

# MEMORANDUM



To: Cheri Coryea  
County Administrator

Thru: Chad Butzow, Director  
Public Works Department

From: Carmen Mosley, Sr. Fiscal Services Mgr.  
Brandy Wilkins, Bond Coordinator  
Public Works Department

Date: November 19, 2019

Subject: **COVE AT TWIN RIVERS (FKA TWIN RIVERS V-B)  
PLN1812-0028  
RELEASE PORTION OF PERFORMANCE OF AGREEMENT  
RELEASE SURETY BOND  
ACCEPT DEFECT SECURITY PORTION OF AGREEMENT  
ACCEPT SURETY BOND  
ACCEPT BILL OF SALE**

On July 23, 2019 the Board of County Commissioners accepted the *Agreement for Public Improvements for Private Subdivision*, securing sanitary sewer & water improvements. The developer has provided all necessary documentation and completed and passed all inspections for those required public improvements in order to release the performance portion; and accept the defect security portion of the Agreement which will warrant these improvements for this project. A Bill of Sale is also required for this project which has publicly maintained utilities under private roadway. We, therefore, per Resolution R-14-86, respectively request the County Administrator to approve the following:

- **Authorization to release and return the Surety Bonds, and any riders associated with this Surety, in conjunction with the performance portion of the *Agreement for Public Improvements for Private Subdivision*. Documents will be returned to Chris Kemper with M/I Homes of Sarasota, LLC located at 8433 Enterprise Circle #200, Lakewood Ranch, FL 34202;**
- **Surety Bond No. 1075034 issued through The Hanover Insurance Company;**

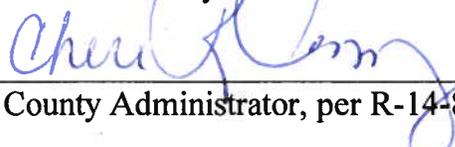
Public Works Department  
Fiscal Division  
1022 26<sup>th</sup> Avenue East, Bradenton, FL 34208  
Phone number: (941) 708-7450

- **Amount** of Performance Bond \$542,485.74;
- **Surety Bond** No. 1075037 issued through The Hanover Insurance Company;
- **Amount** of Performance Bond \$810,599.87;
  
- **Accept, and Execute Surety Bond** securing Section 1.5 "Maintenance, Defects" of the *Agreement for Private Subdivision Improvements* accepted by the Board of County Commissioners on March 26, 2019, securing sanitary sewer & water improvements;
- **Surety Bond** No. 1078812 issued through The Hanover Insurance Company;
- **Amount** of Defect Security \$40,705.18;
  
- **Accept and Execute Bill of Sale.**

**Instructions to Board Records**

1. Copies of release request to: Julie Jensvold ([Julie.jensvold@manateeclerk.com](mailto:Julie.jensvold@manateeclerk.com)), Danielle Heaton ([Danielle.heaton@manateeclerk.com](mailto:Danielle.heaton@manateeclerk.com)), Robin Hamilton ([Robin.hamilton@manateeclerk.com](mailto:Robin.hamilton@manateeclerk.com)), Chris Kemper ([ckemper@MIHomes.com](mailto:ckemper@MIHomes.com)), and Brandy Wilkins ([brandy.wilkins@mymanatee.org](mailto:brandy.wilkins@mymanatee.org)).

**MANATEE COUNTY, a political  
subdivision of the State of Florida**  
By: Board of County Commissioners

By:   
County Administrator, per R-14-86

cc: Records Management  
Ken LaBarr, Infrastructure Inspections Division Manager  
Chris Kemper, M/I Homes of Sarasota

Attachments

Cove at Twin Rivers – Private Project w/Public Improvements  
Sanitary Sewer & Water  
**DEFECT – Sanitary Sewer & Water**

**EXHIBIT “B-1”  
IMPROVEMENTS**

	Improvement	Estimated Cost
1	Sanitary Sewer & Water	\$542,485.74
2	<b><u>DEFECT</u></b> Sanitary Sewer & Water	\$40,705.18
3		\$
4		\$
5		\$



