

**MANATEE COUNTY PLANNING DEPARTMENT
AFFIDAVIT OF OWNERSHIP/AGENT AUTHORIZATION AFFIDAVIT**

Property Owner (Company or individual) (print): VK SUMMERWOODS, LLC
Mailing Address (print): 701 S. OLIVE AVENUE, STE 104
WEST PALM BEACH, FLORIDA 33401
Officer's Name and Title (print): JAMES P. HARVEY, VICE PRESIDENT

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

1. That I am (we are) the owner's and record title holder(s) of the following described property legal description, to wit SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION
2. That this property constitutes the property for which a request for SUMMERWOODS PHASE IB FINAL SUBDIVISION PLAT

(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.

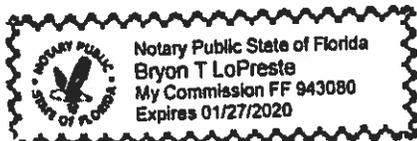
[Signature] / AUTHORIZED SIGNATORY
Owner's Signature/Print Title
[Signature] / _____
Owner's Signature/Print Title

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 15th day of MAY, 2019 by JAMES P. HARVEY, AUTHORIZED SIGNATORY OF VK SUMMERWOODS, LLC, who is personally known
(name of person acknowledging)

to me or who has produced _____ as identification.
(type of identification)

My Commission Expires: 01-27-20



[Signature]
Signature of Person Taking Acknowledgment
Bryon T. LoPreste
Name
NOTARY PUBLIC
Title or Rank

Exhibit "A"

DESCRIPTION: A portion of SUMMERWOODS - PHASE IA, according to the plat thereof, as recorded in Plat Book 64, Pages 62 through 78, inclusive, of the Public Records of Manatee County, Florida, and being more particularly described as follows:

BEGIN at the Northeast corner of TRACT "F-IB-4" of said SUMMERWOODS - PHASE IA, run thence along the Easterly boundary of said TRACT "F-IB-4", S.00°10'54"E., a distance of 924.49 feet to the Southerly boundary thereof; thence along said Southerly boundary the following eleven (11) courses: 1) S.89°49'04"W., a distance of 75.06 feet; 2) Northwesterly, 158.35 feet along the arc of a non-tangent curve to the left having a radius of 455.00 feet and a central angle of 19°56'25" (chord bearing N.36°50'03"W., 157.55 feet); 3) S.43°11'45"W., a distance of 130.00 feet; 4) Northwesterly, 57.31 feet along the arc of a non-tangent curve to the left having a radius of 325.00 feet and a central angle of 10°06'15" (chord bearing N.51°51'22"W., 57.24 feet); 5) N.56°54'30"W., a distance of 132.88 feet; 6) S.33°05'30"W., a distance of 50.00 feet; 7) Westerly, 36.06 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 82°38'03" (chord bearing S.81°46'29"W., 33.01 feet); 8) Southwesterly, 98.91 feet along the arc of a reverse curve to the right having a radius of 365.00 feet and a central angle of 15°31'34" (chord bearing S.48°13'14"W., 98.61 feet); 9) S.34°00'59"E., a distance of 33.46 feet; 10) S.56°54'30"E., a distance of 103.03 feet; 11) Westerly, 446.47 feet along the arc of a non-tangent curve to the right having a radius of 495.00 feet and a central angle of 51°40'44" (chord bearing S.77°10'45"W., 431.49 feet); thence S.84°38'56"W., a distance of 1148.11 feet to the Easternmost corner of TRACT "F-IB-2" of said SUMMERWOODS - PHASE IA; thence along the Southerly and Westerly boundary of said TRACT "F-IB-2" the following three (3) courses: 1) S.57°20'04"W., a distance of 120.45 feet; 2) Southwesterly, 365.35 feet along the arc of a tangent curve to the right having a radius of 1640.00 feet and a central angle of 12°45'51" (chord bearing S.63°43'00"W., 364.60 feet); 3) N.19°54'05"W., a distance of 280.00 feet; N.09°55'04"W., a distance of 711.91 feet to the Southwest corner of TRACT "F-IB-1" of SUMMERWOODS - PHASE IA; thence along the Westerly boundary of said TRACT "F-IB-1" the following twenty-four (24) courses: 1) N.11°00'55"W., a distance of 42.09 feet; 2) Northerly, 9.57 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 18°16'52" (chord bearing N.20°09'21"W., 9.53 feet); 3) N.29°17'47"W., a distance of 35.51 feet; 4) Northwesterly, 11.76 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 22°28'09" (chord bearing N.40°31'52"W., 11.69 feet); 5) N.51°45'56"W., a distance of 25.43 feet; 6) Northwesterly, 8.84 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 16°52'39" (chord bearing N.60°12'16"W., 8.81 feet); 7) N.68°38'35"W., a distance of 41.93 feet; 8) N.66°36'00"W., a distance of 22.78 feet; 9) N.22°44'08"E., a distance of 49.48 feet; 10) Northerly, 12.64 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 24°08'07" (chord bearing N.10°40'04"E., 12.54 feet); 11) N.01°24'00"W., a distance of 51.27 feet; 12) N.38°41'55"E., a distance of 50.83 feet; 13) Northeasterly, 9.96 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 19°01'48" (chord bearing N.29°11'01"E., 9.92 feet); 14) N.19°40'07"E., a distance of 60.88 feet; 15) Northerly, 23.49 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 44°51'52" (chord bearing N.02°45'49"W., 22.90 feet); 16) N.25°11'45"W., a distance of 14.11 feet; 17) N.44°30'37"E., a distance of 5.46 feet; 18) N.52°32'15"E., a distance of 71.87 feet; 19) Northeasterly, 19.92 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 38°02'55" (chord bearing N.33°30'48"E., 19.56 feet); 20) N.14°29'20"E., a distance of 29.69 feet; 21) Northerly, 9.26 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 17°41'13" (chord bearing N.05°38'43"E., 9.22 feet); 22) N.03°11'53"W., a distance of 47.36 feet; 23) Northerly, 12.10 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 23°06'29" (chord bearing N.14°45'08"W., 12.02 feet); 24) N.26°18'22"W., a distance of 12.69 feet to the Northwest corner of said TRACT "F-IB-1"; thence along the Northerly boundary of said TRACT "F-IB-1", Easterly, 378.85 feet along the arc of a non-tangent curve to the left having a radius of 2989.93 feet and a central angle of 07°15'35" (chord bearing S.80°14'51"E., 378.59 feet) to the Northeast corner thereof; thence

S.88°14'55"E., a distance of 809.48 feet to the Northwest corner of TRACT "F-IB-3" of SUMMERWOODS - PHASE IA; thence along the Northerly boundary of said TRACT "F-IB-3", S.89°08'28"E., a distance of 429.53 feet to the Northeast corner thereof; thence S.89°08'28"E., a distance of 1023.84 feet to the **POINT OF BEGINNING**.

