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: September 10, 2019

Subject: **ESPLANADE PHASE VI**
PLN1810-0027
RELEASE PERFORMANCE PORTION OF AGREEMENT
RELEASE SURETY BOND
ACCEPT DEFECT SECURITY PORTION OF AGREEMENT
ACCEPT SURETY BOND
ACCEPT BILL OF SALE

On February 26, 2019 the Board of County Commissioners accepted the *Agreement for Public Improvements for Private Subdivision* for Phase VI securing wastewater, potable water & surveying improvements for the above referenced project. 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 (public improvements); 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 Bond, 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 Danielle Ellis with Grimes Goebel Attorneys at Law located at 1023 Manatee Avenue West, Bradenton, FL 34205;

- **Surety Bond** No. SU1153565 issued through Arch Insurance Company;
- **Amount** of Performance Bond $467,232.74;

- **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 February 26, 2019 for Phase VI securing wastewater, potable water & surveying improvements;
  - **Surety Bond No.** SU1157919 issued through Arch Insurance Company;
  - **Amount** of Defect Security $31,975.71;
- **Accept, Execute & Record** Bill of Sale.

cc: Records Management
Ken LaBarr, Infrastructure Inspections Division Manager
Danielle Ellis, Agent for the Developer

Attachments

Esplanade, Phase VI
Private Residential Project w/Public Improvement
PERFORMANCE - Wastewater, Potable Water & Surveying

EXHIBIT "B-1"
IMPROVEMENTS

	Improvement	Estimated Cost
1	Wastewater, Potable Water & Surveying	$ 467,232.74
2	**DEFECT** Wastewater, Potable Water & Surveying	$31,975.71

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

July 25, 2019

Waldrop Engineering
Attn: Mr. Ronald J. Schwied, P.E. (Ron.Schwied@waldropengineering.com)
551N. Cattlemen Road, Suite 304
Sarasota, FL 34232

RE: **ESPLANADE, PHASE VI - (Private Residential)**
(PLN1810-0027)
Defect Security Cost
Required Public Improvements
Reason – (Wastewater, Potable Water, Surveying)

Dear Mr. Schwied:

Your cost estimate for the above referenced bond, dated **June 26, 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 **$31,975.71** 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,

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*

Esplanade Phase VI

(PDMU-05-19/16-S-60(P)/FSP-18-34) - (DTS #20160418) - (MEPS-057)

Subdivision Improvements - Public Infrastructure
Actual Construction Cost

Date: 7/8/2019

	Phase 6
Wastewater	$93,106.57
Water	$224,650.53
Surveying	$2,000.00
Construction Cost:	**$319,757.10**
10% of Construction Cost:	**$31,975.71**
Defect Surety Amount:	**$31,975.71**

Notes:

RONALD J SCHWIED JR. LICENSE No 65694 STATE OF FLORIDA PROFESSIONAL ENGINEER

Ronald J. Schwied, P.E.

7/8/2019

Date

Florida License # 65694

WASTEWATER					
Item #	Description	Contractor Quantity	Unit	Unit Price	Amount
	Esplanade Phase VI				
WW-1	Connection to Existing Gravity Sewer	1	EA	$4,132.50	$4,132.50
WW-2	8" PVC Gravity Sewer (0' - 6' depth) SDR 26	279	LF	$19.31	$5,388.61
WW-3	8" PVC Gravity Sewer (6' - 8' depth) SDR 26	441	LF	$24.75	$10,915.41
WW-4	8" PVC Gravity Sewer (8' - 10' depth) SDR 26	341	LF	$29.75	$10,146.11
WW-5	8" PVC Gravity Sewer (10' - 12' depth) SDR 26	208	LF	$34.97	$7,274.59
WW-6	Manhole (0' - 6' depth)	2	EA	$3,045.00	$6,090.00
WW-7	Manhole (6' - 8' depth)	1	EA	$3,362.55	$3,362.55
WW-8	Manhole (8' - 10' depth)	2	EA	$4,010.70	$8,021.40
WW-9	Manhole (10' - 12' depth)	1	EA	$4,319.55	$4,319.55
WW-10	Single Service	31	EA	$922.20	$28,588.20
WW-11	Double Service	1	EA	$1,244.10	$1,244.10
WW-12	Air Test Sanitary Sewer System	1	LS	$1,305.00	$1,305.00
WW-13	Televise Sanitary Sewer System	1	LS	$2,318.55	$2,318.55
				SUBTOTAL	**$93,106.57**

POTABLE WATER					
Item #	Description	Estimated Quantity	Unit	Unit Price	Amount
	Esplanade Phase VI				
PW-1	Remove Blowoff/Connect to Existing	2	EA	$978.75	$1,957.50
PW-2	10" PVC Water main	1,435	LF	$23.84	$34,207.53
PW-3	Double Service (Short)	2	EA	$1,322.40	$2,644.80
PW-4	Multifamily Fire Single Service Assembly with Fire	1	EA	$15,660.00	$15,660.00
PW-5	Multifamily Fire Service Assembly with Fire Hydrant	4	EA	$16,899.75	$67,599.00
PW-6	Multifamily Fire Single Service Assembly without Fire	0	EA	$15,660.00	$0.00
PW-7	Multifamily Fire Service Assembly without Fire	3	EA	$20,401.50	$61,204.50
PW-8	Temporary Water Jumper	1	EA	$7,264.50	$7,264.50
PW-9	10" MJ Gate Valve & Box		EA	$1,957.50	$0.00
PW-10	Fire Hydrant, Complete		EA	$5,046.00	$0.00
PW-11	10" Gate Valve & Box	2	EA	$2,175.00	$4,350.00
PW-12	10" 45 MJ Bend	2	EA	$474.15	$948.30
PW-13	10" 22.5 MJ Bend	2	EA	$474.15	$948.30
PW-14	10" Solid Sleeve	2	EA	$474.15	$948.30
PW-15	Restrained Joints	1	LS	$2,805.75	$2,805.75
PW-16	Firehydrant Assembly	4	EA	$5,046.00	$20,184.00
PW-17	2" Temporary Blow off Assembly	1	EA	$304.50	$304.50
PW-18	Chlorine Injection Point	1	EA	$1,013.55	$1,013.55
PW-19	Pressure Test Water System	1	LS	$1,305.00	$1,305.00
PW-20	Chlorinate Water System	1	LS	$1,305.00	$1,305.00
				SUBTOTAL	**$224,650.53**

SURVEYING					
Item #	Description	Estimated Quantity	Unit	Unit Price	Amount
	Esplanade Phase VI				
S-1	Construction Surveying	1	LS	$2,000.00	$2,000.00
				SUBTOTAL =	**$2,000.00**

EXHIBIT "B-2"
IMPROVEMENTS

PROVIDE A MAP SHOWING LAYOUT OF THE PUBLIC POTABLE WATER RECLAIMED WATER AND SANITARY SEWER INFRASTRUCTURE FACILITIES FOR THE ENTIRE DEVELOPMENT **AT TIME OF DEFECT SECURITY**

EXHIBIT "C"
PERFORMANCE SECURITIES

	Bond / LoC	Amount
1	Surety Bond No. SU1153565 Issued Thru Arch Insurance Company	$ 467,232.74
2	**DEFECT** Surety Bond No. SU1157919 Issued Thru Arch Insurance Company	$31,975.71

SURETY BOND
FOR DEFECTS OF REQUIRED IMPROVEMENTS

(Attachment "A") **BOND NO.** SU1157919
PROJECT NAME: ESPLANADE PHASE VI

KNOW ALL MEN BY THESE PRESENT:

That the Developer, Taylor Morrison of Florida, Inc. as Principal, and Arch 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 $31,975.71 (Numbers) Thirty One Thousand Nine Hundred Seventy Five and 71/100 Dollars (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 for Public Subdivision Improvements" dated February 26, 2019 and recorded in O.R. Book 2770, Page 6573, PRMCF ("Agreement").

