

Return to: (enclose self-addressed stamped envelope)

Angela Tompkins, Paralegal
Greenspoon Marder
5150 North Tamiami Trail
Suite 502, Newgate Tower
Naples, FL 34103

This Instrument Prepared by:

Mark F. Grant, Esq.
Greenspoon Marder
5150 North Tamiami Trail
Suite 502, Newgate Tower
Naples, FL 34103
(239) 659-1103

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**SUPPLEMENTAL DECLARATION TO THE
AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS FOR
ESPLANADE GOLF & COUNTRY CLUB AT LAKEWOOD RANCH**

This SUPPLEMENTAL DECLARATION TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR ESPLANADE GOLF & COUNTRY CLUB AT LAKEWOOD RANCH (“Supplemental Declaration”) is made this 9th day of January, 2018, by TAYLOR MORRISON OF FLORIDA, INC., a Florida corporation (“Declarant”), and is joined in by SMR North 70, LLC, a Florida limited liability company (“Mortgagee”).

WHEREAS, Declarant has recorded that certain Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Esplanade Golf & Country Club at Lakewood Ranch (“Esplanade”), on September 6, 2013, in Official Records Book 2489, Pages 2080 through 2260, of the Public Records of Manatee County, Florida, as the same has been amended and/or supplemented (the “Declaration”); and

WHEREAS, the Declaration subjects the property described in Exhibit “A” thereto to the easements, restrictions, covenants and conditions of the Declaration; and

WHEREAS, Section 1 of Article III of the Declaration provides that Declarant may, from time to time, add any “Additional Property” (as defined in the Declaration) to the Property governed by the Declaration by recording a Supplemental Declaration describing the Additional Property being subjected; and

WHEREAS, Declarant desires to subject the property described on Exhibit “A” attached hereto and made a part hereof (“Additional Property”) to the provisions of the Declaration; and

WHEREAS, Declarant now desires to add the Additional Property to Esplanade as herein specifically provided; and

WHEREAS, the Lots depicted on the Plat described on Exhibit "A" attached hereto and made a part hereof shall be designated as "Golf Member Lots"; and

WHEREAS, Mortgagee is joining in and consenting to this Supplemental Declaration as the owner and holder of the "Mortgage" (as defined in the Joinder and Consent) on the Additional Property.

NOW, THEREFORE, Declarant hereby makes this Supplemental Declaration (which is intended to be and is a "Supplemental Declaration" as defined in the Declaration) and hereby declares that the Additional Property shall be deemed a portion of the "Property" under the Declaration and that the Additional Property shall be owned, held, used, transferred, sold, conveyed, demised and occupied subject to the covenants, restrictions, reservations, regulations, burdens and liens set forth in the Declaration as modified by this Supplemental Declaration, as follows:

1. The recitations herein set forth are true and correct and are incorporated herein by reference.
2. The definitions provided in the Declaration are incorporated herein by reference.
3. The Additional Property described on Exhibit "A" to this Supplemental Declaration is hereby designated a part of Esplanade and shall be sold, transferred, used, conveyed, occupied and mortgaged or otherwise encumbered pursuant to the provisions of this Supplemental Declaration and the Declaration.
4. Declarant hereby declares that all of the Additional Property designated on Exhibit "A" to this Supplemental Declaration is part of the "Property" and is therefore subject to the applicable land use covenants and the benefits and burdens established under the Declaration as fully as though it were originally designated as such in the Declaration.
5. Declarant hereby declares that the Lots depicted on the Plat described on Exhibit "A" attached hereto and made a part hereof shall be designated as "Golf Member Lots."
6. Exhibit "F" to the Declaration as previously amended, the Notice to Buyer, is hereby deleted and replaced with the revised Notice to Buyer attached hereto as Exhibit "F" and incorporated herein by this reference.
7. Exhibit "G" to the Declaration as previously amended, the List of Holdings, is hereby deleted and replaced with the revised List of Holdings attached hereto as Exhibit "G" and incorporated herein by this reference.

