by Robert O. Foucher
and _____
of _____
and _____
DEPUTY CLERK



Marilyn Kousman
Notary Public, State of Florida

O.R. 1302 PG 0395

This instrument prepared by
Kelli Gross/FPL
P.O. Box 149/BA 34206

401527

RWO/SIO/TWO/ER 4759-1-520 PROJECT NAME POUCHER'S POLE BARN
Sec. 15, Twp. 34 S, Rgs. 19 E TLN # 5-2481-6245-0-5

EASEMENT
Form 3727A (Blocked) Rev. 2/86

The undersigned, in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its licensees, agents, successors, and assigns, an easement forever for the construction, operation and maintenance of overhead and underground electric utility facilities (including wires, poles, guys, cables, conduits and appurtenant equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage, as well as, the size of and remove such facilities or any of them with in an easement 10 feet in width described as follows:

LEGAL DESCRIPTION:

SECTION/TOWNSHIP/RANGE = 15/34S/19E BEGINNING AT CENTER OF MANATEE RIVER APPROXIMATELY 160 FEET SOUTH OF NW CORNER OF NW 1/4 OF SE 1/4 SECTION 15, THENCE SOUTH TO A STAKE AT SW CORNER OF NW 1/4 OF SE 1/4 OF SAID SECTION, THENCE EAST 330 FEET, NORTH TO STAKE IN CENTER OF RIVER, THENCE WESTWARDLY ALONG CENTER OF MANATEE RIVER TO P O B, ALSO THE WEST 330 FEET OF SW 1/4 OF SE 1/4 & LESS SOUTH 40 FEET FOR ROAD R/W.

EASEMENT DESCRIPTION:

AN EASEMENT, 10 FEET IN WIDTH, THE CENTERLINE OF WHICH BEGINS AT A POINT ON THE EAST PROPERTY LINE, SAID POINT BEING LOCATED 1299 FEET N 00°19'38" OF SE CORNER OF THE SW 1/4 OF SW 1/4 OF SE 1/4 OF SECTION 15; THENCE RUN WESTLY A DISTANCE OF 50 FEET OF THE ABOVE DESCRIBED PROPERTY. THIS EASEMENT WILL BE USED TO SERVE THE PARCEL ADJACENT TO THE EAST PROPERTY LINE. IT WILL NOT BE USED TO SERVE SAID ADJACENT PARCEL AT SUCH TIME IT IS EXTENSIVELY REDEVELOPED.

Together with the right to permit any other person, firm or corporation to attach wires to any facilities hereunder and lay cable and conduit within the easement and to operate the same for communications purposes; the right of ingress and egress to said premises at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the easement area; the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the easement area which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the land heretofore described, over, along, under and across the roads, streets or highways adjoining or through said property.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on

April 30, 1970

Signed, sealed and delivered in the presence of:

Shirley Figley
Donna Adams

RECORD VERIFIED
R.B. SHORE, CLERK OF CIRCUIT COURT

By: [Signature]

Arthur M. Ball (Seal)

Donna Adams (Seal)

STATE OF FLORIDA AND COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 30th day of APRIL, 19 70, by Arthur M. Ball, Shirley Figley, DOCUMENTARY TAX PD. 55
and Donna Adams H. B. SHORE, CLERK MANATEE COUNTY

By: [Signature]
DEPUTY CLERK

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: NOV. 17, 1991.
CHOOSE YOUR NOTARY PUBLIC UNDERWRITERS.

Notary Public State of Florida

AND RECORDED
R.B. SHORE, CLERK
MANATEE COUNTY, FL.
3 01 PM '70

O.R. 1302 Pg 0401

The West half of the following described parcels:
Parcel #1. The SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 15, Township 34 South, Range 19 East, excepting the West 330 feet thereof.

Parcel #2. Beginning at a stake in the center of Manatee River approximately 166 feet south of the NW corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sect. 15, Tp. 34 So., Range 19 East, thence south to a stake at the SW corner of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section, Township and Range, thence East 1320 feet, thence North to a stake in centre of Manatee River, thence westwardly along centre of Manatee River to point of beginning, containing 40 acres, more or less, LESS the west 330 feet thereof.

SUBJECT to life estate in grantors, that is, grantees may not come into the use and enjoyment of said property until the death of the last surviving of the grantors.

Provided, also, that grantee, his heirs and assigns, may not sell, convey, lease or encumber his interest in said land (remainder) as long as either grantor is living.

457707

FILED AND RECORDED
FEB 21 11 16 AM '73
M. J. McINNIS, CLERK
MANATEE CO. FLA.

457707

OFF REC 596 PAGE 321

CONCURRENCY CERTIFICATE OF LEVEL OF SERVICE COMPLIANCE

**Public Works Department
Manatee County, Florida**

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

Date Issued: October 6, 2017 **Expiration Date:** October 6, 2020
Certificate Number: CLOS-17-055
Project Name: Morgan/Riverside Preserve
Project File No.: PDR-17-02(Z)(P)
Type of Development Order: Preliminary Site Plan
Location: Sec.: 15 **Twp.:** 34 **Range:** 19
DP# 535510059 **Wastewater Treatment Plant:** SE **Land Acres:** 46.7589
Address: 15051 Upper Manatee River Road, SCT

MUST THE DEVELOPMENT ORDER CONTAIN CONDITIONS AND AGREEMENTS TO ASSURE COMPLIANCE?

YES XX NO _____

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

APPROVAL:

This development complies with the Comprehensive Plan Concurrency requirements:

Sheffield

Approved by: Public Works Dept., Transportation Planning Division
(Traffic circulation, mass transit, drainage, solid waste, parks, school facilities)

* 126 Single Family Detached Units

** Concurrency for potable water and sanitary sewer may only be applied for at the time of Final Site Plan or Construction Drawings.



Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899
(352) 796-7211 or 1-800-423-1476 (FL only)
SUNCOM 628-4150 TDD only 1-800-231-6103 (FL only)
On the Internet at: WaterMatters.org

An Equal
Opportunity
Employer

Bartow Service Office
170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Service Office
6750 Fruitville Road
Sarasota, Florida 34240-9711
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Service Office
7601 Highway 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

January 30, 2018

Roxanne Morgan
15051 Upper Manatee River Road
Bradenton, FL 34212

**Subject: Notice of Intended Agency Action - Approval
ERP Individual Construction**
Project Name: Riverside Preserve
App ID/Permit No: 753974 / 43043249.000
County: Manatee
Sec/Twp/Rge: S15/T34S/R19E

Dear Permittee(s):

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

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

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

Sincerely,

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

cc: Dillon Reeves
Michael Ferdinand, P.E., ZNS Engineering, L.C.



Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899
(352) 796-7211 or 1-800-423-1476 (FL only)
SUNCOM 628-4150 TDD only 1-800-231-6103 (FL only)
On the Internet at: WaterMatters.org

An Equal
Opportunity
Employer

Bartow Service Office
170 Century Boulevard
Bartow, Florida 33830-7700
(883) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Service Office
6750 Fruitville Road
Sarasota, Florida 34240-9711
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Service Office
7601 Highway 301 North
Tampa, Florida 33637-6759
(813) 885-7481 or
1-800-836-0797 (FL only)

January 30, 2018

Roxanne Morgan
15051 Upper Manatee River Road
Bradenton, FL 34212

**Subject: Notice of Agency Action - Approval
ERP Individual Construction**

Project Name: Riverside Preserve
App ID/Permit No: 753974 / 43043249.000
County: Manatee
Sec/Twp/Rge: S15/T34S/R19E

Dear Permittee(s):

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

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

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

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

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

Sincerely,

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

Enclosures: Approved Permit w/Conditions Attached
 As-Built Certification and Request for Conversion to Operation Phase
 Notice of Authorization to Commence Construction
 Notice of Rights
cc: Dillon Reeves
 Michael Ferdinand, P.E., ZNS Engineering, L.C.

**SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
ENVIRONMENTAL RESOURCE
INDIVIDUAL CONSTRUCTION
PERMIT NO. 43043249.000**

EXPIRATION DATE: **January 30, 2023**

PERMIT ISSUE DATE: **January 30, 2018**

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

PROJECT NAME: Riverside Preserve
GRANTED TO: Roxanne Morgan
 15051 Upper Manatee River Road
 Bradenton, FL 34212
OTHER PERMITTEES: N/A

ABSTRACT: This permit authorizes the construction of a stormwater management system serving a 44.5 acre residential subdivision. Water quality treatment and peak discharge attenuation will be provided by two (2) proposed wet detention ponds. A floodplain compensation pond is also proposed. The site is located at the northeast quadrant of the intersection of Upper Manatee River Road and Williams Road in Manatee County, Florida. Information regarding the stormwater management system, 100-year floodplain, wetlands and/or surface waters is stated below and on the permitted construction drawings for the project.

OP. & MAIN. ENTITY: Riverside Preserve Homeowners Association
OTHER OP. & MAIN. ENTITY: N/A
COUNTY: Manatee
SEC/TWP/RGE: S15/T34S/R19E
**TOTAL ACRES OWNED
OR UNDER CONTROL:** 46.75
PROJECT SIZE: 44.50 Acres
LAND USE: Residential
DATE APPLICATION FILED: October 06, 2017
AMENDED DATE: N/A

I. Water Quantity/Quality

POND No.	Area Acres @ Top of Bank	Treatment Type
1	3.85	MAN-MADE WET DETENTION
2	1.85	MAN-MADE WET DETENTION
FP Comp-1	2.85	NO TREATMENT SPECIFIED
	Total: 8.55	

Water Quality/Quantity Comments:

The project consists of a 126 unit residential subdivision. Water quality treatment and attenuation will be provided by proposed wet detention Ponds 1 and 2. Pond FP Comp-1 is a proposed floodplain compensation pond.

Upper Manatee River Road widening/turn lane improvements are also proposed in conjunction with the project. Consistent with Exempt Activities Rule 62-330.051(4)(c), F.A.C. the Upper Manatee River Road widening/turn lane improvements do not require water quality treatment/attenuation.

Elevations referenced on the construction plans are based on the 1988 North American Geodetic Vertical Datum (NAVD).

A mixing zone is not required.

A variance is not required.

II. 100-Year Floodplain

Encroachment (Acre-Feet of fill)	Compensation (Acre-Feet of excavation)	Compensation Type	Encroachment Result* (feet)
9.86	17.31	Equivalent Excavation	N/A

Floodplain Comments:

The project is located within FEMA Flood Zones AE, A and X. Floodplain compensation Pond FP Comp-1 will provide 17.31 acre-feet of compensation for 9.86 acre-feet of encroachment.

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

III. Environmental Considerations

Wetland/Other Surface Water Information

Wetland/Other Surface Water Name	Total Acres	Not Impacted Acres	Permanent Impacts		Temporary Impacts	
			Acres	Functional Loss*	Acres	Functional Loss*
OSW 1	0.56	0.56	0.00	0.00	0.00	0.00
OSW 2	0.43	0.00	0.43	0.00	0.00	0.00
OSW 3	0.08	0.00	0.08	0.00	0.00	0.00
OSW 4	0.18	0.00	0.18	0.00	0.00	0.00
OSW 5	0.15	0.00	0.15	0.00	0.00	0.00
OSW 6	0.19	0.00	0.19	0.00	0.00	0.00
OSW 7	0.12	0.00	0.12	0.00	0.00	0.00
Wetland A	0.25	0.25	0.00	0.00	0.00	0.00
Wetland B	0.06	0.06	0.00	0.00	0.00	0.00
Wetland C	0.04	0.04	0.00	0.00	0.00	0.00
Total:	2.06	0.91	1.15	0.00	0.00	0.00

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

Wetland/Other Surface Water Comments:

There are 0.35 acre of wetlands (FLUCCS 640) located within the project area for this ERP. Wetland impacts are not proposed or authorized by this permit. There are 1.71 acres of surface waters, consisting of upland cut ditches (FLUCCS 510) and upland cut ponds (FLUCCS 534), located within the project area. Permanent dredging and filling impacts to 1.15 acres of the project surface waters will occur for construction of the project.