THE CONDITION of the above obligation is such that, Whereas the Principal has entered into the Agreement 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 **"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 shall be filed in the Twelfth Judicial Circuit in and for Manatee County, Florida.

INSURANCE COMPANY SIGNATURE FORM

FOR: ESPLANADE PHASE VI
(Name of Project)

BOND NO. SU1157919

SIGNED AND SEALED this 30th day of July, 20 19

Arch Insurance Company
Surety Company Name

By: _____
Signature - As its Agent
Joshua Sanford, Attorney-In-Fact
FL Licensed Non-resident Agent License No. W329008
Print Name & Title

Harborside 3, 210 Hudson Street, Suite 300
Address

Jersey City, NJ 07311 - 1107
City State Zip

WITNESSES OR CORPORATE SEAL

_____
Signature
Brendan Fletcher
Print Name

_____
Signature
Riccardo Regina
Print Name

NOTARY ACKNOWLEDGMENT

STATE OF: Connecticut

COUNTY OF Hartford

The foregoing instrument was acknowledged before me this 30th day of July, 20 19, by Joshua Sanford as Attorney-in-Fact (Title), on behalf of the Surety identified herein, and who is personally known to me or who has produced N/A (Type of Identification) as identification.

NOTARY SEAL:

AIMEE PERONDINE
NOTARY PUBLIC - CT 174145
MY COMMISSION EXPIRES MAY 31, 2022

_____
Notary Public

Aimee Perondine
Print Name of Notary

Commission No. 174145 My Commission Expires: May 31, 2022

DEVELOPER SIGNATURE FORM

FOR: ESPLANADE PHASE VI
BOND NO. SU1157919

SIGNED AND SEALED this 31 day of July, 2019

WITNESSES OR CORPORATE SEAL:

Witness

Eleanor J. Zetty Fowler
Type or Print Name

Witness

ROBERT PRICE
Type or Print Name

Taylor Morrison of Florida, Inc.
Developer

BY:
Signature

Vice President Timothy Martin
Type or Print Name

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

Postal Address

City State Zip

NOTARY ACKNOWLEDGMENT

STATE OF: Florida
COUNTY OF: Sarasota

The foregoing instrument was acknowledged before me this 31 day of July, 2019, by Timothy Martin, as Vice President, (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:

Notary Public State of Florida
Deborah K. Beckett
My Commission GG 326734
Expires 08/14/2023

Notary Public
Deborah K. Beckett
Print Name of Notary

Approved and accepted for and on behalf of Manatee County, Florida, this 30th day of August, 2019.

MANATEE COUNTY
A political subdivision of the State of Florida
By: Board of County Commissioners
By:
County Administrator

STATE OF: Florida
COUNTY OF: Manatee County

The foregoing instrument was acknowledged before me this 30th day of Aug, 2019, by Cheri Corvea, as County Administrator, (Title), for and on behalf of Manatee County Board of County Commissioners, who is personally known to me or who has produced _____ (Type of Identification) as identification.

NOTARY SEAL:

VIDA GORDON
MY COMMISSION # GG 362664
EXPIRES: August 6, 2023
Bonded Thru Notary Public Underwriters

Notary Public
Vida Gordon
Print Name of Notary

In Testimony Whereof, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this 22nd day of April, 2019.

Attested and Certified

Arch Insurance Company

Patrick K. Nails, Secretary

Arch Insurance Company CORPORATE SEAL 1971 Missouri

David M. Finkelstein, Executive Vice President

STATE OF PENNSYLVANIA SS

COUNTY OF PHILADELPHIA SS

I, Michele Tripodi, a Notary Public, do hereby certify that Patrick K. Nails and David M. Finkelstein personally known to me to be the same persons whose names are respectively as Secretary and Executive Vice President of the Arch Insurance Company, a Corporation organized and existing under the laws of the State of Missouri, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being thereunto duly authorized signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary acts for the uses and purposes therein set forth.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
MICHELE TRIPODI, Notary Public
City of Philadelphia, Phila. County
My Commission Expires July 31, 2021

Michele Tripodi, Notary Public
My commission expires 07/31/2021

CERTIFICATION

I, Patrick K. Nails, Secretary of the Arch Insurance Company, do hereby certify that the attached Power of Attorney dated April 22, 2019 on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said David M. Finkelstein, who executed the Power of Attorney as Executive Vice President, was on the date of execution of the attached Power of Attorney the duly elected Executive Vice President of the Arch Insurance Company.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 30th day of July, 2019.

Patrick K. Nails, Secretary

This Power of Attorney limits the acts of those named therein to the bonds and undertakings specifically named therein and they have no authority to bind the Company except in the manner and to the extent herein stated.

PLEASE SEND ALL CLAIM INQUIRIES RELATING TO THIS BOND TO THE FOLLOWING ADDRESS:

Arch Insurance – Surety Division
3 Parkway, Suite 1500
Philadelphia, PA 19102

Arch Insurance Company CORPORATE SEAL 1971 Missouri

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that TAYLOR MORRISON OF FLORIDA, INC., a FLORIDA CORPORATION, whose address is 551 NORTH CATTLEMAN ROAD, SUITE 200, SARASOTA, FLORIDA 34232 (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: ESPLANADE, PHASE VI.

1. All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, lift stations, equipment and appurtenances hereto, located within or upon that certain real property owned by the SELLER and described below; and

2. All potable water lines, including but not limited to all pipes, fittings, valves, services, tees, equipment and appurtenances thereto, 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.

IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this 21 day of May, 2019.

WITNESSES:

Signature: Vicki Morris
Print Name: Vicki Morris

Signature: J Richmond
Print Name: J RICHMOND

TAYLOR MORRISON OF FLORIDA, INC., a Florida Corporation

BY: _____
Print Name: Timothy Martin
Title: Vice President

STATE OF FLORIDA
COUNTY OF MANA~~TEE~~ Sarasota

The foregoing instrument was acknowledged before me this 21 day of May, 2019, by Timothy Martin, as Vice President of TAYLOR MORRISON OF FLORIDA, INC., a FLORIDA CORPORATION, on behalf of the CORPORATION. They are personally known to me or have produced _____ as identification.

_____
Signature of Notary Public

Eleanor J. Zetty Fowler
Name Typed, Printed or Stamped

Commission No.:_____

My Commission Expires:_____

NOTARY PUBLIC STATE OF FLORIDA
ELEANOR J ZETTY FOWLER
Notary Public - State of Florida
Commission # GG 216680
My Comm. Expires Nov 8, 2020

WHEREFORE, the County and Developer have executed this Bill of Sale as of this 30th ***day of*** August ***, 20*** 19

MANATEE COUNTY, a political subdivision of the State of Florida

By: Board of County Commissioners

By: _____

County Administrator

STATE OF: Florida

COUNTY OF: Manatee

The foregoing instrument was acknowledged before me this 30th day of August, 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.

_____

NOTARY PUBLIC Signature

Vida Gordon

Printed Name

VIDA GORDON
MY COMMISSION # GG 362664
EXPIRES: August 6, 2023
Bonded Thru Notary Public Underwriters

Exhibit "A"

Legal Description

Public Utility Easement within Esplanade, Phase VI, according to the plat thereof recorded in Plat Book 64, Pages 178-183 in the Public records of Manatee County, Florida.

ESPLANADE PHASE VI

A REPLAT OF A PORTION OF TRACT 804,
ESPLANADE PHASE III, SUBPHASES
A,B,C,D,J, & A PORTION OF F,
RECORDED IN PLAT BOOK 56, PAGE 148
AND A PORTION OF TRACTS 523, 703, & 806,
ESPLANADE, PHASE V, SUBPHASES A,B,C,D,E,& F,
RECORDED IN PLAT BOOK 60, PAGE 63
IN SECTION 9 & 16, TOWNSHIP 35 SOUTH, RANGE 19 EAST,
MANATEE COUNTY, FLORIDA

PLAT BOOK 64 PAGE 178
SHEET 1 OF 6
INST 201941020231

CROSS SURVEYING, L.L.C
CERTIFICATE OF AUTHORIZATION LB 0007977
5625 OFFICE PARK BLVD. SUITE 101
BRADENTON, FLORIDA 34203
(941) 748-8340 (941) 896-9938 FAX

"NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."

THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR ESPLANADE GOLF & COUNTRY CLUB AT LAKEWOOD RANCH (THE "DECLARATION") WAS RECORDED IN OFFICIAL RECORD BOOK 2489 PAGE 2080 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

THE 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 RECORDED SIMULTANEOUSLY WITH THIS PLAT. THE NOTICE TO BUYER IS RECORDED SIMULTANEOUSLY WITH THIS PLAT AS AN EXHIBIT TO THE SUPPLEMENTAL DECLARATION.

RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES, SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED THAT SUCH CABLE TELEVISION SERVICES SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSES NOTED.

THERE ARE HEREBY EXPRESSLY RESERVED FOR PEACE RIVER ELECTRIC COOPERATIVE, INC., ITS SUCCESSORS AND/OR ASSIGNS, TEN (10) FEET WIDE NON-EXCLUSIVE UTILITY EASEMENTS LYING PARALLEL AND CONTIGUOUS WITH THE OUTSIDE PERIMETERS OF THE PUBLIC AND PRIVATE ROADS, FOR THE EXPRESS PURPOSES OF CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF ELECTRICAL FACILITIES.

THERE ARE HEREBY EXPRESSLY RESERVED FOR TECO ENERGY, ITS SUCCESSORS AND/OR ASSIGNS, AND OTHER PRIVATE UTILITY COMPANIES, PROVIDING SERVICE TO THE SUBDIVISION OR CONDOMINIUM, TEN (10) FEET WIDE NON-EXCLUSIVE UTILITY EASEMENTS LYING PARALLEL AND CONTIGUOUS WITH THE OUTSIDE PERIMETERS OF THE PUBLIC AND PRIVATE ROADS, FOR THE EXPRESS PURPOSES OF CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF GAS FACILITIES.

THERE ARE HEREBY EXPRESSLY RESERVED FOR FRONTIER FLORIDA LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, AND OTHER PRIVATE UTILITY COMPANIES, PROVIDING SERVICE TO THE SUBDIVISION OR CONDOMINIUM, TEN (10) FEET WIDE NON-EXCLUSIVE UTILITY EASEMENTS LYING PARALLEL AND CONTIGUOUS WITH THE OUTSIDE PERIMETERS OF THE PUBLIC AND PRIVATE ROADS, FOR THE EXPRESS PURPOSES OF CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF COMMUNICATIONS FACILITIES.

THERE ARE HEREBY EXPRESSLY RESERVED, PRIVATE EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG ALL REAR LOT LINES AND FIVE (5) FEET IN WIDTH ALONG ALL SIDE LOT LINES FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE. WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS.

CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

I, ANGELINA COLONNESO, CLERK OF THE CIRCUIT COURT OF MANATEE COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN THE PLAT BOOK 64 PAGES 178 THROUGH 183 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA THIS 4 DAY OF March, 2019

CLERK OF THE CIRCUIT COURT
MANATEE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS THE 26th DAY OF February 2019

ATTEST:

CLERK
OF THE CIRCUIT COURT

Stephen R. Gibson
CHAIRMAN
BOARD OF COUNTY COMMISIONERS

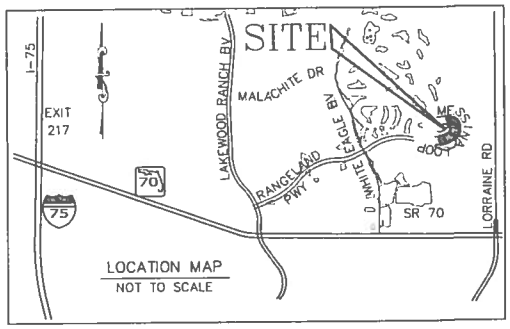
CERTIFICATE OF APPROVAL OF THE COUNTY SURVEYOR:

STATE OF FLORIDA
COUNTY OF MANATEE : SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES AND THE LAND DEVELOPMENT CODE OF MANATEE COUNTY, FLORIDA.
THE GEOMETRIC DATA HAS NOT BEEN VERIFIED

DATE: 2/12/2019

TODD E. HOYLER PSM 6047
MANATEE COUNTY SURVEYOR



LOCATION MAP
NOT TO SCALE

TRACT DESIGNATION AND EASEMENTS

TRACT 806 – FUTURE DEVELOPMENT AREA (DEVELOPER RETAINED)

TRACT 312 – PRIVATE ROADWAY; PRIVATE DRAINAGE EASEMENT; PUBLIC UTILITY EASEMENT (ESPLANADE GOLF & COUNTRY CLUB AT LAKEWOOD RANCH INC. TO OWN & MAINTAIN)

CERTIFICATE OF ACCEPTANCE:

THE DEDICATIONS TO LAKEWOOD RANCH STEWARDSHIP DISTRICT ACCEPTED AT AN OPEN MEETING OF THE LAKEWOOD RANCH STEWARDSHIP DISTRICT BY THE BOARD OF SUPERVISORS OF LAKEWOOD RANCH STEWARDSHIP DISTRICT, AN INDEPENDENT SPECIAL DISTRICT CREATED BY LOCAL BILL 1429, CODIFIED AT CHAPTER 2005-338, LAWS OF FLORIDA, AS AMENDED.

THIS 31st DAY OF JANUARY, 2019.

LAKEWOOD RANCH STEWARDSHIP DISTRICT, AN INDEPENDENT SPECIAL DISTRICT CREATED BY LOCAL BILL NO. 1429, CODIFIED AT CHAPTER 2005-338, LAWS OF FLORIDA.

ATTEST:

BY: ANTHONY J. CHIOFALO, VICE CHAIRMAN

BY: J. SCOTT ALMAND, ASSISTANT SECRETARY

CERTIFICATION BY LAND SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE MANATEE COUNTY LAND DEVELOPMENT CODE AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN INSTALLED. THE PERMANENT CONTROL POINTS, LOT CORNERS, AND BENCHMARKS WILL BE INSTALLED AND CERTIFIED BY AN OFFICIAL AFFIDAVIT WITHIN ONE (1) YEAR OF THE RECORDING OF THE PLAT OR PRIOR TO THE RELEASE OF THE IMPROVEMENT BOND.

DATE 1/30/19

GERALD D. STROOP, JR. PSM
FLORIDA CERTIFICATE NO. 4679

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)

COUNTY OF SARASOTA) SS

PURSUANT TO FLORIDA STATUTE 177.081, THE UNDERSIGNED, TAYLOR MORRISON OF FLORIDA, INC., LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, CERTIFIES OWNERSHIP OF THE PROPERTY DESCRIBED HERON HAS CAUSED THIS PLAT ENTITLED ESPLANADE PHASE VI TO BE MADE AND DOES HEREBY DEDICATE THE FOLLOWING:

1. TO MANATEE COUNTY FOR USE BY THE GENERAL PUBLIC FOREVER, THE FOLLOWING:

A. A PUBLIC UTILITY EASEMENT OVER AND ACROSS TRACT "312", TOGETHER WITH A NONEXCLUSIVE TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT LYING PARALLEL AND CONTIGUOUS WITH THE OUTSIDE PERIMETERS OF TRACT "312" WHERE ILLUSTRATED ON THIS PLAT FOR INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC WATER AND WASTEWATER INFRASTRUCTURE FACILITIES AND METER MAINTENANCE, REPLACEMENT AND READING.

