

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: **HARMONY AT LAKEWOOD RANCH, PHASE II SUBPHASE C,
UNITS 1, 2, 3, 4
NEW HAVEN BLVD
PLN1805-0030
RELEASE PORTION OF PERFORMANCE AGREEMENT
RELEASE SURETY BOND
ACCEPT DEFECT SECURITY PORTION OF AGREEMENT
ACCEPT SURETY BOND
ACCEPT BILL OF SALE**

On September 11, 2018, the Board of County Commissioners accepted the *Agreement for Private Subdivision with Public Improvements* securing drainage, roadway and pavement improvements for the above referenced project. The developer has provided all necessary documentation and completed and passed all inspections for those required public improvements for, **New Haven Boulevard Only**, 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:

NOTE: PUBLIC IMPROVEMENTS AGREEMENT remains in place securing defect security portion of the Agreement.

- **Authorization to release and return** the Surety Bond, and any riders associated with New Haven Blvd in the *Agreement for Private Subdivision with Public Improvements*. Documents will be returned to Matthew O'Brien with Mattamy Tampa/Sarasota, LLC located at 4107 Crescent Park Drive, Riverview, FL 33578;
- **Surety Bond** No. SUR0049992 issued through Argonaut Insurance Company;

Public Works Department
Fiscal Division
1022 26th Avenue East, Bradenton, FL 34208
Phone numbers: (941) 708-7450

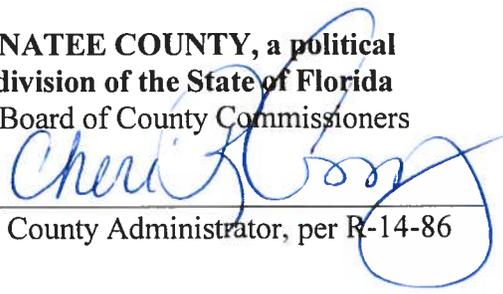
- **Amount** of Performance Bond \$1,348,284.15;
- **Accept, and Execute Surety Bond** securing Section 1.5 “Maintenance, Defects” of the *Agreement for Private Subdivision with Public Improvements* accepted by the Board of County Commissioners on September 11, 2018, securing drainage, roadway and pavement improvements;
- **Surety Bond No.** 0225119 issued through Berkley Insurance Co.;
- **Amount** of Defect Security \$103,166.92;
- **Accept, Execute & Record** Bill of Sale.

Instructions to Board Records

1. Copies of release request to: Julie Jensvold (Julie.jensvold@ManateeClerk.com), John Scott (john.scott@stantec.com), and Brandy Wilkins (brandy.wilkins@mymanatee.org).

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

By: Board of County Commissioners

By: 
County Administrator, per R-14-86

cc: Records Management
Ken LaBarr, Infrastructure Inspections Division Manager
John Scott, Stantec

Harmony at LWR, Phase II, Subphases C, Units 1, 2, 3 & 4
Private Residential Project w/Public Improvement
Potable Water & Sanitary Sewer
DEFECT FOR UNIT 1- Potable Water, Sanitary Sewer
DEFECT FOR UNITS 2 & 3 – Potable Water & Sanitary Sewer
DEFECT FOR UNIT 4 - Potable Water, Sanitary Sewer
DEFECT FOR NEW HAVEN BLVD – Drainage, Roadway & Pavement

EXHIBIT “B-1”
IMPROVEMENTS

	Improvement	Estimated Cost
1	Unit 1 – Potable Water & Sanitary Sewer	<u>\$578,686.03</u>
2	Unit 2 – Potable Water & Sanitary Sewer	<u>\$147,572.75</u>
3	Unit 3 – Potable Water & Sanitary Sewer	<u>\$321,977.24</u>
4	Unit 4 – Potable Water & Sanitary Sewer	<u>\$251,844.26</u>
5	New Haven Boulevard	<u>\$1,348,284.15</u>
1	<u>DEFECT ADDENDUM – Unit 1</u> Potable Water & Sanitary Sewer	<u>\$41,752.81</u>
2	<u>DEFECT ADDENDUM – Units 2 & 3</u> Potable Water & Sanitary Sewer	<u>\$32,786.03</u>
3	<u>DEFECT ADDENDUM – Unit 4</u> Potable Water & Sanitary Sewer	<u>\$17,924.34</u>
4	<u>DEFECT ADDENDUM – New Haven Blvd</u> Drainage, Roadway, Pavement	<u>\$103,166.92</u>



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

April 24, 2019

Stantec Consulting Services, Inc.
Attention: Mr. John R. Scott, P.E.
6900 Professional Parkway East
Sarasota, FL 34240

(John.scott@stantec.com)

RE: **HARMONY AT LAKEWOOD RANCH, PHASE II, SUBPHASE C, UNITS 1, 2, 3 & 4 – Private Subdivision (PLN1805-0030) New Haven Blvd. – Defect Security Cost Estimate Required Public Improvements Reason – (Drainage, Roadway & Pavement)**

Dear Mr. Scott:

Your cost estimate for the above referenced bond, dated **February 04, 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 **\$103,166.92** 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 Mollahazar, 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.
Fred Goodrich, Div. Manager/County Zoning Official, Building and Development Services
Robert Wenzel, Planning Section Manager, Building and Development Services
Kimberly Middleton, Planner I, Building and Development Services

Stantec
Actual Construction Cost
Harmony at Lakewood Ranch, Phase II, Subphase C, Units 1, 2, 3 & 4
New Haven Blvd
For Defect Security Bond of Public Improvements

Site Development Summary Cost Breakdown

Sum of Improvements	\$1,031,669.15
Total x 10%	\$103,166.92

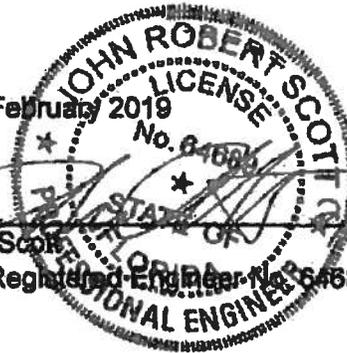
Certificate of Cost Estimate

I, John R. Scott, P.E., the engineer of record, do hereby certify that the cost of the improvements itemized above is One Hundred Three Thousand, One Hundred Sixty-Six Dollars and Ninety-Two Cents.