LESS & EXCEPT

DESCRIPTION: A portion of SUMMERWOODS - PHASE IA, according to the plat thereof, as recorded in Plat Book 64, Pages 62 through 78, inclusive, of the Public Records of Manatee County, Florida, and being more particularly described as follows:

BEGIN at the Northeast corner of TRACT "F-IB-1" of said SUMMERWOODS - PHASE IA, run thence S.88°14'55"E., a distance of 809.48 feet to the Northwest corner of TRACT "F-IB-3" of said SUMMERWOODS - PHASE IA; thence along the Westerly, Southerly and Easterly boundary of said TRACT "F-IB-3" the following twenty (20) courses: 1) S.00°26'14"E., a distance of 457.21 feet; 2) Southerly, 11.05 feet along the arc of a tangent curve to the left having a radius of 485.00 feet and a central angle of 01°18'19" (chord bearing S.01°05'24"E., 11.05 feet); 3) S.01°44'34"E., a distance of 76.40 feet; 4) Southerly, 11.73 feet along the arc of a tangent curve to the right having a radius of 515.00 feet and a central angle of 01°18'19" (chord bearing S.01°05'24"E., 11.73 feet); 5) S.00°26'14"E., a distance of 83.66 feet; 6) N.89°33'46"E., a distance of 140.79 feet; 7) S.81°10'10"E., a distance of 155.00 feet; 8) S.08°49'50"W., a distance of 19.52 feet; 9) S.81°10'10"E., a distance of 169.50 feet; 10) N.08°49'50"E., a distance of 188.74 feet; 11) N.03°00'45"E., a distance of 135.74 feet; 12) N.08°37'26"W., a distance of 135.74 feet; 13) N.14°26'31"W., a distance of 52.79 feet; 14) N.03°42'40"E., a distance of 54.30 feet; 15) N.22°46'46"W., a distance of 22.86 feet; 16) Northwesterly, 0.40 feet along the arc of a tangent curve to the right having a radius of 30.00 feet and a central angle of 00°45'27" (chord bearing N.22°24'02"W., 0.40 feet); 17) N.22°01'19"W., a distance of 44.13 feet; 18) N.23°38'42"W., a distance of 50.21 feet; 19) Northerly, 26.20 feet along the arc of a tangent curve to the right having a radius of 30.00 feet and a central angle of 50°02'17" (chord bearing N.01°22'26"E., 25.38 feet); 20) N.26°23'34"E., a distance of 7.05 feet to the Northeast corner thereof; thence S.89°08'28"E., a distance of 871.04 feet; thence Southerly, 230.79 feet along the arc of a non-tangent curve to the right having a radius of 189.00 feet and a central angle of 69°57'56" (chord bearing S.16°53'02"W., 216.72 feet); thence Southerly, 119.21 feet along the arc of a reverse curve to the left having a radius of 90.00 feet and a central angle of 75°53'23" (chord bearing S.13°55'18"W., 110.68 feet); thence Southerly, 196.45 feet along the arc of a reverse curve to the right having a radius of 380.00 feet and a central angle of 29°37'15" (chord bearing S.09°12'46"E., 194.27 feet); thence N.84°24'09"W., a distance of 130.00 feet; thence N.85°45'24"W., a distance of 50.02 feet; thence N.84°03'49"W., a distance of 148.25 feet to a point on the Westerly boundary of TRACT "F-IB-4" of said SUMMERWOODS - PHASE IA; thence along said Westerly boundary the following twenty-one (21) courses: 1) S.00°03'05"W., a distance of 35.49 feet; 2) Southerly, 23.27 feet along the arc of a tangent curve to the right having a radius of 30.00 feet and a central angle of 44°26'14" (chord bearing S.22°16'11"W., 22.69 feet); 3) S.44°29'18"W., a distance of 35.34 feet; 4) S.27°26'34"W., a distance of 15.01 feet; 5) S.18°31'33"E., a distance of 19.81 feet; 6) Southerly, 28.85 feet along the arc of a tangent curve to the right having a radius of 30.00 feet and a central angle of 55°06'31" (chord bearing S.09°01'43"W., 27.76 feet); 7) S.36°34'58"W., a distance of 39.73 feet; 8) S.17°59'09"W., a distance of 25.59 feet; 9) Southwesterly, 6.22 feet along the arc of a tangent curve to the right having a radius of 30.00 feet and a central angle of 11°53'08" (chord bearing S.23°55'43"W., 6.21 feet); 10) S.29°52'17"W., a distance of 48.21 feet; 11) Southwesterly, 7.26 feet along the arc of a tangent curve to the right having a radius of 30.00 feet and a central angle of 13°52'02" (chord bearing S.36°48'19"W., 7.24 feet); 12) S.43°44'20"W., a distance of 39.29 feet; 13) Southwesterly, 19.84 feet along the arc of a tangent curve to the right having a radius of 30.00 feet and a central angle of 37°53'10" (chord bearing S.62°40'55"W., 19.48 feet); 14) S.81°37'30"W., a distance of 49.01 feet; 15) Westerly, 3.99 feet along the arc of a tangent curve to the right having a radius of 30.00 feet and a central angle of 07°36'40" (chord bearing S.85°25'50"W., 3.98 feet); 16) S.89°14'10"W., a distance of 46.20 feet; 17) Westerly, 13.92 feet along the arc of a tangent curve to the right having a radius of 30.00 feet and a central angle of 26°34'50" (chord bearing N.77°28'25"W., 13.79 feet); 18) N.68°10'10"W., a distance of 27.72 feet; 19) S.24°03'55"W., a distance of