Public Works Department  
Engineering Services  
1022 26<sup>th</sup> Ave East  
Bradenton, FL 34208  
Phone: (941) 708-7462  
[www.mymanatee.org](http://www.mymanatee.org)

July 30, 2019

ZNS Engineering  
Attn: Mr. Michael Ferdinand, P.E.  
201 5<sup>th</sup> Avenue Drive East  
Bradenton, FL 34208

(MikeF@znseng.com)

RE: **COVE AT TWIN RIVERS (fka TWIN RIVERS PHASE V-B) –  
(Private Residential)  
(PLN1812-0028)  
Defect Security Cost  
Required Public Improvements  
Reason – (Sanitary Sewer, Water)**

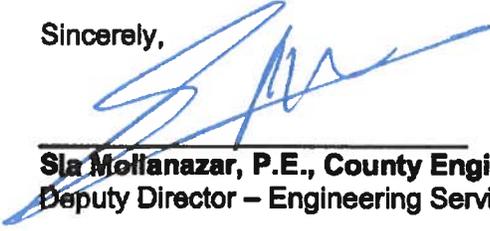
Dear Mr. Ferdinand:

Your cost estimate for the above referenced bond, dated **July 09, 2019**, for the completion of site improvements to serve the above referenced development, is approved for the appropriate surety.

A Defect Security in the amount of **\$40,705.18** which is 10%, of the submitted actual cost, would be sufficient to assure the County correction of any defects or failures.

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

Sincerely,

  
\_\_\_\_\_  
**Sla 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

# ZNS ENGINEERING

Land Planning Engineering Surveying Landscape Architecture

July 9, 2019

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

**RE: Cove at Twin Rivers (fka Twin Rivers Phase VB)  
Defect Security Estimate  
ZNS File Number: 44675**

Dear Mr. Pari:

I hereby certify that the installation costs outlined herein represents our estimate of the actual cost of all required public improvements to serve the above referenced development. The attached estimate has been prepared in order for a "Defect Security" to be posted with Manatee County for the purpose of correcting any construction, design or material defects or failures within County rights-of-way or easements in the development.

Upon completion of your review and approval of this Defect Security estimate of **\$40,705.18**, please notify our office so that the appropriate surety may be obtained.

Thank you in advance for your prompt attention to this matter. Please advise if you should have any questions or require additional information.



cc: Brandy Wilkins  
Karen Wilson

**DEFECT SECURITY ESTIMATE**  
**COVE AT TWIN RIVERS (fka Twin Rivers, Phase VB)**

January 2018

ITEM NO	DESCRIPTION	QTY	Units	Unit Price	Total Bid
<b>D <u>SANITARY SEWER</u></b>					
1	SANITARY SERVICES - SINGLE	4	EA	748.51	\$ 2,994.04
2	SANITARY SERVICES - DOUBLE	30	EA	1,399.74	\$ 41,992.20
3	8" PVC SANITARY SEWER SDR26 (6'-8' DEPTH)	168	LF	36.89	\$ 6,197.52
4	8" PVC SANITARY SEWER SDR26 (8'-10' DEPTH)	332	LF	36.89	\$ 12,247.48
5	8" PVC SANITARY SEWER SDR26 (14'-16' DEPTH)	356	LF	70.56	\$ 25,119.36
6	8" PVC SANITARY SEWER SDR26 (16'-18' DEPTH)	226	LF	76.31	\$ 17,246.06
7	8" PVC SANITARY SEWER SDR26 (18'-20' DEPTH)	288	LF	82.06	\$ 23,633.28
8	8" PVC SANITARY SEWER SDR26 (20'-22' DEPTH)	305	LF	87.81	\$ 26,782.05
9	8" PVC SANITARY SEWER SDR26 (22'-24' DEPTH)	239	LF	93.56	\$ 22,360.84
10	MANHOLES 4' DIAMETER (6'-8' DEPTH)	1	EA	7,992.51	\$ 7,992.51
11	MANHOLES 4' DIAMETER (8'-10' DEPTH)	1	EA	8,353.84	\$ 8,353.84
12	MANHOLES 4' DIAMETER (14'-16' DEPTH)	2	EA	12,491.85	\$ 24,983.70
13	MANHOLES 4' DIAMETER (16'-18' DEPTH)	1	EA	12,103.85	\$ 12,103.85
14	MANHOLES 4' DIAMETER (18'-20' DEPTH)	1	EA	27,942.13	\$ 27,942.13
15	MANHOLES 4' DIAMETER (22'-24' DEPTH)	2	EA	15,104.81	\$ 30,209.62
<b>SUBTOTAL - SANITARY SEWER</b>					<b>\$ 290,158.48</b>
<b>E <u>WATER</u></b>					
1	SINGLE WATER SERVICE (SHORT)	4	EA	749.40	\$ 2,997.60
2	SINGLE WATER SERVICE (LONG)	6	EA	904.97	\$ 5,429.82
3	DOUBLE WATER SERVICE (SHORT)	15	EA	1,084.18	\$ 16,412.70
4	DOUBLE WATER SERVICE (LONG)	12	EA	1,196.58	\$ 14,358.72
5	2" HDPE WATER MAIN (C900 DR9)	140	LF	2.44	\$ 341.60
6	4" HDPE WATER MAIN (C900 DR9)	92	LF	14.86	\$ 1,367.12
7	6" PVC WATER MAIN (C900 DR18)	453	LF	23.67	\$ 10,722.51
8	8" PVC WATER MAIN (C900 DR18)	1,420	LF	17.74	\$ 25,190.80
9	2" GATE VALVE & BOX	3	EA	651.40	\$ 1,954.20

