

**CONSTRUCTION AND MAINTENANCE AGREEMENT
FOR
RIGHT-OF-WAY IMPROVEMENTS
FOR
THE MASTERS AVENUE EXTENSION TO BOURNESIDE**

MANATEE COUNTY, FLORIDA
LAKEWOOD RANCH STEWARDSHIP DISTRICT

THIS AGREEMENT (“Agreement”) is made and entered into by and between the Lakewood Ranch Stewardship District, a political subdivision of the State of Florida (the “Independent Contractor”), and Manatee County, a political subdivision of the State of Florida, hereinafter referred to as the “County”, as of February 11, 2019.

W I T N E S S E T H:

WHEREAS, the Independent Contractor desires to construct and/or to assume the maintenance responsibilities for improvements installed on the public right(s)-of-way of The Master Avenue Extension to Bourneside, such improvements to be constructed and maintained in substantial compliance with the Schedule of Improvements and Maintenance attached hereto as Exhibit “A” and made a part hereof, and hereinafter referred to as the “Improvements”; and

WHEREAS, the Independent Contractor will pay for the construction and/or maintenance of the Improvements; and

WHEREAS, the County agrees to allow the Improvements to be constructed within the County's right(s)-of-way as depicted on composite Exhibit “B” only if the Independent Contractor will execute and deliver this Agreement relating to the maintenance thereof and providing that the Independent Contractor agrees to hold the County harmless; and

WHEREAS, the County and the Independent Contractor desire to enter into this Agreement in order to memorialize their rights and obligations with respect to the Improvements.

NOW THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Independent Contractor and County hereby agree as follows:

1. **Construction and Maintenance.** It is and shall continue to be the sole obligation of the Independent Contractor to construct and maintain the Improvements, including any and all traffic signs and sign support structures, associated lighting, landscaping and irrigation facilities, as depicted in the Exhibits hereto, for so long as the Independent Contractor desires to have such Improvements remain upon the County's right-of-way. In connection therewith, the Independent

Contractor shall maintain the Improvements in a neat and attractive condition and good repair at its sole cost and expense.

2. **Limitation of Rights.** The Independent Contractor understands and agrees that the rights and privileges granted in this Agreement are limited by the County's rights, title and interest in the right-of-way to be entered upon and used by the Independent Contractor, and the Independent Contractor will at all times assume all risk of and indemnify, defend, and hold harmless the County, its officials, its employees and its agents from and against any loss, damage, cost, expense, claim, suit or judgment arising in any manner on account of the exercise or attempted exercise by the Independent Contractor of the aforesaid rights and privileges.

3. **Utilities Located in Rights-of-Way.** Prior to any excavation, the Independent Contractor shall comply with the One Call Notification Procedures in accordance with Florida Statute 556.104. Further, the Independent Contractor agrees that it has confirmed with Manatee County the location of all known existing utilities, both aerial and underground. The Independent Contractor further agrees that construction and/or maintenance of an irrigation system and other improvements within the right-of-way shall not interfere with any existing facilities and underground utilities.

4. **Removal or Relocation.** The County may require, upon a minimum thirty (30) days written notice to the Independent Contractor, that the Independent Contractor perform maintenance, repair, relocation or removal of the Improvements for good cause. Upon receipt of such notice, the Independent Contractor shall take or cause the necessary corrective actions within such reasonable time as may be specified in such notice. After expiration of such reasonable time, but no sooner than thirty (30) days, if the Independent Contractor fails to take the necessary corrective actions, County may cause the maintenance, repair, relocation, or removal of the Improvements in such a manner as the County, in its sole discretion, deems appropriate, and at the expense of the Independent Contractor.

5. **Reservation of Right; Public Safety.** County specifically reserves the right to take such action as it deems necessary, in its sole discretion, and without notice to Independent Contractor in order to protect the public from unsafe conditions that may arise in any manner on account of the construction and/or maintenance of the Improvements by the Independent Contractor.

6. **Permits Required.** Independent Contractor acknowledges and agrees that no permitting approval is given hereby for the Improvements. No Improvements shall be placed in the right-of-way unless and until all proper authorizations have been obtained and all applicable standards and requirements have been met, including without limitation those set forth in the Manatee County Comprehensive Plan, the Manatee County Land Development Code, the County's Highway and Traffic Standards Manual, any approved general development plan, preliminary or final site plan, or right-of-way use permit, and all conditions or stipulations thereto.

7. **Remedies.** Should the Independent Contractor fail or refuse to maintain, repair, relocate or replace the Improvements, nothing herein shall be construed as affecting the County's

right to resort to any and all legal and equitable remedies against the Independent Contractor, including specific performance, to which the Independent Contractor hereby agrees.

8. **Indemnification.** Independent Contractor, its heirs, assignees, grantees, purchasers for value, and successors in interest, shall indemnify, defend and save harmless the County, its officers, agents and employees, from and against all suits, actions, claims, demands, costs, penalties, fines or liability or any nature whatsoever arising out of, because of, or due to any act or occurrence of omission or commission of Independent Contractor, its heirs, assignees, grantees, purchasers for value, and successors in interest, in the performance of this Agreement. The obligations of Independent Contractor under this Section are specifically limited to indemnification for its own acts or omissions in accordance with, and subject to the monetary limitations set forth in, Florida Statute 768.28. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the Independent Contractor beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute.

9. **Effective Date.** This Agreement shall take effect as of the date set forth above.

10. **Termination.** Unless terminated for cause in accordance with applicable law, this Agreement shall terminate on October 1, 2033. Thereafter, the Agreement shall be automatically renewed for successive one (1) year terms unless terminated by either party in accordance with this Section 10. Either party may terminate this Agreement for any reason upon ninety (90) days written notice to the other party. Upon termination, Independent Contractor shall, at its sole cost and expense, remove some or all of the Improvements as directed by the County.

11. **Amendments; Assignment.** This Agreement may be amended, and its material provisions may be waived, only by written instrument expressly approved for the County by the Board of County Commissioners and for Independent Contractor by its Chairman or Vice Chairman, and only if properly executed by all the parties hereto.

12. **Validity.** After consultation with their respective legal counsel, the County and Independent Contractor each represents and warrants to the other its respective authority and power under Florida law to enter into this Agreement, acknowledges the validity and enforceability of this Agreement. Independent Contractor and the County each hereby represents, warrants and covenants to and with the other (i) that this Agreement has been validly approved by its respective governing body, and (ii) that this Agreement constitutes a legal, valid and binding contract enforceable against the respective party in accordance with the terms hereof (assuming the due authorization, execution and delivery hereof by the other party hereto).

13. **No General Obligation.** Notwithstanding any other provisions of this Agreement, the obligations undertaken by the parties hereto shall not be construed to be or constitute general obligations, debts or liabilities of the County or the State of Florida or any political subdivision thereof within the meaning of the Constitution and laws of the State of Florida, but shall be payable solely in the manner and to the extent provided in or contemplated by this Agreement.

14. **Force Majeure.** No party shall be liable for any failure to perform, or delay in the performance of, any obligation under this Agreement if such failure is caused directly by hurricane, tornado, fire, earthquake, civil commotion or failure or disruption of utility services, or other like cause beyond the reasonable control of the party obliged to perform.

15. **Ambiguities.** Both parties have been allowed equal input regarding the terms and wording of this Agreement and have had the benefit of consultation with legal counsel prior to its execution, such that all language herein shall be construed equally against the parties, and no language shall be construed strictly against its drafter.

16. **Headings.** The headings or captions of sections or paragraphs used in this Agreement are for convenience of reference only and are not intended to define or limit their contents, nor are they to affect the construction of or to be taken into consideration in interpreting this Agreement.

17. **Severability.** The provisions of this Agreement are declared by the parties to be severable.

18. **Governing Law; Venue.** This Agreement shall be governed by and construed in accordance with laws of the State of Florida. Any action filed regarding this Agreement shall be filed in Manatee County, Florida, or if in Federal Court, the Middle District of Florida, Tampa Division.

19. **Full Agreement.** This Agreement contains the entire agreement of the parties with respect to the matters addressed herein. Previous agreements and understandings of the parties, with respect to such matters are null and void and of no effect.