Mitigation Information

Mitigation Comments:

Mitigation is not required for permanent filling impacts to the upland cut ditches pursuant to Subsection 10.2.2.2 of the ERP Applicant's Handbook Vol. I. Under this Subsection, mitigation is not required for impacts to drainage ditches that were constructed in uplands and do not provide significant habitat for threatened or endangered species and were not constructed to divert natural stream flow.

Mitigation is not required for permanent dredging and filling impacts to the upland cut ponds pursuant to Subsection 10.2.2.2 of the ERP Applicant's Handbook Vol. I. Under this Subsection, mitigation is not required for impacts to wholly owned ponds that were constructed in uplands, which are less than one acre in area and do not provide significant habitat for threatened or endangered species.

Specific Conditions

1. If the ownership of the project area covered by the subject permit is divided, with someone other than the Permittee becoming the owner of part of the project area, this permit may be terminated, unless the terms of the permit are modified by the District or the permit is transferred pursuant to Rule 40D-1.6105, F.A.C. In such situations, each land owner shall obtain a permit (which may be a modification of this permit) for the land owned by that person. This condition shall not apply to the division and sale of lots or units in residential subdivisions or condominiums.
2. The Permittee shall retain the design professional registered or licensed in Florida, to conduct on-site observations of construction and assist with the as-built certification requirements of this project. The Permittee shall inform the District in writing of the name, address and phone number of the design professional so employed. This information shall be submitted prior to construction.
3. Wetland buffers shall remain in an undisturbed condition except for approved drainage facility construction/maintenance. No owner of property within the subdivision may perform any work, construction, maintenance, clearing, filling or any other type of activities within the wetlands, wetland buffers, and drainage easements described in the approved permit and recorded plat of the subdivision, unless prior approval is received from the Southwest Florida Water Management District.
4. The following boundaries, as shown on the approved construction drawings, shall be clearly delineated on the site prior to initial clearing or grading activities:
 - a. wetland and surface water areas
 - b. wetland buffers

The delineation shall endure throughout the construction period and be readily discernible to construction and District personnel.
5. The following language shall be included as part of the deed restrictions for each lot:

"No owner of property within the subdivision may construct or maintain any building, residence, or structure, or undertake or perform any activity in the wetlands, buffer areas, and drainage easements described in the approved permit and recorded plat of the subdivision, unless prior approval is received from the Southwest Florida Water Management District."
6. Rights-of-way and easement locations necessary to construct, operate and maintain all facilities, which constitute the permitted stormwater management system, and the locations and limits of all wetlands, wetland buffers, upland buffers for water quality treatment, 100-year floodplain areas and floodplain compensation areas, shall be shown on the final plat recorded in the County Public Records. Documentation of this plat recording shall be submitted to the District with the As-Built Certification and Request for Conversion to Operational Phase Form, and prior to beneficial occupancy or use of the site.
7. Copies of the following documents in final form, as appropriate for the project, shall be submitted to the Regulation Division:
 - a. homeowners, property owners, master association or condominium association articles of incorporation, and
 - b. declaration of protective covenants, deed restrictions or declaration of condominium

The Permittee shall submit these documents with the submittal of the Request for Transfer of

Environmental Resource Permit to the Perpetual Operation Entity form.

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

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

9. The removal of littoral shelf vegetation (including cattails) from wet detention ponds is prohibited unless otherwise approved by the District. Removal includes dredging, the application of herbicide, cutting, and the introduction of grass carp. Any questions regarding authorized activities within the wet detention ponds shall be addressed to the District's Engineering Manager at the Tampa Service Office.

10. The Permittee shall comply with the following conditions intended to protect manatees from direct project effects:

a. All personnel associated with the project shall be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The Permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.

b. All vessels associated with the construction project shall operate at "Idle Speed/ No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a 4-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.

c. Siltation or turbidity barriers shall be made of material in which manatees cannot become entangled, shall be properly secured, and shall be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.

d. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.

e. Any collision with or injury to a manatee shall be reported immediately to the Florida Fish and Wildlife Conservation Commission (FWC) Hotline at 1-888-404-3922. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida and to FWC at ImperiledSpecies@myFWC.com.

f. Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs shall be removed by the Permittee upon completion of the project. Temporary signs that have already been approved for this use by the FWC must be used. One sign which reads *Caution: Boaters* must be posted. A second sign measuring at least 8 1/2 by 11 " explaining the requirements for "Idle Speed/No Wake" and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities. These signs can be viewed at MyFWC.com/manatee. Questions concerning these signs can be sent to the email address listed above.

11. All lots abutting wet detention ponds shall have the following language (or similar language as

approved in writing by the District Service Office that services this permit), as part of the deed restrictions:

"The lot owners shall not remove native vegetation (including cattails) that becomes established within the wet detention ponds abutting their property. Removal includes dredging, the application of herbicide, cutting, and the introduction of grass carp. Lot owners shall address any questions regarding authorized activities within the wet detention ponds to SWFWMD."

12. If limestone bedrock is encountered during construction of the stormwater management system, the District must be notified and construction in the affected area shall cease.
13. The Permittee shall notify the District of any sinkhole development in the stormwater management system within 48 hours of discovery and must submit a detailed sinkhole evaluation and repair plan for approval by the District within 30 days of discovery.
14. The Permitted Plan Set for this project includes the set received by the District on January 24, 2018.
15. The operation and maintenance entity shall provide for the inspection of the permitted project after conversion of the permit to the operation and maintenance phase. For systems utilizing retention or wet detention, the inspections shall be performed five (5) years after operation is authorized and every five (5) years thereafter.

The operation and maintenance entity must maintain a record of each inspection, including the date of inspection, the name and contact information of the inspector, whether the system was functioning as designed and permitted, and make such record available upon request of the District.

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

16. District staff must be notified in advance of any proposed construction dewatering. If the dewatering activity is likely to result in offsite discharge or sediment transport into wetlands or surface waters, a written dewatering plan must either have been submitted and approved with the permit application or submitted to the District as a permit prior to the dewatering event as a permit modification. A water use permit may be required prior to any use exceeding the thresholds in Chapter 40D-2, F.A.C.
17. Off-site discharges during construction and development shall be made only through the facilities authorized by this permit. Water discharged from the project shall be through structures having a mechanism suitable for regulating upstream stages. Stages may be subject to operating schedules satisfactory to the District.
18. The permittee shall complete construction of all aspects of the stormwater management system, including wetland compensation (grading, mulching, planting), water quality treatment features, and discharge control facilities prior to beneficial occupancy or use of the development being served by this system.
19. The following shall be properly abandoned and/or removed in accordance with the applicable regulations:

- a. Any existing wells in the path of construction shall be properly plugged and abandoned by a licensed well contractor.
 - b. Any existing septic tanks on site shall be abandoned at the beginning of construction.
 - c. Any existing fuel storage tanks and fuel pumps shall be removed at the beginning of construction.
20. All stormwater management systems shall be operated to conserve water in order to maintain environmental quality and resource protection; to increase the efficiency of transport, application and use; to decrease waste; to minimize unnatural runoff from the property and to minimize dewatering of offsite property.
21. Each phase or independent portion of the permitted system must be completed in accordance with the permitted plans and permit conditions prior to the occupation of the site or operation of site infrastructure located within the area served by that portion or phase of the system. Each phase or independent portion of the system must be completed in accordance with the permitted plans and permit conditions prior to transfer of responsibility for operation and maintenance of that phase or portion of the system to a local government or other responsible entity.
22. This permit is valid only for the specific processes, operations and designs indicated on the approved drawings or exhibits submitted in support of the permit application. Any substantial deviation from the approved drawings, exhibits, specifications or permit conditions, including construction within the total land area but outside the approved project area(s), may constitute grounds for revocation or enforcement action by the District, unless a modification has been applied for and approved. Examples of substantial deviations include excavation of ponds, ditches or sump areas deeper than shown on the approved plans.
23. A "Recorded notice of Environmental Resource Permit," Form No. 62-330.090(1), shall be recorded (by the District) in the public records of the County(s) where the project is located.
24. Cleared sites such as areas that have undergone surface scraping may attract ground nesting species such as least terns or other imperiled beach-nesting birds (IBNB) during nesting season. IBNB nests have been documented on a variety of disturbed sites, including construction sites (FWC 2013). IBNB deposit their eggs in shallow depressions or scrapes in the substrate, possibly lined with pebbles, grasses, or coquina shells (FWC 2013). Egg-laying for colonial and solitary beach nesting birds usually begins in mid-February. Colonies can range in size from a few breeding pairs to many hundreds (FWC 2013). FWC staff recommends the following measures to reduce nesting potential during construction:
- a. Conduct construction activities outside of the breeding season (generally April through August),
 - b. Clear the site only when ready to build, and
 - c. Avoid leaving cleared areas with little to no activity for an extended amount of time.
- If nesting is observed, we recommend contacting FWC staff to discuss necessary nest buffers and potential permitting alternatives. For additional information, please refer to FWC's Breeding Bird Protocol for Florida's Seabirds and Shorebirds located at the following web address:
<https://public.myfwc.com/crossdoi/shorebirds/PDF-files/BreedingBirdProtocolForFloridasSeabirdsAndShorebirds.pdf>.
25. Suitable habitat for Southeastern American kestrels may be found within the proposed project area and a species of kestrel was observed onsite. FWC staff recommends that the permittee conduct kestrel surveys between May and July to avoid confusion with the migratory subspecies of American kestrel (*Falco sparverius*). Survey guidelines, reporting criteria, and habitat needs for

the Southeastern American kestrel can be found within the Florida Wildlife Conservation Guide (FWCG) at the following website:
http://fwcg.myfwc.com/docs/American_Kestrel_Technical_Report.pdf. If surveys encounter active nest cavities, FWC recommends avoiding project activities within 150 meters of the nest tree during the breeding season (mid-March to mid-June). If nesting is discovered after construction has begun or if maintaining the recommended buffer is not possible, FWC recommends that the applicant contact FWC staff (Jason.Wagman@MyFWC.com) to discuss potential permitting needs. In areas of suitable kestrel habitat, we recommend retaining snags whenever possible.

GENERAL CONDITIONS

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

Michelle K. Hopkins, P.E.

Authorized Signature

EXHIBIT A

GENERAL CONDITIONS:

- 1 The following general conditions are binding on all individual permits issued under this chapter, except where the conditions are not applicable to the authorized activity, or where the conditions must be modified to accommodate, project-specific conditions.
 - a. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C., or the permit may be revoked and the permittee may be subject to enforcement action.
 - b. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the Agency staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.
 - c. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the *State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007)*, and the *Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008)*, which are both incorporated by reference in subparagraph 62-330.050(8)(b)5, F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.
 - d. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice,"[effective date], incorporated by reference herein (<http://www.flrules.org/Gateway/reference.asp?No=Ref-02505>), indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5), F.A.C. If available, an Agency website that fulfills this notification requirement may be used in lieu of the form.
 - e. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.
 - f. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
 1. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex - "Construction Completion and Inspection Certification for Activities Associated with a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or
 2. For all other activities - "As-Built Certification and Request for Conversion to Operational Phase" [Form 62-330.310(1)].
 3. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.
 - g. If the final operation and maintenance entity is a third party:
 1. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as- built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction

needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.