189.62 feet; 20) Easterly, 89.21 feet along the arc of a non-tangent curve to the left having a radius of 365.00 feet and a central angle of $14^{\circ}00'13''$ (chord bearing $S.72^{\circ}56'11''E.$, 88.99 feet); 21) $S.21^{\circ}13'45''W.$, a distance of 131.84 feet; thence $S.84^{\circ}38'56''W.$, a distance of 1148.11 feet to the Easternmost corner of TRACT "F-IB-2" of said SUMMERWOODS - PHASE IA; thence along the Easterly and Northerly boundary of said TRACT "F-IB-2" the following five (5) courses: 1) $N.32^{\circ}39'56''W.$, a distance of 140.00 feet; 2) $N.57^{\circ}20'04''E.$, a distance of 7.13 feet; 3) $N.32^{\circ}39'56''W.$, a distance of 140.00 feet; 4) $S.57^{\circ}20'04''W.$, a distance of 127.59 feet; 5) Southwesterly, 302.98 feet along the arc of a tangent curve to the right having a radius of 1360.00 feet and a central angle of $12^{\circ}45'51''$ (chord bearing $S.63^{\circ}43'00''W.$, 302.35 feet); thence $N.09^{\circ}55'04''W.$, a distance of 711.91 feet to the Southwest corner of TRACT "F-IB-1" of said SUMMERWOODS - PHASE IA; thence along the Southerly and Easterly boundary of said TRACT "F-IB-1" the following nine (9) courses: 1) $S.82^{\circ}31'42''E.$, a distance of 98.11 feet; 2) $S.67^{\circ}56'47''E.$, a distance of 115.00 feet; 3) Northerly, 22.80 feet along the arc of a non-tangent curve to the left having a radius of 390.00 feet and a central angle of $03^{\circ}20'56''$ (chord bearing $N.20^{\circ}22'45''E.$, 22.79 feet); 4) $N.81^{\circ}02'54''E.$, a distance of 40.88 feet; 5) $N.04^{\circ}07'17''E.$, a distance of 232.96 feet; 6) Easterly, 83.00 feet along the arc of a non-tangent curve to the left having a radius of 3290.79 feet and a central angle of $01^{\circ}26'42''$ (chord bearing $S.83^{\circ}03'48''E.$, 83.00 feet); 7) $N.06^{\circ}12'50''E.$, a distance of 140.00 feet; 8) Easterly, 4.48 feet along the arc of a non-tangent curve to the left having a radius of 3150.79 feet and a central angle of $00^{\circ}04'53''$ (chord bearing $S.83^{\circ}49'36''E.$, 4.48 feet); 9) $N.06^{\circ}07'57''E.$, a distance of 161.15 feet to the **POINT OF BEGINNING**.

TITLE CERTIFICATION

Legal Description: (Attached as Exhibit "A")

I, Robert C. Schermer, Esq., hereby confirm that apparent record title to the land described above is in the name of VK Summerwoods, LLC, a Delaware limited liability company, the entity executing the offer of dedication appearing on the above plat. All property taxes have been paid on the land described as of the date of certification through and including property taxes for 2018. All mortgagees or liens not satisfied or released of record are as follows:

Mortgagees:

M/I Homes of Sarasota, LLC
NVR, Inc.

Official Record Book and Page(s):

O.R. Book 2701, Page 800
O.R. Book 2692, Page 5729

Liens:

None _____

WITNESS my hand and official seal at Manatee County, Florida, this 19th day of August, 2019.

Signature: 

Robert C. Schermer, P.A.
Greene Hamrick Quinlan & Schermer, P.A.
601 12th Street West
Bradenton, Florida 34205
FL. Bar No.380741

Exhibit "A"

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tangent curve to the left having a radius of 2989.93 feet and a central angle of 07°15'35" (chord bearing S.80°14'51"E., 378.59 feet) to the Northeast corner thereof; thence S.88°14'55"E., a distance of 809.48 feet to the Northwest corner of TRACT "F-IB-3" of SUMMERWOODS - PHASE IA; thence along the Northerly boundary of said TRACT "F-IB-3", S.89°08'28"E., a distance of 429.53 feet to the Northeast corner thereof; thence S.89°08'28"E., a distance of 1023.84 feet to the **POINT OF BEGINNING**.

LESS & EXCEPT

DESCRIPTION: A portion of SUMMERWOODS - PHASE IA, according to the plat thereof, as recorded in Plat Book 64, Pages 62 through 78, inclusive, of the Public Records of Manatee County, Florida, and being more particularly described as follows:

BEGIN at the Northeast corner of TRACT "F-IB-1" of said SUMMERWOODS - PHASE IA, run thence S.88°14'55"E., a distance of 809.48 feet to the Northwest corner of TRACT "F-IB-3" of said SUMMERWOODS - PHASE IA; thence along the Westerly, Southerly and Easterly boundary of said TRACT "F-IB-3" the following twenty (20) courses: 1) S.00°26'14"E., a distance of 457.21 feet; 2) Southerly, 11.05 feet along the arc of a tangent curve to the left having a radius of 485.00 feet and a central angle of 01°18'19" (chord bearing S.01°05'24"E., 11.05 feet); 3) S.01°44'34"E., a distance of 76.40 feet; 4) Southerly, 11.73 feet along the arc of a tangent curve to the right having a radius of 515.00 feet and a central angle of 01°18'19" (chord bearing S.01°05'24"E., 11.73 feet); 5) S.00°26'14"E., a distance of 83.66 feet; 6) N.89°33'46"E., a distance of 140.79 feet; 7) S.81°10'10"E., a distance of 155.00 feet; 8) S.08°49'50"W., a distance of 19.52 feet; 9) S.81°10'10"E., a distance of 169.50 feet; 10) N.08°49'50"E., a distance of 188.74 feet; 11) N.03°00'45"E., a distance of 135.74 feet; 12) N.08°37'26"W., a distance of 135.74 feet; 13) N.14°26'31"W., a distance of 52.79 feet; 14) N.03°42'40"E., a distance of 54.30 feet; 15) N.22°46'46"W., a distance of 22.86 feet; 16) Northwesterly, 0.40 feet along the arc of a tangent curve to the right having a radius of 30.00 feet and a central angle of 00°45'27" (chord bearing N.22°24'02"W., 0.40 feet); 17) N.22°01'19"W., a distance of 44.13 feet; 18) N.23°38'42"W., a distance of 50.21 feet; 19) Northerly, 26.20 feet along the arc of a tangent curve to the right having a radius of 30.00 feet and a central angle of 50°02'17" (chord bearing N.01°22'26"E., 25.38 feet); 20) N.26°23'34"E., a distance of 7.05 feet to the Northeast corner thereof; thence S.89°08'28"E., a distance of 871.04 feet; thence Southerly, 230.79 feet along the arc of a non-tangent curve to the right having a radius of 189.00 feet and a central angle of 69°57'56" (chord bearing S.16°53'02"W., 216.72 feet); thence Southerly, 119.21 feet along the arc of a reverse curve to the left having a radius of 90.00 feet and a central angle of 75°53'23" (chord bearing S.13°55'18"W., 110.68 feet); thence Southerly, 196.45 feet along the arc of a reverse curve to the right having a radius of 380.00 feet and a central angle of 29°37'15" (chord bearing S.09°12'46"E., 194.27 feet); thence N.84°24'09"W., a distance of 130.00 feet; thence N.85°45'24"W., a distance of 50.02 feet; thence N.84°03'49"W., a distance of 148.25 feet to a point on the Westerly boundary of TRACT "F-IB-4" of said SUMMERWOODS - PHASE IA; thence along said Westerly boundary the following twenty-one (21) courses: 1) S.00°03'05"W., a distance of 35.49 feet; 2) Southerly, 23.27 feet along the arc of a tangent curve to the right having a radius of 30.00 feet and a central angle of 44°26'14" (chord bearing S.22°16'11"W., 22.69 feet); 3) S.44°29'18"W., a distance of 35.34 feet; 4) S.27°26'34"W., a distance of 15.01 feet; 5) S.18°31'33"E., a distance of 19.81 feet; 6) Southerly, 28.85 feet along the arc of a tangent curve to the right having a radius of 30.00 feet and a central angle of 55°06'31" (chord bearing S.09°01'43"W., 27.76 feet); 7) S.36°34'58"W., a distance of 39.73 feet; 8) S.17°59'09"W., a distance of 25.59 feet; 9) Southwesterly, 6.22 feet along the arc of a tangent curve to the right having a radius of 30.00 feet and a central angle of 11°53'08" (chord bearing S.23°55'43"W., 6.21 feet); 10) S.29°52'17"W., a distance of 48.21 feet; 11) Southwesterly, 7.26 feet along the arc of a tangent curve to the right having a radius of 30.00 feet and a central angle of 13°52'02" (chord bearing S.36°48'19"W., 7.24 feet); 12) S.43°44'20"W., a distance of 39.29 feet; 13) Southwesterly, 19.84 feet along the arc of a tangent curve to the right having a radius of 30.00 feet and a central angle of 37°53'10" (chord bearing S.62°40'55"W., 19.48 feet); 14) S.81°37'30"W., a distance of 49.01 feet; 15) Westerly, 3.99 feet along the arc of a tangent curve to the right having a radius of 30.00 feet and a central angle of 07°36'40"

