MANATEE COUNTY PLANNING DEPARTMENT
AFFIDAVIT OF OWNERSHIP/AGENT AUTHORIZATION AFFIDAVIT

Property Owner (Company or individual) *(print)*: **KH LAKEWOOD RANCH, LLC**
Mailing Address *(print)*: **701 SOUTH OLIVE AVENUE, SUITE 104**
WEST PALM BEACH, FLORIDA 33401
Officer's Name and Title *(print)*: **DAVID B. LANGHOUT, AUTHORIZED SIGNATORY**

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 EXHIBIT "A" LEGAL DESCRIPTION**

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 **MORRIS ENGINEERING & CONSULTING, LLC**
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.

David B L / **AUTHORIZED SIGNATORY**
Owner's Signature/Print Title

/
Owner's Signature/Print Title

STATE OF **FLORIDA**
COUNTY OF **SARASOTA**

The foregoing instrument was acknowledged before me this 24th **of APRIL, 2019** *(date)* **by**
DAVID B. LANGHOUT, AUTHORIZED SIGNATORY *(name of person acknowledging)* **who is personally known to me or who**
has produced N/A *(type of identification)* **as identification.**

My Commission Expires: 3/11/2022

Lisa K Cox
Signature of Person Taking Acknowledgment

LISA K. COX
Name

Title or Rank

Notary Public State of Florida
Lisa K Cox
My Commission GG 184781
Expires 03/11/2022

Received
OCT 16 2019
ZONING

Rev 2/8/10 B2

Exhibit "A"

CRESSWIND PHASE I, SUBPHASE A & B

DESCRIPTION: A parcel of land lying in Sections 11 and 12, Township 35 South, Range 19 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 11, run thence along the South boundary line of the Southeast 1/4 of said Section 11, N.89°30'29"W., a distance of 1524.42 feet; thence N.00°29'31"E., a distance of 273.09 feet to a point on a curve on the Northerly right-of-way of RANGELAND PARKWAY, as described in that certain SPECIAL WARRANTY DEED, recorded in Official Records Book 2746, Page 3274, of the Public Records of Manatee County, Florida, said point also being the **POINT OF BEGINNING**; thence along said Northerly right-of-way, Northwesterly, 39.27 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.45°15'58"W., 35.36 feet) to a point on the Easterly right-of-way of UIHLEIN ROAD, as described in said SPECIAL WARRANTY DEED; thence along said Easterly right-of-way the following eight (8) courses: 1) N.00°15'58"W., a distance of 368.02 feet; 2) N.13°13'46"E., a distance of 51.42 feet; 3) N.00°15'58"W., a distance of 245.62 feet; 4) N.27°01'00"W., a distance of 26.66 feet; 5) N.00°15'58"W., a distance of 155.35 feet; 6) Northerly, 380.90 feet along the arc of a tangent curve to the right having a radius of 1470.00 feet and a central angle of 14°50'46" (chord bearing N.07°09'25"E., 379.83 feet); 7) Northerly, 404.81 feet along the arc of a reverse curve to the left having a radius of 1590.00 feet and a central angle of 14°35'14" (chord bearing N.07°17'11"E., 403.71 feet); 8) N.00°00'26"W., a distance of 385.36 feet; thence S.89°53'43"E., a distance of 380.19 feet; thence S.79°53'38"E., a distance of 148.36 feet; thence N.79°52'59"E., a distance of 213.47 feet; thence S.67°33'23"E., a distance of 73.63 feet; thence N.71°49'56"E., a distance of 127.83 feet; thence S.74°39'37"E., a distance of 102.13 feet; thence N.67°06'15"E., a distance of 53.22 feet; thence N.87°04'59"E., a distance of 212.58 feet; thence N.72°57'48"E., a distance of 85.24 feet; thence N.84°37'49"E., a distance of 510.90 feet; thence S.65°19'22"E., a distance of 248.86 feet; thence S.86°30'52"E., a distance of 383.08 feet; thence S.22°38'41"W., a distance of 389.13 feet; thence S.13°36'01"E., a distance of 220.01 feet; thence Easterly, 79.51 feet along the arc of a non-tangent curve to the right having a radius of 1820.00 feet and a central angle of 02°30'11" (chord bearing N.77°39'04"E., 79.50 feet); thence Easterly, 134.19 feet along the arc of a reverse curve to the left having a radius of 755.00 feet and a central angle of 10°11'01" (chord bearing N.73°48'39"E., 134.01 feet); thence Northeasterly, 23.41 feet along the arc of a compound curve to the left having a radius of 15.00 feet and a central angle of 89°25'57" (chord bearing N.24°00'11"E., 21.11 feet); thence Northerly, 56.95 feet along the arc of a reverse curve to the right having a radius of 366.50 feet and a central angle of 08°54'12" (chord bearing N.16°15'42"W., 56.89 feet); thence N.78°11'24"E., a distance of 81.00 feet; thence Southerly, 34.52 feet along the arc of a non-tangent curve to the left having a radius of 285.50 feet and a central angle of 06°55'41" (chord bearing S.15°16'26"E., 34.50 feet); thence Easterly, 26.03 feet along the arc of a compound curve to the left having a radius of 15.00 feet and a central angle of 99°26'13" (chord bearing S.68°27'23"E., 22.89 feet); thence Easterly, 333.86 feet along the arc of a reverse curve to the right having a radius of 845.00 feet and a central angle of 22°38'15" (chord bearing N.73°08'38"E., 331.69 feet); thence N.84°27'46"E., a distance of 120.00 feet; thence Easterly, 324.69 feet along the arc of a tangent curve to the right having a radius of 845.00 feet and a central angle of 22°00'57" (chord bearing S.84°31'46"E., 322.70 feet); thence Northeasterly, 24.19 feet along the arc of a reverse curve to the left having a radius of 15.00 feet and a central angle of 92°24'47" (chord bearing N.60°16'20"E., 21.66 feet); thence Northerly, 127.12 feet along the arc of a compound curve to the left having a radius of 759.50 feet and a central angle of 09°35'24" (chord bearing N.09°16'14"E., 126.97 feet); thence Northerly, 15.84 feet along the arc of a compound curve to the left having a radius of 1618.50 feet and a central angle of 00°33'38" (chord bearing N.04°11'43"E., 15.84 feet); thence S.86°05'06"E., a distance of 81.00 feet; thence Southerly, 16.63 feet along the arc of a non-tangent curve to the right having a radius of 1699.50 feet and a central angle of 00°33'38" (chord bearing S.04°11'43"W., 16.63 feet); thence Southerly, 121.47 feet along the arc of a compound curve to the right having a radius of 840.50 feet and a central angle of 08°16'51" (chord bearing S.08°36'58"W., 121.37 feet); thence S.80°17'58"E., a distance of 66.25 feet; thence S.08°50'46"W., a distance of 46.27 feet; thence