B. A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT ACROSS TRACT "312" FOR EMERGENCY, LAW ENFORCEMENT AND MANATEE COUNTY MAINTENANCE PERSONNEL.

C. A FIFTY (50) FOOT WIDE PUBLIC UTILITY EASEMENT ACROSS TRACT "806" WHERE ILLUSTRATED ON THIS PLAT FOR INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC WATER AND WASTEWATER INFRASTRUCTURE FACILITIES AND METER MAINTENANCE, REPLACEMENT AND READING.

D. A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT ACROSS TRACT "806" WHERE ILLUSTRATED ON THIS PLAT FOR EMERGENCY, LAW ENFORCEMENT AND MANATEE COUNTY MAINTENANCE PERSONNEL.

2. TO THE LAKEWOOD RANCH STEWARDSHIP DISTRICT, AN INDEPENDENT SPECIAL DISTRICT CREATED BY LOCAL BILL NO. 1429, CODIFIED AT THE CHAPTER 2005-338, LAWS OF FLORIDA, AS AMENDED, ITS SUCCESSORS AND ASSIGNS, FOR USE BY THE GENERAL PUBLIC FOREVER, THE FOLLOWING:

A. A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT ACROSS TRACT "312" FOR THE PURPOSE OF ACCESSING TRACTS OWNED BY THE LAKEWOOD RANCH STEWARDSHIP DISTRICT FOR INSPECTION AND MAINTENANCE THEREOF.

B. A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT FOR THE EXPRESS PURPOSE OF ACCESS AND MAINTENANCE OF DRAINAGE FACILITIES LOCATED THEREIN ACROSS THOSE AREAS ON THE PLAT LABELED AS FOLLOWS: "25' LWRSD DRAINAGE EASEMENT" AND 20' LWRSD DRAINAGE EASEMENT" AS SHOWN ON SHEET 4, AND "20' LWRSD DRAINAGE EASEMENT" AS SHOWN ON SHEET 6, AND "15.0' GCE, LWRSD DRAINAGE EASEMENT AND IE AS SHOWN ON SHEETS 4, 5, AND 6.

WITNESSES:

(SIGNATURE)

Giovanni De Castro
(PRINT NAME)

(SIGNATURE)

Dick Miller
(PRINT NAME)

BY: TAYLOR MORRISON OF FLORIDA, INC.
A FLORIDA CORPORATION

BY: Timothy Martin, Vice President

NOTARY ACKNOWLEDGMENT

STATE OF FLORIDA)

COUNTY OF SARASOTA) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF FEBRUARY, 2019, BY Timothy Martin AS VICE PRESIDENT OF TAYLOR MORRISON OF FLORIDA INC., A FLORIDA CORPORATION, AND WHO IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

Deborah K. Beckert
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

FF246040 8/14/19
COMMISSION NUMBER / EXPIRES

CROSS SURVEYING, L.L.C
CERTIFICATE OF AUTHORIZATION LB 0007977
5625 OFFICE PARK BLVD, SUITE 101
BRADENTON, FLORIDA 34203
(941) 748-8340 (941) 896-9938 FAX

ESPLANADE PHASE VI

A REPLAT OF A PORTION OF TRACT 804,
ESPLANADE PHASE III, SUBPHASES
A,B,C,D,J, & A PORTION OF F,
RECORDED IN PLAT BOOK 56, PAGE 148
AND A PORTION OF TRACTS 523, 703, & 806,
ESPLANADE, PHASE V, SUBPHASES A,B,C,D,E,& F,
RECORDED IN PLAT BOOK 60, PAGE 63
IN SECTION 9 & 16, TOWNSHIP 35 SOUTH, RANGE 19 EAST,
MANATEE COUNTY, FLORIDA

LEGAL DESCRIPTION:

COMMENCE AT NORTHEAST CORNER OF LOT 682, ESPLANADE, PHASE V, SUBPHASES A, B, C, D, E & F SUBDIVISION, AS RECORDED IN PLAT BOOK 60, PAGE 63, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING, ALSO BEING THE BEGINNING OF A CURVE TO THE RIGHT, WITH A CHORD BEARING OF S.17°42'42"E., HAVING A RADIUS OF 575.00 FEET; THENCE SOUTHERLY ALONG THE NORTHERLY AND EASTERLY LINE OF TRACT 806 OF SAID SUBDIVISION AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 138°35'59", A DISTANCE OF 1,390.94 FEET TO A POINT OF COMPOUND CURVATURE TO THE RIGHT HAVING A RADIUS OF 1,245.00 FEET AND A CENTRAL ANGLE OF 31°06'52", WITH A CHORD BEARING OF S.67°08'44"W.; THENCE SOUTHWESTERLY ALONG THE EASTERLY AND SOUTHERLY LINE OF SAID TRACT 806 AND THE ARC OF SAID CURVE, A DISTANCE OF 676.10 FEET; THENCE N.10°54'31"W., A DISTANCE OF 156.56 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 325.00 FEET, WITH A CHORD BEARING OF S.82°02'00"W., THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°53'01", A DISTANCE OF 33.37 FEET; THENCE N.05°01'30"W., A DISTANCE OF 220.00 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 870.00 FEET, WITH A CHORD BEARING OF N.68°51'52"E.; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°13'18", A DISTANCE OF 489.26 FEET TO A POINT OF COMPOUND CURVATURE TO THE LEFT HAVING A RADIUS OF 85.00 FEET AND A CENTRAL ANGLE OF 24°32'29", WITH A CHORD BEARING OF N.40°28'58"E.; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 36.41 FEET; THENCE N.28°12'44"E., A DISTANCE OF 74.17 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 85.00 FEET AND A CENTRAL ANGLE OF 34°00'35", WITH A CHORD BEARING OF N.11°12'26"E.; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 50.45 FEET; THENCE N.05°47'51"W., A DISTANCE OF 63.23 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 85.00 FEET AND A CENTRAL ANGLE OF 31°42'54", WITH A CHORD BEARING OF N.21°39'18"W.; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 47.05 FEET; THENCE N.37°30'45"W., A DISTANCE OF 115.21 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 37°04'48", WITH A CHORD BEARING OF N.56°03'09"W., THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.83 FEET TO A POINT OF COMPOUND CURVATURE TO THE LEFT HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 01°09'48", WITH A CHORD BEARING OF N.75°10'27"W.; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 4.06 FEET TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 683, SAID ESPLANADE, PHASE V, SUBPHASES A, B, C, D, E & F SUBDIVISION; THENCE N.14°14'36"E., ALONG THE EASTERLY LINE OF SAID LOT 683, AND THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 170.00 FEET TO THE INTERSECTION WITH THE SOUTHERLY LINE OF TRACT 309, SAID ESPLANADE, PHASE V, SUBPHASES A, B, C, D, E & F SUBDIVISION, ALSO BEING A POINT ON A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 370.00 FEET, WITH A CHORD BEARING OF S.73°56'02"E.; THENCE EASTERLY ALONG SAID SOUTHERLY LINE OF TRACT 309 AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°38'44", A DISTANCE OF 23.54 FEET; THENCE N.17°53'20"E., ALONG THE EASTERLY LINE OF SAID TRACT 309, A DISTANCE OF 50.00 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 420.00 FEET, WITH A CHORD BEARING OF N.79°33'41"W., THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID TRACT 309 AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°54'01", A DISTANCE OF 109.22 FEET TO THE SOUTHEAST CORNER OF SAID LOT 682, ESPLANADE, PHASE V, SUBPHASES A, B, C, D, E & F SUBDIVISION, THENCE N.02°59'19"E., ALONG THE EAST LINE OF SAID LOT 682, A DISTANCE OF 155.00 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 9 AND 16, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 13.07 ACRES OR 569,120 SQUARE FEET, MORE OR LESS.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.

NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF LOT 682, ESPLANADE PH. V, P.B. 60, PG. 63 BEING N 02°59'19" E AS SHOWN. BEARINGS SHOWN ARE GRID BEARINGS.

2. EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, NUMERICAL EXPRESSIONS SHOWN HEREON TO THE NEAREST FOOT OR TENTH OF A FOOT, ARE TO BE INTERPRETED AS HAVING A PRECISION TO THE NEAREST ONE HUNDREDTH OF A FOOT.

3. ALL LINES TOUCHING CURVES ARE NON-RADIAL LINES, UNLESS DENOTED AS RADIAL (R).

4. ELEVATIONS SHOWN HEREON ARE BASED ON NGS BENCHMARKS "EAGLE" (PID: DN9413) (ELEVATION=35.70) AND "FALCON" (PID: DN9414) (ELEVATION 46.95). ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NGVD88). THE CONVERSION TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) IS +0.95' USING CORPSCON V6.0.13

5. BEARINGS AND STATE PLANE COORDINATES SHOWN HEREON ARE GRID BEARINGS BASED ON NGS CONTROL POINT "I-75 84 A04" (PID: AG8352)(SCALE FACTOR 0.99996548) AND NGS CONTROL POINT "M018" (PID: AG9123)(SCALE FACTOR 0.9999604) RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, BASED ON NORTH AMERICAN DATUM 1983 ADJUSTMENT.

6. ALL UTILITY LINES WILL BE INSTALLED UNDERGROUND.

CROSS SURVEYING, L L C
CERTIFICATE OF AUTHORIZATION LB 0007977
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ESPLANADE PHASE VI

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ESPLANADE PHASE III, SUBPHASES
A,B,C,D,J, & A PORTION OF F,
RECORDED IN PLAT BOOK 56, PAGE 148
AND A PORTION OF TRACTS 523, 703, & 806,
ESPLANADE, PHASE V, SUBPHASES A,B,C,D,E,& F,
RECORDED IN PLAT BOOK 60, PAGE 63
IN SECTION 9 & 16, TOWNSHIP 35 SOUTH, RANGE 19 EAST,
MANATEE COUNTY, FLORIDA

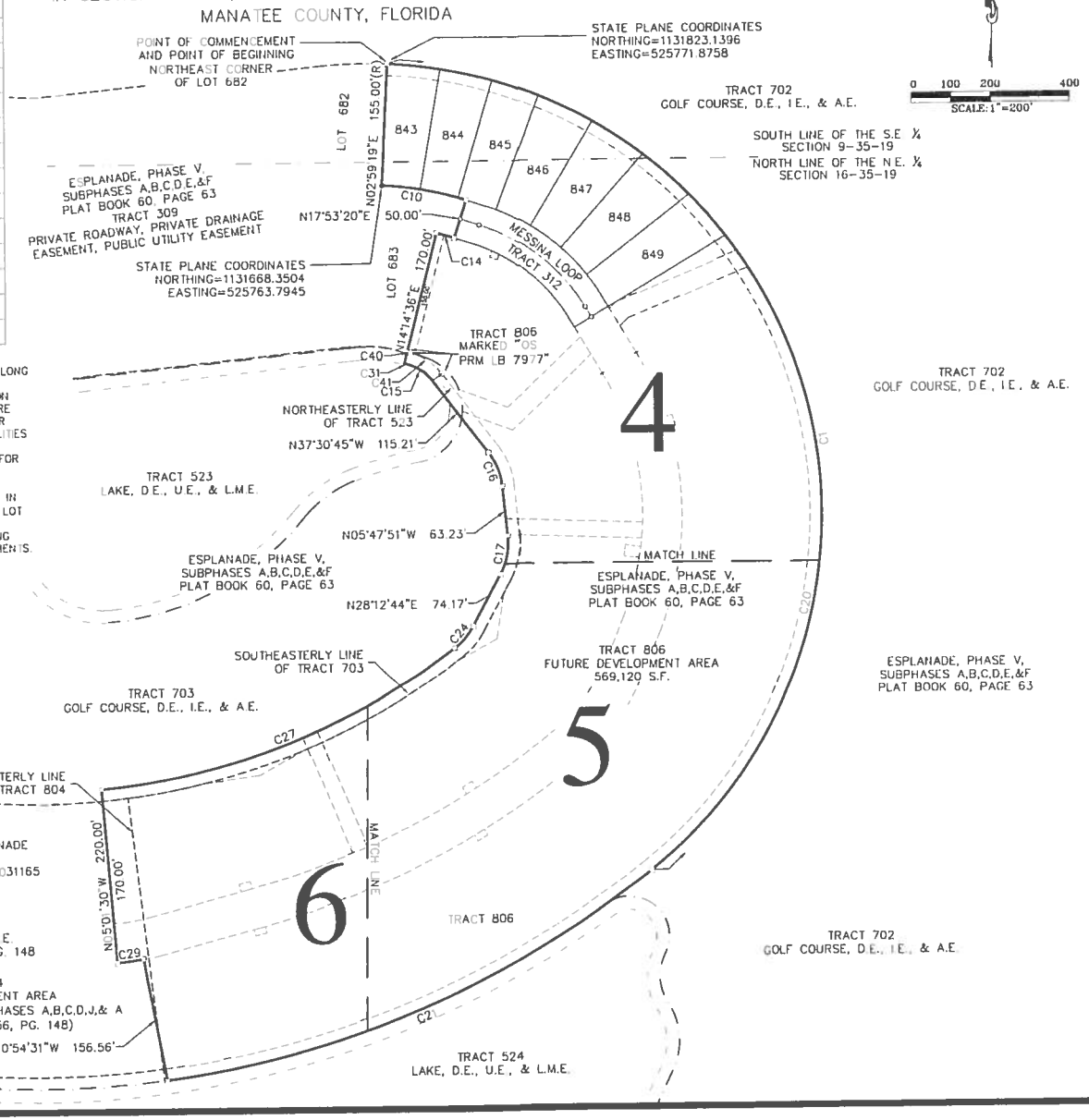
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	1390.94'	575.00'	138°35'59"	S17°42'42"E	1075.76'
C10	109.22'	420.00'	14°54'01"	N79°33'41"W	108.92'
C14	23.54'	370.00	3°38'44"	S73°56'02"E	23.54'
C15	38.83'	60.00'	37°04'48"	N56°03'05"W	38.16'
C16	47.05'	85.00'	31°42'54"	N21°39'18"W	46.45'
C17	50.45'	55.00'	54°00'35"	N11°12'26"E	49.72'
C20	895.32'	575.00'	89°12'52"	S06°58'52"W	807.55'
C21	676.10'	1245.00'	31°06'52"	S67°08'44"W	667.82'
C24	36.41'	85.00'	[illegible]	[illegible]	36.13'
C27	489.26'	870.00'	[illegible]	N58°51'52"E	482.84'
C28	33.37'	325.00'	5°53'01"	S82°02'00"W	33.36'
C31	4.06'	200.00'	1°09'48"	N75°10.27"W	4.06'
C40	4.37'	215.00'	1°09'48"	N75°10.27"W	4.37'
C41	48.54'	75.00'	37°04'48"	N56°03'09"W	47.69'

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES, SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED THAT SUCH CABLE TELEVISION SERVICES SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSES NOTED.

THERE ARE HEREBY EXPRESSLY RESERVED, PRIVATE EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG ALL REAR LOT LINES AND FIVE (5) FEET IN WIDTH ALONG ALL SIDE LOT LINES AND FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE. WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS.