(chord bearing S.85°25'50"W., 3.98 feet); 16) S.89°14'10"W., a distance of 46.20 feet; 17) Westerly, 13.92 feet along the arc of a tangent curve to the right having a radius of 30.00 feet and a central angle of 26°34'50" (chord bearing N.77°28'25"W., 13.79 feet); 18) N.68°10'10"W., a distance of 27.72 feet; 19) S.24°03'55"W., a distance of 189.62 feet; 20) Easterly, 89.21 feet along the arc of a non-tangent curve to the left having a radius of 365.00 feet and a central angle of 14°00'13" (chord bearing S.72°56'11"E., 88.99 feet); 21) S.21°13'45"W., a distance of 131.84 feet; thence S.84°38'56"W., a distance of 1148.11 feet to the Easternmost corner of TRACT "F-IB-2" of said SUMMERWOODS - PHASE IA; thence along the Easterly and Northerly boundary of said TRACT "F-IB-2" the following five (5) courses: 1) N.32°39'56"W., a distance of 140.00 feet; 2) N.57°20'04"E., a distance of 7.13 feet; 3) N.32°39'56"W., a distance of 140.00 feet; 4) S.57°20'04"W., a distance of 127.59 feet; 5) Southwesterly, 302.98 feet along the arc of a tangent curve to the right having a radius of 1360.00 feet and a central angle of 12°45'51" (chord bearing S.63°43'00"W., 302.35 feet); thence N.09°55'04"W., a distance of 711.91 feet to the Southwest corner of TRACT "F-IB-1" of said SUMMERWOODS - PHASE IA; thence along the Southerly and Easterly boundary of said TRACT "F-IB-1" the following nine (9) courses: 1) S.82°31'42"E., a distance of 98.11 feet; 2) S.67°56'47"E., a distance of 115.00 feet; 3) Northerly, 22.80 feet along the arc of a non-tangent curve to the left having a radius of 390.00 feet and a central angle of 03°20'56" (chord bearing N.20°22'45"E., 22.79 feet); 4) N.81°02'54"E., a distance of 40.88 feet; 5) N.04°07'17"E., a distance of 232.96 feet; 6) Easterly, 83.00 feet along the arc of a non-tangent curve to the left having a radius of 3290.79 feet and a central angle of 01°26'42" (chord bearing S.83°03'48"E., 83.00 feet); 7) N.06°12'50"E., a distance of 140.00 feet; 8) Easterly, 4.48 feet along the arc of a non-tangent curve to the left having a radius of 3150.79 feet and a central angle of 00°04'53" (chord bearing S.83°49'36"E., 4.48 feet); 9) N.06°07'57"E., a distance of 161.15 feet to the **POINT OF BEGINNING**.



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

Aug 02, 2019

Morris Engineering and Consulting, LLC
Attn: Mr. Matthew J. Morris, P.E.
6997 Professional Pkwy East, Ste B
Sarasota, FL 34240

[\(mmorris@morrisengineering.net\)](mailto:mmorris@morrisengineering.net)

RE: **SUMMERWOODS, PHASE IB – (Private Residential)**
(PLN1905-0096)
Performance Cost Estimate
Required Public Improvements
Reason – (Final Lift of Asphalt)

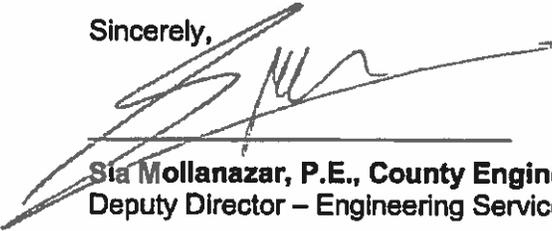
Dear Mr. Morris:

Your cost estimate for the above referenced bond, dated July 01, 2019, for the completion of site improvements to serve the above referenced development, is approved for the appropriate surety.

A public Improvement Performance bond in the amount of \$27,144.26, 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

Summerwoods - Phase IB

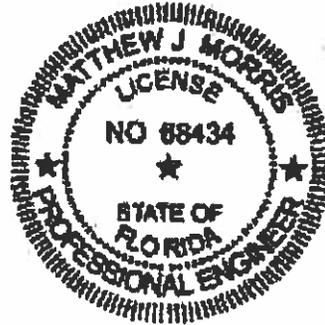
Engineer's Opinion of Probable Cost
Second Lift of Asphalt (Public) - Performance Bond Estimate

Item	Description	Cost
A3.	Pavement	\$ 20,880.20
Project Construction Total		\$ 20,880.20
Performance Bond Total (130%)		\$ 27,144.26



7/1/2019

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



Engineer's Cost Estimate - Second Lift of Asphalt (Public)
Summerwoods - Phase IB
July 1, 2019