**DEFECT SECURITY ESTIMATE  
COVE AT TWIN RIVERS (fka Twin Rivers, Phase VB)**

January 2019

ITEM NO	DESCRIPTION	QTY	Units	Unit Price	Total Bid
10	4" GATE VALVE & BOX	3	EA	703.62	\$ 2,110.86
11	6" GATE VALVE & BOX	1	EA	1,264.98	\$ 1,264.98
12	8" GATE VALVE & BOX	8	EA	1,644.48	\$ 13,155.84
13	PERMANENT BLOWOFF ASSEMBLY	2	EA	524.99	\$ 1,049.98
14	FIRE HYDRANT	4	EA	5,134.14	\$ 20,536.56
	<b>SUBTOTAL - WATER</b>				<b>\$ 116,893.29</b>

**SUMMARY**

D	SUBTOTAL - SANITARY SEWER	\$290,158.48
E	SUBTOTAL - WATER	\$116,893.29
	<b>TOTAL</b>	<b>\$407,051.77</b>

**DEFECT SURETY @ 10%**

**\$40,705.18**

Cove at Twin Rivers – Private Project w/Public Improvements  
Sanitary Sewer & Water  
**DEFECT – Sanitary Sewer & Water**

**EXHIBIT “B-2”  
IMPROVEMENTS**

**PROVIDE A MAP SHOWING LAYOUT OF THE PUBLIC POTABLE WATER RECLAIMED  
WATER AND SANITARY SEWER INFRASTRUCTURE FACILITIES (Master Utility Plan)  
FOR THE ENTIRE DEVELOPMENT**

**REQUIRED AT TIME OF DEFECT**



Cove at Twin Rivers – Private Project w/Public Improvements  
Sanitary Sewer & Water  
**DEFECT – Sanitary Sewer & Water**

**EXHIBIT “C”**  
**PERFORMANCE SECURITIES**

	Bond / LoC	Amount
1	Surety Bond No. 1075034 Issued through The Hanover Insurance Company	\$542,485.74
2	<b><u>DEFECT</u></b> Surety Bond No. 1078812 issued through The Hanover Insurance Company	\$40,705.18
3		\$
4		\$
5		\$

**SURETY BOND  
FOR DEFECTS OF REQUIRED IMPROVEMENTS**

(Attachment "A")

**BOND NO. 1078812**

**PROJECT NAME: Cove at Twin Rivers**

**KNOW ALL MEN BY THESE PRESENT:**

That the Developer, M/I Homes of Sarasota, LLC as Principal, and The Hanover Insurance Company, a Surety Company, duly authorized to transact business in the State of Florida, are held and firmly bound unto the County of Manatee, State of Florida, as Obligee, in the sum of \$ 40,705.18 (Numbers) Forty Thousand Seven Hundred Five Dollars and eighteen cents (Words) for which sum we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally by these presents for the specific benefit of the County in accordance with the conditions set forth herein and in "Agreement in Conjunction with the Surety Bond as Defect Security Warranting Required Improvements".