LEGEND

- 4"X4" CONCRETE MONUMENT SET PRM LB 7977 UNLESS OTHERWISE NOTED
- NAIL & DISK SET ALONG CENTERLINE– PCP LB 7977
- POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE
- PK NAIL SET – PRM LB 7977
- BENCHMARK (BM)
- NAVD88 NORTH AMERICAN VERTICAL DATUM OF 1988
- NAD83 NORTH AMERICAN DATUM OF 1983
- S.F. SQUARE FEET
- PUE PUBLIC UTILITY EASEMENT AND PUBLIC UTILITY MAINTENANCE EASEMENT AND PUBLIC UTILITY ACCESS EASEMENT
- PDE PUBLIC DRAINAGE EASEMENT
- PRM PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
- LB LICENSED BUSINESS
- (R) RADIAL
- R RADIUS
- L LENGTH
- CH CHORD BEARING AND DISTANCE
- Δ DELTA ANGLE
- OR OFFICIAL RECORDS
- OA OVERALL DISTANCE
- GCE GOLF COURSE EASEMENT
- IE IRRIGATION EASEMENT
- DE DRAINAGE EASEMENT
- AE ACCESS EASEMENT
- LME LANDSCAPE MAINTENANCE EASEMENT
- LWSD LAKEWOOD RANCH STEWARDSHIP DISTRICT



ESPLANADE PHASE VI

A REPLAT OF A PORTION OF TRACT 804,
ESPLANADE PHASE III, SUBPHASES
A,B,C,D,J, & A PORTION OF F,
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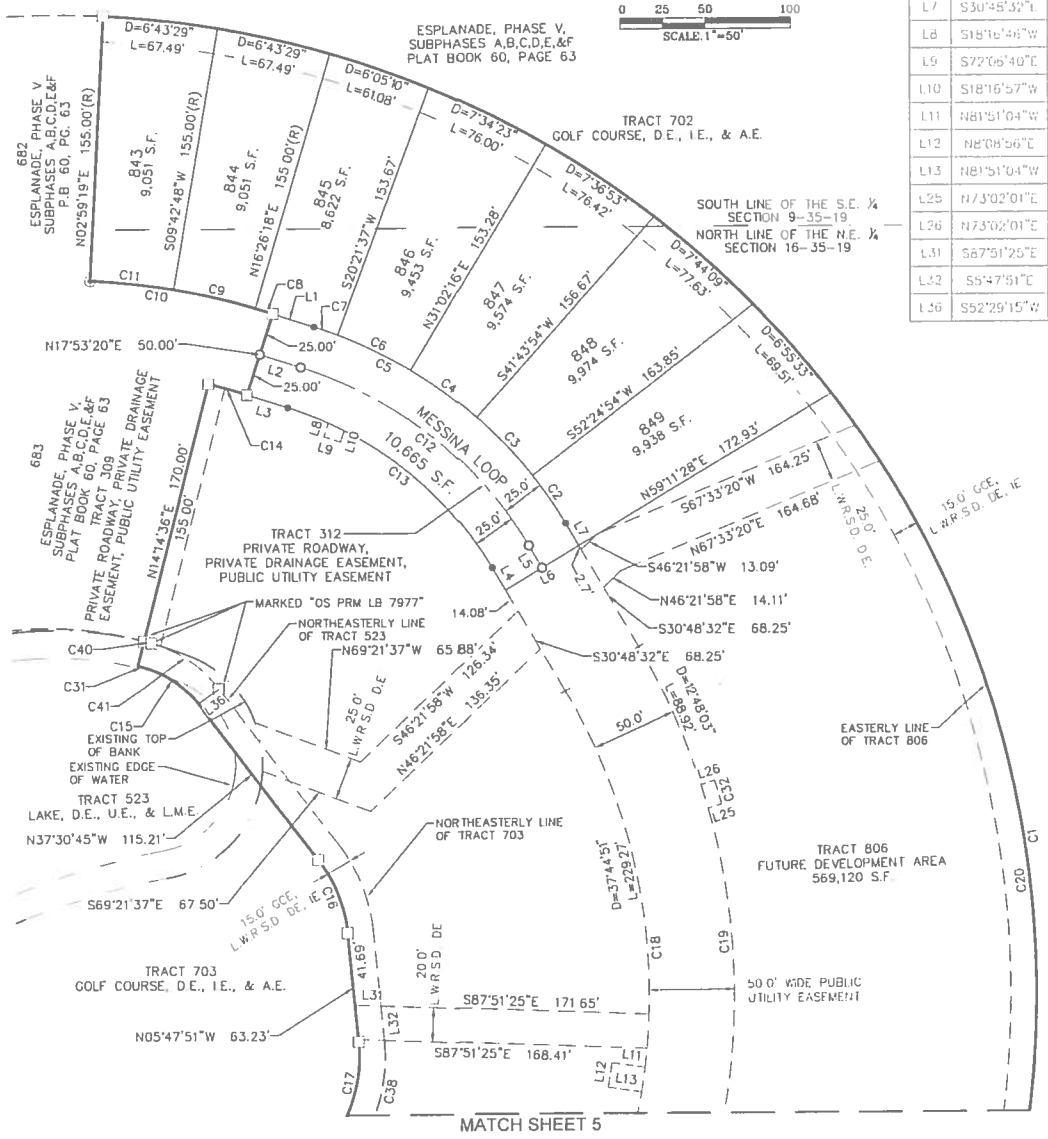
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	1330.94'	575.00'	133°35'59"	S17°42'47"E	1075.76'
C2	33.90'	265.00'	7°19'49"	N34°28'26"W	33.88'
C3	47.44'	265.00'	10°15'28"	N43°56'05"W	47.38'
C4	47.47'	265.00'	10°15'49"	N53°31'43"W	47.41'
C5	191.03'	265.00'	41°18'08"	N51°27'36"W	186.92'
C6	47.45'	265.00'	10°15'30"	N63°47'33"W	47.38'
C7	14.76'	265.00'	3°11'32"	N70°30'54"W	14.76'
C8	10.63'	420.00'	1°27'03"	N72°50'11"W	10.63'
C9	49.30'	420.00'	6°43'29"	N76°55'27"W	49.27'
C10	109.22'	420.00'	14°54'01"	N79°33'41"W	108.92'
C11	49.30'	420.00'	6°43'29"	N83°36'56"W	49.27'
C12	173.01'	240.00'	41°18'08"	N51°27'36"W	169.28'
C13	154.99'	215.00'	41°18'08"	N51°27'36"W	151.65'
C14	23.54'	370.00'	3°38'44"	S73°56'02"E	23.54'
C15	38.83'	60.00'	37°04'48"	N56°03'09"W	38.16'
C16	47.05'	85.00'	31°42'54"	N21°39'18"W	46.45'
C17	50.45'	85.00'	34°00'35"	N11°12'26"E	49.72'
C18	319.92'	348.00'	52°40'19"	N04°28'22"W	308.77'
C19	365.88'	398.00'	52°40'19"	N04°28'22"W	353.13'
C20	855.32'	575.00'	89°12'52"	S06°36'52"W	807.58'
C31	4.06'	200.00'	1°09'48"	N75°10'27"W	4.06'
C32	14.50'	406.30'	2°02'42"	N16°57'51"W	14.50'
C38	59.36'	100.00'	34°00'35"	N11°12'26"E	58.49'
C40	4.37'	215.00'	1°09'48"	N75°10'27"W	4.37'
C41	48.54'	75.00'	37°04'48"	N56°03'09"W	47.69'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S72°06'40"E	25.09'
L2	N72°06'40"W	25.09'
L3	S72°06'40"E	25.09'
L4	N30°48'32"W	15.20'
L5	N30°48'32"W	15.20'
L6	S59°11'28"W	50.00'
L7	S30°48'32"E	15.20'
L8	S18°16'46"W	8.43'
L9	S72°06'40"E	10.17'
L10	S18°16'57"W	6.98'
L11	N81°51'04"W	19.63'
L12	N8°08'56"E	14.50'
L13	N81°51'04"W	19.63'
L25	N73°02'01"E	8.30'
L26	N73°02'01"E	8.30'
L31	S87°51'25"E	15.15'
L32	S5°47'51"E	19.45'
L36	S52°29'15"W	15.00'



THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES, SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED THAT SUCH CABLE TELEVISION SERVICES SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSES NOTED.