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE
A3. PAVING					
1	PERMANENT CONTROL POINTS	1.00	LS	\$ 5,000.00	\$ 5,000.00
2	SIGNAGE & STRIPING	1.00	LS	\$ 693.00	\$ 693.00
3	3/4" TYPE S-3 ASPHALT	2,712.00	SY	\$ 5.60	\$ 15,187.20
SUBTOTAL PAVING					\$ 20,880.20
PROJECT CONSTRUCTION TOTAL					\$ 20,880.20
BOND TOTAL (130%)					\$ 27,144.26



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Bradenton, FL 34208
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Aug. 02, 2019

Morris Engineering and Consulting, LLC
Attn: Mr. Matthew J. Morris, P.E.
6997 Professional Pkwy East, Ste B
Sarasota, FL 34240

[\(mmorris@morrisengineering.net\)](mailto:mmorris@morrisengineering.net)

RE: **SUMMERWOODS, PHASE IB – (Private Residential)**
(PLN1905-0096)
Performance Cost Estimate
Required Private Improvements
Reason – (General Conditions, Earthwork, Paving, Storm Sewer)

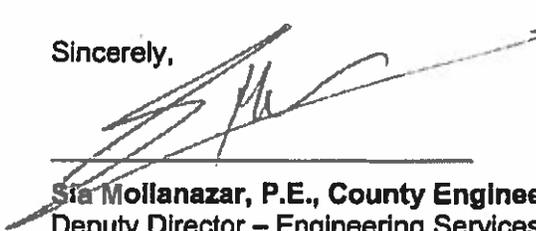
Dear Mr. Morris,

Your cost estimate for the above referenced bond, dated July 23, 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 **\$767,493.03**, which is 130% of your estimated cost, would be sufficient to assure the County completion of the required private improvements.

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

Sincerely,



Sia Mollanazar, P.E., 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

Summerwoods - Phase IB

**Engineer's Opinion of Probable Cost
Private Improvements - Performance Bond Estimate**

Item	Description	Cost
A1.	General Conditions	\$ 9,890.00
A2.	Earthwork	\$ 135,418.80
A3.	Paving	\$ 191,968.45
A4.	Storm Sewer	\$ 253,102.00
Project Construction Total		\$ 590,379.25
Performance Bond Total (130%)		\$ 767,493.03



7/23/2019

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



Engineer's Cost Estimate - Private Improvements
Summerwoods - Phase IB
July 23, 2019

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE
A1. GENERAL CONDITIONS					
1	CONSTRUCTION ENTRANCE	1.00	EA	\$ 3,850.00	\$ 3,850.00
2	EXOTIC & NUISANCE VEGETATION REMOVAL	2.00	AC	\$ 2,500.00	\$ 5,000.00
3	CONSERVATION SIGNS	4.00	EA	\$ 260.00	\$ 1,040.00
SUBTOTAL GENERAL CONDITIONS					\$ 9,890.00
A2. EARTHWORK					
1	DISC / PREP SITE	1.00	LS	\$ 10,500.00	\$ 10,500.00
2	SITE EXCAVATION (POND L-2)	24,000.00	CY	\$ 3.35	\$ 80,400.00
3	SOD 2' BOC / BOP - BAHIA	948.00	SY	\$ 2.60	\$ 2,464.80
4	SOD POND SLOPES - BAHIA (POND L-2)	5,300.00	SY	\$ 2.60	\$ 13,780.00
5	SBED & MULCH RIGHT OF WAY	11,096.00	SY	\$ 0.25	\$ 2,774.00
6	SBED & MULCH DISTURBED AREAS (1C EAST)	4.00	AC	\$ 1,250.00	\$ 5,000.00
7	FINAL GRADING	1.00	LS	\$ 20,500.00	\$ 20,500.00
SUBTOTAL EARTHWORK					\$ 135,418.80
A3. PAVING					
1	1" TYPE S-1 ASPHALT (FIRST LIFT)	5,433.00	SY	\$ 6.30	\$ 34,227.90
2	6" SHELL BASE (LBR-100)	5,433.00	SY	\$ 10.50	\$ 57,046.50
3	12" STABILIZED SUBGRADE (LBR-40)	5,433.00	SY	\$ 7.05	\$ 38,302.65
4	MIAMI CURB W/ STABILIZATION	2,996.00	LF	\$ 12.65	\$ 37,899.40
5	4" CONCRETE SIDEWALK	4,950.00	SF	\$ 4.30	\$ 21,285.00
6	5' ADA HANDICAPPED RAMP	2.00	EA	\$ 900.00	\$ 1,800.00
7	SIGNAGE & STRIPING	1.00	LS	\$ 1,407.00	\$ 1,407.00
SUBTOTAL PAVING					\$ 191,968.45
A4. STORM SEWER					
1	CONNECT TO EXISTING STORM	2.00	EA	\$ 3,200.00	\$ 6,400.00
2	15" CLASS III RCP STORM	120.00	LF	\$ 28.50	\$ 3,420.00
3	18" CLASS III RCP STORM	400.00	LF	\$ 34.50	\$ 13,800.00
4	24" CLASS III RCP STORM	1048.00	LF	\$ 46.50	\$ 48,732.00
5	30" CLASS III RCP STORM	256.00	LF	\$ 62.50	\$ 16,000.00
6	29" X 45" CLASS III ERCP STORM	120.00	LF	\$ 135.00	\$ 16,200.00
7	MANATEE CO. CURB INLET	14.00	EA	\$ 3,850.00	\$ 53,900.00
8	TYPE C BUBBLER BOX	2.00	EA	\$ 2,050.00	\$ 4,100.00
9	TYPE D BUBBLER BOX	1.00	EA	\$ 2,500.00	\$ 2,500.00
10	TYPE P MANHOLE	2.00	EA	\$ 2,750.00	\$ 5,500.00
11	CONTROL STRUCTURE TYPE D	4.00	EA	\$ 4,800.00	\$ 19,200.00
12	CONTROL STRUCTURE TYPE C	2.00	EA	\$ 4,200.00	\$ 8,400.00
13	15" PIPE SUPPORT ENDWALL	1.00	EA	\$ 1,550.00	\$ 1,550.00
14	18" PIPE SUPPORT ENDWALL	2.00	EA	\$ 1,600.00	\$ 3,200.00
15	24" PIPE SUPPORT ENDWALL	7.00	EA	\$ 1,900.00	\$ 13,300.00
16	30" RCP MES	2.00	EA	\$ 2,600.00	\$ 5,200.00
17	29" X 45" ERCP MES	2.00	EA	\$ 3,850.00	\$ 7,700.00
18	BRICK & MORTAR PLUGS	1.00	LS	\$ 6,000.00	\$ 6,000.00
19	DEWATERING	1.00	LS	\$ 18,000.00	\$ 18,000.00
SUBTOTAL STORM SEWER					\$ 253,102.00
PROJECT CONSTRUCTION TOTAL					\$ 590,379.25
BOND TOTAL (130%)					\$ 767,493.03