2. Within 30 days of submittal of the as-built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.
- h. The permittee shall notify the Agency in writing of changes required by any other regulatory agency that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.
- i. This permit does not:
1. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;
 2. Convey to the permittee or create in the permittee any interest in real property;
 3. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
 4. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.
- j. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.
- k. The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.
- l. The permittee shall notify the Agency in writing:
1. Immediately if any previously submitted information is discovered to be inaccurate; and
 2. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.
- m. Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.
- n. If any prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, work involving subsurface disturbance in the immediate vicinity of such discoveries shall cease. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section, at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Such subsurface work shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and notification

shall be provided in accordance with Section 872.05, F.S. (2012).

- o. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.
 - p. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.
 - q. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the Agency will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.
 - r. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.
2. In addition to those general conditions in subsection (1) above, the Agency shall impose any additional project-specific special conditions necessary to assure the permitted activities will not be harmful to the water resources, as set forth in Rules 62-330.301 and 62-330.302, F.A.C., Volumes I and II, as applicable, and the rules incorporated by reference in this chapter.

SOUTHWEST FLORIDA
WATER MANAGEMENT DISTRICT

**NOTICE OF
AUTHORIZATION
TO COMMENCE CONSTRUCTION**

Riverside Preserve

PROJECT NAME

Residential

PROJECT TYPE

Manatee

COUNTY

S15/T34S/R19E

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

Roxanne Morgan

PERMITTEE

APPLICATION ID/PERMIT NO: 753974 / 43043249.000

DATE ISSUED: January 30, 2018



Michelle K. Hopkins, P.E.

Issuing Authority

**THIS NOTICE SHOULD BE CONSPICUOUSLY
DISPLAYED AT THE SITE OF THE WORK**

Notice of Rights

ADMINISTRATIVE HEARING

1. You or any person whose substantial interests are or may be affected by the District's intended or proposed action may request an administrative hearing on that action by filing a written petition in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), Uniform Rules of Procedure Chapter 28-106, Florida Administrative Code (F.A.C.) and District Rule 40D-1.1010, F.A.C. Unless otherwise provided by law, a petition for administrative hearing must be filed with (received by) the District within 21 days of receipt of written notice of agency action. "Written notice" means either actual written notice, or newspaper publication of notice, that the District has taken or intends to take agency action. "Receipt of written notice" is deemed to be the fifth day after the date on which actual notice is deposited in the United States mail, if notice is mailed to you, or the date that actual notice is issued, if sent to you by electronic mail or delivered to you, or the date that notice is published in a newspaper, for those persons to whom the District does not provide actual notice.
2. Pursuant to Subsection 373.427(2)(c), F.S., for notices of intended or proposed agency action on a consolidated application for an environmental resource permit and use of state-owned submerged lands concurrently reviewed by the District, a petition for administrative hearing must be filed with (received by) the District within 14 days of receipt of written notice.
3. Pursuant to Rule 62-532.430, F.A.C., for notices of intent to deny a well construction permit, a petition for administrative hearing must be filed with (received by) the District within 30 days of receipt of written notice of intent to deny.
4. Any person who receives written notice of an agency decision and who fails to file a written request for a hearing within 21 days of receipt or other period as required by law waives the right to request a hearing on such matters.
5. Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding District intended or proposed action is not available prior to the filing of a petition for hearing.
6. A request or petition for administrative hearing must comply with the requirements set forth in Chapter 28-106, F.A.C. A request or petition for a hearing must: (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's intended action or proposed action, (2) state all material facts disputed by the person requesting the hearing or state that there are no material facts in dispute, and (3) otherwise comply with Rules 28-106.201 and 28-106.301, F.A.C. Chapter 28-106, F.A.C. can be viewed at www.flrules.org or at the District's website at www.WaterMatters.org/permits/rules.
7. A petition for administrative hearing is deemed filed upon receipt of the complete petition by the District Agency Clerk at the District's Tampa Service Office during normal business hours, which are 8:00 a.m. to 5:00 p.m., Monday through Friday, excluding District holidays. Filings with the District Agency Clerk may be made by mail, hand-delivery or facsimile transfer (fax). The District does not accept petitions for administrative hearing by electronic mail. Mailed filings must be addressed to, and hand-delivered filings must be delivered to, the Agency Clerk, Southwest Florida Water Management District, 7601 Highway 301 North, Tampa, FL 33637-6759. Faxed filings must be transmitted to the District Agency Clerk at (813) 367-9776. Any petition not received during normal business hours shall be filed as of 8:00 a.m. on the next business day. The District's acceptance of faxed petitions for filing is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation, available for viewing at www.WaterMatters.org/about.

JUDICIAL REVIEW

1. Pursuant to Sections 120.60(3) and 120.68, F.S., a party who is adversely affected by District action may seek judicial review of the District's action. Judicial review shall be sought in the Fifth District Court of Appeal or in the appellate district where a party resides or as otherwise provided by law.
2. All proceedings shall be instituted by filing an original notice of appeal with the District Agency Clerk within 30 days after the rendition of the order being appealed, and a copy of the notice of appeal, accompanied by any filing fees prescribed by law, with the clerk of the court, in accordance with Rules 9.110 and 9.190 of the Florida Rules of Appellate Procedure (Fla. R. App. P.). Pursuant to Fla. R. App. P. 9.020(h), an order is rendered when a signed written order is filed with the clerk of the lower tribunal.



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

June 13, 2018

ZNS Engineering
Attn: Mr. Jeb C. Mulock, P.E.
201 5th Avenue Drive East
Bradenton, FL 34208

(JebM@znseng.com)

RE: **RIVERSIDE PRESERVE, PHASE I – (Private Subdivision)**
(PLN1804-0095)
Performance Cost Estimate
Required Private Improvements
Reason – (Earthwork, Roadway, Drainage, Reclaim Water)

Dear Mr. Mulock:

Your cost estimate for the above referenced bond, dated May 22, 2018, 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 \$2,571,867.68, which is 130% of your estimated cost, would be sufficient to assure the County completion of the required private improvements.

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

Sincerely,



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.
Greg Marcotte, Sr. Planning & Zoning Tech., Building & Development Services

ZNS|ENGINEERING

Land Planning Engineering Surveying Landscape Architecture

May 22, 2018

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

**RE: Required Private Improvements Estimate
Riverside Preserve Phase 1
MEPS 649/DTS 20170510/PDR-17-02/17-S-43(P)/FSP-17-68)
ZNS File No. 44299**

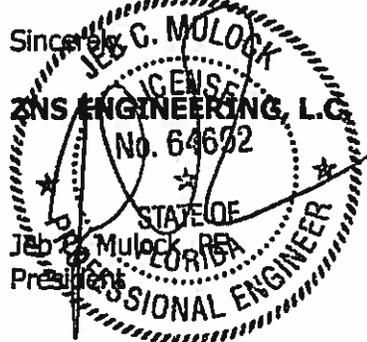
Dear Mr. Pari:

I hereby certify that the engineering costs outlined herein (attachment) represents our estimate of the cost of required private site work improvements to serve the above referenced development. This cost estimate is based on the contract quantities and costs for this project. This cost estimate has been prepared in order for the appropriate surety to be posted with Manatee County, guaranteeing completion of these improvements, thus enabling record plat processing prior to the completion of said improvements. Please note that estimates for public required infrastructure improvements are being submitted under separate cover.

Upon completion of your review and approval of this completion estimate of **\$2,571,867.68** please notify our office so that the appropriate surety may be obtained.

Thank you in advance for your cooperation. Please advise if you should have any questions or require additional information.

Sincerely,



Attachment
cc: Jane Oliver

REQUIRED PRIVATE IMPROVEMENTS
RIVERSIDE PRESERVE - Phase 1
MARCH 2018

ITEM NO	DESCRIPTION	QTY		Unit Price	Total Bid
A EARTHWORK					
1	Mobilization	1	LS	10,000.00 \$	10,000.00
2	Furnish, install and monitor Silt Fence (BMP)	9,500	LS	1.50 \$	14,250.00
3	Demolition (bldgs, fences, wells, septic inclusive)	1	LS	80,000.00 \$	80,000.00
4	Clearing & Grubbing	29.5	AC	1,500.00 \$	44,250.00
	Site Excavation inclusive to balance site. Excavate to min bottom elevations or to depth required to balance site				
5	Import sand required to blend with on-site clayey material to provide suitable fill. Approximately	1	LS	250,000.00 \$	250,000.00
6	51,000 CY	1	LS	255,000.00 \$	255,000.00
7	Site Grading (lots, swales, etc.)	1	LS	20,000.00 \$	20,000.00
8	Bahia Sod (swales, back of s/w, curb, etc.)	1	LS	26,500.00 \$	26,500.00
9	Seeding (balance R/W & Lots)	1	LS	10,000.00 \$	10,000.00
10	Survey - Stakeout & Record Drawings	1	LS	21,000.00 \$	21,000.00
11	Geotechnical Testing & Reports	1	LS	14,500.00 \$	14,500.00
	SUBTOTAL - EARTHWORK			\$	745,500.00
B ROADWAY					
1	6" Stabilized Subgrade - Amenity Center Drive	3,245	SY	5.00 \$	16,225.00
2	Base (Soil Cement, or equal) - Amenity Center Dr	2,450	SY	12.00 \$	29,400.00
3	1" Asphalt Type S-1 (first Lift) - Amenity Center Dr	2,450	SY	6.85 \$	16,782.50
4	3/4" Asphalt Type S-3 - Amenity Center Drive	2,450	SY	6.00 \$	14,700.00
5	12" Stabilized Subgrade - Entrance Road	1,855	SY	8.85 \$	16,416.75
6	10" Base (Soil Cement, or equal) - Entrance Road	1,400	SY	16.00 \$	22,400.00
7	2" Type S-1 Asphalt (1st lift) Entrance Road	1,400	SY	10.25 \$	14,350.00
8	1" Type S-3 Asphalt (2nd lift) Entrance Road	1,400	SY	6.85 \$	9,590.00
9	6" Stabilized Subgrade (LBR 40)	9,585	SY	5.00 \$	47,925.00
10	Base (Soil Cement, or equal)	7,235	SY	12.00 \$	86,820.00
11	1" Asphalt Type S-1 (first Lift)	7,235	SY	6.85 \$	49,559.75
12	3/4" Asphalt Type S-3 (second lift)	7,235	SY	6.00 \$	43,410.00
13	Curbing (Including transitions & islands)	7,765	LF	12.75 \$	99,003.75
14	5' Handicap Ramp	10	EA	895.00 \$	8,950.00
15	5' x 4" Concrete Sidewalk (Common Area only)	1,500	LF	19.50 \$	29,250.00
16	Signs and Temporary Striping	1	LS	2,500.00 \$	2,500.00
17	Permanent striping (Thermo-plastic)	1	LS	1,000.00 \$	1,000.00
18	Reinstall survey monuments after 2nd lift	1	LS	1,500.00 \$	1,500.00
	SUBTOTAL - ROADWAY			\$	509,782.75
C DRAINAGE					
1	18" RCP	2,576	LF	42.00 \$	108,192.00
2	24" RCP	2,000	LF	62.00 \$	104,312.00
3	30" RCP	2,227	LF	60.00 \$	133,620.00
4	36" RCP	158	LF	72.00 \$	11,376.00
5	Curb Inlets	22	EA	3,800.00 \$	83,600.00
6	Junction box	8	EA	2,895.00 \$	23,160.00
7	Grate Inlet	15	EA	2,985.00 \$	44,775.00
8	18" Pipe Supports	3	EA	1,100.00 \$	3,300.00
9	24" Pipe Supports	4	EA	1,565.00 \$	6,260.00
10	30" Pipe Supports	3	EA	1,795.00 \$	5,385.00
11	36" Pipe Supports	1	EA	1,950.00 \$	1,950.00
12	Headwalls	4	EA	6,000.00 \$	24,000.00