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LEGEND

- □ 4"x4" CONCRETE MONUMENT SET PRM LB 7977 UNLESS OTHERWISE NOTED
- ○ NAIL & DISK SET ALONG CENTERLINE– PCP LB 7977
- • POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE
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- NAVD88 NORTH AMERICAN VERTICAL DATUM OF 1988
- NAD83 NORTH AMERICAN DATUM OF 1983
- S.F. SQUARE FEET
- PUE PUBLIC UTILITY EASEMENT AND PUBLIC UTILITY MAINTENANCE EASEMENT AND PUBLIC UTILITY ACCESS EASEMENT
- PDE PUBLIC DRAINAGE EASEMENT
- PRM PERMANENT REFERENCE MONUMENT
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- CH CHORD BEARING AND DISTANCE
- D DELTA ANGLE
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- GCE GOLF COURSE EASEMENT
- IE IRRIGATION EASEMENT
- DE DRAINAGE EASEMENT
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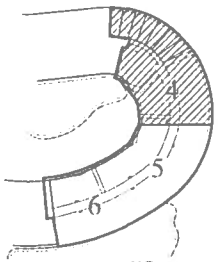
- LME LANDSCAPE MAINTENANCE EASEMENT
- LWRSD LAKEWOOD RANCH STEWARDSHIP DISTRICT



KEY MAP
NOT TO SCALE

CROSS SURVEYING, L.L.C
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IN SECTION 9 & 16, TOWNSHIP 35 SOUTH, RANGE 19 EAST,
MANATEE COUNTY, FLORIDA

PLAT BOOK 64 PAGE 182
SHEET 5 OF 6

0 25 50 100
SCALE: 1"=50'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C17	50.45'	85.00'	34°00'35"	N11°12'26"E	49.72'
C20	895.32'	575.00'	89°12'52"	S06°58'52"W	807.58'
C21	676.10'	1245.00'	31°06'52"	S67°08'44"W	667.82'
C22	464.50'	1079.00'	24°39'56"	N62°54'52"E	460.93'
C23	442.25'	1029.00'	24°37'35"	N62°56'02"E	438.88'
C24	36.41'	85.00'	24°32'29"	N40°28'58"E	36.13'
C25	112.93'	225.00'	28°45'27"	N36°14'31"E	111.75'
C26	138.03'	275.00'	28°45'27"	N36°14'31"E	136.58'
C33	14.50'	1057.30'	0°45'51"	N58°58'43"E	14.50'
C34	14.50'	1019.00'	0°48'55"	N57°57'12"E	14.50'
C38	59.36'	100.00'	34°00'35"	N11°12'26"E	58.49'
C39	228.41'	885.00'	14°47'14"	N60°32'39"E	227.77'

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES, SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED THAT SUCH CABLE TELEVISION SERVICES SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSES NOTED.

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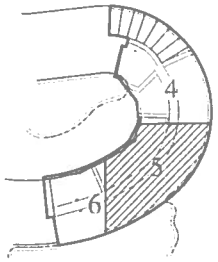
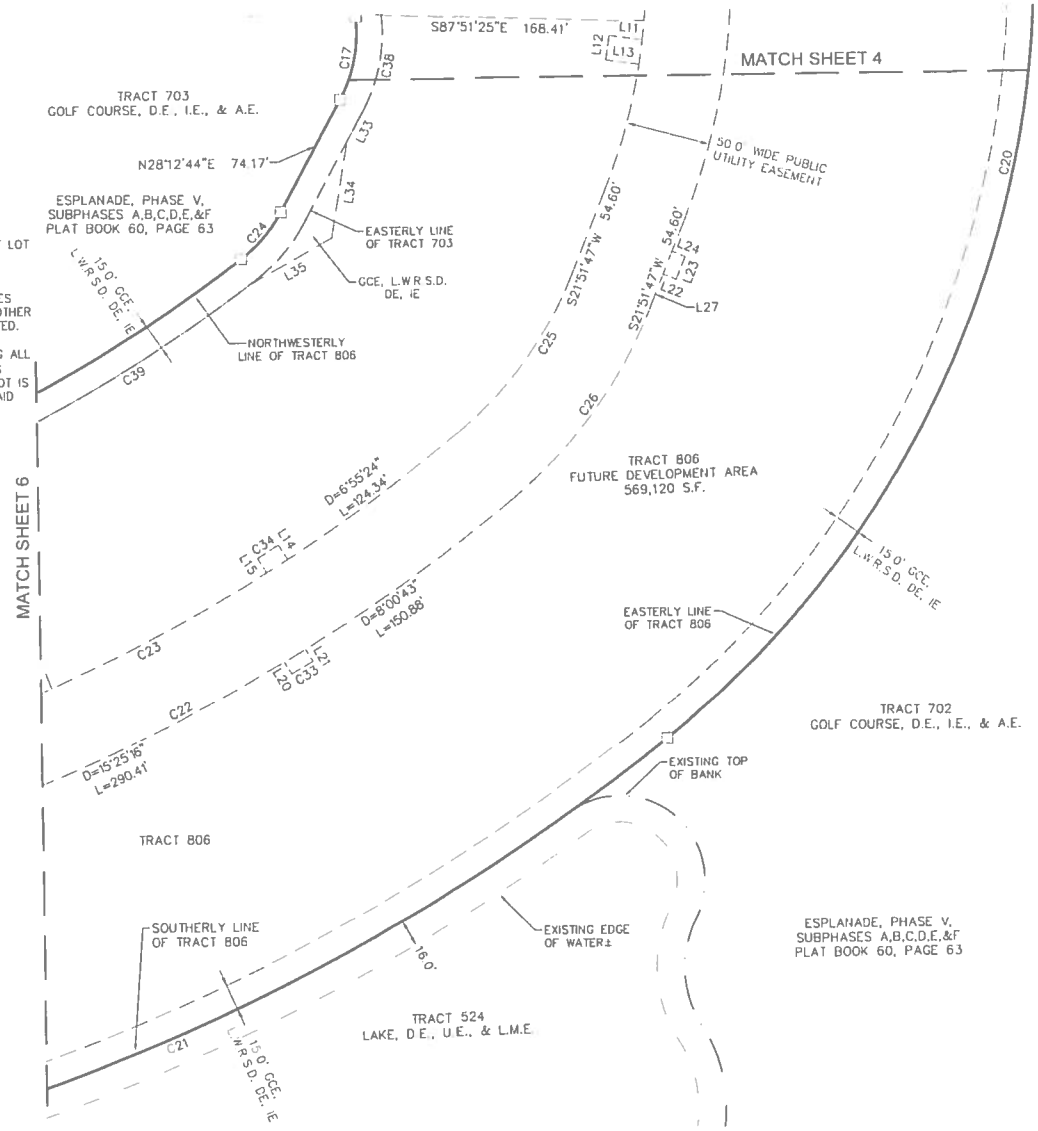
LEGEND

- □ 4"x4" CONCRETE MONUMENT SET PRM LB 7977 UNLESS OTHERWISE NOTED
- ○ NAIL & DISK SET ALONG CENTERLINE- PCP LB 7977
- ● POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE
- PK NAIL SET – PRM LB 7977
- BENCHMARK (BM)
- NAVD88 NORTH AMERICAN VERTICAL DATUM OF 1988
- NAD83 NORTH AMERICAN DATUM OF 1983
- S.F. SQUARE FEET
- PUE PUBLIC UTILITY EASEMENT AND PUBLIC UTILITY MAINTENANCE EASEMENT AND PUBLIC UTILITY ACCESS EASEMENT
- PDE PUBLIC DRAINAGE EASEMENT
- PRM PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
- LB LICENSED BUSINESS
- (R) RADIAL
- R RADIUS
- L LENGTH
- CH CHORD BEARING AND DISTANCE
- Δ DELTA ANGLE
- OR OFFICIAL RECORDS
- OA OVERALL DISTANCE
- GCE GOLF COURSE EASEMENT
- IE IRRIGATION EASEMENT
- DE DRAINAGE EASEMENT
- AE ACCESS EASEMENT
- LME LANDSCAPE MAINTENANCE EASEMENT
- LWRSD LAKEWOOD RANCH STEWARDSHIP DISTRICT