Signed and sealed this 4th Day of February 2019

Signed: _____

John R. Scott
Florida Registered Engineer - No. 64689





Engineer's Opinion of Probable Cost

New Haven Boulevard Phase 2C1 (South)

Summary of Construction Costs

Roadway & Pavement	\$876,524.95
Drainage	\$155,144.20
Total	\$1,031,669.15



Drainage

Item	Quantity	Unit	Unit Price	Total
18" RCP	88	LF	\$ 34.75	\$ 3,058.00
24" RCP	672	LF	\$ 50.65	\$ 34,036.80
36" RCP	172	LF	\$ 88.95	\$ 15,299.40
48" RCP	476	LF	\$ 138.75	\$ 66,045.00
24" RCP Endwall (Includes riprap)	1	EA	\$ 2,275.00	\$ 2,275.00
Throat Inlet	4	EA	\$ 3,725.00	\$ 14,900.00
6" Underdrain w/ DOT 57 Stone	800	LF	\$ 17.50	\$ 14,000.00
Underdrain Cleanout	14	EA	\$ 395.00	\$ 5,530.00
Drainage Grand Total =				\$155,144.20

Roadway & Pavement

Item	Quantity	Unit	Unit Price		Total
2-1/2" Asphaltic Concrete Type S-1 (initial lift)	14,600	SY	\$	12.15	\$ 177,390.00
1" Asphaltic Concrete Type S-III (second lift)	14,600	SY	\$	6.70	\$ 97,820.00
10" Shell Rock Base LBR of 100	14,600	SY	\$	16.20	\$ 236,520.00
12" Stabilized Sub-Grade Minimum LBR 60	16,135	SY	\$	5.45	\$ 87,935.75
Handicap Ramp (complete w/tactile surface)	7	EA	\$	1,100.00	\$ 7,700.00
4" Thick Concrete Sidewalk	4,050	SF	\$	24.00	\$ 97,200.00
Lift Station Driveway 6" Concrete	90	SY	\$	62.65	\$ 5,638.50
Type "F" Curb Modified w/ Stabilization	3,866	LF	\$	13.90	\$ 53,737.40
Type "F" Curb Modified w/ Stabilization	4,086	LF	\$	19.30	\$ 78,859.80
Type "E" Curb Modified w/ Stabilization	215	LF	\$	19.30	\$ 4,149.50
Valley Curb	180	LF	\$	19.30	\$ 3,474.00
Traffic Control Signage and Pavement Markings	1	LS	\$	26,100.00	\$ 26,100.00
Drainage Grand Total =					\$876,524.95

Harmony at LWR, Phase II, Subphases C, Units 1, 2, 3 & 4
Private Residential Project w/Public Improvement
Potable Water & Sanitary Sewer
DEFECT FOR UNIT 1- Potable Water, Sanitary Sewer
DEFECT FOR UNITS 2 & 3 – Potable Water & Sanitary Sewer
DEFECT FOR UNIT 4 - Potable Water, Sanitary Sewer
DEFECT FOR NEW HAVEN BLVD – Drainage, Roadway & Pavement

**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

REQUIRED AT TIME OF DEFECT

MASTER UTILITY PLAN

Harmony at LWR, Phase II, Subphases C, Units 1, 2, 3 & 4
Private Residential Project w/Public Improvement
Potable Water & Sanitary Sewer
DEFECT FOR UNIT 1- Potable Water, Sanitary Sewer
DEFECT FOR UNITS 2 & 3 – Potable Water & Sanitary Sewer
DEFECT FOR UNIT 4 - Potable Water, Sanitary Sewer
DEFECT FOR NEW HAVEN BLVD – Drainage, Roadway & Pavement

EXHIBIT “C”
PERFORMANCE SECURITIES

	Bond / LoC	Amount
1	Unit 1 – SUR0050007 Issued through Argonaut Insurance Company	<u>\$578,686.03</u>
2	Unit 2 – SUR0050011 Issued through Argonaut Insurance Company	<u>\$147,572.75</u>
3	Unit 3 – SUR0049999 Issued through Argonaut Insurance Company	<u>\$321,977.24</u>
4	Unit 4 – SUR0050012 Issued through Argonaut Insurance Company	<u>\$251,844.26</u>
5	New Haven Boulevard – SUR0049992 Issued through Argonaut Insurance Company	<u>\$1,348,284.15</u>
1	<u>DEFECT ADDENDUM- Unit 1</u> Surety Bond No. 0222832 Issued through Berkley Insurance Company	<u>\$41,752.81</u>
2	<u>DEFECT ADDENDUM- Units 2 & 3</u> Surety Bond No. 0222862 Issued through Berkley Insurance Company	<u>\$32,786.03</u>
3	<u>DEFECT ADDENDUM- New Haven Blvd</u> Surety Bond No. 0225119 Issued through Berkley Insurance Company	<u>\$103,166.92</u>

**SURETY BOND
FOR DEFECTS OF REQUIRED IMPROVEMENTS**

(Attachment "A")

BOND NO. 0225119

PROJECT NAME: Harmony Ph II C Units 1-4 - New Haven Blvd.
Drainage, Roadway & Pavement

KNOW ALL MEN BY THESE PRESENT:

That the Developer, Mattamy Tampa/Sarasota, LLC as Principal, and Berkley 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 \$103,166.92 (Numbers) One Hundred Three Thousand, One Hundred Sixty Six Dollars & 92/100 (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".

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

NOW THEREFORE, if the Obligee's inspection of the Required Improvements finds no defects within thirty six (36) months from the date of the Obligee's approval and acceptance of those Required Improvements, then this obligation shall be null and void; otherwise this obligation shall remain in full force and effect. In the event the Defects are not remedied in accordance with the terms of the attached "**Agreement**", which is hereby incorporated herein by reference, the Surety will forthwith pay to the Obligee the costs of correcting the Defects in an amount not exceeding the said sum specified above. The amount of money required to repair the defects shall be at the sole discretion of the County. Means of notification of intent to collect shall be by certified mail to the Surety at the address on page Two (*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 for Public Subdivision Improvements shall be filed in the Twelfth Judicial Circuit in and for Manatee County, Florida.

INSURANCE COMPANY SIGNATURE FORM

FOR: Harmony Ph II C Units 1-4 - New Haven Blvd. Drainage, Roadway & Pavement

(Name of Project)

BOND NO. 0225119

SIGNED AND SEALED this 12th day of June, 2019

Berkley Insurance Company

Surety Company Name

By: Dawn L. Morgan

Signature - As its Agent

Dawn L. Morgan, Attorney-in-Fact

Print Name & Title

1250 E Diehl Road, Suite 200

Address

Naperville IL 60563

City State Zip

WITNESSES OR CORPORATE SEAL

[Signature]

Signature

Melissa Schmidt

Print Name

[Signature]

Signature

Jasmine Baez

Print Name

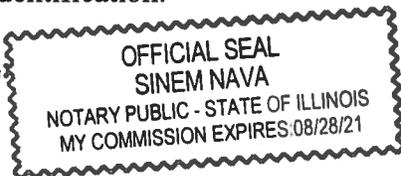
NOTARY ACKNOWLEDGMENT

STATE OF: ILLINOIS

COUNTY OF DUPAGE

The foregoing instrument was acknowledged before me this 12th day of June, 2019, by Dawn L. Morgan 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



[Signature]

Notary Public

Sinem Nava

Print Name of Notary

Commission No. 859777 My Commission Expires: August 28, 2021

DEVELOPER SIGNATURE FORM

FOR: Harmony Ph II C Units 1-4 - New Haven Blvd.
Drainage, Roadway & Pavement
BOND NO. 0225119

SIGNED AND SEALED this 13 day of June, 2019

WITNESSES OR CORPORATE SEAL:

[Signature]
Witness
John Guy
Type or Print Name
[Signature]
Witness
Jacob Egan
Type or Print Name