Easterly, 92.36 feet along the arc of a non-tangent curve to the left having a radius of 765.00 feet and a central angle of 06°55'02" (chord bearing S.86°33'37"E., 92.30 feet); thence Easterly, 171.73 feet along the arc of a reverse curve to the right having a radius of 1810.00 feet and a central angle of 05°26'10" (chord bearing S.87°18'03"E., 171.67 feet); thence S.05°25'02"W., a distance of 70.00 feet; thence Westerly, 165.09 feet along the arc of a non-tangent curve to the left having a radius of 1740.00 feet and a central angle of 05°26'10" (chord bearing N.87°18'03"W., 165.03 feet); thence Westerly, 261.05 feet along the arc of a reverse curve to the right having a radius of 835.00 feet and a central angle of 17°54'44" (chord bearing N.81°03'46"W., 259.98 feet); thence Westerly, 276.65 feet along the arc of a reverse curve to the left having a radius of 765.00 feet and a central angle of 20°43'12" (chord bearing N.82°27'59"W., 275.14 feet); thence Southwesterly, 40.45 feet along the arc of a compound curve to the left having a radius of 25.00 feet and a central angle of 92°42'39" (chord bearing S.40°49'05"W., 36.18 feet); thence S.05°32'14"E., a distance of 239.17 feet; thence Southeasterly, 54.98 feet along the arc of a tangent curve to the left having a radius of 35.00 feet and a central angle of 90°00'00" (chord bearing S.50°32'14"E., 49.50 feet) to a point on aforesaid Northerly right-of-way of RANGELAND PARKWAY; thence along said Northerly right-of-way the following seven (7) courses: 1) S.84°27'46"W., a distance of 552.16 feet; 2) Southwesterly, 1013.75 feet along the arc of a tangent curve to the left having a radius of 1560.00 feet and a central angle of 37°14'00" (chord bearing S.65°50'46"W., 996.01 feet); 3) S.47°13'46"W., a distance of 832.86 feet; 4) Southwesterly, 697.33 feet along the arc of a tangent curve to the right having a radius of 940.00 feet and a central angle of 42°30'16" (chord bearing S.68°28'54"W., 681.45 feet); 5) S.89°44'02"W., a distance of 146.50 feet; 6) N.76°46'14"W., a distance of 51.42 feet; 7) S.89°44'02"W., a distance of 382.48 feet to the **POINT OF BEGINNING.**