13	Control Structures	1	EA	2,895.00	\$	2,895.00
14	Weir Walls	1	EA	14,500.00	\$	14,500.00
15	Testing	1	LS	11,000.00	\$	11,000.00
	SUBTOTAL - DRAINAGE				\$	578,325.00

F RECLAIM WATER

1	6" C-900 PVC	2,795	LF	11.00	\$	30,745.00
2	6" DIP	45	LF	23.00	\$	1,035.00
3	6" Gate Valves	16	EA	895.00	\$	14,320.00
4	6" MJ Bends	46	EA	810.00	\$	37,260.00
5	6" MJ Tee	4	EA	885.00	\$	3,540.00
6	6" Tee	5	EA	1,120.00	\$	5,600.00
7	2" Blow-off Assembly	5	EA	1,100.00	\$	5,500.00
8	Single Service - Short	3	EA	485.00	\$	1,455.00
9	Single Service - Long (Include LS)	1	EA	525.00	\$	525.00
10	Double Service - Short	14	EA	980.00	\$	13,720.00
11	Double Service - Long	16	EA	1,100.00	\$	17,600.00
12	Connect to Existing	1	LS	5,500.00	\$	5,500.00
13	Testing	2,840	LF	2.80	\$	7,952.00
	SUBTOTAL - RECLAIM WATER				\$	144,752.00

SUMMARY

A	EARTHWORK				\$	745,500.00
B	ROADWAY				\$	509,782.75
C	DRAINAGE				\$	578,325.00
F	RECLAIM WATER				\$	144,752.00
	GRAND TOTAL				\$	1,978,359.75

SURETY AT 130% \$ 2,571,867.68



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

September 10, 2018

Ms. Kimber Bereiter, RLA, LEED AP BD+C
ZNS Engineering
201 5th Avenue Drive East
Bradenton, FL 34208

Via email only

**RE: Riverside Preserve Phase I
PDR-17-02/17-S-43(P)/FSP-17-68 (DTS 20170510) 18-S-23(F) (PLN1804-0095)
Performance Cost Estimate
Required Private Improvements
Reason – (Common Area Landscaping, Irrigation, Exotic Nuisance Species Removal,
Conservation Area signage and Wetland Buffer Enhancement)**

Dear Kimber:

The cost estimate for the above referenced bond, dated **August 30, 2018**, for the completion of site improvements to serve the above referenced development (Phase I), is approved for the appropriate surety.

A Private Improvement Performance Security in the amount of **\$334,115.73** which is 130% of your estimated costs, would be sufficient to assure the County completion of the required landscape, irrigation, nuisance species removal, conservation area signage and wetland buffer enhancement private improvements.

If we can be of further assistance, please contact me at (941) 748-4501, ext. 6847.

Sincerely,

Kathleen Davis
Planner II
Environmental Review Section

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

ZNS|ENGINEERING

Land Planning Engineering Surveying Landscape Architecture

August 30, 2018

Ms. Kathleen Davis
Manatee County Building & Development Services Dept.
Environmental Planning Division
1112 Manatee Avenue West
Bradenton, FL 34205

RE: Riverside Preserve - Phase I
PDR-17-02/17-S-43(P)/FSP-17-68, dts 20170510
ZNS Project No: 44299

Dear Ms. Davis,

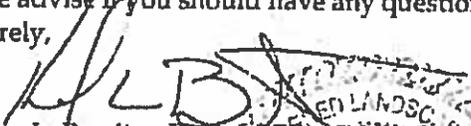
The purpose of this letter is to request the approval of a private improvement bond estimate for Manatee County Land Development Code required common area planting, irrigation and wetland buffer improvements to serve Phase I of the above referenced development.

I hereby certify that the landscape costs outlined herein (attachment) represents our estimate of the cost of the planting, irrigation and wetland buffer improvements of the above project.

Upon completion of your review and approval of this bond estimate of \$ 334,115.73, please notify our office so that the appropriate surety may be obtained/adjusted.

Please advise if you should have any questions or require additional information.

Sincerely,


Kimber L. Bereiter, KLA, LEED AP BD+C,
Registered Landscape Architect No. LA 0001680

c: Jane Oliver, Manatee County

attachments

PHASE I

PLANTING

PLANT	Botanical/Common	Quantity	Unit	Unit Cost	Total
JS4	Juniperus silicicola / Southern Red Cedar 4"Cal. 95 Gal. Min., 14' - 16' Ht., 4'-5' Spr.	34	EA	\$ 450.00	\$ 15,300.00
LJ	Ligustrum japonicum Multi / Japanese Privet Multi Multi., 6'-8' Ht., 6' Spr., 25 Gal. Min.	4	EA	\$ 250.00	\$ 1,000.00
PE4	Pinus elliotti densa / Slash Pine 4"Cal. 95 Gal. Min., 14' - 16' Ht., 4'-5' Spr.	109	EA	\$ 450.00	\$ 49,050.00
QV4	Quercus virginiana / Southern Live Oak 4"Cal. 95 Gal. Min., 14' - 16' Ht., 4'-5' Spr.	45	EA	\$ 650.00	\$ 29,250.00
SP	Sabal palmetto / Cabbage Palmetto B & B. 10-22' CT. Var. Heights. Hurricane Cut	37	EA	\$ 225.00	\$ 8,325.00
TD4	Taxodium distichum / Bald Cypress 4"Cal. 95 Gal. Min., 14' - 16' Ht., 4'-5' Spr.	27	EA	\$ 500.00	\$ 13,500.00
CV	Codiaeum variegatum 'Mammey' / Mammey Croton 3 Gal., 18"-24" Ht., Full	5	EA	\$ 15.00	\$ 75.00
CR	Cordyline terminalis 'Red Sister' / Red Sister Ti Plant 7 Gal. Min., 36" Ht., 3 Stems Min., Full	18	EA	\$ 35.00	\$ 630.00
JS	Juniperus silicicola / Southern Red Cedar 3 Gal., 24' Ht. Min., 5.0' O.C.	196	EA	\$ 15.00	\$ 2,940.00
MF	Myrcianthes fragrans / Simpson's Slopper 3 Gal., 24" Ht. Min., 3.0' O.C.	306	EA	\$ 12.00	\$ 3,672.00
PI	Plumbago auriculata 'Imperial Blue' / Plumbago 3 Gal., 18" Ht. Min., 2.5' O.C.	92	EA	\$ 12.00	\$ 1,104.00
RI	Rhaphiolepis indica / Indian Hawthorn 3 Gal., 18"-24" Ht. Min., 3.5' O.C.	20	EA	\$ 12.00	\$ 240.00
ZF	Zamia floridana / Coontie Palm 7 Gal. Min., 24"-36" Ht., Full	8	EA	\$ 35.00	\$ 280.00
MB	Muhlenbergia capillaris / Pink Muhly 3 Gal., 18"-24" Ht., Full	49	EA	\$ 12.00	\$ 588.00
SB	Spartina bakeri / Sand Cord Grass 3 Gal., 18"-24" Ht., Full	16	EA	\$ 12.00	\$ 192.00
TF	Tripsacum dactyloides / Fakahatchee Grass 3 Gal., 18"-24" Ht., Full	98	EA	\$ 12.00	\$ 1,176.00
TM	Trachelospermum asiaticum 'Minima' / Minima Jasmine 1 Gal., Full., 30" O.C.	118	EA	\$ 5.00	\$ 590.00
Mulch	Mulch 3" Depth Min. Landscape Grade, SF	21,800	SF	\$ 0.40	\$ 8,720.00

PLANTING Sub-Total \$ 136,632.00

IRRIGATION

irrigation	80% of Planting Estimate	1		\$ 109,305.60	\$ 109,305.60
------------	--------------------------	---	--	---------------	---------------

IRRIGATION Sub-Total \$ 109,305.60

WETLAND BUFFER ENHANCEMENTS

	Conservation Area Signs	15	EA	\$	85.00	\$	1,275.00
	Exotic Clearing in buffers, See Clearing in requirements	0.57	Acre	\$	2,850.00	\$	1,624.50
Manatee River Buffer Enhancement							
SP2	Sabal palmetto / Cabbage Palmetto B & B, 10-22' CT. Var. Heights, Hurricane Cut	9	EA	\$	250.00	\$	2,250.00
CS	Conocarpus erectus 'Sericeus' / Silver Buttonwood 1 Gal., 6"-8" Ht., Full	23	EA	\$	5.00	\$	115.00
SP	Spartina patens / Salt Meadow Cord Grass 1 Gal. Min., 3.0' O.C.	132	EA	\$	5.00	\$	660.00
Wetlands A, B, & C Buffer Enhancement							
SB2	Spartina bakeri / Sand Cord Grass 1 Gal., 5.0' O.C.	167	EA	\$	5.00	\$	835.00
SP3	Spartina patens / Salt Meadow Cord Grass 1 Gal., 5.0' O.C.	132	EA	\$	5.00	\$	660.00
TF2	Tripsacum dactyloides / Fakahatchee Grass 1 Gal., 5.0' O.C.	302	EA	\$	5.00	\$	1,510.00
CB2	Callicarpa americana / Beautyberry 1 Gal., 8.0' O.C.	74	EA	\$	5.00	\$	370.00
MF2	Myrcianthes fragrans / Simpson's Stopper 1 Gal., 8.0' O.C.	77	EA	\$	5.00	\$	385.00
MC2	Myrica cerifera / Wax Myrtle 1 Gal., 8.0' O.C.	154	EA	\$	5.00	\$	770.00
PE2	Pinus elliotti densa / Slash Pine 1 Gal., 15.0' O.C.	30	EA	\$	10.00	\$	300.00
TD2	Taxodium distichum / Bald Cypress 1 Gal., 15.0' O.C.	32	EA	\$	10.00	\$	320.00
				WETLAND BUFFER ENHANCEMENT Sub-Total \$ 11,074.50			
				PLANTING Sub-Total \$ 136,632.00			
				IRRIGATION Sub-Total \$ 109,305.60			
				WETLAND BUFFER ENHANCEMENT Sub-Total \$ 11,074.50			
				PHASE I TOTAL \$ 257,012.10			
				30% Manatee County Required Mark-up \$ 77,103.63			
Total Improvements @ 130%				\$ 334,115.73			



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

June 13, 2018

ZNS Engineering
Attn: Mr. Jeb C. Mulock, P.E.
201 5th Avenue Drive East
Bradenton, FL 34208

(JebM@znseng.com)

RE: **RIVERSIDE PRESERVE, PHASE I – (Private Subdivision)**
(PLN1804-0095)
Performance Cost Estimate
Required Public Improvements
Reason – (Sewer, Water, Road Widening, Offsite Force Main, Offsite Water Main)

Dear Mr. Mulock:

Your cost estimate for the above referenced bond, dated May 14, 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 \$1,308,255.39 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/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.
Greg Marcotte, Sr. Planning & Zoning Tech., Building & Development Services

ZNS|ENGINEERING

Land Planning Engineering Surveying Landscape Architecture

May 14, 2018

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

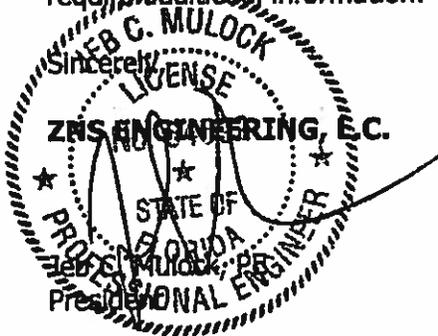
**RE: Required Public Improvements Estimate
Riverside Preserve Phase 1
MEPS 649/DTS 20170510/PDR-17-02/17-S-43(P)/FSP-17-68)
ZNS File No. 44329**

Dear Mr. Pari:

I hereby certify that the engineering costs outlined herein (attachment) represents our estimate of the cost of required public site work Improvements to serve the above referenced development. This cost estimate is based on the contract quantities and costs for this project. This cost estimate has been prepared in order for the appropriate surety to be posted with Manatee County, guaranteeing completion of these improvements, thus enabling record plat processing prior to the completion of said improvements.