**THE CONDITION** of the above obligation is such that, Whereas the Principal has entered into a contract, dated \_\_\_\_\_ (LEAVE BLANK – Manatee County Approval Date) with the obligation to warrant those Required Improvements which the Principal is presently requesting the Obligee to accept for maintenance to be free from defects or failures involving construction, design, or materials.

**NOW THEREFORE**, if the Obligee's inspection of the Required Improvements finds no defects within thirty six (36) months from the date of the Obligee's approval and acceptance of those Required Improvements, then this obligation shall be null and void; otherwise this obligation shall remain in full force and effect. In the event the Defects are not remedied in accordance with the terms of the attached "**Agreement**", which is hereby incorporated herein by reference, the Surety will forthwith pay to the Obligee the costs of correcting the Defects in an amount not exceeding the said sum specified above. The amount of money required to repair the defects shall be at the sole discretion of the County. Means of notification of intent to collect shall be by certified mail to the Surety at the address on page 2 (*insert page number for surety address*). Payment will be made to the County within thirty (30) days by certified check drawn on behalf of the Board of County Commissioners at P.O. Box 1000, Bradenton, FL 34206.

This Surety Bond shall be construed in accordance to the Laws of Florida, and any action of whatever nature, in connection with this Bond and the Agreement Warranting Required Improvements shall be filed in the Twelfth Judicial Circuit in and for Manatee County, Florida.

INSURANCE COMPANY SIGNATURE FORM

FOR: Cove at Twin Rivers

(Name of Project)

BOND NO. 1078812

SIGNED AND SEALED this 28th day of August, 20 19

The Hanover Insurance Company

Surety Company Name

By: Denise Nelson

Signature - As its Agent

Denise Nelson, Attorney-In-Fact

Print Name & Title

440 Lincoln Street

Address

Worcester MA 01653

City State Zip

WITNESSES OR CORPORATE SEAL

Brown L Mock

Signature

Brown L Mock

Print Name

Audrey Terrey

Signature

Audrey Terrey

Print Name

NOTARY ACKNOWLEDGMENT

STATE OF: Ohio

COUNTY OF Franklin

The foregoing instrument was acknowledged before me this 28th day of August, 20 19, by Denise Nelson as Attorney-In-Fact (Title), on behalf of the Surety identified herein, and who is personally known to me or who has produced (Type of Identification) as identification.

NOTARY SEAL:



PAULA J COMPTON  
Notary Public  
In and for the State of Ohio  
My Commission Expires  
May 08, 2022

Paula J. Compton

Notary Public

Paula J. Compton

Print Name of Notary

My Commission Expires: May 08, 2022

DEVELOPER SIGNATURE FORM

FOR: Cove at Twin Rivers

BOND NO. 1078812

SIGNED AND SEALED this 28 day of August, 2019

WITNESSES OR CORPORATE SEAL:

Kelly Bell

Witness

Kelly Bell

Type or Print Name

Amanda B. Gibson

Witness

Amanda Gibson

Type or Print Name

MH Homes of Sarasota, LLC

Developer

BY: [Signature]

Signature

Kevin Hake

Type or Print Name

SVP, Finance & Treasurer t

Title (If attorney-in-fact Attach Power of Attorney)

3 Easton Oval, Suite 500

Postal Address

Columbus OH 43219

City State Zip

NOTARY ACKNOWLEDGMENT

STATE OF: OHIO

COUNTY OF: Franklin

The foregoing instrument was acknowledged before me this 28 day of August, 2019, by Kevin Hake, as SVP, FIN. & TREASURER (Title), on behalf of the corporation identified herein as Developer and who is personally known to me or who has produced \_\_\_\_\_ (Type of Identification) as identification.