Form 8402

TITLE CERTIFICATION

SUBDIVISION NAME: CRESSWIND PHASE I, SUBPHASE A & B

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

I, Donna J. Feldman, the Attorney-at Law, hereby confirm that apparent record title to the land described above and shown on the plat of Cresswind Phase I, Subphase A & B is in the name of KH Lakewood Ranch LLC, a Florida limited liability company, the organization executing the offer of dedication appearing on the above plat. All property taxes have been paid on the land described as of the date of certification. All mortgagees or liens not satisfied or released of record are as follows:

MORTGAGEES:	OFFICIAL RECORD BOOK AND PAGE(S):
Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture Filing to CIBC BANK USA	2749/4453

LIENS:	OFFICIAL RECORD BOOK AND PAGE(S):
None	

WITNESS my hand and official seal at Pinellas County, Florida, this 7th day of August, 2019.

Signature

Donna J. Feldman, Esq.
Feldman & Mahoney, P.A.
2240 Belleair Road
Suite 210
Clearwater, FL 33764
FL. Bar No. 8461

Exhibit "A"

CRESSWIND PHASE I, SUBPHASE A & B

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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 26, 2018 **Expiration Date:** October 26, 2028
Certificate Number: CLOS-18-082
Project Name: Cresswind Phase I, Subphases A & B
Project File No.: PDR-17-19/18-S-11(P)/FSP-18-20
Type of Development Order: Final Site Plan
Location: **Sec.:** 11, 12 **Twp.:** 35 **Range:** 19, 20
DP# 581100005 **Wastewater Treatment Plant:** SE **Land Acres:** 249.58
Address: 5010 Uihlein Road, SCT

MUST THE DEVELOPMENT ORDER CONTAIN CONDITIONS AND AGREEMENTS TO ASSURE COMPLIANCE?
YES XX **NO** _____

Project must comply with the conditions contained in LDA-17-01.

APPROVAL:

This development complies with the Comprehensive Plan Concurrency requirements:

Approved by: Public Works Dept., Transportation Planning Division
(Traffic circulation, mass transit, drainage, solid waste, parks, potable water, sanitary sewer)
* 165 single-family detached (age restricted) lots, part of a 648-lot residential subdivision consisting of single-family detached and semi-detached lots.

Manatee County Building and Development Services
Planning
1112 Manatee Avenue West 4th Floor
Bradenton, FL 34205

Receipt No. 594778
Receipt Date: 6/14/19

RECEIPT

Record and Payer Information

Record ID	PLN1906-0059		**Record Type**	Application			
Parcel ID	5811010090000-0811309372						
Desc. of Work	PROPOSED FINAL PLAT APPROVAL FOR A PORTION OF THE CRESSWIND 648 UNIT RESIDENTIAL DEVELOPMENT, CONSISTING OF 165 SINGLE-FAMILY DETACHED UNITS LYING WITHIN PHASE I, SUBPHASE A & B						
Property Address	17522 CRESSWIND TER	**City**	BRADENTON	**State**	FL	**Zip**	34211
Owner	KH LAKEWOOD RANCH LLC						
Address	4807 PGA BLVD	**City**	PALM BEACH GARDENS	**State**	FL	**Zip**	33418
Phone							
Contractor				**License #**			
Company							
Address		**City**		**State**		**Zip**	
Phone							
Payer	Teresa Popelier						

Payment Detail

Date	Payment Method	Source of Payment	Comments	Amount
06/14/2019	Credit Card	ACA Online		$5,650.00

Fee Details

Fee Description	Invoice #	Quantity	Fee Amount	Current Paid	Outstanding Balance
Subdivision Final Plat	116715	5,650	$5,650.00	$5,650.00	$0.00

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

July 15, 2019

Morris Engineering and Consulting, LLC
Attention: Mr. Matthew J. Morris, P.E. (mmorris@morrisengineering.net)
6981 Professional Pkwy East
Lakewood Ranch, FL 34240

RE: **CRESSWIND PHASE I, SUBPHASE A & B – (Private Residential)**
(PLN1906-0059)
Performance Cost Estimate
Required Private Improvements
Reason – (Final Lift of Asphalt)

Dear Mr. Morris:

Your cost estimate for the above referenced bond, dated **June 13, 2019**, for the completion of site improvements to serve the above referenced development, is approved for the appropriate surety.