Mattamy Tampa/Sarasota, LLC
Developer

BY: [Signature]
Signature
Matt O'Brien
Type or Print Name
Vice President

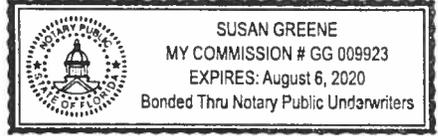
Title (If attorney-in-fact Attach Power of Attorney)
4107 Crescent Park Drive
Postal Address
Riverview, FL 33578
City State Zip

NOTARY ACKNOWLEDGMENT

STATE OF: Florida
COUNTY OF: Hillsborough

The foregoing instrument was acknowledged before me this 13 day of June, 2019, by Matt O'Brien, 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:



[Signature]
Notary Public
Susan Greene
Print Name of Notary

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

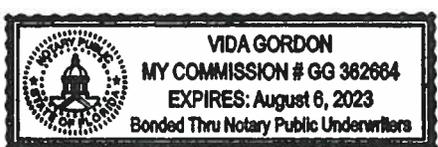
MANATEE COUNTY

A political subdivision of the State of Florida
By: Board of County Commissioners
By: [Signature]
County Administrator

STATE OF: Florida
COUNTY OF: Manatee County

The foregoing instrument was acknowledged before me this 30th day of August, 2019, by Cheri Corjell, 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:



[Signature]
Notary Public
Vida Gordon
Print Name of Notary

POWER OF ATTORNEY
BERKLEY INSURANCE COMPANY
WILMINGTON, DELAWARE

NOTICE: The warning found elsewhere in this Power of Attorney affects the validity thereof. Please review carefully.

KNOW ALL MEN BY THESE PRESENTS, that BERKLEY INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Delaware, having its principal office in Greenwich, CT, has made, constituted and appointed, and does by these presents make, constitute and appoint: *James I. Moore; Stephen T. Kazmer; Dawn L. Morgan; Kelly A. Gardner; Jennifer J. McComb; Elaine Marcus; Melissa Schmidt; Tariese M. Pisciotto; Diane M. Rubright; or Sinem Aydin of HUB International Midwest Limited of Downers Grove, IL* its true and lawful Attorney-in-Fact, to sign its name as surety only as delineated below and to execute, seal, acknowledge and deliver any and all bonds and undertakings, with the exception of Financial Guaranty Insurance, providing that no single obligation shall exceed Fifty Million and 00/100 U.S. Dollars (U.S.\$50,000,000.00), to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office in their own proper persons.

This Power of Attorney shall be construed and enforced in accordance with, and governed by, the laws of the State of Delaware, without giving effect to the principles of conflicts of laws thereof. This Power of Attorney is granted pursuant to the following resolutions which were duly and validly adopted at a meeting of the Board of Directors of the Company held on January 25, 2010:

RESOLVED, that, with respect to the Surety business written by Berkley Surety, the Chairman of the Board, Chief Executive Officer, President or any Vice President of the Company, in conjunction with the Secretary or any Assistant Secretary are hereby authorized to execute powers of attorney authorizing and qualifying the attorney-in-fact named therein to execute bonds, undertakings, recognizances, or other suretyship obligations on behalf of the Company, and to affix the corporate seal of the Company to powers of attorney executed pursuant hereto; and said officers may remove any such attorney-in-fact and revoke any power of attorney previously granted; and further

RESOLVED, that such power of attorney limits the acts of those named therein to the bonds, undertakings, recognizances, or other suretyship obligations specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated; and further

RESOLVED, that such power of attorney revokes all previous powers issued on behalf of the attorney-in-fact named; and further

RESOLVED, that the signature of any authorized officer and the seal of the Company may be affixed by facsimile to any power of attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligation of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. The Company may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Company, notwithstanding the fact that they may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 26th day of April, 2019.

Attest:

Berkley Insurance Company

(Seal)

By

Ira S. Lederman
Executive Vice President & Secretary

By

Jeffrey M. Hafter
Senior Vice President

WARNING: THIS POWER INVALID IF NOT PRINTED ON BLUE "BERKLEY" SECURITY PAPER.

STATE OF CONNECTICUT)

) ss:

COUNTY OF FAIRFIELD)

Sworn to before me, a Notary Public in the State of Connecticut, this 26th day of April, 2019, by Ira S. Lederman and Jeffrey M. Hafter who are sworn to me to be the Executive Vice President, and Secretary, and the Senior Vice President, respectively, of Berkley Insurance Company.

MARIA C RUNDRAKEN
NOTARY PUBLIC
CONNECTICUT
MY COMMISSION EXPIRES
APRIL 30, 2024

Maria C. Rundraken
Notary Public, State of Connecticut

CERTIFICATE

I, the undersigned, Assistant Secretary of BERKLEY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and that the authority of the Attorney-in-Fact set forth therein, who executed the bond or undertaking to which this Power of Attorney is attached, is in full force and effect as of this date.

Given under my hand and seal of the Company, this 12th day of June, 2019.

(Seal)

Vincent P. Forte
Vincent P. Forte

WARNING - Any unauthorized reproduction or alteration of this document is prohibited. This power of attorney is void unless seals are readable and the certification seal at the bottom is embossed. The background imprint, warning and verification instructions (on reverse) must be in blue ink.

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that Mattamy Tampa/Sarasota LLC, a Delaware Limited Liability Company whose address is 4701 Crescent Park Drive, Riverview, FL 33578 (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: Harmony at Lakewood Ranch, Phase II, Subphase C, Units 1, 2, 3 & 4 New Haven Boulevard (Public Roadway):

1. All roadways, curbs, sidewalks, pavement base, signage and striping 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 12 day of June, 2019.

WITNESSES:

Mattamy Tampa/Sarasota Limited Liability Company

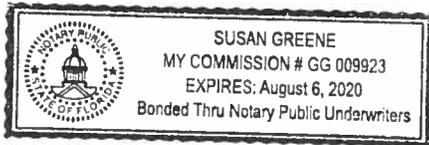
Signature: [Signature]
Print Name: Jacob Egan

BY: [Signature]
Matthew O'Brien, Vice President

Signature: [Signature]
Print Name: Justin Ouy

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 12 day of June, 2019, by Matthew O'Brien as Vice President, respectively, of Mattamy Tampa/Sarasota, a Delaware Limited Liability Company. They are personally known to me or have produced _____ as identification.



[Signature]
Signature of Notary Public

Susan Greene
Name Typed, Printed or Stamped

Commission No.: GG 009923

My Commission Expires: Aug 6, 2020

WHEREFORE, the County and Developer and/or CDD have executed this Bill of Sale as of this 30th day of August, 2019.

MANATEE COUNTY, a political subdivision of the State of Florida

By: Board of County Commissioners
By: Cheri Corvea
County Administrator

STATE OF: Florida

COUNTY OF: Manatee

The foregoing instrument was acknowledged before me this 30th day of August, 2019, by Cheri Corvea County Administrator) for and on behalf of the Manatee County Board of County Commissioners **who is personally known to me** or has produced N/A as identification



[Signature]
NOTARY PUBLIC Signature
Vida Gordon

Printed Name

Exhibit "A"

Legal Description

Harmony at Lakewood Ranch, Phase II, Subphase C, Units 1, 2, 3 & 4 New Haven Boulevard (Public Roadway):

RESERVATION OF EASEMENTS

There are hereby expressly reserved to Harmony at Lakewood Ranch Master Association, Inc., perpetual easements of ten (10) feet in width along all front and five (5) feet in width along all side and rear lot lines for the express purpose of accommodating surface and underground drainage and underground utilities. Such easements shall also be easements for the construction, installation, maintenance and operation of cable television services, provided, however, no such construction, installation, maintenance and operation of cable television services shall interfere with the facilities and services of any electric, telephone, gas or other utilities. Where more than one lot is intended as a building site, the outside boundaries of said building site shall carry said easements, and the intervening lot line easement shall not exist. All other easements shown on this plat are hereby reserved in perpetuity for the purposes stated.