20. **Notices.** All notices, elections, requests and other communications hereunder shall be in writing and shall be deemed given in the following circumstances: when personally delivered; or three (3) business days after being deposited in the United States Mail, postage prepaid, certified or registered; or the next business day after being deposited with a recognized overnight mail or courier delivery service; or when transmitted by facsimile or telecopy transmission, with receipt acknowledged upon transmission; and addressed as follows (or to such other person or at such other address, of which any party hereto shall give written notice as provided herein):

If to County: Manatee County Administrator
Manatee County Administration Center
1112 Manatee Avenue, Suite 920
Bradenton, Florida 34205
Facsimile: (941)745-3790

With copies to: Director, Natural Resources Department
415 10th Street West
Bradenton, Florida 34205
Facsimile: (941)741-3227

And

Director, Public Works Department
1022 26th Avenue East
Bradenton, Florida 34208
Facsimile: (941)708-7507

And

Manatee County Attorney's Office
1112 Manatee Avenue West, Suite 969
Bradenton, Florida 34205
Attention: County Attorney
Facsimile: (941)749-3089

If to Independent Contractor: Lakewood Ranch Stewardship District
12051 Corporate Boulevard
Orlando, Florida 32817
Attn: District Manager

And

Hopping Green & Sams, P.A.
119 South Monroe Street, Suite 119
Tallahassee, Florida 32301
Attn: Jonathan Johnson

In all cases, notices shall be deemed delivered to a party only upon delivery of copies to the persons indicated above in the same manner as for the party being notified.

21. **Public Records.** The parties hereto agree that all documents of any kind provided to the Independent Contractor or its staff in connection with this Agreement are public records and are to be treated as such in accordance with Florida law.

WHEREFORE, the County and Independent Contractor have executed this Agreement as of the date and year first above written.

LAKWOOD RANCH STEWARDSHIP DISTRICT

By: Board of Supervisors

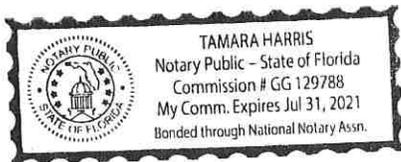
ATTEST:

By: [Signature]
J. Scott Almand, Assistant Secretary

By: [Signature]
Rex Jensen, Chairman

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 11th day of February, 2019, by Rex E. Jensen, Chairman of the Lakewood Ranch Stewardship District, an independent special district created by Local Bill No. 1429, codified at Chapter 2005-338, Laws of Florida, as amended, on behalf of the District and who is [] personally known to me or [] has produced _____ as identification.



Tamara Harris
Notary Public
Print Name: Tamara Harris
Commission Exp.: _____
Commission No.: _____

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

By: Board of County Commissioners

By:

Chairperson

Date:

ATTEST: Angelina M. Coloneso
Clerk of the Circuit Court
and Comptroller

By: _____
Deputy Clerk

EXHIBIT 'A'

CONSTRUCTION AND MAINTENANCE AGREEMENT FOR RIGHT-OF-WAY IMPROVEMENTS FOR MASTERS AVENUE EXTENSION TO BOURNESIDE BOULEVARD

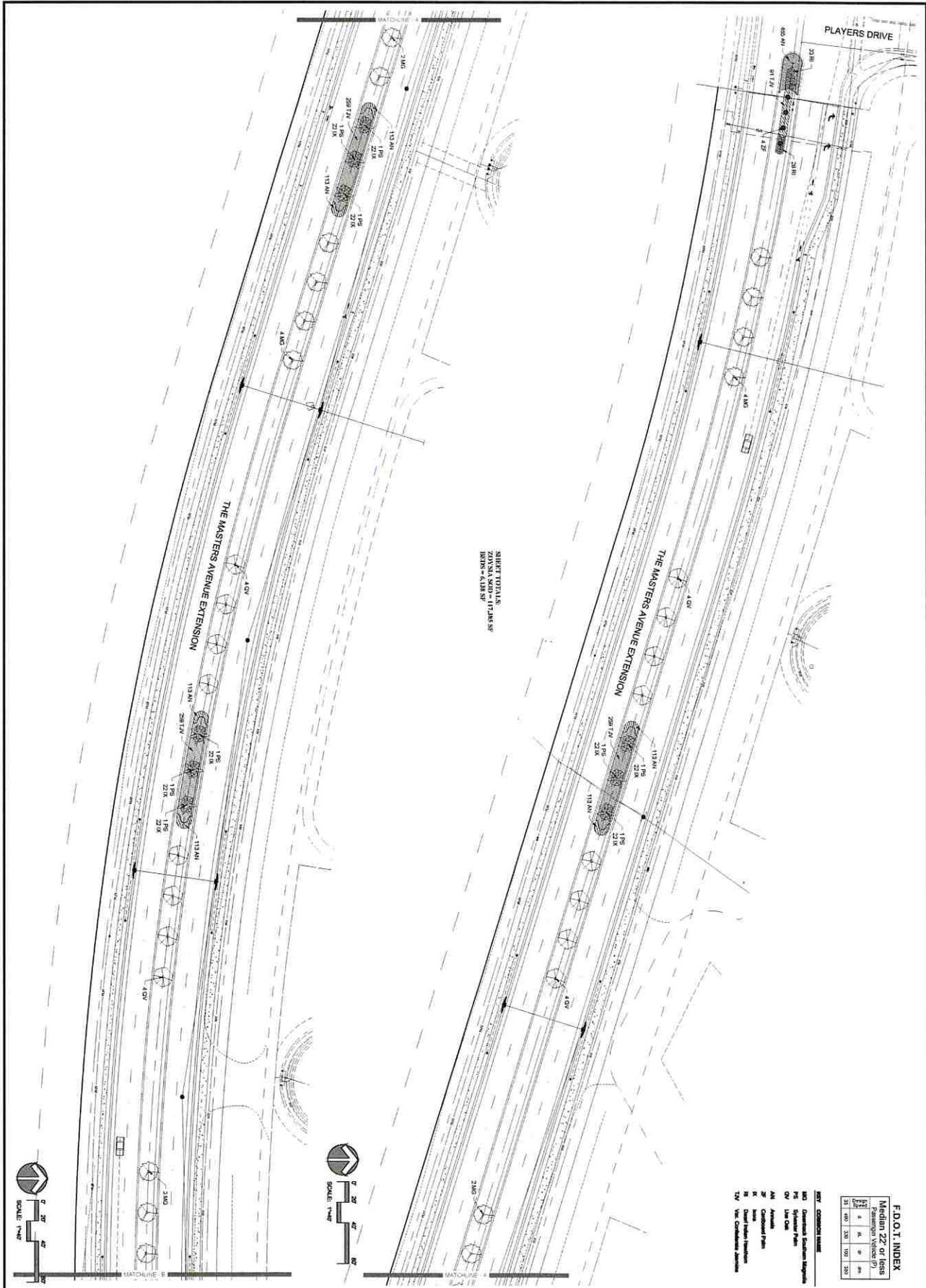
	SIGN TYPE	SIGN CODE	SIGN LOCATION	ORIENTATION	SIZE
1	Speed Limit Sign	R2-1	Players Dr & Masters Ave intersection (STA; 92+75)	E/B, S side	24" x 30"
2	Bike Sign	R3-17	Players Dr & Masters Ave intersection (STA; 93+75)	W/B, N side	24" x 18"
3	Bike Sign	R3-17	Masters Ave (STA; 105+50)	E/B, S side	24" x 18"
4	Speed Limit Sign	R2-1	Masters Ave (STA; 106+00)	E/B, S side	24" x 30"
5	Bike Sign	R3-17	Masters Ave (STA; 107+00)	W/B, N side	24" x 18"
6	Bike Sign	R3-17	Masters Ave (STA; 118+00)	E/B, S side	24" x 18"
7	Speed Limit Sign	R2-1	Masters Ave (STA; 118+00)	W/B, N side	24" x 30"
8	Bike Sign	R3-17	Masters Ave (STA; 119+50)	W/B, N side	24" x 18"
9	Keep Right Sign	R4-7 W/ OM1-1	Masters Ave (STA; 119+50)	W/B	24" x 30"
10	Bike Sign	R3-17	Masters Ave (STA; 121+00)	E/B, S side	24" x 18"
11	Keep Right Sign	R4-7 W/ OM1-1	Masters Ave (STA; 121+00)	E/B	24" x 30"
12	Speed Limit Sign	R2-1	Masters Ave (STA; 121+75)	E/B, S side	24" x 30"
13	Bike Sign	R3-17	Masters Ave (STA; 131+50)	E/B, S side	24" x 18"