8. Esplanade contains wetlands and wetland buffers which are regulated in accordance with Section 706 of the Manatee County Land Development Code. Unless permitted by the Manatee County Land Development Code, the following acts are expressly prohibited within the wetlands and wetland buffer areas without the prior consent of Manatee County:

- Development, as defined by the Manatee County Land Development Code.
- Construction or placing of buildings, roads, signs, billboards or other advertising, or other structure on or above the ground.
- Construction or placing of utilities on, below or above the ground without appropriate local, state and federal permits or authorizations.
- Dumping or placing of soil or other substances or material as landfill or dumping or placing trash, waste, unsightly or offensive materials.
- Removal, mowing or trimming of trees, shrubs or other vegetation.
- Application of herbicides, pesticides, or fertilizers.

- Excavation, dredging or removal of loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.
- Surface use except for purposes that permit the land or water areas to remain in its natural condition.
- Planting of vegetative material that is not native to the Southwest region of Florida.

9. Conflict. In the event of any conflict between the provisions hereof and the provisions of the Articles and/or Bylaws and/or rules and regulations promulgated by the Esplanade Community Association, Inc., the provisions of this Supplemental Declaration shall control. Except as otherwise specifically set forth in this Supplemental Declaration, in the event of any conflict between the provisions of this Supplemental Declaration and the provisions of the Declaration, the provisions of the Declaration shall control.

EXHIBIT "A"

Legal Description of Additional Property

ALL PROPERTY SHOWN ON THAT CERTAIN PLAT OF ESPLANADE, PHASE V
SUBPHASE G, RECORDED IN PLAT BOOK _____, PAGES _____
THROUGH _____, OF THE PUBLIC RECORDS OF MANATEE COUNTY,
FLORIDA, LESS AND EXCEPT ANY PROPERTY DEDICATED TO THE PUBLIC THEREON.

EXHIBIT "F"

NOTICE TO BUYERS

To the purchasers of Lots in Esplanade, Manatee County, Florida (the "Property"), you are hereby notified that the purchase of your Lot is subject to:

1. The Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Esplanade (the "Declaration"), a copy of which is provided upon execution of your contract to purchase.
2. Ownership of a Lot in Esplanade automatically makes you a Member of the Esplanade Golf & Country Club At Lakewood Ranch, Inc. ("Club"), and you are subject to its Articles of Incorporation, Bylaws and Rules and Regulations. Each Lot entitles its Owner to one (1) vote in the affairs of the Club. Please refer to the Membership categories described in Article IV.
3. The Club owns and controls the Club Property as described in the List of Holdings (Exhibit "G" to the Declaration), and has the right and power to assess and collect for the cost of maintenance and care of all property and uses under the purview of the non-profit organization which you have the right to enjoy, in accordance with the Declaration, the Articles of Incorporation and Bylaws of the Club. A proposed ten (10) year Fiscal Program is included as part of the Declaration to provide adequate funds for the Club.
4. The initial assessment by Esplanade Golf & Country Club at Lakewood Ranch, Inc., Benefit Assessments for landscape and irrigation maintenance and irrigation water and reserves and replacement of Golf Property, but excluding any Golf Property Expenses for the operation and maintenance of the Golf Property, is \$2,056.87 annually, plus Benefited Assessments for landscape and irrigation of \$1,012.00 annually for a 45' Lot; \$1,036.00 annually for a 52' Lot; \$1,060.00 annually for a 62' Lot; or \$1,108.00 annually for a 76' Lot, due in quarterly installments. There is also a Community Activities Corporation fee of \$12 annually per Lot and Golf Membership Fees in the amount of \$2,706.37 annually. You are notified hereby that the Club may increase that amount as may be required to maintain the amenities of Esplanade.
5. The Property appears to lie in Flood Zones "X" (Areas of Minimal Flooding), per Flood Insurance Rate Map for Manatee County, Florida (Unincorporated Areas), per FIRM Panel Number 12081C0333E and 12081C0334E, dated March 14, 2014. An accurate zone determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Governmental Agency having jurisdiction over such matters prior to any judgments being made for the Zone as noted. The reference Federal Emergency Management Agency Map states in the Notes to User that, "This map is for insurance purposes only".
6. The presently planned source of irrigation for Esplanade will be provided by Braden River Utilities, LLC. Irrigation water is not for human consumption.
7. Article XIII, Section 2, of the Declaration lists the following setbacks for all Lots, as required by Manatee County: Lot setbacks shall be as follows: front minimum setback of 25' to the garage portion of the structure, the remaining habitable portion of the structure may be setback 20' feet; the front yard setback for structures with side-loaded garages shall be 20', side minimum setbacks of 6', rear yard minimum setback of 15', and a maximum height of 35', and the side entry alternative allows a side setback of 11'11" minimum with a building separation of no less than 12'.