There are hereby expressly reserved for Harmony at Lakewood Ranch Master Association, Inc. A. All utility, sidewalk, drainage and maintenance access easements lying within the lots as shown herein, unless otherwise noted.

B. A ten (10) foot wide non-exclusive utility easement lying parallel and contiguous with the outside perimeters of the private road right of way (Tracts 303 and 304) for the purposes of construction, installation, maintenance and operation of all utilities.

C. Easements of ten (10) feet in width along all front and five (5) feet in width along all side and rear lot lines for the express purpose of accommodating surface and underground drainage and underground utilities. Where more than one lot is intended as a building site, the outside boundaries of said building site shall carry said easements.

There are hereby expressly reserved to Lakewood Ranch Stewardship District, an independent special District created by Local Bill No. 1429, codified as Chapter 2005-338, Laws of Florida, as amended, its successors and/or assigns, the following:

- A. A non-exclusive easement for vehicular and pedestrian access over and across Tracts 303 & 304.
B. A non-exclusive easement for maintenance and access to Tracts D516-D521, inclusive, over and across maintenance access easements and Tracts 410 & 412, inclusive, as shown herein.
C. A non-exclusive drainage easement over and across all drainage easements labeled "DISTRICT EASEMENT" herein.

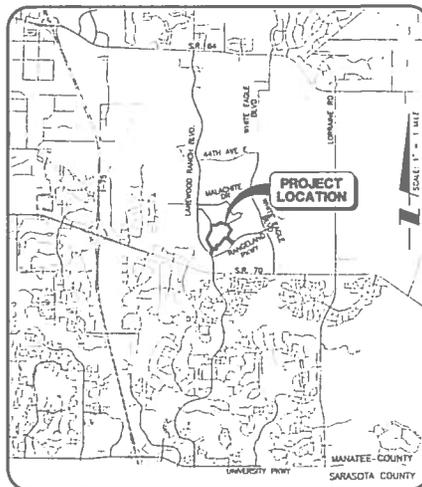
There are hereby expressly reserved for Peace River Electric Cooperative, Inc., (PRECO) its successors and/or assigns, ten (10) foot wide non-exclusive utility easements lying parallel and contiguous with the outside perimeters of the private road right of way (Tracts 303 & 304) and other easements shown on this plat designated as "PRECO Easements" 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, ten (10) foot wide non-exclusive utility easements lying parallel and contiguous with the outside perimeters of the private road right of way (Tracts 303 & 304) for the express purposes of construction, installation, maintenance and operation of gas facilities.

There are hereby expressly reserved for Frontier Florida, LLC, its licensees, agents, and successors and/or assigns, ten (10) foot wide non-exclusive utility easements lying parallel and contiguous with the outside perimeters of the private road right of way (Tracts 303 & 304) for the express purposes of construction, installation, maintenance and operation of communication facilities.

There are hereby expressly reserved for Manatee County, its successors and/or assigns, a non-exclusive vehicular and pedestrian access easement across the private road right-of-way (Tract 303), together with a ten (10) foot wide non-exclusive utility easements lying parallel and contiguous with the outside perimeters of the private road right-of-way (Tracts 303 & 304) for the express purposes of installation, maintenance and reading of water meters.

HARMONY AT LAKEWOOD RANCH, PHASE II, SUBPHASE C, UNITS 1, 2, 3, & 4. A SUBDIVISION LYING IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA



LOCATION MAP

TRACT DESIGNATIONS:

- Tracts 303 and 304: Private Roadway, Drainage & Utility Easement; Public Utility Easement (Harmony at Lakewood Ranch Master Association, Inc. to own and maintain)
Tracts 410, 413 and 414: Open Space; Drainage and Utility Easement; Landscape Buffer and non-vehicular ingress-egress buffer except for Lake Maintenance (Harmony at Lakewood Ranch Master Association, Inc. to own and maintain)
Tracts 411 and 412: Open Space; Drainage and Utility Easement; Landscape Buffer and non-vehicular ingress-egress buffer (Harmony at Lakewood Ranch Master Association, Inc. to own and maintain)
Tracts D516, D517, D518, D519, D520, D521 and D522: Lake (Lakewood Ranch Stewardship District to own and maintain)
Tracts D705, D706, D707, D708, and D709: Preservation Area and Drainage Easement (Lakewood Ranch Stewardship District to own and maintain)
Tract D710: Upland Preservation Area and Drainage Easement (Lakewood Ranch Stewardship District to own and maintain)

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 other dedications accepted by the Board of County Commissioners of Manatee County, Florida this 17th day of August, 2018.
Attest: [Signature] Chairman
[Signature] Board of County Commissioners



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 No. 1429, codified as Chapter 2005-338, Laws of Florida, as amended.
This 17th day of SEPTEMBER, 2018.
Lakewood Ranch Stewardship District, an independent special district created by Local Bill No. 1429, codified as Chapter 2005-338, Laws of Florida.
Attest: [Signature] Secretary
[Signature] Assistant Chairman

CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA)
COUNTY OF MANATEE) SS
I, Angelina Colomareso, 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 Plat Book 622, Pages 14-22, through 18-B, Public Records of Manatee County, Florida, this 17th day of SEPTEMBER, 2018.
[Signature] Clerk of Circuit Court
Manatee County, Florida



CERTIFICATE OF APPROVAL OF 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 372, Part 1, of the Florida Statutes and the Land Development Code of Manatee County, Florida. The geospatial data has been verified.
[Signature] Date: 9/5/2018
Todd C. Hayes, Registered Surveyor & Mapper
Manatee County Surveyor
Florida Certificate No. 9243

CERTIFICATE OF 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 the platting requirements of Chapter 177, Part 1 of the Florida Statutes and the Land Development Code of Manatee County, Florida and that the Permanent Reference Monuments have been installed. The Permanent Control Points and Lot Corners will be certified by an official affidavit within one (1) year of recording, or prior to the retrace of the improvement line.
DATE OF CERTIFICATION: 8/14/2018
[Signature] Date:
Richard W. Coarney, P.L.S.
Florida Certificate No. 5478
(Surveyor and Mapper)