NOTARY SEAL:



Grace C. Major  
Notary Public

Print Name of Notary

Approved and accepted for and on behalf of Manatee County, Florida, this 8 day of Nov, 2019

MANATEE COUNTY

A political subdivision of the State of Florida

By: Board of County Commissioners

By: Cheri Corryea  
County Administrator

NOTARY ACKNOWLEDGMENT

STATE OF: Florida

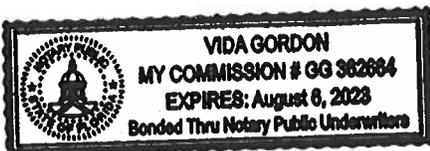
COUNTY OF: Manatee

The foregoing instrument was acknowledged before me this 8 day of Nov., 2019, by Cheri Corryea, as County Administrator, (Title), for and on behalf of Manatee County Board of County Commissioners, and who is personally known to me or who has produced N/A (Type of Identification) as identification.

NOTARY SEAL:

[Signature]  
Notary Public

Vida Gordon  
Print Name of Notary



THE HANOVER INSURANCE COMPANY  
MASSACHUSETTS BAY INSURANCE COMPANY  
CITIZENS INSURANCE COMPANY OF AMERICA

POWER OF ATTORNEY

THIS Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

KNOW ALL PERSONS BY THESE PRESENTS:

That THE HANOVER INSURANCE COMPANY and MASSACHUSETTS BAY INSURANCE COMPANY, both being corporations organized and existing under the laws of the State of New Hampshire, and CITIZENS INSURANCE COMPANY OF AMERICA, a corporation organized and existing under the laws of the State of Michigan, (hereinafter individually and collectively the "Company") does hereby constitute and appoint,

**Kathleen A. Vansovich, Julieann Johnston, Denise Nelson, Deborah L. Williams, Michael D. Ward and/or Stephanie McQuillen** Of **Huntington Insurance, Inc. of Columbus, OH** each individually, if there be more than one named, as its true and lawful attorney(s)-in-fact to sign, execute, seal, acknowledge and deliver for, and on its behalf, and as its act and deed any place within the United States, any and all surety bonds, recognizances, undertakings, or other surety obligations. The execution of such surety bonds, recognizances, undertakings or surety obligations, in pursuance of these presents, shall be as binding upon the Company as if they had been duly signed by the president and attested by the secretary of the Company, in their own proper persons. Provided however, that this power of attorney limits the acts of those named herein; and they have no authority to bind the Company except in the manner stated and to the extent of any limitation stated below:

**Any such obligations in the United States, not to exceed Ten Million and No/100 (\$10,000,000) in any single instance**

That this power is made and executed pursuant to the authority of the following Resolutions passed by the Board of Directors of said Company, and said Resolutions remain in full force and effect:

RESOLVED: That the President or any Vice President, in conjunction with any Vice President, be and they hereby are authorized and empowered to appoint Attorneys-in-fact of the Company, in its name and as it acts, to execute and acknowledge for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, waivers of citation and all other writings obligatory in the nature thereof, with power to attach thereto the seal of the Company. Any such writings so executed by such Attorneys-in-fact shall be binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company in their own proper persons.

RESOLVED: That any and all Powers of Attorney and Certified Copies of such Powers of Attorney and certification in respect thereto, granted and executed by the President or Vice President in conjunction with any Vice President of the Company, shall be binding on the Company to the same extent as if all signatures therein were manually affixed, even though one or more of any such signatures thereon may be facsimile. (Adopted October 7, 1981 – The Hanover Insurance Company; Adopted April 14, 1982 – Massachusetts Bay Insurance Company; Adopted September 7, 2001 – Citizens Insurance Company of America)

IN WITNESS WHEREOF, THE HANOVER INSURANCE COMPANY, MASSACHUSETTS BAY INSURANCE COMPANY and CITIZENS INSURANCE COMPANY OF AMERICA have caused these presents to be sealed with their respective corporate seals, duly attested by two Vice Presidents, this 10th day of May, 2018.