Upon completion of your review and approval of this completion estimate of **\$1,308,255.39**, please notify our office so that the appropriate surety may be obtained.

Thank you in advance for your cooperation. Please advise if you should have any questions or require additional information.

Sincerely,

Jeb C. Mulock, PE
President

Attachment
cc: Jane Oliver

REQUIRED PUBLIC IMPROVEMENTS
RIVERSIDE PRESERVE - Phase 1
MARCH 2018

ITEM NO	DESCRIPTION	QTY	Unit Price	Total Bid
D SEWER				
1	Lift Station	1 LS	175,000.00 \$	175,000.00
2	Grinder Pump Station	1 LS	45,000.00 \$	45,000.00
3	8" SDR 26 PVC	2,368 LF	32.50 \$	76,960.00
4	Manholes - Drop, Lined	3 EA	12,500.00 \$	37,500.00
5	Manholes - Lined	2 EA	8,900.00 \$	17,800.00
6	Manholes	8 EA	3,865.00 \$	30,920.00
7	Services - single (including office)	3 EA	650.00 \$	1,950.00
8	Services - double	30 EA	800.00 \$	24,000.00
9	6" Force main (including bends & tie-in)	1,590 LF	26.00 \$	41,340.00
10	2" Force main (including tie-in to MH)	840 LF	12.00 \$	10,080.00
11	2" Gate Valve	1 EA	395.00 \$	395.00
12	Testing	1 LS	25,000.00 \$	25,000.00
SUBTOTAL - SEWER				\$ 485,945.00
E WATER				
1	8" C-900 PVC	1,800 LF	12.50 \$	22,500.00
2	8" DIP	806 LF	26.35 \$	21,238.10
3	6" C-900 PVC	- LF	11.00 \$	-
4	6" DIP	135 LF	21.80 \$	2,943.00
5	2" HDPE	1,270 LF	6.80 \$	8,636.00
6	8" Gate Valves	20 EA	1,395.00 \$	27,900.00
7	8" MJ Bends (including conflict areas)	50 EA	850.00 \$	42,500.00
8	8" Tee	6 EA	1,100.00 \$	6,600.00
9	8"x6" MJ Reducer	2 EA	940.00 \$	1,880.00
10	8"x2" MJ Reducer	3 EA	680.00 \$	2,040.00
11	Fire Hydrant Assembly (including 6" GV's)	4 EA	5,695.00 \$	22,780.00
12	8" Fire Main BFP	1 EA	16,500.00 \$	16,500.00
13	2" Blow-off Assembly	4 EA	1,100.00 \$	4,400.00
14	Single Service - Short	9 EA	485.00 \$	4,365.00
15	Single Service - Long (include LS)	7 EA	525.00 \$	3,675.00
16	Double Service - Short	14 EA	980.00 \$	13,720.00
17	Double Service - Long	10 EA	1,100.00 \$	11,000.00
18	Connect to Existing (Jumper (s) necessary)	1 EA	5,500.00 \$	5,500.00
19	Testing	1 LS	19,535.20 \$	19,535.20
SUBTOTAL - WATER				\$ 237,712.30
OS-A ROAD WIDENING				
1	Traffic Control - MOT	1 LS	12,000.00 \$	12,000.00
2	Silt Fencing - Erosion Control	1,600 LF	1.50 \$	2,400.00
3	Clearing & Grading	1 LS	7,500.00 \$	7,500.00
4	12" Stabilized Subgrade (LBR 60)	1,385 SY	13.50 \$	18,697.50
5	10" Base w/prime	1,150 SY	18.00 \$	20,700.00
6	Milling as necessary for transitions	1 LS	2,500.00 \$	2,500.00
7	2" Asphalt - Type S-1 (Widening)	1,150 SY	9.80 \$	11,270.00
8	1" Asphalt - Type S-3 (Widening)	1,150 LS	7.35 \$	8,452.50
9	1" Type Overlay	2,800 SY	6.00 \$	16,800.00
10	Striping & Signage	1 LS	2,500.00 \$	2,500.00
11	Bahia Sod (Edge of pavement to sidewalk)	3,600 SY	2.50 \$	9,000.00
SUBTOTAL - ROAD WIDENING				\$ 111,820.00
OS-B OFFSITE FORCE MAIN				

1	Clearing & Grading	1	LS	7,500.00	\$	7,500.00
2	6" C-900 PVC	5,046	LF	12.00	\$	60,552.00
3	6" Directional Bore w/12" HDPE Casing	127	LF	78.00	\$	9,806.00
4	6" MJ Bends	18	EA	895.00	\$	16,110.00
5	6" MJ Plug Valves	8	EA	1,095.00	\$	8,760.00
6	Air Release Assembly	1	EA	4,800.00	\$	4,800.00
7	Tie into existing FM using MJ Wye	1	LS	4,400.00	\$	4,400.00
8	Testing	1	LS	8,500.00	\$	8,500.00
9	Restoration including grassing	1	LS	1,200.00	\$	1,200.00
	SUBTOTAL - OFFSITE FORCE MAIN				\$	121,728.00

OS-C OFFSITE WATER MAIN

1	Clearing & Grading (included with FM)	-	LS	-	\$	-
2	8" C-900 PVC	1,780	LF	12.50	\$	22,250.00
3	8" MJ Bends	3	EA	895.00	\$	2,685.00
4	8" Gate Valves	8	EA	1,395.00	\$	11,160.00
5	8" MJ Tee	1	EA	1,100.00	\$	1,100.00
6	Tie into existing 8" Gate Valves	2	EA	4,400.00	\$	8,800.00
7	Testing	1	LS	3,150.00	\$	3,150.00
8	Restoration (included with FM)	-	LS	-	\$	-
	SUBTOTAL - OFFSITE WATER MAIN				\$	49,145.00

SUMMARY

D	SEWER				\$	485,945.00
E	WATER				\$	237,712.30
OS-A	ROAD WIDENING				\$	111,820.00
OS-B	OFFSITE FORCE MAIN				\$	121,728.00
OS-C	OFFSITE WATER MAIN				\$	49,145.00
	GRAND TOTAL				\$	1,006,350.30

SURETY AT 130% \$ 1,308,255.39



ENGINEER

Manatee County Public Works Department
Growth Management Engineering
1022 26th Avenue East
Bradenton, FL 34208
Phone: (941) 708-7450
www.mymanatee.org

April 11, 2018

APPROVED
By KARLA RIPLEY at 7:41 am, Apr 11, 2018

ZNS Engineering
201 – 5th Avenue Drive East
Bradenton, FL 34208

Attention: Michael Ferdinand, P.E.

mikef@znseng.com

RE: **RIVERSIDE PRESERVE**
(PDR-17-02/17-S-43(P)/FSP-17-68) - (DTS #20170510) – (MEPS-649)
Construction Plan Approval - 126 single family residential lots

Dear Mr. Ferdinand:

I have reviewed the above referenced "Construction Drawings" and the plans that are accepted by Storm Water Engineering, Traffic Engineering, Utility Engineering and Environmental Planning Department, which are hereby approved by Growth Management Engineering for construction. I am returning two (2) sets of plans marked "Approved" for your use.

These plans consist of the following sheets:

SHEET	DATED	LATEST REVISION
Sheet 1 (Cover)	07/10/2017	02/09/2018
Sheet 2	07/10/2017	-----
Sheet 3	07/10/2017	02/09/2018
Sheet 4	07/10/2017	03/28/2018
Sheet 5	07/10/2017	12/21/2017
Sheet 6	07/10/2017	02/09/2018
Sheet 7	07/10/2017	02/09/2018
Sheet 8	07/10/2017	02/09/2018
Sheet 9	07/10/2017	02/09/2018
Sheet 10	07/10/2017	02/09/2018
Sheet 11	07/10/2017	02/09/2018
Sheet 12	07/10/2017	03/12/2018
Sheet 13	07/10/2017	03/12/2018
Sheet 14	07/10/2017	03/12/2018
Sheet 15	07/10/2017	03/12/2018
Sheet 16	07/10/2017	03/12/2018

Public Works
Growth Management Engineering
1022 26th Avenue E., Bradenton, FL 34208
Phone number: (941) 708-7480 Ext. 7337

Sheet 17	07/10/2017	03/12/2018
Sheet 18	07/10/2017	02/09/2018
Sheet 19	07/10/2017	01/24/2018
Sheet 20	07/10/2017	01/24/2018
Sheet 21	07/10/2017	01/31/2018
Sheet 22	07/10/2017	03/12/2018
Sheet 23	07/10/2017	03/12/2018
Sheet 24	07/10/2017	03/12/2018
Sheet 25	07/10/2017	01/31/2018
Sheet 26	07/10/2017	03/12/2018
Sheet 27	07/10/2017	01/31/2018
Sheet 28	07/10/2017	01/31/2018
Sheet 29	07/10/2017	12/21/2017
Sheet 30	07/10/2017	12/21/2017
Sheet 31	07/10/2017	12/21/2017
Sheet 32	07/10/2017	-----
Sheet 33	07/10/2017	12/21/2017
Sheet 34	07/10/2017	-----
Sheet 35	07/10/2017	12/21/2017
Sheet 36	07/10/2017	01/24/2018
Sheet 37	07/10/2017	02/02/2018
Sheet 38	07/10/2017	-----
Sheet 39	07/10/2017	-----
Sheet 40	07/10/2017	03/28/2018
Sheet 41	07/10/2017	03/28/2018
Sheet 42	07/10/2017	03/28/2018
Sheet 43	07/10/2017	03/28/2018
Sheet 44	07/10/2017	03/28/2018
Sheet 45	07/10/2017	03/28/2018
Sheet 46	07/10/2017	03/28/2018
Sheet 47	07/10/2017	03/28/2018
Sheet 48	07/10/2017	03/28/2018
Sheet 49	07/10/2017	-----

CONSTRUCTION IS NOT AUTHORIZED WITH THIS APPROVAL. Two separate inspections SHALL BE required after your receipt of this Approval Letter, and as appropriate, the FSP Sign-Off Letter AND your receipt of the STAMPED Construction Drawings and Signed FSP's. The first inspection shall occur BEFORE the start of ANY land clearing or construction activities:

A total of three separate inspections are required, two separate inspections by ERS staff are required prior to authorization of construction and/or land clearing activities and a final site inspection for removal of Erosion and Sediment Control (ESC) devices:

- 1. You are authorized to stake erosion and sediment control (ESC) device locations. After staking ESC measures, ERS staff must be contacted to inspect the staked locations.**
- 2. After the installation of ESC devices has been completed, a second inspection is required to ensure adequacy.**

Per Section 355.3 MLDC the applicant shall schedule an on-site meeting with staff from the Building and Development Services Department (ERS) and the Public Works Department, as well as the engineer of record and the contractor. Final approval of the ESCP and authorization of construction will be granted only after an on-site meeting has been conducted. The second inspection can be incorporated into the onsite meeting required by MCLDC Section 355.3.