INSTRUMENT PLAT BOOK 622 PAGE 143
20181093601 SHEET 1 OF 16

NOTICE:
1. 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.
2. Except as to any lands, easements and facilities specifically dedicated on and by this plat to the general public for and by their use forever, the lands, easements and facilities dedicated on and by this plat are not intended for the use by the general public and, without limiting the foregoing, all dedications made on and by this plat including without limitation dedications listed as 2.A) are made and shall be used subject to and in accordance with the Master Declaration of Covenants, Conditions, Restrictions and Easements for Harmony at Lakewood Ranch, recorded in Official Records Book 2561, at Page 4745, and First Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Harmony at Lakewood Ranch, recorded in Official Records Book 2622, at Page 2376, and Second Amendment and Supplemental Declaration to Master Declaration of Covenants, Conditions, Restrictions and Easements for Harmony at Lakewood Ranch, recorded in Official Records Book 2626, at Page 2777, all in the Public Records of Manatee County, Florida, as amended and/or supplemented from time to time.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH) SS
Pursuant to Florida Statute 177.081, the undersigned, Matthew O'Brien, as Vice-President of Mattamy Tampa/Sarasota, LLC, a Delaware limited liability company, licensed to do business in the State of Florida, certifies ownership of the property described herein with the exception of the portion of Newhaven Boulevard described in Official Records Book 2717, Page 5188 of the Public Records of Manatee County, Florida and currently owned by Lakewood Ranch Stewardship District and has caused this plat entitled "Harmony at Lakewood Ranch Phase II, Subphase C, Units 1, 2, 3 & 4 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 Tracts 303 & 304, together with a non-exclusive (10) foot wide public utility easement lying parallel and contiguous with the outside perimeters of said tracts for installation, operation and maintenance of the public water and wastewater infrastructure facilities and meter maintenance, replacement and reading.
B) A non-exclusive ingress and egress easement across tracts 303 & 304 for emergency, law enforcement and Manatee County maintenance personnel.
C) An exclusive Manatee County Lift Station Easement as shown on Sheet 7, with Tract 410, for the installation, operation and maintenance of a Public Lift Station and associated appurtenances.
D) Newhaven Boulevard as shown herein with the exception of the portion of Newhaven Boulevard described in Official Records Book 2717, Page 5188 of the Public Records of Manatee County, Florida.
2. To the Lakewood Ranch Stewardship District, an independent special District created by Local Bill No. 1429, codified as Chapter 2005-338, Laws of Florida, as amended, its successors and/or assigns, for use by the general public forever, the following:
A) Tracts D516, D517, D518, D519, D520, D521; and
B) Tracts D705, D706, D707, D708, D709, D710; and
C) A non-exclusive ingress/egress easement across tracts 303, 304, 410, 413 and 414, for the express purpose of installation, maintenance, repair and replacement of property and facilities of the district; and
D) A non-exclusive easement across those areas on the plat labeled "20' WIDE DISTRICT DRAINAGE EASEMENT", "25' WIDE DISTRICT DRAINAGE EASEMENT", "30' WIDE DISTRICT DRAINAGE EASEMENT", or "DISTRICT DRAINAGE EASEMENT" for the express purpose of access and maintenance of drainage facilities located within such easement areas.

IN WITNESS WHEREOF, the foregoing has hereunto set his hand and seal this 17th day of August, 2018.

WITNESSED BY: [Signature] Mattamy Tampa/Sarasota LLC, a Delaware limited liability company
[Signature] By: [Signature] Matthew O'Brien, Vice President

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH) SS
The foregoing instrument was acknowledged before me this 17th day of August, 2018, by Matthew O'Brien, Vice President of Mattamy Tampa/Sarasota LLC, a Delaware limited liability company on behalf of the company, and who is personally known to me or has produced as identification

[Signature] Notary Public
Print Name: Susan Green
Commission Exp: 11/30/2020
Commission No: 66303923

SEE SHEET 2 FOR CONTINUATION OF CERTIFICATE OF OWNERSHIP AND DEDICATION

Stantec logo and contact information: 6900 Professional Parkway East, Sarasota, FL 34240-8414. Phone: 941.907.6900 • Fax: 941.907.6910. Website: www.stantec.com. License Number: 7865. Task Code: 450. Project Number: 215611802.

**HARMONY AT LAKEWOOD RANCH,
PHASE II, SUBPHASE C,
UNITS 1, 2, 3, & 4**
A SUBDIVISION LYING IN SECTION 17,
TOWNSHIP 35 SOUTH, RANGE 19 EAST,
MANATEE COUNTY, FLORIDA



LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°09'17"E	128.00'
L2	N85°11'10"E	76.32'
L3	S45°24'47"E	67.38'
L4	S79°40'52"E	111.58'
L5	S42°51'22"E	58.19'
L6	N64°24'11"E	33.82'
L7	S65°54'33"E	26.27'
L8	S82°18'47"E	33.99'
L10	S68°37'08"E	153.79'
L11	S34°34'43"W	111.53'
L12	S43°19'34"W	152.98'
L55	S30°22'23"W	171.29'
L56	S11°02'58"W	183.35'
L57	S37°01'15"W	133.11'
L58	S88°11'26"W	84.95'
L59	N17°03'42"E	50.22'
L60	N80°07'56"W	20.77'
L61	S81°24'05"W	43.82'
L62	S42°51'32"E	51.81'
L63	S16°20'28"E	46.68'

LINE TABLE

LINE	BEARING	DISTANCE
L64	S17°37'47"E	67.32'
L65	S64°05'14"E	54.65'
L66	S82°17'19"W	47.73'
L67	N72°36'32"W	78.44'
L68	N61°43'12"W	61.92'
L69	S12°58'12"E	28.76'
L70	S12°08'05"E	47.18'
L71	S88°45'53"E	132.22'
L72	N11°55'56"E	75.88'
L73	N15°44'56"E	78.19'
L74	N17°15'26"E	133.82'
L75	N09°03'36"E	67.44'
L76	N14°39'13"W	80.47'

LINE TABLE

LINE	BEARING	DISTANCE
L77	N16°24'16"W	121.90'
L78	N32°47'24"E	17.95'
L79	N19°35'59"E	61.29'
L80	N42°45'00"W	172.77'
L81	N01°45'00"W	18.35'

- LEGEND:
- ▲ ANGLE POINT
 - BENCHMARK
 - PERMANENT REFERENCE MONUMENT (PRM)
 - ◆ 4" x 4" CONCRETE MONUMENT SET (PM 187866)
 - PERMANENT REFERENCE MONUMENT (PRM) FOUND (PRM 187866)
 - PERMANENT CONTROL POINT (PCP)
 - P.K. NAIL & DSK (PCP 187866)
 - 5/8" CAPPED IRON ROD SET (PCP 187866) WHEN LOCATED IN PERVIOUS AREAS
 - PERMANENT CONTROL POINT FOUND (PCF)
 - P.K. NAIL & DSK (PCF 187866) UNLESS OTHERWISE NOTED
 - 5/8" CAPPED IRON ROD SET (PCF 187866)
 - DISTRICT = LAKEWOOD RANCH STEWARDSHIP DISTRICT, AN INDEPENDENT SPECIAL DISTRICT, CREATED BY LOCAL BILL NO. 1423, CODED BY CHAPTER 2005-326, LAWS OF FLORIDA
 - NOBS/ND = NORTH AMERICAN DATUM OF 1983-1993 ADJUSTMENT
 - 189 = LINGKED BUSINESS NUMBER
 - SF = AREA OF LOT IN SQUARE FEET
 - (R) = DESEA LINE
 - (R) = LINE RADIAL TO CURVE IN DIRECTION OF ARROW
 - D = CENTRA ANGLE
 - L = ARC LENGTH OF CURVE
 - R = RADIUS
 - C = CHORD DISTANCE
 - CH = CHORD BEG. (EARTH)
 - LF = LINE # (SEE LINE TABLE)
 - C# = CURVE # (SEE CURVE TABLE)
 - O.R.B. = OFFICIAL RECORD BOOK
 - P.B. = PLAT BOOK
 - P = PAGE
 - cva = ALSO KNOWN AS
 - (OA) = OVERALL