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Aug. 02, 2109

Morris Engineering and Consulting, LLC
Attn: Mr. Matthew J. Morris, P.E.
6997 Professional Pkwy East, Ste B
Sarasota, FL 34240

(mmorris@morrisengineering.net)

RE: **SUMMERWOODS, PHASE IB – (Private Residential)**
(PLN1905-0096)
Performance Cost Estimate
Required Private Improvements
Reason – (Final Lift of Asphalt)

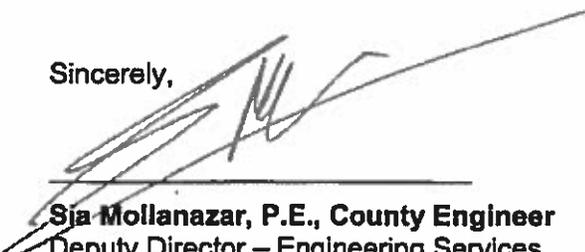
Dear Mr. Morris:

Your cost estimate for the above referenced bond, dated July 01, 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 \$47,881.34, 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

Summerwoods - Phase IB

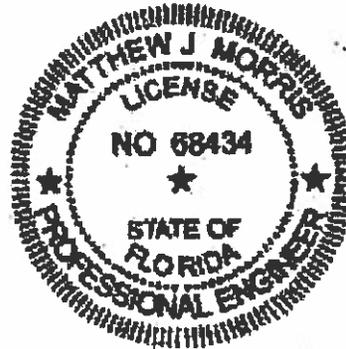
Engineer's Opinion of Probable Cost
Second Lift of Asphalt (Private) - Performance Bond Estimate

Item	Description	Cost
A3.	Pavement	\$ 36,831.80
Project Construction Total		\$ 36,831.80
Performance Bond Total (130%)		\$ 47,881.34



7/1/2019

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



Engineer's Cost Estimate - Second Lift of Asphalt (Private)
Summerwoods - Phase IB
July 1, 2019

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE
A3. PAVING					
1	PERMANENT CONTROL POINTS	1.00	LS	\$ 5,000.00	\$ 5,000.00
2	SIGNAGE & STRIPING	1.00	LS	\$ 1,407.00	\$ 1,407.00
3	3/4" TYPE S-3 ASPHALT	5,433.00	SY	\$ 5.60	\$ 30,424.80
SUBTOTAL PAVING					\$ 36,831.80
PROJECT CONSTRUCTION TOTAL					\$ 36,831.80
BOND TOTAL (130%)					\$ 47,881.34



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Aug. 02, 2019

Morris Engineering and Consulting, LLC
Attn: Mr. Matthew J. Morris, P.E.
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Sarasota, FL 34240

(mmorris@morrisengineering.net)

RE: **SUMMERWOODS, PHASE IB – (Private Residential)**
(PLN1905-0096)
Performance Cost Estimate
Required Public Improvements
Reason – (Earthwork, Paving, Sanitary Sewer, Potable Water, Reclaimed Water)

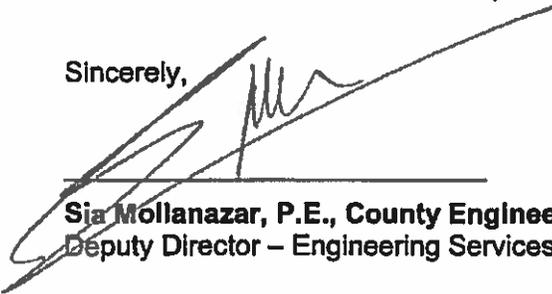
Dear Mr. Morris:

Your cost estimate for the above referenced bond, dated **July 23, 2019**, for the completion of site improvements to serve the above referenced development, is approved for the appropriate surety.

A public Improvement Performance bond in the amount of **\$734,247.80**, 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

Summerwoods - Phase IB

**Engineer's Opinion of Probable Cost
Public Improvements - Performance Bond Estimate**

Item	Description	Cost
A2.	Earthwork	\$ 1,401.20
A3.	Paving	\$ 95,038.80
A5.	Sanitary Sewer	\$ 182,099.00
A6.	Potable Water	\$ 162,448.00
A7.	Reclaimed Water	\$ 123,819.00
Project Construction Total		\$ 564,806.00
Performance Bond Total (130%)		\$ 734,247.80