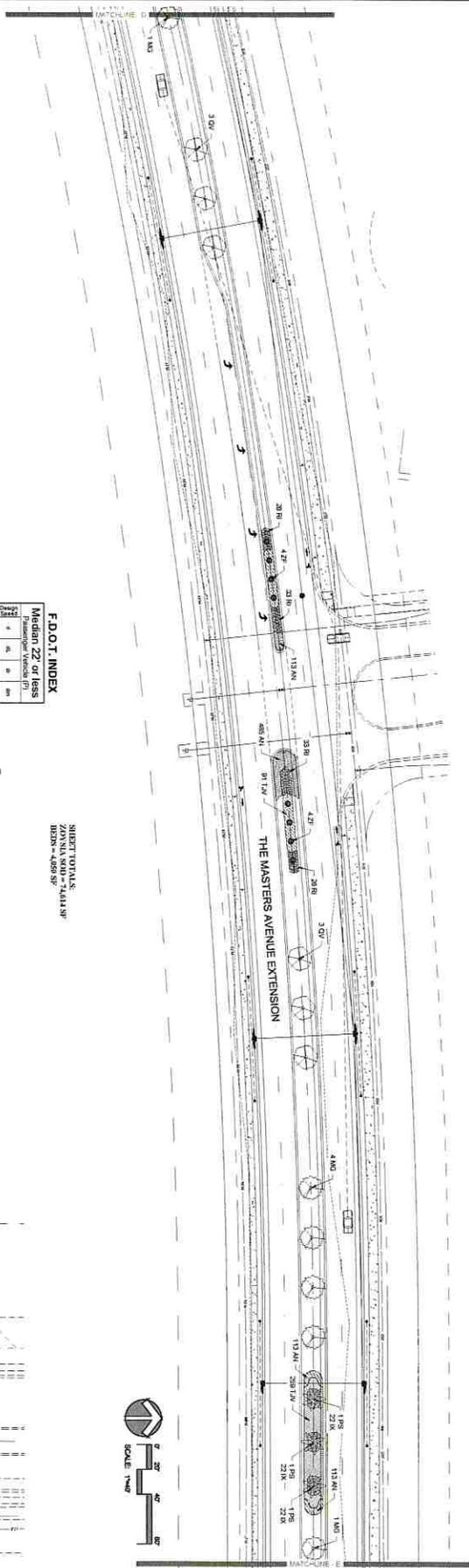
14	Speed Limit Sign	R2-1	Masters Ave (STA; 132+00)	W/B, N side	24" x 30"
15	Bike Sign	R3-17	Masters Ave (STA; 133+00)	W/B, N side	24" x 18"
16	Keep Right Sign	R4-7 W/ OM1-1	Masters Ave (STA; 133+50)	W/B	24" x 30"
17	Keep Right Sign	R4-7 W/ OM1-1	Masters Ave (STA; 134+50)	E/B	24" x 30"
18	Bike Sign	R3-17	Masters Ave (STA; 135+00)	E/B, S side	24" x 18"
19	Speed Limit Sign	R2-1	Masters Ave (STA; 135+75)	E/B, S side	24" x 30"
20	Speed Limit Sign	R2-1	Masters Ave & Del Webb Blvd intersection (STA; 146+00)	W/B, N side	24" x 30"
21	Bike Sign	R3-17	Masters Ave & Del Webb Blvd intersection (STA; 147+00)	W/B, N side	24" x 18"
22	Keep Right Sign	R4-7 W/ OM1-1	Masters Ave & Del Webb Blvd intersection (STA; 147+75)	W/B	24" x 30"
23	Keep Right Sign	R4-7 W/ OM1-1	Masters Ave & Del Webb Blvd intersection (STA; 148+50)	E/B	24" x 30"
24	Bike Sign	R3-17	Masters Ave & Del Webb Blvd intersection (STA; 148+75)	E/B, S side	24" x 18"
25	Bike Sign	R3-17	Masters Ave & Del Webb Blvd intersection (STA; 149+00)	W/B, N side	24" x 18"
26	Speed Limit Sign	R2-1	Masters Ave & Del Webb Blvd intersection (STA; 149+50)	E/B, S side	24" x 30"
27	Speed Limit Sign	R2-1	Masters Ave (STA; 158+50)	W/B, N side	24" x 30"
28	Bike Sign	R3-17	Masters Ave (STA; 159+00)	W/B, N side	24" x 18"

Notes:

All traffic signs shall meet MUTCD standard to include sign retroreflectivity.

All traffic signs are mounted on 1/2" thick PVC backer with 5 1/4" X 5 1/4" PVC Posts. Posts included decorative wrap and ball cap.

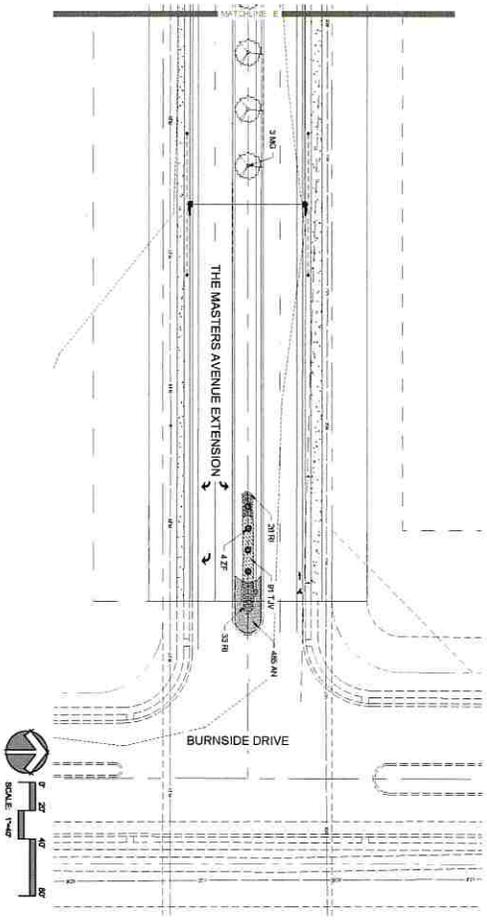




F.D.O.T. INDEX

Milepost 22' or less	
1/2" = 100'	1/4" = 200'
1/8" = 400'	1/16" = 800'

SHEET TOTALS
 2 SHEETS
 2,825 SQ. FT.
 1,412.5 SF



MASTERS AVENUE EXT. ROADWAY DETAILS

ITEM NO.	DESCRIPTION	QUANTITY	UNIT
40	Concrete Subgrade	1,412.5	SQ. FT.
41	Concrete	1,412.5	SQ. FT.
42	Asphalt	1,412.5	SQ. FT.
43	Gravel	1,412.5	SQ. FT.
44	Gravel	1,412.5	SQ. FT.
45	Gravel	1,412.5	SQ. FT.
46	Gravel	1,412.5	SQ. FT.
47	Gravel	1,412.5	SQ. FT.
48	Gravel	1,412.5	SQ. FT.
49	Gravel	1,412.5	SQ. FT.
50	Gravel	1,412.5	SQ. FT.

NOTE: ALL PLANT MATERIAL TO BE SET OUT AND PLANTED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION AND OTHER AGENCIES AND AGENCIES FOR NECESSARY PERMITS AND APPROVALS.