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	67.00'	133.50'	77.2775'	102.14'
C2	50.00'	31.80'	17.27616'	31.26'
C3	50.00'	27.45'	11.2905'	27.12'
C4	50.00'	85.48'	72.4478'	93.30'
C5	50.00'	18.29'	7.25746'	18.19'
C6	2,940.00'	44.60'	40.5200'	44.60'
C7	50.00'	76.04'	67.0154'	68.97'
C8	2,148.00'	215.00'	194.4414'	215.00'
C9	50.00'	76.04'	67.0154'	68.97'
C10	2,940.00'	198.98'	174.3333'	198.98'
C11	325.00'	104.92'	195.0233'	104.40'
C12	246.00'	152.07'	132.5027'	141.65'
C13	50.00'	27.28'	24.2755'	27.12'
C14	1,748.00'	93.49'	87.1540'	93.48'

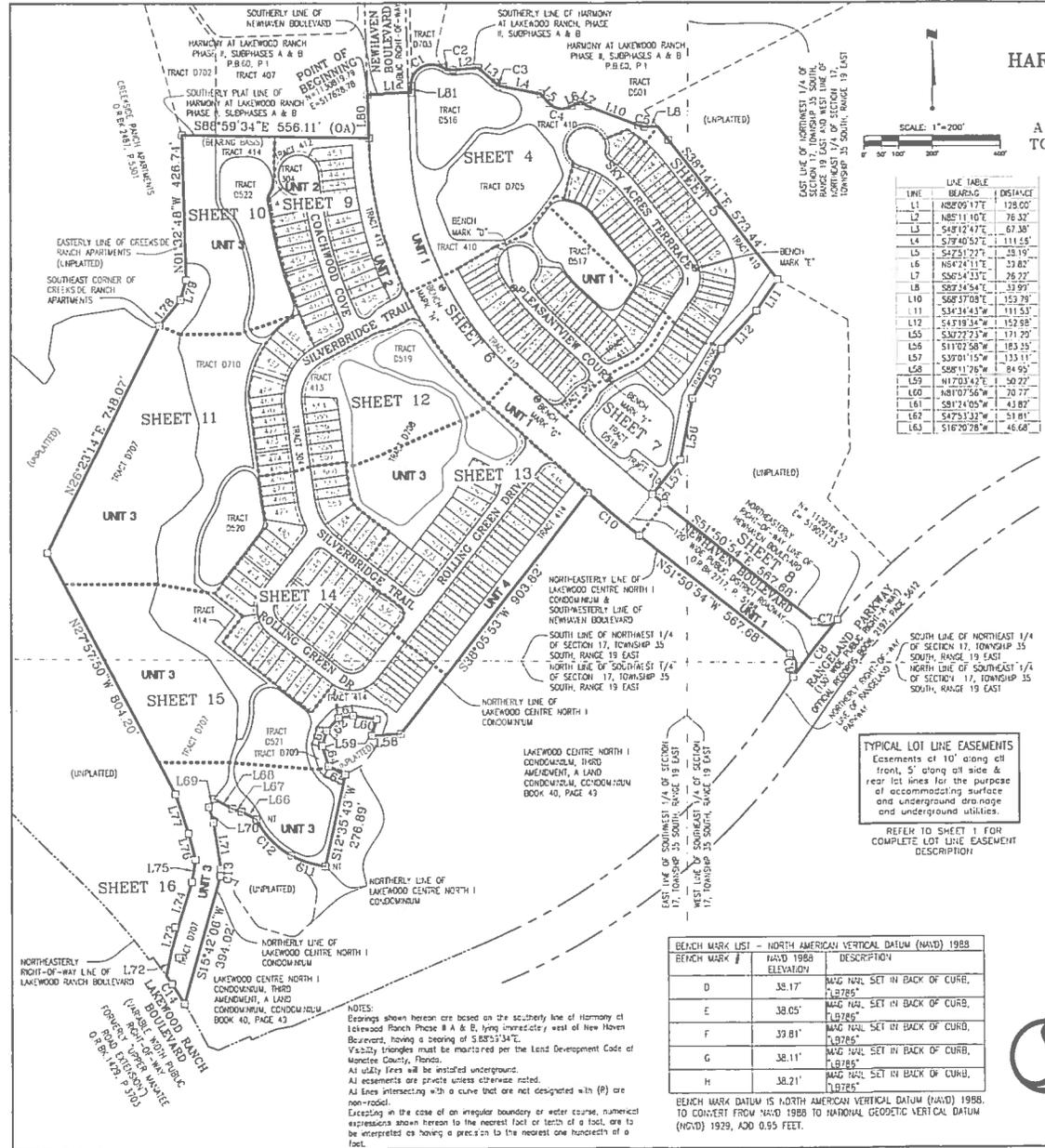
TYPICAL LOT LINE EASEMENTS
Easements of 10' along all front, 5' along all side & rear lot lines for the purpose of accommodating surface and underground drainage and underground utilities.

REFER TO SHEET 1 FOR COMPLETE LOT LINE EASEMENT DESCRIPTION

BENCHMARK LIST - NORTH AMERICAN VERTICAL DATUM (NAVD) 1988

BENCHMARK #	NAVD 1988 ELEVATION	DESCRIPTION
D	38.17'	NAO NAIL SET IN BACK OF CURB, (187865)
E	38.05'	NAO NAIL SET IN BACK OF CURB, (187865)
F	39.81'	NAO NAIL SET IN BACK OF CURB, (187865)
G	38.11'	NAO NAIL SET IN BACK OF CURB, (187865)
H	38.21'	NAO NAIL SET IN BACK OF CURB, (187865)

BENCHMARK DATUM IS NORTH AMERICAN VERTICAL DATUM (NAVD) 1988. TO CONVERT FROM NAVD 1988 TO NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929, ADD 0.95 FEET.



NOTES:
Bearings shown hereon are based on the southerly line of Harmony at Lakewood Ranch Phase II, Subphases A & B, lying westerly of west of New Haven Boulevard, having a bearing of S88°51'34"E. Viable bearings must be maintained per the Land Development Code of Manatee County, Florida.
All utility lines will be installed underground.
All easements are private unless otherwise noted.
All lines intersecting with a curve that are not designated with (P) are non-tied.
Excepting 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.