A private Improvement Performance bond in the amount of **$209,753.70**, which is 130% your estimated cost, would be sufficient to assure the County completion of the required public Improvements.

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

Sincerely,

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

SM/jp/jsh

cc: Record Management
Brandy Wilkins, Fiscal Analyst, Public Works Department
Carmen Mosley, Fiscal Operations Division Manager, Public Works Dept.
Kenneth LaBarr, Infrastructure Inspection Division Manager, Public Works Dept.
Karla Ripley, Senior Review Specialist, Public Works Dept.
Robert Wenzel, Planning Section Manager, Building and Development Services
Kimberly Middleton, Planner I, Building and Development Services

PRISCILLA TRACE *District 1* | REGGIE BELLAMY *District 2* | STEPHEN JONSSON *District 3* | MISTY SERVIA *District 4* | VANESSA BAUGH *District 5* | CAROL WHITMORE *At Large* | BETSY BENAC *At Large*

Cresswind Phase I, Subphase A & B

Engineer's Opinion of Probable Cost
Second Lift of Asphalt (Private) - Performance Bond Estimate
June 13, 2019

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE
PAVEMENT				
Permanent Control Points	1.00	LS	$ 5,000.00	$ 5,000.00
3/4" Asphalt Type S-III	26,915.00	SY	$ 5.60	$ 150,724.00
Signage and Striping	1.00	LS	$ 5,625.00	$ 5,625.00
			Subtotal Pavement	$ 161,349.00

PROJECT CONSTRUCTION TOTAL $ *161,349.00*

BOND TOTAL (130%) $ ***209,753.70***

06/13/2019

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

MATTHEW J MORRIS
LICENSE
NO 68434
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

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

October 14, 2019

Mr. Matthew Morris, P.E.
Morris Engineering & Consulting, LLC
6981 Professional Parkway East
Sarasota, FL 34240

RE: **Cresswind Phase I, Subphase A & B**
PLN1906-0059/19-S-29(F)/FSP-18-20
Performance Cost Estimate
Required Private Improvements
Reason – (Nuisance exotic plant removal and buffer enhancement planting)

Dear Matt:

The cost estimate for the above referenced bond, dated **October 14, 2019**, for the completion of site improvements to serve the above referenced development is approved for the appropriate surety.

A Private Improvement Performance Security in the amount of **$ 19,077.50** which is 130% of your estimated costs, would be sufficient to assure the County completion of the required landscape and irrigation.

If we can be of further assistance, please contact me at (941) 748-4501, ext. 6936.

Sincerely,

Gary R. Race
Planner II
Environmental Review Section

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

PRISCILLA TRACE District 1 | REGGIE BELLAMY District 2 | STEPHEN JONSSON District 3 | MISTY SERVIA District 4 | VANESSA BAUGH District 5 | CAROL WHITMORE At Large | BETSY BENAC At Large

Cresswind Phase I, Subphase A & B

Engineer's Opinion of Probable Cost
Environmental Protection - Performance Bond Estimate
October 14, 2019

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE
ENVIRONMENTAL PROTECTION				
Wetland Buffer Restoration - Native Plant Supply & Installation	1.00	LS	$ 12,975.00	$ 12,975.00
Live Oak - 7 gallon 20' on center	*150.00*	*EA*		
Beauty Berry - 3 gallon, 10' on center	*300.00*	*EA*		
Wax Myrtle - 3 gallon, 10' on center	*300.00*	*EA*		
Sand Chord Grass - 4" plug 3' on center	*1,000.00*	*EA*		
Exotic Nuisance Plant Species Removal	1.00	LS	$ 1,700.00	$ 1,700.00
Initial Treatment - Mowing & Herbicide Application	*2.00*	*EA*		
Bi-Monthly Maintenance of the Conservation Buffer Area	*1.00*	*EA*		
			Subtotal Environmental Protection	**$ 14,675.00**
			BOND TOTAL (130%)	***$ 19,077.50***

10/14/2019

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

MATTHEW J MORRIS
LICENSE
NO 68434
STATE OF
FLORIDA
PROFESSIONAL ENGINEER