The Hanover Insurance Company  
Massachusetts Bay Insurance Company  
Citizens Insurance Company of America

*John C. Roche*

John C. Roche, EVP and President



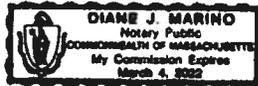
The Hanover Insurance Company  
Massachusetts Bay Insurance Company  
Citizens Insurance Company of America

*James H. Kawiecki*

James H. Kawiecki, Vice President

THE COMMONWEALTH OF MASSACHUSETTS )  
COUNTY OF WORCESTER ) ss.

On this 10<sup>th</sup> day of May, 2018 before me came the above named Vice Presidents of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, to me personally known to be the individuals and officers described herein, and acknowledged that the seals affixed to the preceding instrument are the corporate seals of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, respectively, and that the said corporate seals and their signatures as officers were duly affixed and subscribed to said instrument by the authority and direction of said Corporations.



*Diane J. Marino*  
Diane J. Marino, Notary Public  
My Commission Expires March 4, 2022

I, the undersigned Vice President of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, hereby certify that the above and foregoing is a full, true and correct copy of the Original Power of Attorney issued by said Companies, and do hereby further certify that the said Powers of Attorney are still in force and effect.

GIVEN under my hand and the seals of said Companies, at Worcester, Massachusetts, this 28th day of August 2019

CERTIFIED COPY

*Theodore G. Martinez*  
Theodore G. Martinez, Vice President

**BILL OF SALE**

KNOW ALL MEN BY THESE PRESENTS, that M/I HOMES OF SARASOTA, LLC whose address is 8433 Enterprise Circle, Suite 200, Lakewood Ranch, FL 34202 (hereinafter referred to as SELLER), for and in consideration of the sum of Ten and No Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, from Manatee County, Florida, a political subdivision of the State of Florida, whose address is Post Office Box 1000, Bradenton, Florida 34206 (hereinafter referred to as COUNTY) has granted, bargained, sold, transferred, conveyed and delivered to the COUNTY, its executors, administrators, successors and assigns forever, the following:

A tract or parcel of land situated in the state of Florida, county of Manatee, lying in Section 10, Township 34S, Range 19E, also known as 'COVE AT TWIN RIVERS'.

1. All wastewater lines, pipes, valves, pumps, laterals, tees, bends, joints, manholes, facilities, equipment, and appurtenances thereto, including but not limited to 1,914 LF 8" PVC, and 8 manholes; and
2. All potable water lines, pipes, valves, laterals, tees, bends, joints, facilities, equipment and appurtenances thereto, including but not limited to 140 LF 2" WM, 92 LF 4" WM, 453 LF 6" WM, 1,420 LF 8" WM and 4 hydrants, located within or upon that certain real property owned by the SELLER and described below;

All on the property described in Exhibit "A", attached hereto and made a part hereof, situate, lying and being in the County of Manatee, State of Florida.

TO HAVE AND TO HOLD the same unto the COUNTY, its executors, administrators, successors and assigns forever. The COUNTY shall have all rights and title to the above described personal property.

AND the SELLER hereby covenants to and with the COUNTY and assigns that SELLER is the lawful owner of the said personal property; that said personal property is free from all liens and encumbrances; that SELLER has good right and lawful authority to sell said personal property; and that SELLER fully warrants title to said personal property and shall defend the same against the lawful claims and demands of all persons whomever.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

COVE AT TWIN RIVERS

IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this 19 day of August, 2019.

WITNESSES:

M/I HOMES OF SARASOTA, LLC

Signature: [Signature]  
Print Name: Michael E. Stephens

BY: [Signature]  
Ed Suchora  
Vice President

Signature: [Signature]  
Print Name: Christopher S Kemper

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_

Attest: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this 19 day of August 2019, by Ed Suchora, as Vice President, of M/I Homes of Sarasota, LLC, on behalf of the Company. He is personally known to me or has produced \_\_\_\_\_ as identification.