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Licensed Business Number 7866

Task Code: 450
Project Number: 215611802

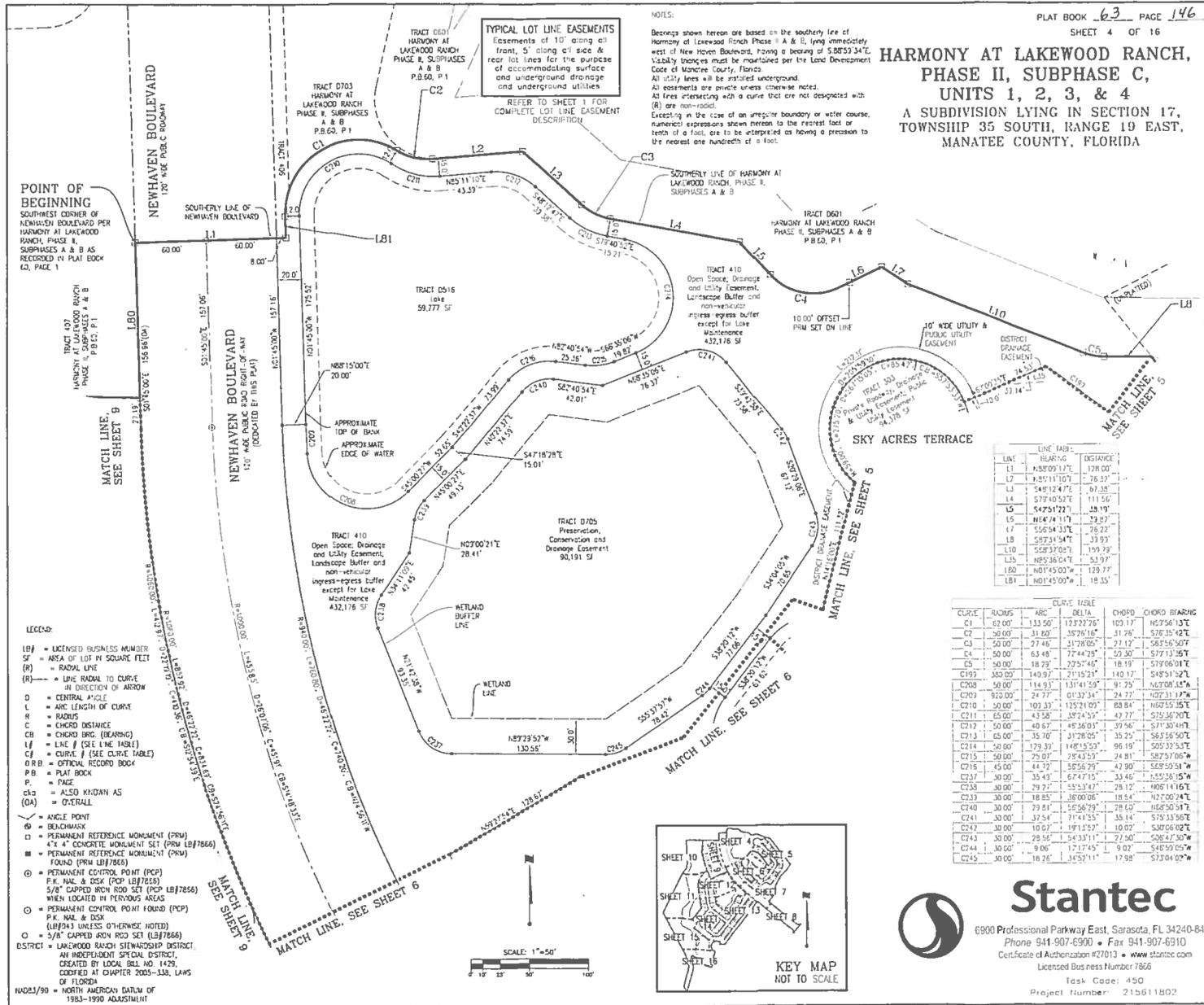
HARMONY AT LAKEWOOD RANCH, PHASE II, SUBPHASE C, UNITS 1, 2, 3, & 4

A SUBDIVISION LYING IN SECTION 17,
TOWNSHIP 35 SOUTH, RANGE 19 EAST,
MANATEE COUNTY, FLORIDA

NOTES:
Bearings shown hereon are based on the southerly line of Harmony at Lakewood Ranch Phase II A & B, lying immediately west of New Haven Boulevard, having a bearing of S 88°53'34"E. Visibility triangles may be maintained per the Land Development Code of Manatee County, Florida.
All utility lines will be installed underground.
All easements are private unless otherwise noted.
All lines intersecting with a curve that are not depicted with (R) are non-road.
Excepting 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.

TYPICAL LOT LINE EASEMENTS
Easements of 10' along all front, 5' along all side & rear lot lines for the purpose of accommodating surface and underground drainage and utilities.

REFER TO SHEET 1 FOR COMPLETE LOT LINE EASEMENT DESCRIPTION.



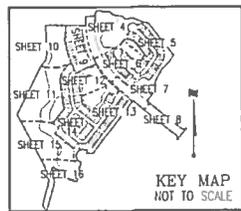
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 88°09'11"E	178.00'
L2	N 85°11'10"E	76.32'
L3	S 48°12'47"E	67.38'
L4	S 77°40'37"E	111.56'
L5	S 42°51'22"E	39.19'
L6	N 64°74'11"E	29.87'
L7	S 56°54'33"E	76.22'
L8	S 67°11'54"E	33.97'
L10	S 63°37'01"E	179.12'
L15	N 85°36'04"E	53.97'
L16	N 01°45'00"W	129.77'
L18	N 01°45'00"W	18.35'

CURVE TABLE

CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C1	62.00'	133.50'	123°22'76"	103.17'	N 57°56'13"E
C2	36.00'	31.80'	35°26'16"	31.26'	S 26°35'42"E
C3	50.00'	27.46'	31°28'05"	27.17'	S 63°56'50"E
C4	50.00'	63.48'	77°44'28"	59.30'	S 71°19'36"E
C5	50.00'	18.29'	22°52'46"	18.19'	S 79°08'01"E
C193	380.00'	149.97'	21°15'21"	140.17'	S 48°51'52"E
C208	50.00'	114.93'	131°41'59"	91.25'	N 27°08'15"W
C209	920.00'	24.77'	01°32'34"	24.27'	N 02°31'17"W
C210	50.00'	109.39'	125°21'05"	82.84'	N 62°55'55"E
C211	65.00'	43.58'	38°24'53"	42.77'	S 75°36'70"E
C212	50.00'	40.67'	45°36'03"	39.56'	S 71°30'47"E
C213	65.00'	35.70'	31°28'05"	35.23'	S 68°56'50"E
C214	50.00'	179.39'	148°15'33"	98.19'	S 65°37'57"E
C215	50.00'	29.01'	28°45'39"	24.81'	S 62°57'00"E
C216	45.00'	44.72'	56°56'29"	42.90'	S 68°50'51"W
C237	30.00'	35.43'	67°47'15"	33.46'	N 55°38'15"W
C238	30.00'	29.27'	55°34'47"	28.12'	N 06°14'16"E
C239	30.00'	18.85'	36°00'08"	18.54'	N 12°07'44"E
C240	30.00'	29.81'	56°56'29"	28.60'	N 68°50'51"E
C241	30.00'	32.54'	71°41'55"	31.14'	S 75°35'56"E
C242	30.00'	10.07'	19°15'52"	10.02'	S 30°06'02"E
C243	30.00'	29.36'	54°33'11"	27.90'	S 68°42'30"W
C244	10.00'	9.06'	17°17'45"	8.92'	S 49°57'00"W
C245	30.00'	18.26'	34°52'11"	17.98'	S 73°04'00"W