Matthew J. Morris

7/23/2019

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



**Engineer's Cost Estimate - Public Improvements
Summerwoods - Phase IB
July 23, 2019**

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE
A2. EARTHWORK					
1	SOD 2' BOC / EOP - BAHIA	452.00	SY	\$ 2.60	\$ 1,175.20
2	SEED & MULCH RIGHT OF WAY	904.00	SY	\$ 0.25	\$ 226.00
SUBTOTAL EARTHWORK \$					1,401.20
A3. PAVING					
1	1" TYPE S-3 ASPHALT (FIRST LIFT)	2,712.00	SY	\$ 6.30	\$ 17,085.60
2	6" SHELL BASE (LBR-100)	2,712.00	SY	\$ 10.50	\$ 28,476.00
3	12" STABILIZED SUBGRADE (LBR-40)	2,712.00	SY	\$ 7.05	\$ 19,119.60
4	MIAMI CURB W/ STABILIZATION	2,034.00	LF	\$ 12.65	\$ 25,730.10
5	4" CONCRETE SIDEWALK	915.00	SF	\$ 4.30	\$ 3,934.50
6	SIGNAGE & STRIPING	1.00	LS	\$ 693.00	\$ 693.00
SUBTOTAL PAVING \$					95,038.80
A5. SANITARY SEWER					
1	CONNECT TO EXISTING MANHOLE	4.00	EA	\$ 4,400.00	\$ 17,600.00
2	8" PVC (0'-6' CUT)	117.00	LF	\$ 15.50	\$ 1,813.50
3	8" PVC (6'-8' CUT)	405.00	LF	\$ 16.50	\$ 6,682.50
4	8" PVC (8'-10' CUT)	302.00	LF	\$ 18.00	\$ 5,436.00
5	8" PVC (10'-12' CUT)	148.00	LF	\$ 20.00	\$ 2,960.00
6	8" PVC (12'-14' CUT)	480.00	LF	\$ 23.00	\$ 11,040.00
7	8" PVC (14'-16' CUT)	225.00	LF	\$ 45.00	\$ 10,125.00
8	8" PVC (16'-18' CUT)	171.00	LF	\$ 61.00	\$ 10,431.00
9	8" PVC (18'-20' CUT)	21.00	LF	\$ 76.00	\$ 1,596.00
10	SANITARY MANHOLE (0'-6' CUT)	2.00	EA	\$ 2,850.00	\$ 5,700.00
11	SANITARY MANHOLE (6'-8' CUT)	2.00	EA	\$ 3,150.00	\$ 6,300.00
12	SANITARY MANHOLE (8'-10' CUT)	1.00	EA	\$ 3,550.00	\$ 3,550.00
13	SANITARY MANHOLE (10'-12' CUT)	2.00	EA	\$ 4,000.00	\$ 8,000.00
14	SANITARY MANHOLE (12'-14' CUT)	4.00	EA	\$ 4,450.00	\$ 17,800.00
15	SANITARY MANHOLE (14'-16' CUT)	1.00	EA	\$ 5,200.00	\$ 5,200.00
16	SINGLE SERVICE	7.00	EA	\$ 695.00	\$ 4,865.00
17	DOUBLE SERVICE	25.00	EA	\$ 1,150.00	\$ 28,750.00
18	WATER TIGHT MANHOLE SEALS	1.00	LS	\$ 1,250.00	\$ 1,250.00
19	DEWATERING	1.00	LS	\$ 33,000.00	\$ 33,000.00
SUBTOTAL SANITARY SEWER \$					182,099.00
A6. POTABLE WATER					
1	CONNECT TO EXISTING WATERMAIN	5.00	EA	\$ 3,550.00	\$ 17,750.00
2	TEMPORARY 4" JUMPER	1.00	EA	\$ 7,500.00	\$ 7,500.00
3	8" PVC WATER MAIN, DR-18 (INCL. PIPE RESTRAINTS)	2500.00	LF	\$ 17.25	\$ 43,125.00
4	6" PVC WATER MAIN, DR-18 (INCL. PIPE RESTRAINTS)	80.00	LF	\$ 12.75	\$ 1,020.00
5	4" PVC WATER MAIN, DR-18 (INCL. PIPE RESTRAINTS)	280.00	LF	\$ 10.00	\$ 2,800.00
6	2" WATER SERVICE PIPE	340.00	LF	\$ 8.25	\$ 2,805.00
7	8" DIP WATER MAIN (INCL. PIPE RESTRAINTS)	80.00	LF	\$ 41.35	\$ 3,308.00
8	8" GATE VALVE ASSEMBLY	7.00	EA	\$ 1,300.00	\$ 9,100.00
9	6" GATE VALVE ASSEMBLY	1.00	EA	\$ 940.00	\$ 940.00
10	8" MJ BEND	16.00	EA	\$ 260.00	\$ 4,160.00
11	8" MJ TEE	1.00	EA	\$ 395.00	\$ 395.00
12	8" MJ REDUCER	1.00	EA	\$ 225.00	\$ 225.00
13	4" MJ REDUCER	1.00	EA	\$ 145.00	\$ 145.00
14	FIRE HYDRANT ASSEMBLY	3.00	EA	\$ 5,450.00	\$ 16,350.00
15	SINGLE SERVICE SHORT	10.00	EA	\$ 680.00	\$ 6,800.00
16	DOUBLE SERVICE SHORT	13.00	EA	\$ 1,050.00	\$ 13,650.00
17	SINGLE SERVICE LONG	17.00	EA	\$ 775.00	\$ 13,175.00
18	DOUBLE SERVICE LONG	12.00	EA	\$ 1,150.00	\$ 13,800.00
19	TEMPORARY BLOWOFF ASSEMBLY	4.00	EA	\$ 1,350.00	\$ 5,400.00
SUBTOTAL POTABLE WATER \$					162,448.00
A6. RECLAIMED WATER					
1	CONNECT TO EXISTING RECLAIMED	4.00	EA	\$ 2,650.00	\$ 10,600.00
2	8" PVC RECLAIMED MAIN, DR-18 (INCL. PIPE RESTRAINTS)	1120.00	LF	\$ 17.25	\$ 19,320.00
3	6" PVC RECLAIMED MAIN, DR-18 (INCL. PIPE RESTRAINTS)	980.00	LF	\$ 12.75	\$ 12,495.00
4	4" PVC RECLAIMED MAIN, DR-18 (INCL. PIPE RESTRAINTS)	140.00	LF	\$ 10.00	\$ 1,400.00
5	2" RECLAIM SERVICE PIPE	340.00	LF	\$ 8.25	\$ 2,805.00
6	8" DIP RECLAIM MAIN (INCL. PIPE RESTRAINTS)	240.00	LF	\$ 41.35	\$ 9,924.00
7	8" GATE VALVE ASSEMBLY	5.00	EA	\$ 1,300.00	\$ 6,500.00
8	6" GATE VALVE ASSEMBLY	5.00	EA	\$ 940.00	\$ 4,700.00

9	8" MJ BEND	14.00	EA	\$	260.00	\$	3,640.00
10	6" MJ BEND	9.00	EA	\$	190.00	\$	1,710.00
11	8" MJ TEE	2.00	EA	\$	395.00	\$	790.00
12	4" MJ REDUCER	1.00	EA	\$	145.00	\$	145.00
13	SINGLE SERVICE SHORT	3.00	EA	\$	680.00	\$	2,040.00
14	DOUBLE SERVICE SHORT	18.00	EA	\$	1,000.00	\$	18,000.00
15	SINGLE SERVICE LONG	4.00	EA	\$	775.00	\$	3,100.00
16	DOUBLE SERVICE LONG	17.00	EA	\$	1,150.00	\$	19,550.00
17	TEMPORARY BLOWOFF ASSEMBLY	4.00	EA	\$	1,350.00	\$	5,400.00
18	PERMANENT BLOWOFF ASSEMBLY	1.00	EA	\$	1,700.00	\$	1,700.00

SUBTOTAL RECLAIMED WATER \$ 123,819.00

PROJECT CONSTRUCTION TOTAL \$ 564,806.00

BOND TOTAL (130%) \$ 734,247.80

DESCRIPTION: TRACTS F, L-5, L-6, W-4 of WILLOW WALK - PHASE IIE, according to the plat thereof, as recorded in Plat Book 65, Pages 145 through 159, inclusive, of the Public Records of Manatee County, Florida, lying in Section 5, Township 34 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