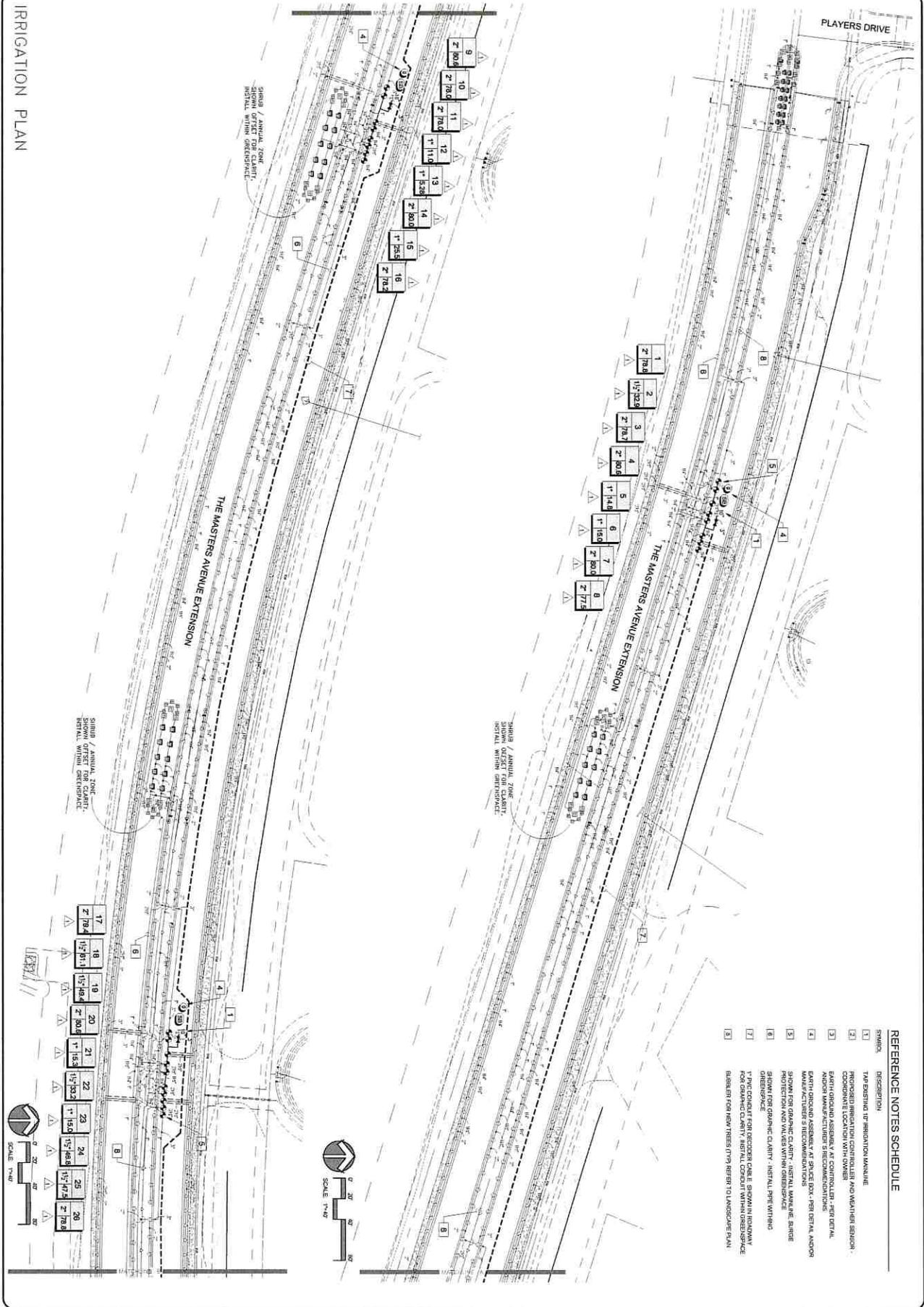
The Masters Avenue Extension to Burnside Drive