- 3. After construction is complete, a third inspection is required to inspect that the area has been stabilized and all ESC devices have been removed from the project site.**

For inspection(s) contact Brittany Serafin at Brittany.Serafin@mymanatee.org (941) 748-4501 ext. 6204

Note: Approval of erosion control measures by Manatee County staff other than the Environmental Review Section does not constitute approval for construction to begin.

One copy of this approval letter and "Approved Construction Drawings" shall be located in a conspicuous place on the property as required by Section 722.3.3.1 of the Land Development Code.

Contact Ken LaBarr, Infrastructure Inspections Division Manager prior to the start of construction (941) 708-7450, Ext 7323 or email kenneth.labarr@mymanatee.org

Pursuant to **Section 801.3.W** of the LDC, sediment and erosion control measures are required for the development in order to control and minimize damage to downstream and adjacent property, the conveyance system, and to preserve water quality. No grading, and or clearing, except brush removal for surveying, or filling shall be commenced until all erosion and sedimentation measures have been applied to all the disturbed areas and specifically around any water bodies, watercourses, or wetlands.

Any offsite improvements within the Manatee County Right-Of-Way (ROW), **if required, and as depicted on the approved Construction Plans and Final Site Plan, as applicable**, shall require a "Temporary Traffic Control Plan" (TTCP) based on the minimum requirements provided in the Manual

Of Uniform Traffic Control Devices (MUTCD) and/or Manatee County Transportation Standard Detail 406.0 (Road/Lane Closure Procedures). The TTCP shall be submitted to Mr. Kenneth LaBarr, Infrastructure Inspections Division Manager prior to the start of said construction. Contact Mr. LaBarr at (941) 708-7450, Ext 7323 for specific requirements.

In accordance with **Resolution R-16-117**, establishing fees for "Land Development and Construction" permit fees, effective **December 1, 2016** a "Construction Drawing" (CD) review fee sum of **\$8,560.00 (Pd. 10/02/2017)**; and **Resolution R-16-117**, establishing fees for "Private Infrastructure Inspection" (PII), effective **December 1, 2016**, sum of **\$18,976.00 (for 126 Lots)** effective December 1, 2016, shall be paid prior to the *associated* "C.O." or "Final Plat" approval.

POST CONSTRUCTION REQUIREMENTS

A. UTILITIES: WATER AND WASTEWATER SYSTEMS:

Requirements for submittal of water and wastewater system Record Drawings for this project shall be as described in the **March 15, 2017** utility review acceptance letter from Mr. Tom Ballenger, P.E., Manatee County Utilities Project Engineer II to Mr. Michael Ferdinand, P.E., ZNS Engineering.

B. DRAINAGE, PAVING AND GRADING:

Requirements for submittal of drainage paving and grading Record Drawings shall be as described in the Manatee County Transportation Department Highway, Traffic & Stormwater Standards, 2007, Index #800.0 (As-Built Requirements).

RECORD DRAWINGS:

1. See **Public Works Transportation Standards Section 3.10 DRAINAGE, PAVING and GRADING RECORD DRAWINGS** for instructions and submittal procedures. To assist in expediting the "Paving, Grading and Drainage" "Record Drawing" **FINAL Submittal** and "Final Acceptance Letter", please provide two (2) sets of As-Built plans; one (1) set of As-Built Mylars; and one (1) CD Rom; directly to **John Pari, P.E. Public Works Stormwater Engineering Section**. Contact info: john.pari@mymanatee.org or (941) 708-450 ext. 7610.
2. See **Public Works Utility Standards Section 1.14 RECORD DRAWINGS** for instructions and submittal procedures. To assist in expediting the "Utility" "Record Drawing" for **FINAL Submittal** and "Final Acceptance Letter", please provide two (2) sets of As-Built plans; one (1) set of As-Built Mylars; and one (1) CD Rom; directly to **Paul Hull, Public Works Growth Management Engineering Section**. Contact info: paul.hull@mymanatee.org or (941) 708-450 ext. 7230.

If we can be of further assistance, please contact me at 708-7450, Ext. #7337.

Sincerely,



Karla K. Ripley
Manatee County Public Works

Growth Management Engineering

Cc: Planning Records – Admin Bldg (GM File - 1 set of plans)
Kenneth LaBarr, MCPWD - 26th Ave. E. (1 set of plans)
Sia Molanazar, P.E., MCPWD - 26th Ave. E.
Thomas Gerstenberger, P.E., MCPWD – 26th Ave. E.

ZNS|ENGINEERING

Land Planning Engineering Surveying Landscape Architecture

April 25, 2018

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

Re: Riverside Preserve Plat
ZNS Project No.: 44299

Dear Case Manager:

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

- There is no mortgage joinder.
- There are no private improvements in the public right of way (paver brick, right of way islands, etc.)
- The POMD/BOS will be executed as a part of the Defect Turnover
- There are no off-site easements
- Infrastructure improvements will be bonded

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

Sincerely,

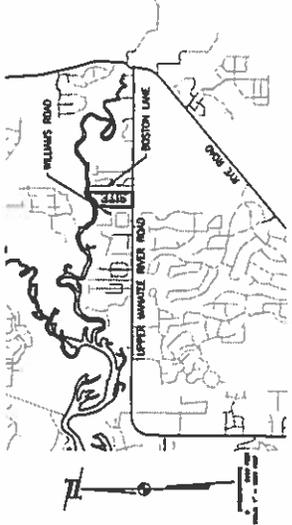
ZNS Engineering, L.C.



Michael Ferdinand, P.E.
Project Manager

RIVERSIDE PRESERVE - PHASE 1
A SUBDIVISION

SECTIONS 15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA



EASEMENT DESCRIPTIONS

RESERVATION OF EASEMENTS (FOR LOTS 1-37 & 43-85 ONLY)
THERE ARE HEREBY EXPRESSLY RESERVED TO W/I HOMES OF SARASOTA, LLC, A DELAWARE 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, FOR OTHER PURPOSES THAN THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF UNDERGROUND UTILITIES, WHERE MORE THAN ONE LOT OR PARTS OF ONE OR MORE LOTS ARE INTERLOCKED AS A BUILDING SITE. THE OUTSIDE BOUNDARIES ONLY OF A BUILDING SITE SHALL CARRY SAID EASEMENTS. THIS WILL INCLUDE THE UTILITY FOR CABLE TV AND TELECOMMUNICATIONS. ALL UTILITIES WILL BE PLACED UNDERGROUND.

UTILITY EASEMENTS
THE "DEVELOPER" DOES HEREBY GRANT NONEXCLUSIVE UTILITY EASEMENTS ACROSS EACH AREA DEPICTED ON THIS PLAN AS A "UTILITY EASEMENT" OR A "PUBLIC UTILITY EASEMENT" TO MANATEE COUNTY, FLORIDA, AND AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF UNDERGROUND WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES, LINES AND CONDUITS, INCLUDING THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF 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 SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT FOR STORMWATER DRAINAGE PURPOSES OVER, UNDER, AND ACROSS EACH AREA DEPICTED ON THIS PLAN 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 W/I HOMES OF SARASOTA, LLC AND THE ASSOCIATION, ITS MEMBERS AND TO ALL OWNERS OF THE PROPERTY DESCRIBED ON THIS PLAN, THEIR GUESTS, LICENSEES, INVITEES, SUCCESSORS, AND ASSIGNS, TO ALL EMERGENCY AND LAW ENFORCEMENT AGENCIES, AND TO ALL PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION OVER AND ACROSS THE AREA DEPICTED ON THIS PLAN AS "TRACT 300".

CERTIFICATE OF APPROVAL
OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA)
COUNTY OF MANATEE) SS
ANGELINA COLUMBES, CLERK OF THE CIRCUIT COURT OF MANATEE COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAN 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 PLAN HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGES _____ THROUGH _____ DAY OF _____, 2018.
CLERK OF CIRCUIT COURT MANATEE COUNTY, FLORIDA

DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE N80°27'21"W, A DISTANCE OF 2649.51 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE ALONG THE WEST LINE OF SAID QUARTER SECTION N00°14'20"E, A DISTANCE OF 47.57 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF UPPER MANATEE RIVER ROAD AS PER PLAT BOOK 6, PAGE 73 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE N00°14'20"E, A DISTANCE OF 210.08 FEET TO AN INTERSECTION WITH THE SOUTHERLY BOUNDARY LINE OF MANATEE RIVER; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE THE FOLLOWING THIRTY-SIX (36) COURSES: (1) N89°29'33"E, A DISTANCE OF 32.48 FEET; (2) N100°00'00"E, A DISTANCE OF 32.89 FEET; (3) N89°28'52"E, A DISTANCE OF 31.18 FEET; (4) N89°28'33"E, A DISTANCE OF 37.43 FEET; (5) N89°20'44"E, A DISTANCE OF 32.00 FEET; (6) N43°00'00"E, A DISTANCE OF 64.95 FEET; (7) N49°17'34"E, A DISTANCE OF 23.70 FEET; (8) N09°23'07"E, A DISTANCE OF 33.89 FEET; (9) N4°35'14"E, A DISTANCE OF 58.07 FEET; (10) N89°27'28"E, A DISTANCE OF 65.70 FEET; (11) N49°41'30"E, A DISTANCE OF 43.93 FEET; (12) N49°21'07"E, A DISTANCE OF 41.27 FEET; (13) N57°10'39"E, A DISTANCE OF 45.81 FEET; (14) N40°21'07"E, A DISTANCE OF 18.10 FEET; (15) N51°16'50"E, A DISTANCE OF 47.09 FEET; (16) N57°24'11"E, A DISTANCE OF 48.11 FEET; (17) N51°27'04"E, A DISTANCE OF 32.38 FEET; (18) N47°20'32"E, A DISTANCE OF 39.58 FEET; (19) N57°16'53"E, A DISTANCE OF 32.02 FEET; (20) N74°00'21"E, A DISTANCE OF 39.29 FEET; (21) N57°23'35"E, A DISTANCE OF 28.38 FEET; (22) N47°20'32"E, A DISTANCE OF 28.41 FEET; (23) N57°19'07"E, A DISTANCE OF 41.45 FEET; (24) N84°42'39"E, A DISTANCE OF 23.89 FEET; THENCE S00°13'22"W, A DISTANCE OF 2460.23 FEET TO AN INTERSECTION WITH SAID NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF UPPER MANATEE RIVER ROAD; THENCE N89°29'58"W, ALONG SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 827.22 FEET TO THE POINT OF BEGINNING.
CONTAINING 41.50 ACRES, MORE OR LESS

CERTIFICATE OF APPROVAL
OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA)
COUNTY OF MANATEE) SS
IT IS HEREBY CERTIFIED THAT THIS PLAN HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFICERS OF RECORDATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS THE _____ DAY OF _____, 2018.
BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA
CHAIRMAN
ATTEST:
ANGELINA COLUMBES
CLERK OF THE CIRCUIT COURT

CERTIFICATE OF OWNERSHIP
AND DEDICATION

STATE OF FLORIDA)
COUNTY OF MANATEE) SS
PURSUANT TO FLORIDA STATUTE 171.081, THE UNDERSIGNED, DAVID HUNIHAN, AS VICE PRESIDENT OF W/I HOMES OF SARASOTA, LLC, A DELAWARE LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, CERTIFIES OWNERSHIP OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THIS PLAT ENTITLED RIVERSIDE PRESERVE PHASE 1, TO BE MADE AND DOES HEREBY DEDICATE TO MANATEE COUNTY FOR USE BY THE GENERAL PUBLIC FOREVER, THE FOLLOWING:

- A. THE PUBLIC UTILITY EASEMENT ACROSS TRACT 300; TOGETHER WITH A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT OF LIVING PARALLEL TO THE WEST BOUNDARY LINE ACROSS TRACTS 100, 103 AND 700.
- A NON-EXCLUSIVE IMPRESS AND EGRESS EASEMENT ACROSS TRACT 300 FOR EMERGENCY, LAW ENFORCEMENT AND MANATEE COUNTY, MAINTENANCE PERSONNEL.
- A 20 FOOT WIDE PUBLIC DRAINAGE, UTILITY, & ACCESS EASEMENT PARALLEL WITH AND ADJACENT TO THE WEST BOUNDARY LINE ACROSS TRACTS 100, 103 AND 700.
- OWNER DOES HEREBY RESERVE AND RETAIN OWNERSHIP OF ALL TRACTS, ALL LAROS, EASEMENTS AND OTHER INTERESTS NOT SPECIFICALLY DEDICATED ABOVE TO MANATEE COUNTY.