8. The rear yard setback for accessory structures not exceeding 200 square feet and 15 feet in height to the highest point of the structure, designed for outdoor sitting and gathering, shall be five feet and the waterfront setback shall be 18 feet for all residential parcels located east of Pope Road. Such structures shall not be located within any drainage, utility, or lake maintenance easements. Such structure may have no more than two walls enclosed with all other sides of the structure remaining unenclosed and unscreened and may not be used for storage. The design shall be consistent with the architectural design of the associated Home, shall be approved by the Club and only one such structure shall be allowed per Lot.
9. Esplanade Golf & Country Club at Lakewood Ranch, Inc., is obligated to maintain, to oversee and provide for the continued, phased removal of nuisance, exotic plant species that become reestablished within the Club Property for the life of the community consistent with Section 701.4 (f.k.a. 715.4) Manatee County Land Development Code.
10. The location of Esplanade is such that there may be neighboring agricultural uses, which may possibly include pesticides and herbicides and may have odors and noises associated with such uses.
11. The Manatee County Land Development Code requires street trees, which must be installed prior to a certificate of occupancy being issued. Each Lot within the Property being subject to this Declaration will contain one (1) street tree per frontage. The required tree(s) are to be planted within 25 ft. of the property line(s) abutting any dedicated road right-of-way. The trees shall be spaced no closer together than twenty-five (25) feet. The maintenance of the street trees shall be the responsibility of the Club, however, the Owner shall be responsible for proper root pruning to avoid interference of the tree's roots with sidewalks, utilities, foundations of other improvements constructed on the Lots due to the natural growth of street trees.
12. Owners of Lots which are required to have sidewalks per subdivision construction plans approved for Esplanade shall be responsible for the installation of such sidewalks. These sidewalks shall be constructed in the right of way or easement, as set forth in the Manatee County rules and regulations. Declarant, as the owner of the Lot prior to the issuance of a certificate of occupancy, will install the required sidewalks within Esplanade.
13. Each Owner within Esplanade at the time of construction of a building, residence, or structure shall comply with the construction plans for the surface water or stormwater management system approved and on file with the Southwest Florida Water Management District.
14. Please take note of the following: the development of land in Manatee County is governed by various federal, state and local laws, rules and regulations, including, but not limited to, the Manatee County Land Development Code. All alterations must comply with these regulations, which may be more restrictive than the Declaration.
15. Visibility Triangles must be maintained pursuant to Section 1002 (f.k.a 713) of the Manatee County Land Development Code.
16. **THE LAKEWOOD RANCH STEWARDSHIP DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSEMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING**

BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

17. Pursuant to Article XIII, Section 6, of the Declaration, a right of entry upon the Club Property has been granted to the County and other governmental law enforcement officers, health and pollution control personnel, emergency medical service personnel and firefighting personnel, and to governmental suppliers of utilities, while in the pursuit of their duties. All such governmental personnel were further granted authority to enforce cleared emergency vehicle access in the performance of their duties to the extent the same may be reasonably necessary. Please refer to the Declaration recorded in Official Records Book 2489, Page 2080, specifically page 2154, for Article XIII, Section 6.
18. There are several commercial parcels in Lakewood Centre on the west side of Pope Road that are outside the Esplanade project area that are currently approved for the following: Parcel Q is permitted to contain 90,000 square feet of retail on 17.13 acres; Parcel P permitted to contain 48,000 square feet of retail on 10.3 acres; Parcel O permitted to contain 12,000 square feet of retail on 2.7 acres; and Parcel J is a mixed use parcel permitted to contain 944,000 square feet of office, 820,000 square feet of retail, 300 hotel rooms and 1,250 multi-family/single family homes on 148.9 acres. The current Parcel approvals are subject to change by the owner of such parcel (not Declarant) contingent on governmental approvals.
19. Certain collector roadways are near or along the boundary of Esplanade and include 44th Avenue, Pope Road and Center Ice Parkway (n/k/a Rangeland Boulevard) which roadways are planned to be extended.
20. Esplanade contains wetlands and wetland buffers which are regulated in accordance with Section 706 of the Manatee County Land Development Code. Unless permitted by the Manatee County Land Development Code, the following acts are expressly prohibited within the wetlands and wetland buffer areas without the prior consent of Manatee County:
 - Development, as defined by the Manatee County Land Development Code.
 - Construction or placing of buildings, roads, signs, billboards or other advertising, or other structure on or above the ground.
 - Construction or placing of utilities on, below or above the ground without appropriate local, state and federal permits or authorizations.
 - Dumping or placing of soil or other substances or material as landfill or dumping or placing trash, waste, unsightly or offensive materials.
 - Removal, mowing or trimming of trees, shrubs or other vegetation.
 - Application of herbicides, pesticides, or fertilizers.
 - Excavation, dredging or removal of loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.
 - Surface use except for purposes that permit the land or water areas to remain in its natural condition.
 - Planting of vegetative material that is not native to the Southwest region of Florida.

EXHIBIT "G"

**LIST OF HOLDINGS
OF
ESPLANADE GOLF & COUNTRY CLUB AT LAKEWOOD RANCH, INC.**

The following is a complete listing of all common open space and improvements of the Esplanade Golf & Country Club at Lakewood Ranch, Inc., a non-profit Florida corporation, as of the date of recording of the Supplemental Declaration to which this Exhibit is attached. This organization has been established for the ownership and maintenance of all land, buildings, equipment, facilities, and other holdings as described and depicted on the Plats as Tracts, and as further described below.

ESPLANADE PHASE I PLAT	
<u>TRACT</u>	<u>DESCRIPTION</u>
200	Amenity Site
300	Private Roadway, Public Drainage and Utility Easement
400-407	Landscape Buffer/Pedestrian Access Easement, Drainage Easement and Non-Vehicular Ingress/Egress Buffer
ESPLANADE PHASE I, SUBPHASE H & I PLAT	
<u>TRACT</u>	<u>DESCRIPTION</u>
301 – 302	Private Roadway, Drainage and Utility Easement
408	Landscape Buffer/Pedestrian Access Easement, Drainage Easement and Non-Vehicular Ingress/Egress Buffer
ESPLANADE, PHASE II	
<u>TRACT</u>	<u>DESCRIPTION</u>
303	Private Roadway, Private Drainage Easement and Utility Easement

ESPLANADE, PHASE III, SUBPHASES A, B, C, D, J, & A PORTION OF F	
<u>TRACT</u>	<u>DESCRIPTION</u>
201	Amenity Site
304	Private Roadway, Private Drainage Easement and Public Utility Easement
408-422	Landscape Buffer/Pedestrian Access Easement, Drainage and Utility Easement and Non-Vehicular Ingress/Egress Buffer
423	Landscape Buffer/Pedestrian Access Easement, Drainage and Utility Easement, Lake Maintenance Easement and Non-Vehicular Ingress/Egress Buffer
ESPLANADE, PHASE III, SUBPHASES E, G & H	
<u>TRACT</u>	<u>DESCRIPTION</u>
305	Private Roadway, Private Drainage Easement and Public Utility Easement
424 & 427-430	Landscape Buffer, Drainage and Utility Easement and Non-Vehicular Ingress/Egress Buffer
425 & 426	Landscape Buffer, Drainage and Utility Easement, Lake Maintenance Easement and Non-Vehicular Ingress/Egress Buffer
ESPLANADE, PHASE IV	
<u>TRACT</u>	<u>DESCRIPTION</u>
306	Private Roadway, Private Drainage Easement and Public Utility Easement
431	Landscape Buffer, Drainage and Utility Easement, Lake Maintenance Easement and Non-Vehicular Ingress/Egress Buffer
432	Landscape Buffer, Drainage and Utility Easement and Non-Vehicular Ingress/Egress Buffer
600	Golf Course, Drainage, Irrigation and Access Easement