Exhibit A

Landscape Development Plan



IRRIGATION PLAN



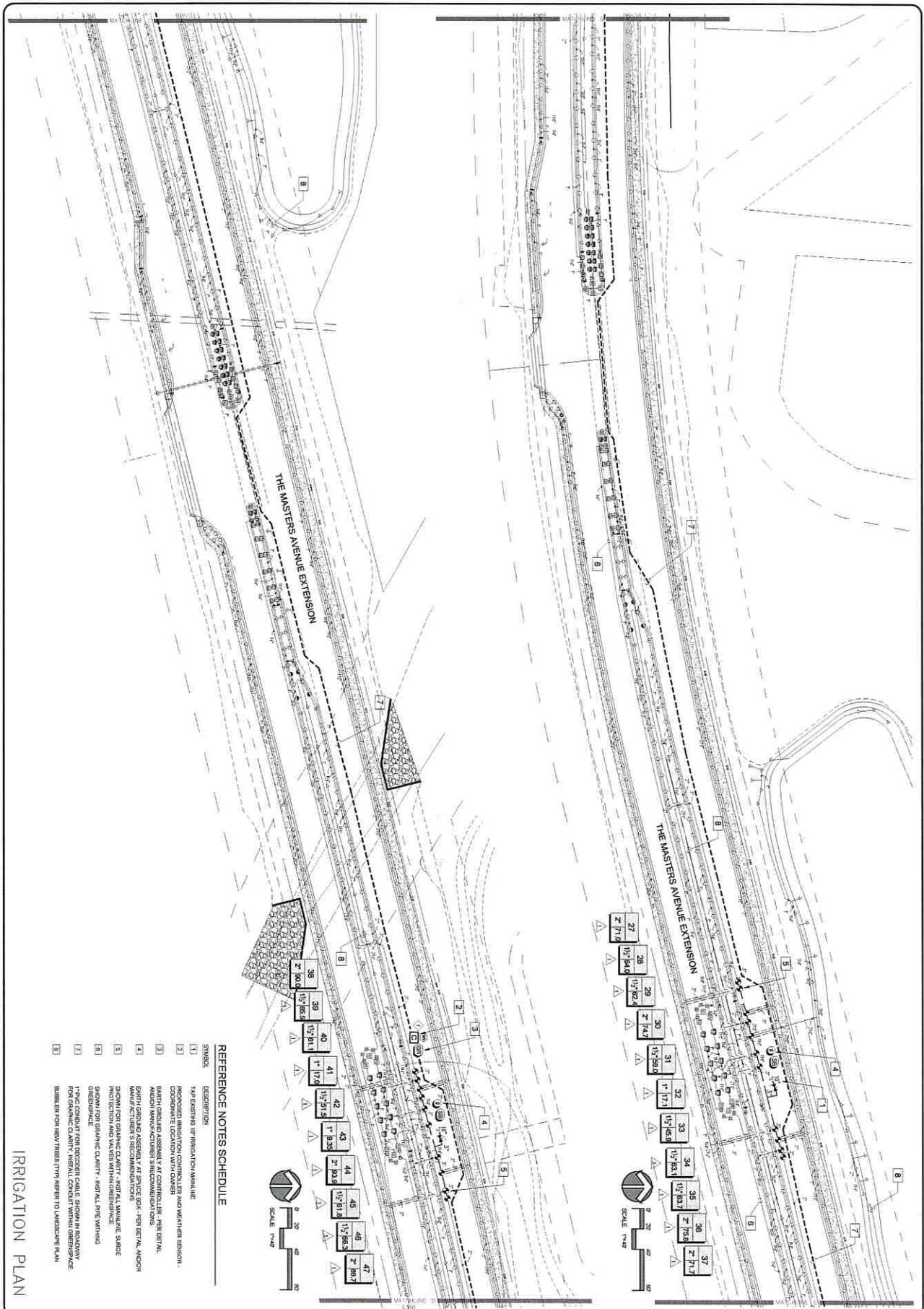
REFERENCE NOTES SCHEDULE

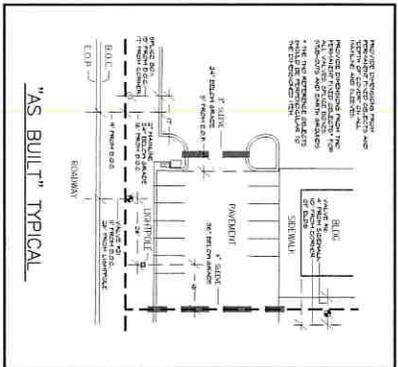
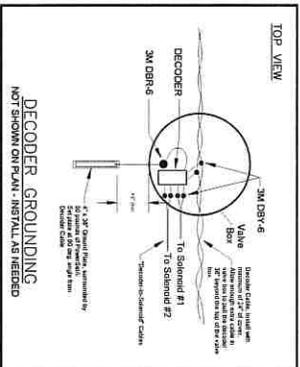
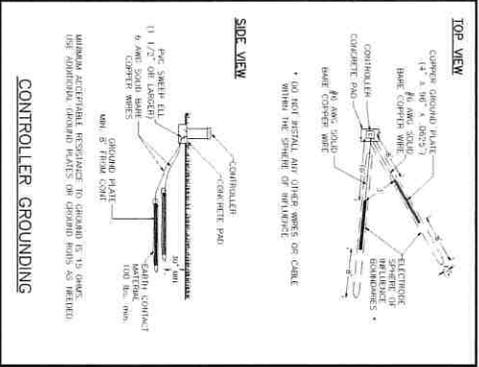
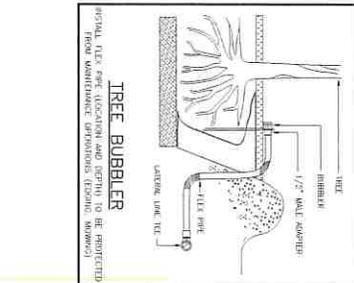
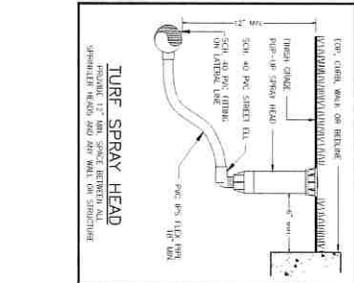
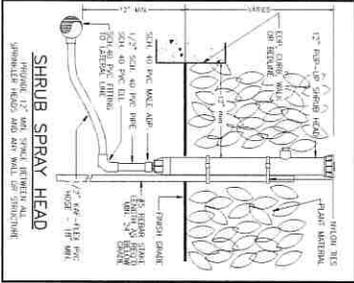
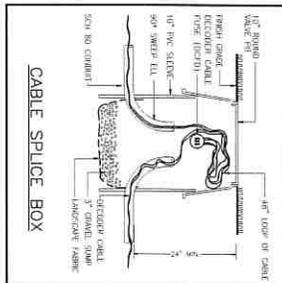
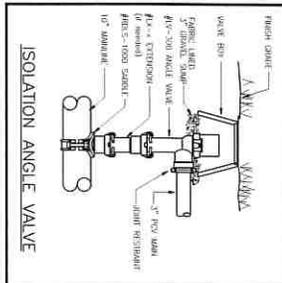
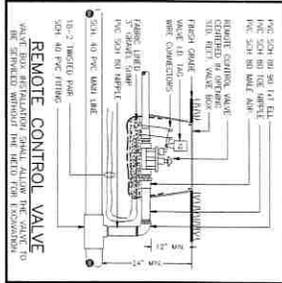
- | SYMBOL | DESCRIPTION |
|--------|---|
| 1 | TAP EXTENSION TO IRRIGATION MAINLINE |
| 2 | PROPOSED IRRIGATION CONTROL VALVE AND MAINLINE SECTION - COORDINATE LOCATION WITH OWNER |
| 3 | EXISTING AND PROPOSED IRRIGATION MAINLINE - PER DETAIL |
| 4 | EXISTING AND PROPOSED IRRIGATION MAINLINE - PER DETAIL |
| 5 | EXISTING AND PROPOSED IRRIGATION MAINLINE - PER DETAIL |
| 6 | EXISTING AND PROPOSED IRRIGATION MAINLINE - PER DETAIL |
| 7 | EXISTING AND PROPOSED IRRIGATION MAINLINE - PER DETAIL |
| 8 | EXISTING AND PROPOSED IRRIGATION MAINLINE - PER DETAIL |
| 9 | EXISTING AND PROPOSED IRRIGATION MAINLINE - PER DETAIL |