W/I HOMES OF SARASOTA, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: DAVID HUNIHAN, VICE PRESIDENT
WITNESSES: _____ (SIGNATURE) _____ (PRINT NAME)
_____ (SIGNATURE) _____ (PRINT NAME)

STATE OF FLORIDA)
COUNTY OF MANATEE) SS
THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018, BY DAVID HUNIHAN, AS VICE PRESIDENT OF W/I HOMES OF SARASOTA, LLC, A DELAWARE 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.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: _____ (STAMP)

RIVERSIDE PRESERVE - PHASE 1
A SUBDIVISION

SECTION 15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

NOTES

1. BEARINGS AND COORDINATES ARE RELATED TO THE FLORIDA STATE COORDINATE SYSTEM AND 8/1/2011 AND ARE DERIVED FROM TOTAL STATION NETWORK COORDINATES STATION MANATEE 6, STATION COASAP (PD 812928), BASED ON THE CONTROL. THE BEARING AS SOUTH LINE OF S.E. 1/4 OF SECTION 15, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, IS 89°27'31.4" AND THE DISTANCE IS 100.00 FEET. (ADJUSTED PD 802544) AND SURVEY 289 (PD 802544), WERE USED TO WADJAGE THE PROJECT COORDINATES.
2. THE PROPERTY LIES WITHIN FLOOD ZONES "X", "A", "AE", AS SHOWN FROM MANATEE COUNTY FLOOD RESURANCE RATE MAP, PANEL No. T-28103128E, DATED MARCH 17, 2010.
3. NOTICE: THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM, IS THE OFFICIAL PORTION OF THE SUBDIVISION LOTS DESCRIBED HEREIN AND WILL BE CONSIDERED AS SUCH UNLESS OTHERWISE NOTED ON THIS PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT BUT ARE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
4. HOBBY TRAILERS MUST BE MAINTAINED PER THE LAND DEVELOPMENT CODE OF MANATEE COUNTY, FLORIDA.
5. THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) PROVIDED A MEAN HIGH WATER SURVEY PROCEDURAL APPROVAL ON DECEMBER 04, 2016, SIGNED BY LAMAR DYER, P.E.S. THIS APPROVAL CALLED FOR A MEAN HIGH WATER ELEVATION OF 0.87 FEET HAD TO BE USED ON THIS SITE UNDER CERTAIN PROVISIONS. THE MEAN HIGH WATER ELEVATION FOR 1929 MEAN HIGH WATER ELEVATION OF 1.83 FEET. THE TOTAL EPOCH OF 1983-2001 IS THE BASIS OF THIS MEAN HIGH WATER ELEVATION APPROVAL. THIS MEAN HIGH WATER ELEVATION APPROVAL IS VALID UNTIL FEBRUARY 07, 2017 UNDER THE MEAN HIGH WATER SURVEY FILE # 8362.
6. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF REVERSE PRECISE RECORDS OF MANATEE COUNTY, FLORIDA. PAGE ____ PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
7. ELEVATIONS ARE BASED ON MANATEE COUNTY BENCHMARK "MARK 2005" (PD 802544) LOCATED IN THE S.W. CORNER OF THE BRIDGE HAVING AN ELEVATION OF 24.85 HAD 1988 AND ELEVATION OF 27.83 HAD 1929, AND "SURVEY 2009" (PD 802547) ELEVATION OF 25.37 HAD 1988, AND ELEVATION OF 21.53 HAD 1929.

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 DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES, AND THE REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES. ALL PERMANENT CONTROL POINTS HAVE BEEN INSTALLED, ONE PERMANENT CONTROL POINT, LOT CORNERS AND BEACH 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 BOOK.

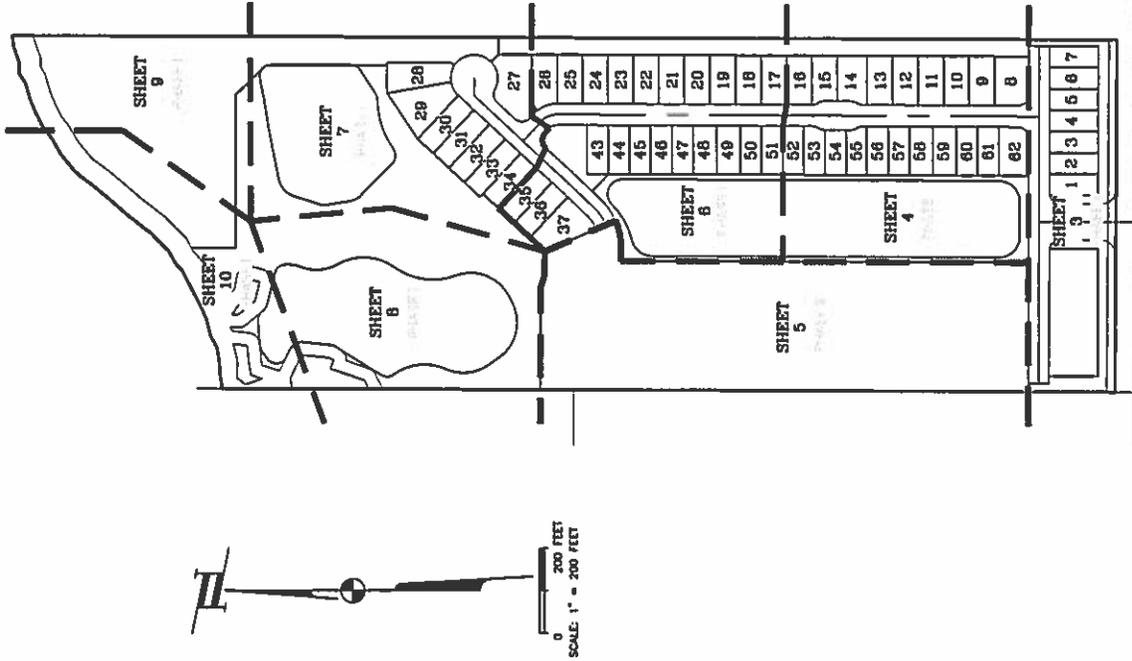
DATE OF CERTIFICATION: _____

SIGNATURE: _____
JAMES H. GALTEN, JR.
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NUMBER 4295
CERTIFICATE OF AUTHORIZATION # 184982

**CERTIFICATE OF APPROVAL
OF THE COUNTY SURVEYOR**

STATE OF FLORIDA) SS
COUNTY OF MANATEE) SS
IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATING 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.

DATE: _____
TODD E. BOYLE, P.S.M. 6047
MANATEE COUNTY SURVEYOR

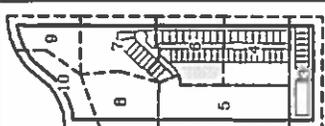
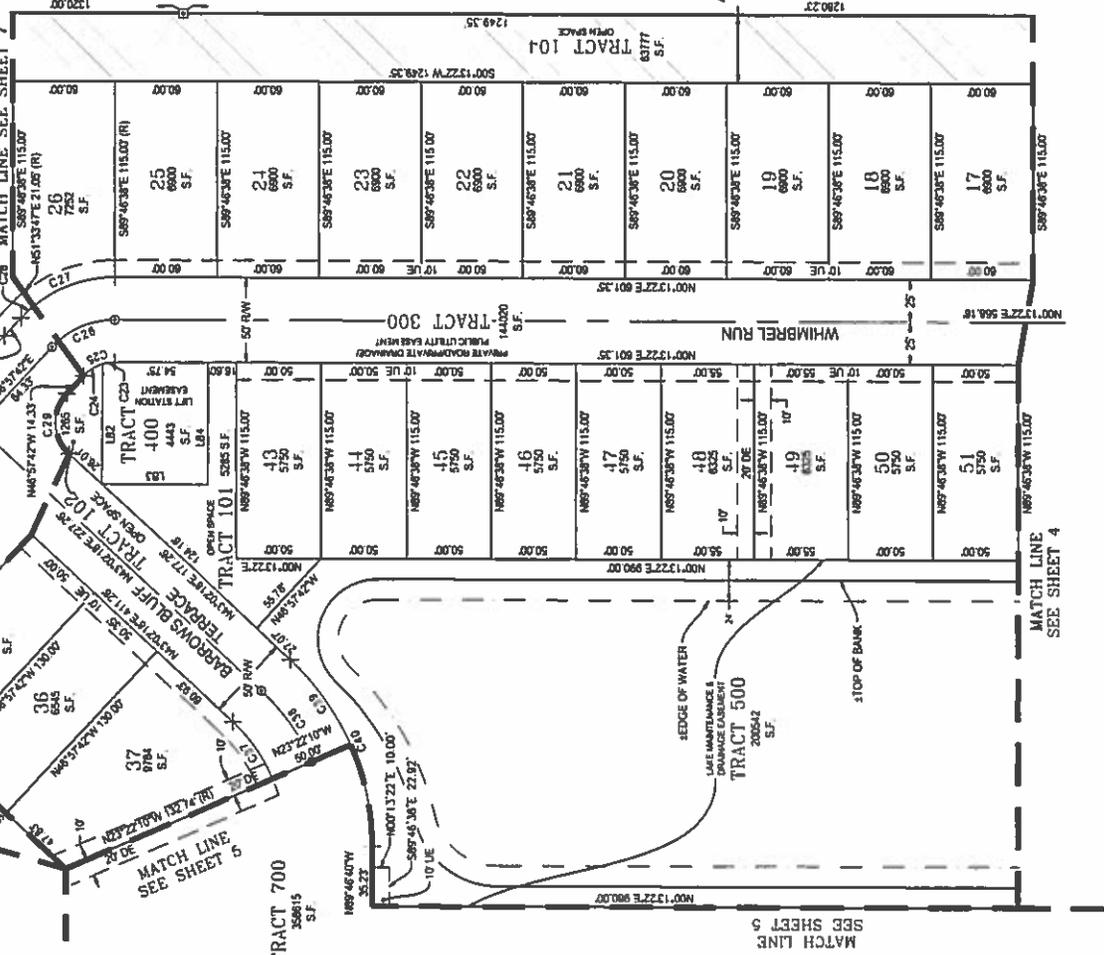


KEY / IDENTIFICATION MAP

NOTE: EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, A NUMERICAL EXPRESSION TO THE NEAREST FOOT, SHOWN AS SUCH FOR CLARITY, SHALL BE INTERPRETED AS HAVING A PRECISION OF THE NEAREST ONE HUNDREDTH OF A FOOT.