BEGIN at the Northwest corner of said TRACT F, run thence along the Northerly, Easterly, Southerly and Westerly boundary of said TRACT F the following twenty-five (25) courses: 1) Easterly, 347.86 feet along the arc of a curve to the right having a radius of 1645.00 feet and a central angle of 12°06'58" (chord bearing N.72°13'44"E., 347.21 feet); 2) N.51°07'22"E., a distance of 10.92 feet; 3) Northeasterly, 6.69 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 12°46'58" (chord bearing N.44°43'53"E., 6.68 feet); 4) Easterly, 306.14 feet along the arc of a non-tangent curve to the left having a radius of 3062.00 feet and a central angle of 05°43'42" (chord bearing N.83°16'05"E., 306.01 feet); 5) Southeasterly, 682.84 feet along the arc of a reverse curve to the right having a radius of 588.00 feet and a central angle of 66°32'13" (chord bearing S.66°19'40"E., 645.11 feet); 6) S.33°03'33"E., a distance of 251.98 feet; 7) Southerly, 362.96 feet along the arc of a tangent curve to the right having a radius of 638.00 feet and a central angle of 32°35'45" (chord bearing S.16°45'40"E., 358.09 feet); 8) S.00°27'48"E., a distance of 294.02 feet; 9) S.63°25'41"W., a distance of 1025.49 feet; 10) N.26°34'19"W., a distance of 120.00 feet; 11) N.63°25'41"E., a distance of 15.66 feet; 12) N.26°34'19"W., a distance of 170.00 feet; 13) N.63°25'41"E., a distance of 15.00 feet; 14) N.26°34'19"W., a distance of 237.48 feet; 15) Northwesterly, 37.53 feet along the arc of a tangent curve to the right having a radius of 1645.00 feet and a central angle of 01°18'26" (chord bearing N.25°55'06"W., 37.53 feet); 16) N.63°25'41"E., a distance of 1.90 feet; 17) N.26°34'19"W., a distance of 50.00 feet; 18) Northerly, 162.39 feet along the arc of a non-tangent curve to the right having a radius of 1645.00 feet and a central angle of 05°39'22" (chord bearing N.20°41'38"W., 162.32 feet); 19) N.17°51'57"W., a distance of 454.53 feet; 20) Northeasterly, 6.65 feet along the arc of a non-tangent curve to the right having a radius of 1355.00 feet and a central angle of 00°16'52" (chord bearing N.66°32'23"E., 6.65 feet); 21) N.23°19'11"W., a distance of 120.00 feet; 22) Northeasterly, 9.83 feet along the arc of a non-tangent curve to the right having a radius of 1475.00 feet and a central angle of 00°22'55" (chord bearing N.66°52'16"E., 9.83 feet); 23) N.22°56'16"W., a distance of 50.00 feet; 24) Southwesterly, 23.72 feet along the arc of a non-tangent curve to the left having a radius of 1525.00 feet and a central angle of 00°53'29" (chord bearing S.66°36'59"W., 23.72 feet); 25) N.23°49'45"W., a distance of 120.00 feet to the **POINT OF BEGINNING**.

LESS & EXCEPT

DESCRIPTION: TRACTS L-5 and W-4 of WILLOW WALK - PHASE IIE, according to the plat thereof, as recorded in Plat Book 65, Pages 145 through 159, inclusive, of the Public Records of Manatee County, Florida, lying in Section 5, Township 34 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

BEGIN at the Southwest corner of said TRACT L-5, run thence along the Westerly boundary of said TRACT L-5, N.17°51'57"W., a distance of 450.01 feet to the Northwest corner thereof; thence along the Northerly boundary of said TRACT L-5, Easterly, 115.47 feet along the arc of a non-tangent curve to the right having a radius of 1355.00 feet and a central angle of 04°52'57" (chord bearing N.81°07'37"E., 115.43 feet); thence continue along said Northerly boundary and the Northeasterly extension thereof, Easterly, 185.12 feet along the arc of a reverse curve to the left

having a radius of 3352.00 feet and a central angle of $03^{\circ}09'51''$ (chord bearing $N.81^{\circ}59'09''E.$, 185.10 feet) to a point of reverse curvature on the Northeasterly boundary of TRACT W-4; thence along said Northeasterly boundary, Southeasterly, 346.06 feet along the arc of a reverse curve to the right having a radius of 298.00 feet and a central angle of $66^{\circ}32'13''$ (chord bearing $S.66^{\circ}19'40''E.$, 326.94 feet); thence $S.33^{\circ}03'33''E.$, a distance of 1.70 feet to the Easternmost corner of said TRACT W-4; thence along the Southeasterly boundary of said TRACT W-4 and the Southwesterly extension thereof, Southwesterly, 243.24 feet along the arc of a non-tangent curve to the left having a radius of 1145.00 feet and a central angle of $12^{\circ}10'19''$ (chord bearing $S.50^{\circ}51'18''W.$, 242.79 feet) to a point of reverse curvature on the Southeasterly boundary of aforesaid TRACT L-5; thence along said Southeasterly boundary the following two (2) courses: 1) Southwesterly, 278.44 feet along the arc of a reverse curve to the right having a radius of 855.00 feet and a central angle of $18^{\circ}39'33''$ (chord bearing $S.54^{\circ}05'55''W.$, 277.21 feet); 2) $S.63^{\circ}25'41''W.$, a distance of 52.32 feet to the **POINT OF BEGINNING**.

LESS & EXCEPT

DESCRIPTION: TRACT L-6 of WILLOW WALK - PHASE IIE, according to the plat thereof, as recorded in Plat Book 65, Pages 145 through 159, inclusive, of the Public Records of Manatee County, Florida, lying in Section 5, Township 34 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

BEGIN at the Southwest corner of said TRACT L-6, run thence along the Northerly, Easterly, Southerly and Westerly boundary of said TRACT L-6 the following eight (8) courses: 1) $N.26^{\circ}34'19''W.$, a distance of 155.00 feet; 2) $N.63^{\circ}25'41''E.$, a distance of 68.31 feet; 3) Northeasterly, 372.88 feet along the arc of a tangent curve to the left having a radius of 1145.00 feet and a central angle of $18^{\circ}39'33''$ (chord bearing $N.54^{\circ}05'55''E.$, 371.24 feet); 4) Northeasterly, 179.36 feet along the arc of a reverse curve to the right having a radius of 855.00 feet and a central angle of $12^{\circ}01'10''$ (chord bearing $N.50^{\circ}46'43''E.$, 179.03 feet); 5) Southerly, 158.18 feet along the arc of a non-tangent curve to the right having a radius of 348.00 feet and a central angle of $26^{\circ}02'34''$ (chord bearing $S.13^{\circ}29'05''E.$, 156.82 feet); 6) $S.00^{\circ}27'48''E.$, a distance of 16.54 feet; 7) Southwesterly, 172.84 feet along the arc of a tangent curve to the right having a radius of 155.00 feet and a central angle of $63^{\circ}53'29''$ (chord bearing $S.31^{\circ}28'57''W.$, 164.03 feet); 8) $S.63^{\circ}25'41''W.$, a distance of 427.35 feet to the **POINT OF BEGINNING**.