IR-1

The Masters Avenue Extension to Burnside Drive
 MANATEE COUNTY, FLORIDA

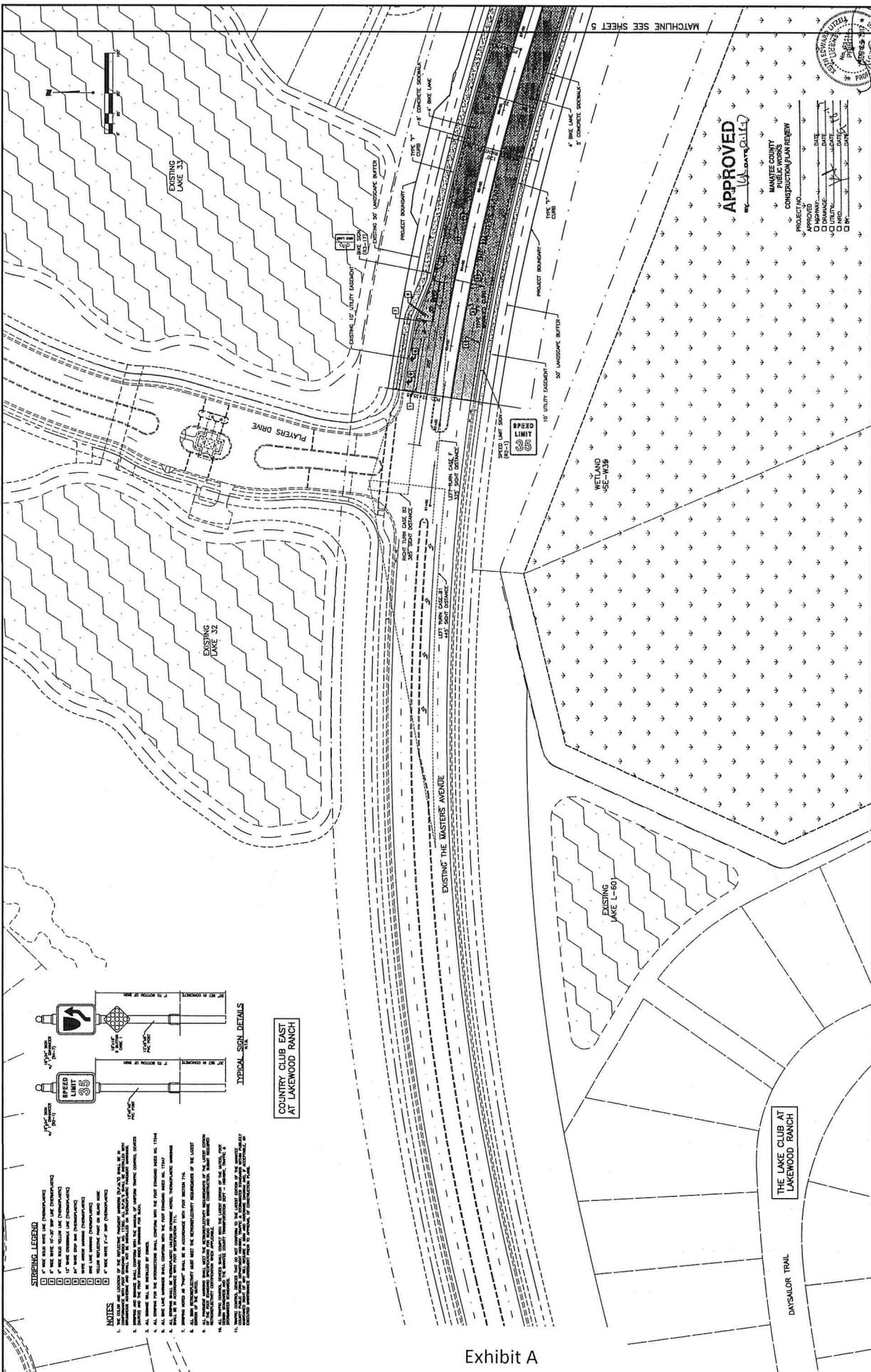
Exhibit A





- IRRIGATION NOTES:**
1. Irrigation system design requirements: 100PSI @ a minimum of 40 gpi at each node of connection. The Irrigation Contractor shall verify the available GPM and PSI prior to installation of the system.
 2. Do not install head(s) that will be installed in the field. If it is obvious in the field that conditions exist that might not have been considered in the design process, for example: obstructions, grade differences, water levels, dimension differences, etc. Refer to the landscape plan to avoid conflicts with proposed trees or shrubs.
 3. Piping may sometimes be indicated as being located in utility areas; i.e., under buildings or pavement, outside of property lines, in basins or ditches, etc. This is done for graphic clarity only. Whenever possible, piping is to be installed in open, green areas.
 4. If required, the Irrigation Contractor shall provide the necessary "Right of Way" easements.
 5. Pipe size shall conform to those on the drawings. Substituting with smaller pipe sizes will not be permitted.
 6. Manholes is to be installed with a minimum of 24" depth of cover. Lateral lines are to be installed with a minimum of 12" depth of cover.
 7. Unless otherwise indicated, all elbows are to be PVC Sch. 40 and two (2) 90 degree elbows. They shall be the same size as the pipe they are connected to. For example: The elbows for a 2" pipe shall be 2". No irrigation stems shall be smaller than 2".
 8. Whenever practical, install valves in matched pairs and/or out of high traffic areas. All valves, flush valves and wire splices shall be installed in Rain Bird wide stamped, structural foam "pallet" valves boxes as follows:
 #1B-STD (18" x 21" x 12") red cast box
 #1B-RND (18" x 21" x 12") red cast box
 #1B-10RND (17" x 21" x 10") 10" round box
 #1B-12RND (17" x 21" x 12") 12" round box
 The bottom and sides of the valve boxes shall be lined with landscape fabric. Install a 3" deep bed of gravel on the landscape fabric to create a drainage surge.
 Refer to Valve Designation Symbols for controller, station number and designed flow rate for each remote control valve.
 9. The communication cable between the controller and the decoders shall be Hunter #101BLU 14-2 AWG twisted, twisted cable. Use a different color jacket for each cable run. Maximum distance per cable run shall be 8,000'. Install Decoder Cable in a 1" PVC conduit.
 10. All decoder-to-solenoid wiring shall be 18-2 AWG twisted cable, with a maximum cable length of 80'.
 11. All splices to the control wiring shall be made with 3M #1016 600 volt, UL Listed direct bury splices that are approved for 90V AC systems.
 12. All pre-pour sprinkler heads shall be installed level and flush to grade. Mount all sprinklers on flexible connections as follows:
 1/2" of Heavy Wall PVC IPS hose
 3/4" of Heavy Wall PVC IPS hose
 1" of Heavy Wall PVC IPS hose
 13. The tops of all above sprinklers shall be installed 12" above the height of the surrounding plant material. For plant heights of 12" or more, support the riser with a 3/8 rebar stake and nylon cable tie. All risers shall be placed a minimum of 12" from any sidewalk, edge of pavement or building.
 14. Location of all sprinkler heads shall be site adjusted to minimize water over/under water building surfaces and walkways. Thread valves on spray zones as required to prevent flooding.
 15. Exact controller location(s) shall be coordinated with an Owner's Representative prior to installation. Unless otherwise stated, the General Contractor shall provide 110 volt power to the controller. The Irrigation Contractor is responsible for the connection from the power source to the controller(s).
 16. All control irrigation controller, install a "Secondary surge arrester" to the incoming 120 volt power supply. (Manufacturer's instructions apply).
 17. At each irrigation controller, install an "Supplementary earth ground grid" with a minimum of two (2) #4 ground should have 10 ohms or less resistance. Use more plates or grounding rods as needed to achieve the desired resistance reading.
 18. The wireless rain shut-off device shall be installed to meet local codes and/or minimum manufacturer's recommendations. Obstructions, vandalism and ease of service shall be considered in locating the device.
 19. The IRRIGATION CONTRACTOR shall prepare an AS-BUILT drawing on reproducible paper detailing the actual installation of the irrigation system. The AS-BUILT drawing shall include all main pipe, valves, fittings, risers, and other components. The drawing shall include all main pipe, valves, fittings, risers, and other components. The drawing shall include all main pipe, valves, fittings, risers, and other components. The drawing shall include all main pipe, valves, fittings, risers, and other components.
 20. No product substitutions will be permitted without the written permission of the Owner's Representative. Irrigation Contractor to provide submittals to the Owner's Representative for approval prior to installation.
 21. Any other equipment required that is not clear when detailed or specified shall be installed as per manufacturer's recommendations and local code.

IRRIGATION PLAN



STANTEC 880 Professional Avenue, Suite 400, Lakewood Ranch, FL 34944 Phone: 941.850.8800 Fax: 941.850.8801 www.stantec.com		CLIENT: LAKEWOOD RANCH STEWARDSHIP DISTRICT PROJECT: THE MASTERS AVENUE EXTENSION TO BOURNESIDE BOULEVARD	TITLE: SITE PLAN SHEET NO.: 4 OF 34
DESIGNED BY: J. J. ... CHECKED BY: ... DATE: 12/29/16	PROJECT NO.: ... PROJECT DATE: 12/29/16 SCALE: 1" = 30' DATE: 12/29/16	PROJECT NO.: ... PROJECT DATE: 12/29/16 SCALE: 1" = 30' DATE: 12/29/16	PROJECT NO.: ... PROJECT DATE: 12/29/16 SCALE: 1" = 30' DATE: 12/29/16

STIPPLE LEGEND

1/4" CONC. (CONCRETE)
 1/2" CONC. (CONCRETE)
 3/4" CONC. (CONCRETE)
 1" CONC. (CONCRETE)
 1 1/2" CONC. (CONCRETE)
 2" CONC. (CONCRETE)
 3" CONC. (CONCRETE)
 4" CONC. (CONCRETE)
 6" CONC. (CONCRETE)
 8" CONC. (CONCRETE)
 12" CONC. (CONCRETE)