RIVERSIDE PRESERVE - PHASE 1

A SUBDIVISION IN SECTION 16, TOWNSHIP 34 SOUTH, RANGE 19 EAST MANATEE COUNTY, FLORIDA



EASEMENT LINE TABLE

LINE #	LENGTH	DIRECTION
L82	70.45	N89°27'41"W
L83	62.00	S00°32'18"W
L84	71.87	S89°27'41"E

PARCEL CURVE DATA

CURVE #	ARC	RADIUS	DELTA	CHORD BEARING
C23	7.37	25.00	18°33'08"	N00°13'11"W
C24	13.22	25.00	30°17'58"	N11°48'43"W
C25	26.59	25.00	47°11'05"	N23°22'10"W
C27	50.61	75.00	38°39'35"	N19°06'25"W
C28	11.18	75.00	8°31'29"	N42°41'58"W
C29	39.27	25.00	30°00'00"	S88°02'18"W
C37	41.18	100.00	23°35'32"	N54°50'04"E
C38	61.78	150.00	27°35'32"	N64°50'04"E
C40	122.95	150.00	46°57'42"	N68°31'05"E

- TRACT 101 OPEN SPACE
- TRACT 102 OPEN SPACE
- TRACT 104 OPEN SPACE
- TRACT 300 PRIVATE ROAD/PRIVATE DRAINAGE/PUBLIC UTILITY EASEMENT
- TRACT 400 MANATEE COUNTY LIFT STATION EASEMENT
- TRACT 500 DRAINAGE EASEMENT & LANE MAINTENANCE EASEMENT
- TRACT 700 FUTURE DEVELOPMENT

- LEGEND:
- 5/8" IRON ROD (FOUND OR SET AS NOTED)
 - PERMANENT REFERENCE MONUMENT SET
 - 1" X 4" CONCRETE MONUMENT (P.R.M. # L06982)
 - WOODEN MONUMENT (P.R.M. # L06982)
 - POINT OF BEGINNING
 - POINT OF COMMENCEMENT
 - PLAT RECORDS BOOK
 - PLAT RECORDS PAGE
 - CURVE # (SEE CURVE DATA TABLE)
 - LINE # (SEE CURVE DATA TABLE)
 - LINE AND UTILITY EASEMENT
 - LANE MAINTENANCE ACCESS EASEMENT
 - PUBLIC UTILITY EASEMENT
 - PRIVATE ROAD/PRIVATE DRAINAGE/PUBLIC UTILITY EASEMENT
 - POINT OF CURVATURE
 - POINT OF INTERSECTION
 - POINT OF REVERSE CURVE
 - POINT OF COMPOUND CURVE
 - PERMANENT MONUMENT
 - PERMANENT CONTROL POINT
 - OVERALL DATA
 - BEARING
 - NON-RADIAL LINE
 - RADIUS
 - CHORD BEARING
 - CHORD LENGTH
 - TANGENT LENGTH
 - CHORD BEARING
 - CHORD BEARING
 - DEGREES P.L. P.T. P.L. P.R.C. AND P.C.C.

CENTERLINE CURVE DATA

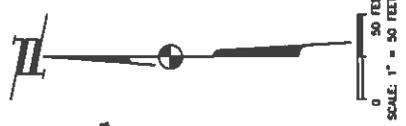
CURVE #	ARC	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT LENGTH
C28	41.18	50.00	47°11'05"	S23°22'10"E	41.18	21.84
C38	51.47	125.00	27°35'32"	N54°50'04"E	51.47	26.11

NOTE: IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE A NUMERICAL EXPRESSION TO THE NEAREST FOOT, SHOWN AS SUCH FOR CLARITY, SHALL BE INTERPRETED AS HAVING A PRECEDENCE OF THE NEAREST ONE HUNDRETH OF A FOOT.

NOTE: FOR TYPICAL LOT LINE EASEMENTS REFER TO RESERVATION OF EASEMENTS ON SHEET 1.

ZNS Engineering, L.C.

ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
201 - 5th AVENUE DR.W. EAST, BRADENTON, FLORIDA 34208



RIVERSIDE PRESERVE - PHASE 1

A SUBDIVISION

SECTION 15, TOWNSHIP 34 SOUTH RANGE 18 EAST
MANATEE COUNTY, FLORIDA

CURVE #	ARC	RADIUS	DELTA	CHORD BEARING
C42	44.10	25.00	101°04'47"	N50°19'01"W
C43	24.87	25.00	56°32'40"	N28°29'42"E
C44	16.69	30.00	31°52'25"	N17°42'15"E
C45	121.47	210.00	33°08'31"	S77°04'12"W
C46	41.73	30.00	79°42'15"	S41°38'55"E
C47	31.12	50.00	35°39'49"	S26°57'54"E
C48	23.47	50.00	26°53'51"	S24°18'56"W
C49	52.92	52.57	57°40'59"	S41°21'33"W
C51	54.95	210.00	1°59'26"	S62°59'44"W
C57	24.47	25.00	56°04'47"	S77°49'01"E

CURVE #	ARC	RADIUS	DELTA	CHORD BEARING
C27	50.81	75.00	38°39'35"	N10°08'25"W
C28	11.10	75.00	6°13'29"	N42°11'56"W
C29	39.27	25.00	80°00'00"	S88°02'18"W
C30	39.27	25.00	80°00'00"	S01°51'41"E
C31	32.58	25.00	75°31'21"	S80°47'38"W
C32	68.87	55.00	77°53'41"	N82°09'46"E
C33	96.05	55.00	102°06'37"	N05°24'19"W
C34	41.55	55.00	43°17'07"	N78°07'09"W
C35	25.71	55.00	37°12'00"	S01°28'10"W
C36	245.28	55.00	255°31'21"	N89°12'02"W
C50	19.63	25.00	45°00'00"	N27°16'38"W

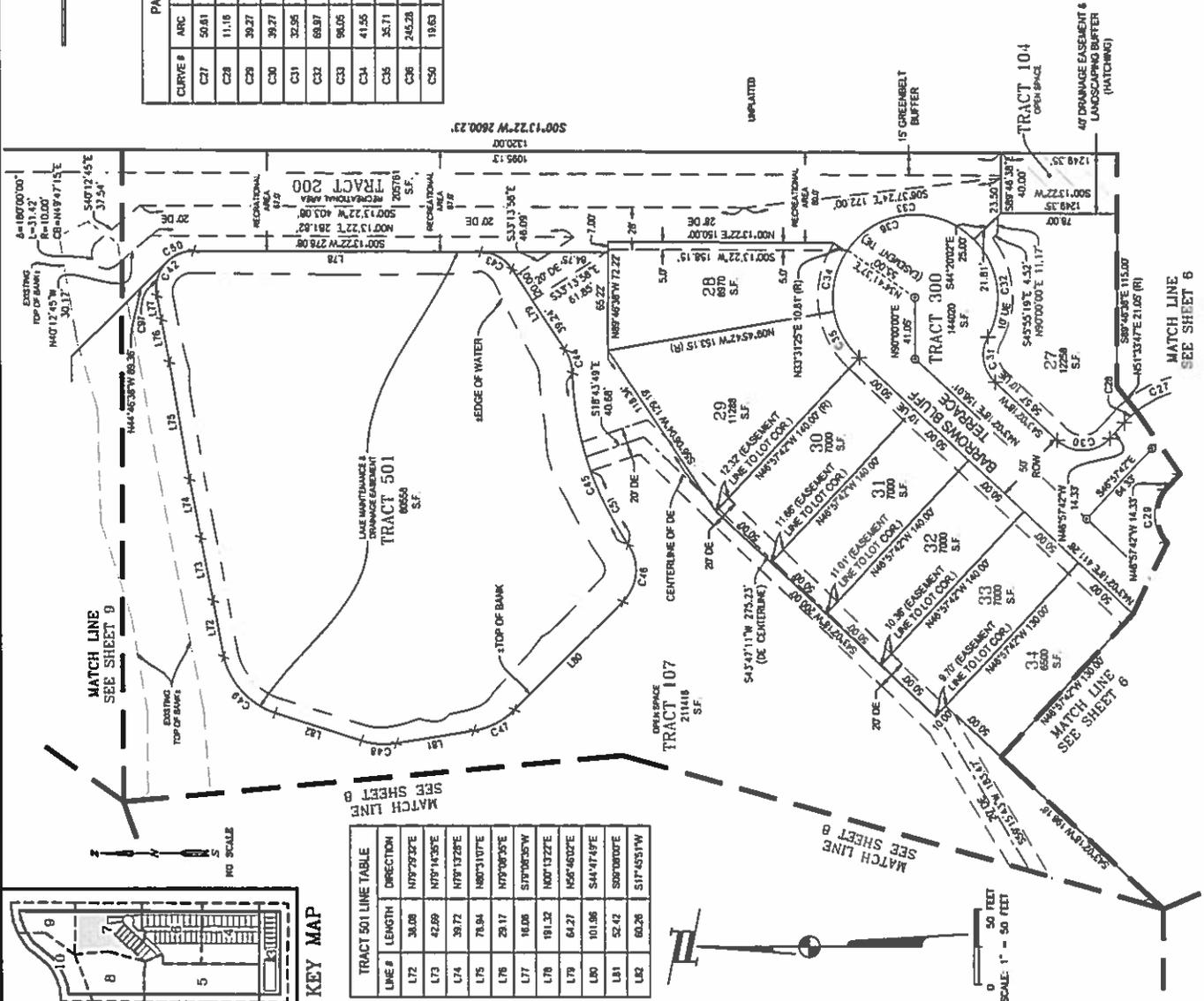
TRACT 104 OPEN SPACE
TRACT 107 OPEN SPACE
TRACT 200 RECREATIONAL AREA
TRACT 300 PRIVATE ROAD/PRIVATE DRAINAGE/PUBLIC UTILITY EASEMENT
TRACT 501 DRAINAGE EASEMENT & LAKE MAINTENANCE EASEMENT

- LEGEND:**
- 5/8" IRON ROD (ROUND OR SET AS NOTED)
 - PERMANENT REFERENCE MONUMENT SET
 - 4" CONCRETE MONUMENT (P.F.M. # 188882)
 - PERMANENT CONTROL POINT
 - P.O.B. POINT OF BEGINNING
 - O.R.B. OFFICIAL RECORDS BOOK
 - C.C. CURVE (SEE CURVE DATA TABLE)
 - U.E. UTILITY EASEMENT
 - P.E. PUBLIC UTILITY EASEMENT
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.M. POINT OF MISCUT
 - P.R.C. POINT OF REVERSE CURVE
 - P.C.C. POINT OF COMPOUND CURVE
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - O.V. OVERALL DATA
 - U.S. UNLICENSED BUSINESS
 - (M) NON-RADIAL LINE
 - (R) RADIAL LINE
 - (A) ANGLE
 - R. RADIUS
 - L. L. LINE LENGTH
 - T. TANGENT LENGTH
 - C. CHORD BEARING
 - D. DEWOTES P.C., P.T., P.L. P.R.C. AND P.E.C.

NOTE: FOR TYPICAL LOT LINE EASEMENTS REFER TO RESERVATION OF EASEMENTS ON SHEET 11.

ZNS Engineering, L.C.

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



LINE #	LENGTH	DIRECTION
L72	38.08	N79°29'22"E
L73	42.89	N79°14'35"E
L74	39.72	N79°13'22"E
L75	78.94	N80°31'07"E
L76	29.17	N79°00'35"E
L77	16.08	S79°00'25"W
L78	191.32	N00°13'22"E
L79	64.27	N68°46'02"E
L80	101.96	S44°14'49"E
L81	52.42	S89°00'00"E
L82	60.28	S17°45'11"W

NOTE: IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, THE DISTANCE OF THE CENTERLINE OF THE BOUNDARY OR COURSE SHALL BE INTERPRETED AS HAVING A PRECISION OF THE NEAREST ONE HUNDREDTH OF A FOOT.