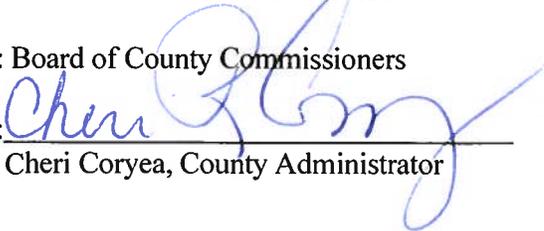


[Signature]  
Signature of Notary Public  
Print Name: Michael E. Stephens  
Commission No.: 66228057  
My Commission Expires: 7-27-2022

**WHEREFORE, the County and Developer and/or CDD have executed this Bill of Sale as**  
of this 8 day of NOV, 2019.

**MANATEE COUNTY, a political  
Subdivision of the State of Florida**

By: Board of County Commissioners

By:   
Cheri Coryea, County Administrator

STATE OF FLORIDA

COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 8 day of NOV,  
2019, by CHERI CORYEA (County Administrator) for and on behalf of the Manatee County  
Board of County Commissioners who is personally known to me or has produced N/A as  
identification.

  
Signature of Notary Public  
Print Name: Vida Gordon  
Commission No.: 69362664  
My Commission Expires: 8/10/2023

COVE AT TWIN RIVERS

**Exhibit "A"**  
**Legal Description**

A PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF TRACT "C" OF TWIN RIVERS, PHASE V-A1, A SUBDIVISION, AS RECORDED IN PLAT BOOK 63, PAGE 41 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 90°00'00" W, A DISTANCE OF 40.34 FEET; THENCE S 00°00'00" E, A DISTANCE OF 90.47 FEET; THENCE N 89°41'17" W, A DISTANCE OF 207.09 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 335.98 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 22°37'02", A DISTANCE OF 132.63 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY AND SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 100°44'48", A DISTANCE OF 87.92 FEET TO A POINT OF TANGENCY; THENCE S 33°03'07" E, A DISTANCE OF 80.65 FEET TO A POINT CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 43°31'52", A DISTANCE OF 37.99 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 190.00 FEET; THENCE SOUTHEASTERLY, SOUTHWESTERLY AND NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 220°48'10", A DISTANCE OF 732.21 FEET TO THE END OF SAID CURVE; THENCE N 47°59'31" W, A DISTANCE OF 147.73 FEET; THENCE N 64°16'02" W, A DISTANCE OF 49.70 FEET; THENCE S 69°01'57" W, A DISTANCE OF 132.42 FEET; THENCE S 37°28'19" W, A DISTANCE OF 125.91 FEET; THENCE N 81°41'45" W, A DISTANCE OF 83.90 FEET; THENCE S 70°06'08" W, A DISTANCE OF 94.15 FEET; THENCE S 40°04'31" W, A DISTANCE OF 54.63 FEET; THENCE N 62°14'13" W, A DISTANCE OF 94.38 FEET; THENCE N 75°49'08" W, A DISTANCE OF 86.01 FEET; THENCE N 35°20'58" E, A DISTANCE OF 106.95 FEET; THENCE N 54°39'02" W, A DISTANCE OF 50.00 FEET; THENCE N 35°20'58" E, A DISTANCE OF 25.34 FEET TO A POINT CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 375.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 02°43'48", A DISTANCE OF 17.87 FEET; THENCE N 51°55'15" W, A DISTANCE OF 120.00 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 51°55'15" E, AT A DISTANCE OF 495.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 18°52'08", A DISTANCE OF 163.02 FEET TO A POINT OF TANGENCY; THENCE N 56°56'53" E, A DISTANCE OF 691.22 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 645.01 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 33°21'50", A DISTANCE OF 375.60 FEET TO THE END OF SAID CURVE; THENCE N 00°18'43" E, A DISTANCE OF 20.00 FEET TO AN INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF TRACT B OF SAID SUBDIVISION; THENCE S 89°41'17" E, ALONG SAID WESTERLY EXTENSION, A DISTANCE OF 246.98 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID SUBDIVISION; THENCE S 00°19'15" W, ALONG SAID WEST LINE, A DISTANCE OF 238.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.88 ACRES, MORE OR LESS.

COVE AT TWIN RIVERS

EXHIBIT A-2