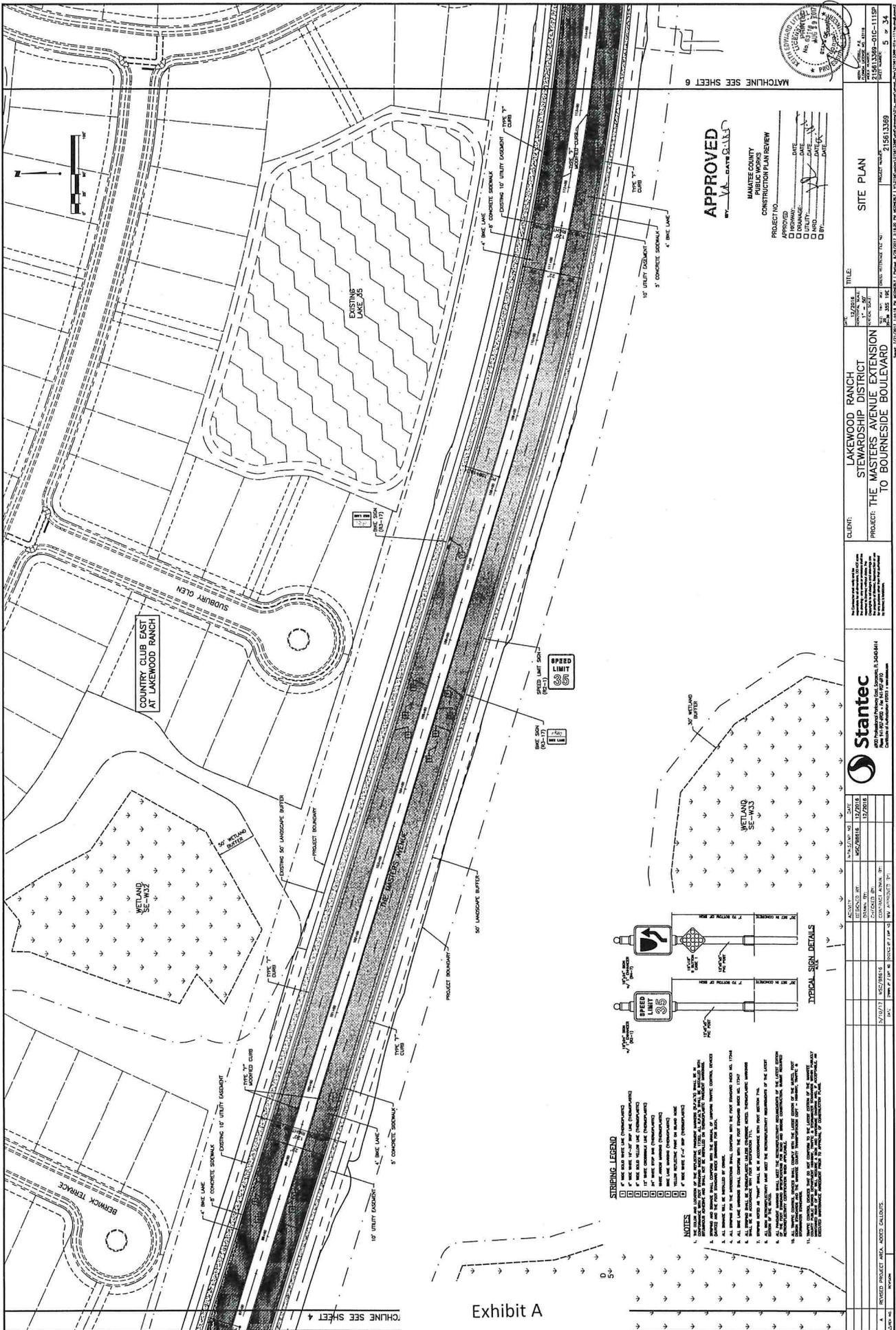
NOTES

1. ALL CONCRETE SHALL BE 4000 PSI STRENGTH WITH 4% FIBER REINFORCEMENT.
2. ALL CONCRETE SHALL BE PLACED AND FINISHED WITHIN THE SPECIFIED TIME FRAME.
3. ALL CONCRETE SHALL BE CURED WITH WET BURLAP AND SPRAYED WITH CURE COMPOUND.
4. ALL CONCRETE SHALL BE FINISHED WITH A BROOM FINISH.
5. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.
6. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE DURING MAINTENANCE.
7. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE DURING REPAIRS.
8. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE DURING DEMOLITION.
9. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE DURING DISPOSAL.
10. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE DURING STORAGE.
11. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE DURING TRANSPORT.

TYPICAL SIGN DETAILS

COUNTRY CLUB EAST AT LAKEWOOD RANCH

Exhibit A



APPROVED
BY: VA. DATE: 03/13/18

MARKET COUNTY
PUBLIC WORKS
CONSTRUCTION PLAN REVIEW

PROJECT NO. _____ DATE _____
 DRAWN BY: _____ DATE _____
 CHECKED BY: _____ DATE _____
 DESIGNED BY: _____ DATE _____

SITE PLAN

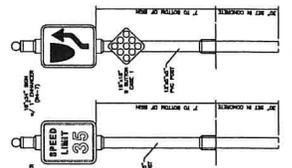
CLIENT: LAKEWOOD RANCH STEWARDSHIP DISTRICT
 PROJECT: THE MASTERS AVENUE EXTENSION TO BOURNESIDE BOULEVARD

DATE: 03/13/18
 SCALE: AS SHOWN
 SHEET NO. 5 OF 34



12/2018
 12/2018
 12/2018

NO.	DATE	DESCRIPTION
1	03/13/18	ISSUED FOR PERMIT



- NOTES**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, AS APPLICABLE.
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STRIPING LEGEND

- 4" WHITE SOLID LINE (TRANSVERSE)
- 4" WHITE SOLID LINE (LONGITUDINAL)
- 1" WHITE SOLID LINE (TRANSVERSE)
- 1" WHITE SOLID LINE (LONGITUDINAL)
- 1" WHITE DASHED LINE (TRANSVERSE)
- 1" WHITE DASHED LINE (LONGITUDINAL)
- 1" WHITE DOTTED LINE (TRANSVERSE)
- 1" WHITE DOTTED LINE (LONGITUDINAL)
- 1" WHITE SOLID LINE (TRANSVERSE)
- 1" WHITE SOLID LINE (LONGITUDINAL)

Exhibit A

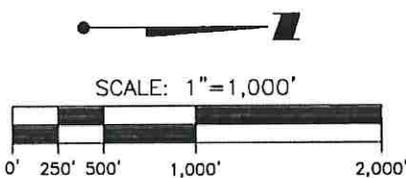
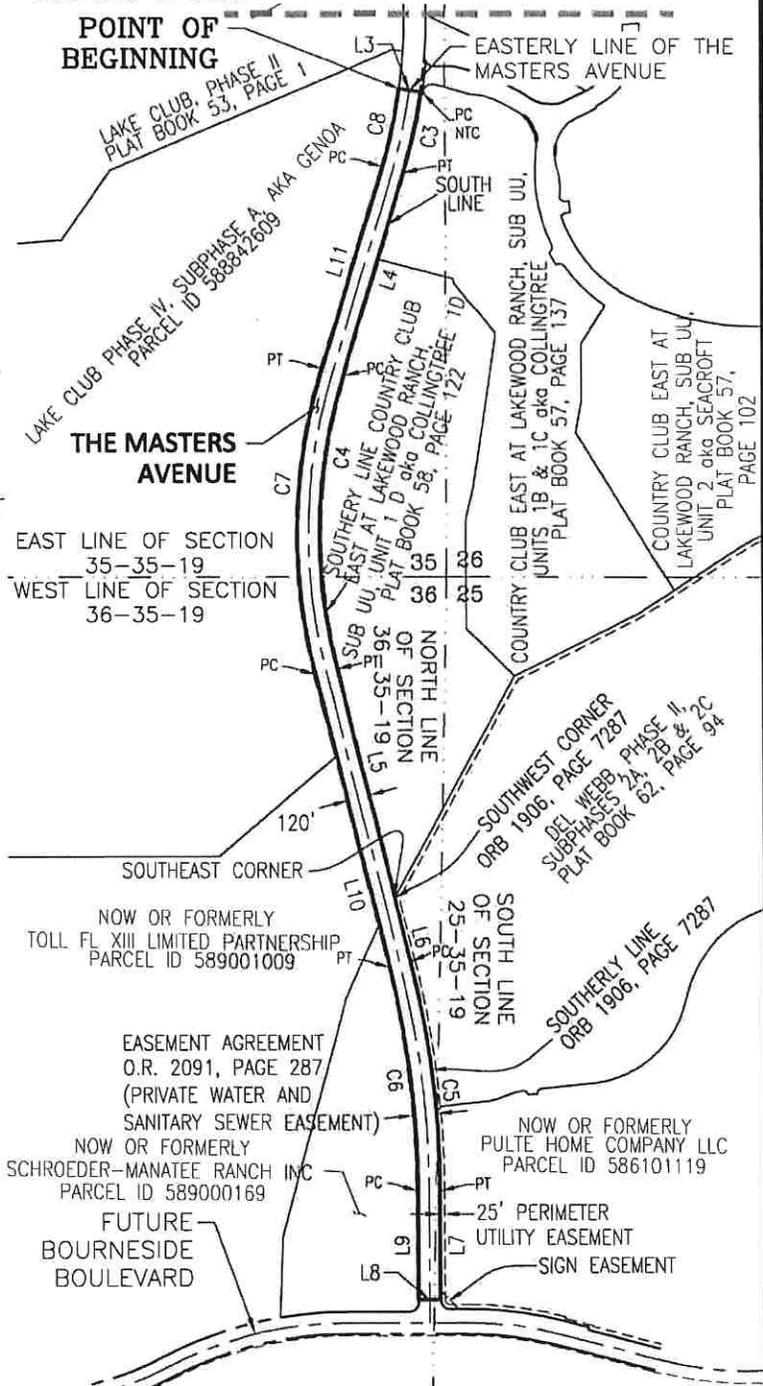
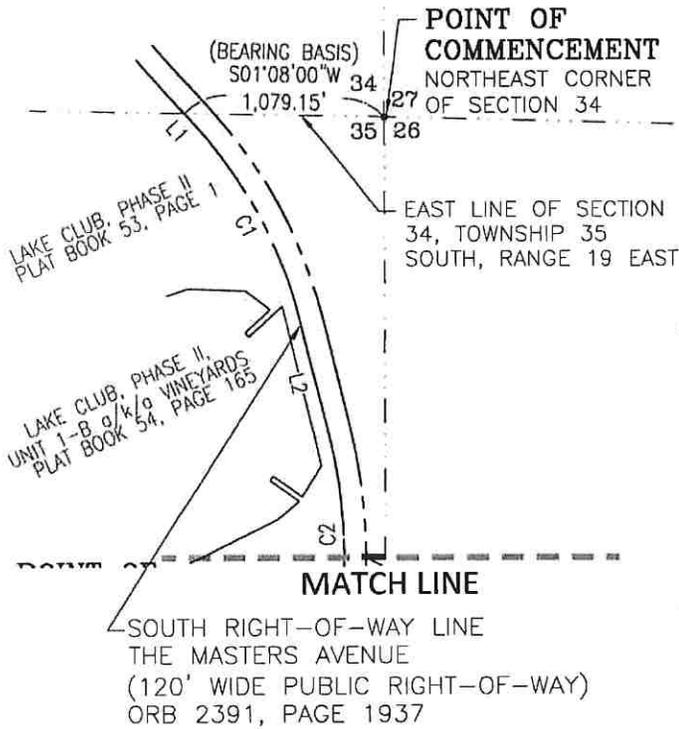
Exhibit B