ESPLANADE, PHASE V, SUBPHASES A, B, C, D, E AND F	
<u>TRACT</u>	<u>DESCRIPTION</u>
201-R	Amenity Site
202	Golf Maintenance Facility
307, 308 & 309	Private Roadway, Private Drainage Easement and Public Utility Easement
435, 436, 439 & 440	Landscape Buffer, Drainage and Utility Easement, Lake Maintenance Easement and Non-Vehicular Ingress/Egress Buffer
433, 434, 437 & 438	Landscape Buffer, Drainage and Utility Easement and Non-Vehicular Ingress/Egress Buffer
604, 605 & 606	Conservation Easement
700, 701, 702 & 703	Golf Course, Drainage, Irrigation and Access Easement
ESPLANADE, PHASE VII	
<u>TRACT</u>	<u>DESCRIPTION</u>
310	Private Roadway, Private Drainage Easement and Public Utility Easement
441, 442 & 443	Landscape Buffer, Drainage Easement, Utility Easement, Irrigation Easement and Access Easement
ESPLANADE, PHASE VIII, SUBPHASES A & B	
<u>TRACT</u>	<u>DESCRIPTION</u>
202-R	Golf Maintenance Facility
311	Private Roadway, Private Drainage Easement and Public Utility Easement
444, 445, 446 & 447	Landscape Buffer, Drainage Easement, Non-Vehicular Ingress/Egress Buffer
ESPLANADE, PHASE V, SUBPHASE G	
<u>TRACT</u>	<u>DESCRIPTION</u>
448 & 449	Landscape Buffer; Drainage and Golf Course Easement; Non-Vehicular Ingress/Egress Buffer

**CONSENT TO SUBDIVISION PLAT AND
ALL DEDICATIONS AND RESERVATIONS THEREON**

LAKWOOD RANCH STEWARDSHIP DISTRICT, an independent special district created by Local Bill No. 1429, codified at Chapter 2005-338, Laws of Florida, as amended ("District") is the Owner and holder of that certain lien upon the property by virtue of Benefit Special Assessments in favor of Owner, covering all or some portion of the real property located in Manatee County, Florida, constituting the subdivision plat of **Esplanade, Phase V, Subphases G** and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

For good and valuable consideration in hand paid by the record owner of said real property, receipt whereof is hereby acknowledged, hereby specifically consents to said subdivision plat and all dedications and reservations thereon, and releases from the lien any streets, thoroughfares, required utilities, and drainage or other easements dedicated to the general public on said subdivision plat.

IN WITNESS WHEREOF, Owner has caused these presents to be executed by its duly authorized officer this 15th day of NOVEMBER, 2017.

ATTEST:

By: 
J. Scott Almand, Assistant Secretary

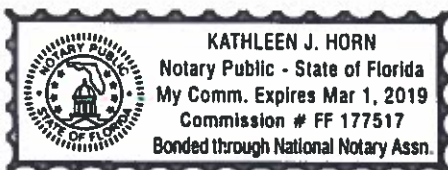
LAKWOOD RANCH STEWARDSHIP
DISTRICT

By: 
Rex E. Jensen, Chairman

Address: 14400 Covenant Way
Lakewood Ranch, Florida 34202

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 15th day of NOVEMBER 2017, by Rex E. Jensen, as Chairman and J. Scott Almand, as Assistant Secretary, of Lakewood Ranch Stewardship District, an independent special district created by Local Bill No. 1429, codified at Chapter 2005-338, Laws of Florida, as amended, who are personally known to me or have produced _____ as identification and did (did not) take an oath.




NOTARY PUBLIC - STATE OF FLORIDA
Print Name: Kathleen J. Horn

My Commission Expires: _____
Commission Number: _____

APPROVED AND ACCEPTED FOR AND ON BEHALF OF THE COUNTY OF
MANATEE, FLORIDA, THIS _____ DAY OF _____, 201__.

BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA

By: _____
Chairman

ATTEST: Angelina Colonneso
Clerk of the Circuit Court

EXHIBIT "A"

LEGAL DESCRIPTION: ESPLANADE, PHASE V, SUBPHASE G

OVERALL PARCEL:

BEING ALL OF LOTS 544-R THROUGH 553-R (INCLUSIVE), ESPLANADE, PHASE V, SUBPHASE E, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 62, PAGES 22 THROUGH 25 (INCLUSIVE) TOGETHER WITH A PORTION OF TRACT 307, ESPLANADE, PHASE V, SUBPHASES A, B, C, D, E & F, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 60, PAGES 63 THROUGH 115 (INCLUSIVE) AND LYING WITHIN SECTION 9, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 554-R, ESPLANADE, PHASE V, SUBPHASE E, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 62, PAGES 22 THROUGH 25 (INCLUSIVE); THENCE SOUTH 08°27'38" WEST, ALONG THE BOUNDARY OF SAID LOT 554-R, A DISTANCE OF 156.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 554-R, THE SAME BEING A POINT ON THE BOUNDARY OF SAID PLAT; THENCE RUN THE FOLLOWING TWELVE (12) COURSES ALONG THE BOUNDARY OF SAID PLAT; COURSE NO. 1: NORTH 81°32'22" WEST, 202.82 FEET TO A POINT OF CURVATURE; COURSE NO. 2: WESTERLY, 59.17 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 33°54'05" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 81°30'35" WEST, 58.31 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 3: WESTERLY, 59.17 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 33°54'05" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 81°30'35" WEST, 58.31 FEET; COURSE NO. 4: NORTH 81°32'22" WEST, 136.63 FEET; COURSE NO. 5: NORTH 08°27'38" EAST, 176.98 FEET; COURSE NO. 6: NORTH 69°41'18" EAST, 11.69 FEET; COURSE NO. 7: NORTH 08°27'38" EAST, 32.40 FEET; COURSE NO. 8: NORTH 08°27'38" EAST, 215.00 FEET; COURSE NO. 9: SOUTH 81°32'22" EAST, 127.34 FEET TO A POINT OF CURVATURE; COURSE NO. 10: SOUTHEASTERLY, 59.17 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 33°54'05" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 64°35'20" EAST, 58.31 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 11: SOUTHEASTERLY, 59.17 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 33°54'05" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 64°35'20" EAST, 58.31 FEET; COURSE NO. 12: SOUTH 81°32'22" EAST, 231.21 FEET TO THE NORTHWESTERLY CORNER OF LOT 543-R OF AFORESAID PLAT; THENCE SOUTH 08°27'38" WEST, ALONG THE BOUNDARY OF SAID LOT 543-R, A DISTANCE OF 156.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 543-R; THENCE SOUTH 08°27'38" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE BOUNDARY OF AFORESAID LOT 554-R; THENCE NORTH 81°32'22" WEST, ALONG THE BOUNDARY OF SAID LOT 554-R, A DISTANCE OF 29.35 FEET TO THE POINT OF BEGINNING.

LESS & EXCEPT:

BEING A PORTION OF TRACT 307, ESPLANADE, PHASE V, SUBPHASES A, B, C, D, E & F, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 60, PAGES 63 THROUGH 115 (INCLUSIVE) AND LYING WITHIN SECTION 9, TOWNSHIP 35 SOUTH, RANGE 19 EAST,

MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 554-R, ESPLANADE, ESPLANADE, PHASE V, SUBPHASE E, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 62, PAGES 22 THROUGH 25 (INCLUSIVE) OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THE SAME BEING A POINT ON THE ROADWAY OF BENITO COURT (A 50 FOOT PRIVATE ROADWAY) (ALSO A PORTION OF TRACT 307) OF SAID PLAT; THENCE RUN THE FOLLOWING SIX (6) COURSES ALONG SAID ROADWAY; COURSE NO. 1: NORTH 81°32'22" WEST, 267.49 FEET TO A POINT OF CURVATURE; COURSE NO. 2: WESTERLY, 86.76 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 33°08'30" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 81°53'22" WEST, 85.56 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 3: NORTHWESTERLY, 126.80 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 59.00 FEET, THROUGH A CENTRAL ANGLE OF 123°08'30" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 53°06'38" WEST, 103.77 FEET TO A POINT OF COMPOUND CURVATURE; COURSE NO. 4: EASTERLY, 126.80 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 59.00 FEET, THROUGH A CENTRAL ANGLE OF 123°08'30" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 70°01'53" EAST, 103.77 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 5: SOUTHEASTERLY, 86.76 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 33°08'30" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 64°58'07" EAST, 85.56 FEET; COURSE NO. 6: SOUTH 81°32'22" EAST, A DISTANCE OF 296.84 FEET TO SOUTHWESTERLY CORNER OF LOT 543-R, ESPLANADE, PHASE V, SUBPHASE E, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 62, PAGES 22 THROUGH 25 (INCLUSIVE); THENCE SOUTH 08°27'38" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE BOUNDARY OF SAID LOT 554-R; THENCE NORTH 81°32'22" WEST, ALONG THE BOUNDARY OF SAID LOT 554-R, A DISTANCE OF 29.35 FEET TO THE POINT OF BEGINNING.