KEY MAP
NOT TO SCALE

LINE TABLE		
LINE	BEARING	LENGTH
L11	N81°51'04"W	19.63'
L12	N8°08'56"E	14.50'
L13	N81°51'04"W	19.63'
L14	S32°37'49"E	10.00'
L15	S32°37'49"E	10.00'
L20	S31°01'13"E	8.30'
L21	S31°01'13"E	8.30'
L22	S68°08'13"E	8.30'
L23	S21°51'47"W	14.50'
L24	S68°08'13"E	8.30'
L27	S21°51'47"W	20.48'
L33	S28°12'44"W	19.68'
L34	N9°29'48"E	57.40'
L35	N60°39'06"E	55.96'



CROSS SURVEYING, L.L.C
CERTIFICATE OF AUTHORIZATION LB 0007977
5625 OFFICE PARK BLVD, SUITE 101
BRADENTON, FLORIDA 34203
(941) 748-8340 (941) 896-9938 FAX

ESPLANADE PHASE VI

A REPLAT OF A PORTION OF TRACT 804,
ESPLANADE PHASE III, SUBPHASES
A,B,C,D,J, & A PORTION OF F,
RECORDED IN PLAT BOOK 56, PAGE 148
AND A PORTION OF TRACTS 523, 703, & 806,
ESPLANADE, PHASE V, SUBPHASES A,B,C,D,E,& F,
RECORDED IN PLAT BOOK 60, PAGE 63
IN SECTION 9 & 16, TOWNSHIP 35 SOUTH, RANGE 19 EAST,
MANATEE COUNTY, FLORIDA

PLAT BOOK 64 PAGE 183
SHEET 6 OF 6

FILED AND RECORDED
3/4/2019 @ 3.41 PM
ANGELINA COLONNESO
CLERK OF CIRCUIT COURT
MANATEE COUNTY, FL

0 25 50 100
SCALE: 1"=50'

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES, SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED THAT SUCH CABLE TELEVISION SERVICES SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSES NOTED.

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Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C21	676.10'	1245.00'	31°06'52"	S67°08'44"W	667.82'
C22	464.50'	1079.00'	24°39'56"	N62°54'52"E	460.93'
C23	442.28'	1029.00'	24°37'35"	N62°56'02"E	438.88'
C27	489.26'	870.00'	32°13'18"	N68°51'52"E	482.84'
C28	46.69'	275.00'	9°43'41"	N80°06'40"E	46.64'
C29	33.37'	325.00'	5°53'01"	S82°02'00"W	33.36'
C30	21.81'	325.00'	3°50'46"	N77°10'10"E	21.80'
C35	14.47'	1087.50'	0°45'45"	N75°10'10"E	14.47'
C36	14.50'	1019.00'	0°48'55"	N75°23'09"E	14.50'
C37	265.12'	870.00'	17°27'37"	N76°14'42"E	264.10'
C39	228.41'	885.00'	14°47'14"	N60°32'39"E	227.77'

LEGEND

- □ 4"x4" CONCRETE MONUMENT SET PRM LB 7977 UNLESS OTHERWISE NOTED
- ○ NAIL & DISK SET ALONG CENTERLINE- PCP LB 7977
- • POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE
- ⊙ PK NAIL SET – PRM LB 7977
- ⊕ BENCHMARK (BM)

NAVD88 NORTH AMERICAN VERTICAL DATUM OF 1988
NAD83 NORTH AMERICAN DATUM OF 1983
S.F. SQUARE FEET
PUE PUBLIC UTILITY EASEMENT AND PUBLIC UTILITY MAINTENANCE EASEMENT AND PUBLIC UTILITY ACCESS EASEMENT
PDE PUBLIC DRAINAGE EASEMENT
PRM PERMANENT REFERENCE MONUMENT
PCP PERMANENT CONTROL POINT
LB LICENSED BUSINESS
(R) RADIAL
R RADIUS
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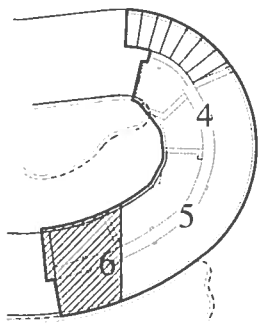
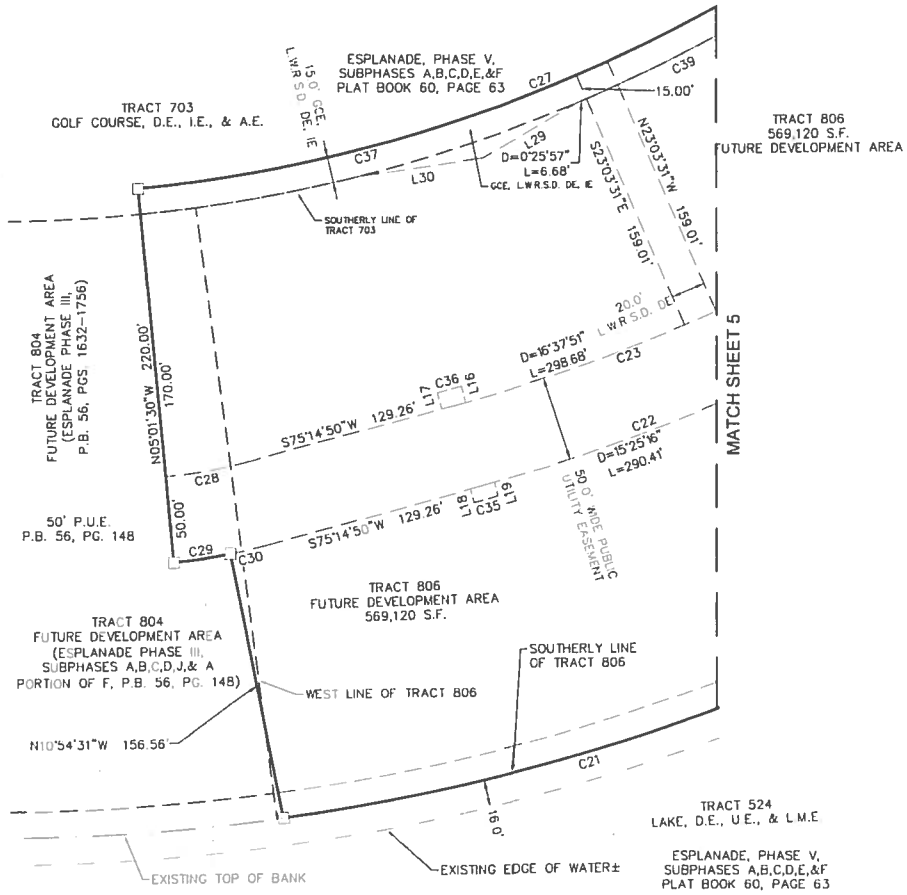
OA OVERALL DISTANCE
GCE GOLF COURSE EASEMENT
IE IRRIGATION EASEMENT
DE DRAINAGE EASEMENT
AE ACCESS EASEMENT
LME LANDSCAPE MAINTENANCE EASEMENT
LWRSD LAKEWOOD RANCH STEWARDSHIP DISTRICT

LINE TABLE

LINE	BEARING	LENGTH
L16	S14°36'51"E	10.00'
L17	S14°36'51"E	10.05'
L18	S15°14'28"E	8.29'
L19	S14°45'10"E	8.30'
L29	N60°29'44"E	62.35'
L30	N82°15'35"E	73.18'



KEY MAP
NOT TO SCALE