END OF THE
MASTERS AVENUE

MATCH LINE

POINT OF
BEGINNING

EASTERLY LINE OF THE
MASTERS AVENUE



- ABBREVIATIONS:
- NTC = NON-TANGENT CURVE
 - PC = POINT OF CURVATURE
 - PT = POINT OF TANGENCY
 - SF = SQUARE FEET
 - (OA) = OVERALL BEARING OR DISTANCE
 - ORB = OFFICIAL RECORDS BOOK
 - TWP = TOWNSHIP
 - RNG = RANGE

SEE SHEET 2 FOR TABLES
SEE SHEET 3 FOR DESCRIPTION
REV. A-UPDATED ADJACENT PARCELS: 9-21-18 RRC
This is NOT a Survey and Not valid without all sheets.
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FOR:		Nov 01, 2018 - 11:30:31		TASK CODE: 320		DRAWN BY: EDM		CHKD BY: RRC		CAD FILE: 215613369v-spsk01		PROJECT NO: 215613369		SHEET 1 OF 3		DRAWING INDEX NO: 215613369v-spsk01		REV: A	
SKETCH & DESCRIPTION OF THE MASTERS AVENUE EXTENSION TO BOURNESIDE SECTION 25, 35 & 36, TOWNSHIP 36 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA										 <p>Stantec 6900 Professional Parkway East, Sarasota, FL 34240-8414 Phone 941-907-6900 • Fax 941-907-6910 Certificate of Authorization #27013 • www.stantec.com Licensed Business Number 7666</p>									

Exhibit B

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N47°46'50"E	80.18'
L2	N76°16'47"E	615.98'
L3	N08°20'15"E	120.00'
L4	S72°47'54"E	1,139.89'
L5	N75°50'22"E	1,281.40'
L6	N75°50'22"E	356.24'
L7	S89°57'46"E	586.02'
L8	S00°02'14"W	120.00'
L9	N89°57'46"W	586.02'
L10	S75°50'22"W	1,637.64'
L11	N72°47'54"W	1,139.89'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	2,490.00'	28°29'57"	1,238.54'	1,225.81'	S62°01'49"W
C2	2,800.00'	22°03'28"	1,077.94'	1,071.30'	S87°18'31"W
C3	2,920.00'	8°51'51"	451.75'	451.30'	S77°13'49"E
C4	2,940.00'	31°21'44"	1,609.28'	1,589.26'	S88°28'46"E
C5	5,060.00'	14°11'52"	1,253.85'	1,250.64'	N82°56'18"E
C6	4,940.00'	14°11'52"	1,224.11'	1,220.98'	S82°56'18"W
C7	3,060.00'	31°21'44"	1,674.96'	1,654.13'	N88°28'46"W
C8	2,800.00'	8°51'51"	433.19'	432.75'	N77°13'49"W

NOTES:

1. Unless it bears the signature and the original raised seal of a Florida Surveyor and Mapper, this sketch, drawing, plat or map is for informational purposes only.
2. Bearings shown hereon are relative to the east line of Section 34, Township 35 South, 19 East, Manatee County, Florida and having a bearing of S.01°08'00"W.
3. This is a sketch only and does not represent a field survey.

BY: 
 Robert R. Cunningham, P.S.M. No. 3924
 11/13/2018
 Date of Signature

SEE SHEET 1 FOR SKETCH
 SEE SHEET 3 FOR DESCRIPTION

This is NOT a Survey and Not valid without all sheets.

FOR: Nov 01, 2018 - 11:30:31 BCUNNINGHAM\2156\active\215613369\survey\drawing\215613369v-spsk01.dwg

SKETCH & DESCRIPTION OF
 THE MASTERS AVENUE EXTENSION TO BOURNESIDE
 SECTION 25, 35 & 36, TOWNSHIP 36 SOUTH,
 RANGE 19 EAST, MANATEE COUNTY, FLORIDA



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Exhibit B

DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Section 25, 35 & 36, Township 35 South, Range 19 East, Manatee County, Florida, being more particularly described as follows:

COMMENCE at the northeast corner of Section 34, Township 35 South, Range 19 East, Manatee County, Florida; thence S.01°08'00"W., along the east line of said Section 34, a distance of 1,079.15 feet to its intersection with the south right-of-way line of The Masters Avenue (120 foot wide public right-of-way) recorded in Official Records Book 2391, Page 1937, Public Records of Manatee County, Florida; thence along said south right-of-way line for the following four (4) courses; (1) N.47°46'50"E, a distance of 80.18 feet to the point of curvature of a curve to the right having a radius of 2,490.00 feet and a central angle of 28°29'57"; (2) thence northeasterly along the arc of said curve, a distance of 1,238.54 feet to the point of tangency of said curve; (3) thence N.76°16'47"E., a distance of 615.98 feet to the point of curvature of a curve to the right having a radius of 2,800.00 feet and a central angle of 22°03'28"; (4) thence easterly along the arc of said curve, a distance of 1,077.94 feet to the end of said The Masters Avenue and being the POINT OF BEGINNING; thence N.08°20'15"E., along the easterly line of The Master Avenue, a distance of 120.00 feet to the point of curvature of a non-tangent curve to the right, having a radius of 2,920.00 feet and a central angle of 08°51'51", said point being a point on the south line of Country Club East at Lakewood Ranch, Subphase UU, Units 1B & 1C aka Collingtree, as recorded in Plat Book 57, Page 137 of said Public Records; the following four (4) calls are along the southerly line of said plat of Country Club East at Lakewood Ranch, Subphase UU, Units 1B & 1C aka Collingtree, and the southerly line of Country Club East at Lakewood Ranch, Subphase UU, Unit 1D aka Collingtree, as recorded in Plat Book 58, Page 122 of said Public Records: (1) thence easterly along the arc of said curve, a distance of 451.75 feet, said curve having a chord bearing and distance of S.77°13'49"E., 451.30 feet, to the point of tangency of said curve; (2) thence S.72°47'54"E., a distance of 1,139.89 feet to the point of curvature of a curve to the left having a radius of 2,940.00 feet and a central angle of 31°21'44"; (3) thence easterly along the arc of said curve, a distance of 1,609.28 feet to the point of tangency of said curve; (4) thence N.75°50'22"E., a distance of 1,281.40 feet to the southeast corner of said plat, also being the southwest corner of premises described in Official Records Book 1906, Page 7287 of said Public Records; the following three (3) calls are along the southerly line of said premises: (1) thence continue N.75°50'22"E., a distance of 356.24 feet to the point of curvature of a curve to the right having a radius of 5,060.00 feet and a central angle of 14°11'52"; (2) thence easterly along the arc of said curve, a distance of 1,253.85 feet to the point of tangency of said curve; (3) thence S.89°57'46"E., a distance of 586.02 feet; thence leaving said southerly line, S.00°02'14"W., a distance of 120.00 feet; thence N.89°57'46"W., a distance of 586.02 feet to the point of curvature of a curve to the left having a radius of 4,940.00 feet and a central angle of 14°11'52"; thence westerly along the arc of said curve, a distance of 1,224.11 feet to the point of tangency of said curve; thence S.75°50'22"W., a distance of 1,637.64 feet to the point of curvature of a curve to the right having a radius of 3,060.00 feet and a central angle of 31°21'44"; thence westerly along the arc of said curve, a distance of 1,674.96 feet to the point of tangency of said curve; thence N.72°47'54"W., a distance of 1,139.89 feet to the point of curvature of a curve to the left having a radius of 2,800.00 feet and a central angle of 08°51'51"; thence westerly along the arc of said curve, a distance of 433.19 feet to the POINT OF BEGINNING.

Said tract contains 802,454 square feet or 18.4218 acres, more or less.

SEE SHEET 1 FOR SKETCH
SEE SHEET 2 FOR TABLES

This is NOT a Survey and Not valid without all sheets.

FOR: Nov 01, 2018 - 11:30:31 BCUNNINGHAM\I:\2156\active\215613369\survey\drawing\215613369v-spsk01.dwg

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