MORTGAGEE'S JOINDER IN AND RATIFICATION OF
SUBDIVISION PLAT AND ALL DEDICATIONS AND RESERVATIONS THEREON

SMR NORTH 70, LLC, a Florida limited liability company, the owner and holder of that certain Mortgage and Security Agreement dated August 5, 2011, and recorded August 8, 2011, in Official Records Book 2388, Pages 2230 through 2241, of the Public Records of Manatee County, Florida and that certain Mortgage and Security Agreement dated December 20, 2012 and recorded December 20, 2012 in Official Records Book 2450, Page 3389, of the Public Records of Manatee County, Florida, covering all or some portion of the real property located in Manatee County, Florida, constituting the subdivision plat of Esplanade, Phase V, Subphase G, and described as follows:

(LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A")

For good and valuable consideration in hand paid by the record owner of said real property, receipt whereof is hereby acknowledged, hereby specifically joins in and ratifies said subdivision plat and all dedications and reservations thereon, and releases from the lien of said mortgage all (*streets, alleys, walks, thoroughfares, parks and other open spaces, required utilities, canals and drainage or other easements*) dedicated to or reserved for the public on said subdivision plat.

DATED, this 15th day of NOVEMBER, 2017.

SMR NORTH 70, LLC,
a Florida limited liability company

By: SCHROEDER-MANATEE RANCH, INC.
a Delaware corporation

Its: Managing Member

By: 

REX E. JENSEN, President

ATTEST: 

ANTHONY J. CHIOFALO, as Assistant Secretary of
SCHROEDER-MANATEE RANCH, INC., a Delaware corporation

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 15th day of NOVEMBER, 2017 by REX E. JENSEN, as President, and ANTHONY J. CHIOFALO, as Assistant Secretary, of SCHROEDER-MANATEE RANCH, INC., a Delaware corporation, the managing member of SMR 70 NORTH, LLC, a Florida limited liability company, on behalf of the company, who are personally known to me or who have produced _____ and _____ as identification.



Kathleen J. Horn
(Signature of Person Taking Acknowledgment) **Kathleen J. Horn**

Approved and accepted for and on behalf of the County of Manatee, Florida, this _____ day of _____ 2017.

**BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA**

CHAIRMAN

**ATTEST: Angelina Colonnese
Clerk of the Circuit Court**

EXHIBIT "A"

LEGAL DESCRIPTION: ESPLANADE, PHASE V, SUBPHASE G

OVERALL PARCEL:

BEING ALL OF LOTS 544-R THROUGH 553-R (INCLUSIVE), ESPLANADE, PHASE V, SUBPHASE E, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 62, PAGES 22 THROUGH 25 (INCLUSIVE) TOGETHER WITH A PORTION OF TRACT 307, ESPLANADE, PHASE V, SUBPHASES A, B, C, D, E & F, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 60, PAGES 63 THROUGH 115 (INCLUSIVE) AND LYING WITHIN SECTION 9, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 554-R, ESPLANADE, PHASE V, SUBPHASE E, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 62, PAGES 22 THROUGH 25 (INCLUSIVE); THENCE SOUTH 08°27'38" WEST, ALONG THE BOUNDARY OF SAID LOT 554-R, A DISTANCE OF 156.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 554-R, THE SAME BEING A POINT ON THE BOUNDARY OF SAID PLAT; THENCE RUN THE FOLLOWING TWELVE (12) COURSES ALONG THE BOUNDARY OF SAID PLAT; COURSE NO. 1: NORTH 81°32'22" WEST, 202.82 FEET TO A POINT OF CURVATURE; COURSE NO. 2: WESTERLY, 59.17 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 33°54'05" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 81°30'35" WEST, 58.31 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 3: WESTERLY, 59.17 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 33°54'05" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 81°30'35" WEST, 58.31 FEET; COURSE NO. 4: NORTH 81°32'22" WEST, 136.63 FEET; COURSE NO. 5: NORTH 08°27'38" EAST, 176.98 FEET; COURSE NO. 6: NORTH 69°41'18" EAST, 11.69 FEET; COURSE NO. 7: NORTH 08°27'38" EAST, 32.40 FEET; COURSE NO. 8: NORTH 08°27'38" EAST, 215.00 FEET; COURSE NO. 9: SOUTH 81°32'22" EAST, 127.34 FEET TO A POINT OF CURVATURE; COURSE NO. 10: SOUTHEASTERLY, 59.17 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 33°54'05" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 64°35'20" EAST, 58.31 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 11: SOUTHEASTERLY, 59.17 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 33°54'05" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 64°35'20" EAST, 58.31 FEET; COURSE NO. 12: SOUTH 81°32'22" EAST, 231.21 FEET TO THE NORTHWESTERLY CORNER OF LOT 543-R OF AFORESAID PLAT; THENCE SOUTH 08°27'38" WEST, ALONG THE BOUNDARY OF SAID LOT 543-R, A DISTANCE OF 156.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 543-R; THENCE SOUTH 08°27'38" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE BOUNDARY OF AFORESAID LOT 554-R; THENCE NORTH 81°32'22" WEST, ALONG THE BOUNDARY

OF SAID LOT 554-R, A DISTANCE OF 29.35 FEET TO THE POINT OF BEGINNING.

LESS & EXCEPT:

BEING A PORTION OF TRACT 307, ESPLANADE, PHASE V, SUBPHASES A, B, C, D, E & F, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 60, PAGES 63 THROUGH 115 (INCLUSIVE) AND LYING WITHIN SECTION 9, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 554-R, ESPLANADE, ESPLANADE, PHASE V, SUBPHASE E, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 62, PAGES 22 THROUGH 25 (INCLUSIVE) OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THE SAME BEING A POINT ON THE ROADWAY OF BENITO COURT (A 50 FOOT PRIVATE ROADWAY) (ALSO A PORTION OF TRACT 307) OF SAID PLAT; THENCE RUN THE FOLLOWING SIX (6) COURSES ALONG SAID ROADWAY; COURSE NO. 1: NORTH 81°32'22" WEST, 267.49 FEET TO A POINT OF CURVATURE; COURSE NO. 2: WESTERLY, 86.76 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 33°08'30" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 81°53'22" WEST, 85.56 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 3: NORTHWESTERLY, 126.80 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 59.00 FEET, THROUGH A CENTRAL ANGLE OF 123°08'30" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 53°06'38" WEST, 103.77 FEET TO A POINT OF COMPOUND CURVATURE; COURSE NO. 4: EASTERLY, 126.80 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 59.00 FEET, THROUGH A CENTRAL ANGLE OF 123°08'30" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 70°01'53" EAST, 103.77 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 5: SOUTHEASTERLY, 86.76 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 33°08'30" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 64°58'07" EAST, 85.56 FEET; COURSE NO. 6: SOUTH 81°32'22" EAST, A DISTANCE OF 296.84 FEET TO SOUTHWESTERLY CORNER OF LOT 543-R, ESPLANADE, PHASE V, SUBPHASE E, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 62, PAGES 22 THROUGH 25 (INCLUSIVE); THENCE SOUTH 08°27'38" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE BOUNDARY OF SAID LOT 554-R; THENCE NORTH 81°32'22" WEST, ALONG THE BOUNDARY OF SAID LOT 554-R, A DISTANCE OF 29.35 FEET TO THE POINT OF BEGINNING.