- LEGEND:
- LB# = LICENSED BUSINESS NUMBER
 - SF = AREA OF LOT IN SQUARE FEET
 - (R) = RADIAL LINE
 - (A) = LINE RADIAL TO CURVE IN DIRECTION OF ARROW
 - D = CENTRAL ANGLE
 - L = ARC LENGTH OF CURVE
 - R = RADIUS
 - C = CHORD DISTANCE
 - CB = CHORD BEG. (BEARING)
 - L# = LINE # (SEE LINE TABLE)
 - C# = CURVE # (SEE CURVE TABLE)
 - OR# = OFFICIAL RECORD BOOK
 - P# = PLAT BOOK
 - R = FACE
 - ch = ALSO KNOWN AS
 - (OA) = OVERALL
 - ∠ = ANGLE POINT
 - ⊕ = BENCHMARK
 - = PERMANENT REFERENCE MONUMENT (PRM) 4" x 4" CONCRETE MONUMENT SET (PRM LB#7866)
 - = PERMANENT REFERENCE MONUMENT (PRM) FOUND (PRM LB#7865)
 - ⊙ = PERMANENT CONTROL POINT (PCP) P.K. NAL. & DSK (PCP LB#7855) 5/8" CAPPED IRON ROD SET (PCP LB#7856) WHEN LOCATED IN PAVED AREAS
 - ⊙ = PERMANENT CONTROL POINT FOUND (PCP) P.K. NAL. & DSK (LB#7853 UNLESS OTHERWISE NOTED)
 - = 5/8" CAPPED IRON ROD SET (LB#7866)
 - ⊙ = LAKWOOD RANCH STENWARDSHIP DISTRICT, AN INDEPENDENT SPECIAL DISTRICT, CREATED BY LOCAL ORL. BILL NO. 1429, CODIFIED AT CHAPTER 2005-338, LAWS OF FLORIDA
 - NU03/90 = NORTH AMERICAN DATUM OF 1983-1990 ADJUSTMENT

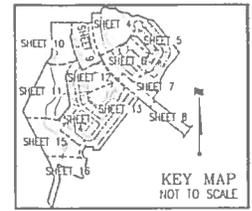


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HARMONY AT LAKEWOOD RANCH, PHASE II, SUBPHASE C, UNITS 1, 2, 3, & 4

A SUBDIVISION LYING IN SECTION 17,
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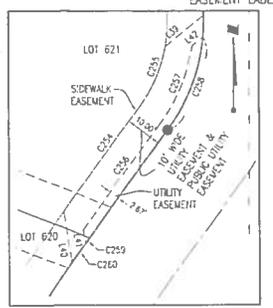
TYPICAL LOT LINE EASEMENTS
Easements of 10' along all front, 5' along all side & rear lot lines for the purpose of accommodating surface and underground drainage and underground utilities.

REFER TO SHEET 1 FOR COMPLETE LOT LINE EASEMENT DESCRIPTION

CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C15	75.00	98.58	75°18'44"	91.64	N00°34'43"W
C16	250.00	92.75	21°15'21"	92.71	N48°51'52"W
C17	150.50	83.67	31°51'16"	82.60	N43°33'54"W
C18	115.50	120.80	93°39'39"	119.04	S89°50'07"E
C19	148.50	145.12	53°37'32"	145.34	N34°15'43"E
C20	100.00	131.44	75°18'45"	122.18	N00°34'43"W
C21	50.00	65.72	75°18'45"	61.09	S00°34'43"W
C22	275.00	102.02	21°15'21"	101.44	N48°51'52"W
C23	225.00	141.25	37°29'48"	144.64	N56°50'07"E
C24	75.00	130.95	71°00'37"	79.04	N27°59'13"W
C25	115.50	49.30	1°50'45"	49.30	S34°47'04"W
C26	1635.32	79.01	1°00'52"	79.01	N34°16'22"E
C27	115.50	36.55	1°27'07"	36.55	S36°27'29"W
C28	275.00	29.94	6°22'41"	29.94	S57°12'14"E
C29	120.00	13.25	6°22'41"	13.25	N41°25'53"W
C30	120.00	19.85	9°22'59"	19.85	N49°18'24"W
C31	225.00	54.50	13°52'13"	54.36	S51°33'14"E
C32	275.00	20.03	5°05'59"	20.02	S41°02'13"E
C33	120.00	20.09	9°35'39"	20.07	N08°14'14"W
C34	120.00	20.09	9°35'39"	20.07	N08°27'22"W
C35	225.00	20.03	5°05'59"	20.02	S66°08'32"E
C36	225.00	27.65	7°02'28"	27.63	S77°12'46"E
C37	545.00	27.65	28°45'25"	27.30	S57°12'14"E
C38	120.00	5.23	2°32'18"	5.23	N47°27'36"W
C39	380.00	26.44	3°59'12"	26.44	S57°29'56"E
C40	59.00	35.53	34°30'30"	35.00	N05°44'10"W
C41	275.00	7.97	1°32'56"	7.97	N08°33'34"W
C42	75.00	20.12	41°11'35"	20.12	N55°43'47"W
C43	380.00	20.06	3°01'31"	20.06	S53°59'34"E
C44	380.00	20.01	3°01'01"	20.01	S50°58'18"E
C45	275.00	20.07	4°10'14"	20.01	N01°37'55"W
C46	275.00	20.07	4°10'14"	20.01	N47°22'40"W
C47	380.00	20.01	3°01'01"	20.01	S54°56'01"E
C48	275.00	20.12	4°11'35"	20.12	N43°11'46"W
C49	275.00	13.74	7°51'42"	13.74	N37°40'65"W
C50	380.00	34.38	5°11'04"	34.37	S49°49'43"E
C51	100.00	1.15	0°33'41"	1.15	N83°24'11"E
C52	205.00	1.15	0°19'22"	1.15	S18°04'31"E
C53	205.00	20.04	5°38'01"	20.03	S35°06'50"E
C54	100.00	18.73	10°43'46"	18.70	N32°12'38"W
C55	205.00	57.93	18°11'23"	57.73	S12°15'08"E
C56	100.00	17.53	10°02'46"	17.51	N01°52'47"W
C57	100.00	16.10	9°13'27"	16.08	N17°11'15"W
C58	205.00	64.61	18°03'28"	64.34	S07°05'42"E
C59	100.00	16.10	9°13'27"	16.08	N02°57'48"W
C60	205.00	20.23	5°39'16"	20.22	S04°45'38"W
C61	205.00	20.03	5°38'55"	20.02	S10°27'51"W
C62	100.00	20.14	11°32'13"	20.10	N07°29'02"E
C63	100.00	20.14	11°32'13"	20.10	N18°57'15"E
C64	205.00	20.03	5°39'55"	20.02	S19°59'09"W
C65	205.00	20.21	5°39'11"	20.21	S21°38'06"W
C66	100.00	11.91	10°15'52"	11.89	N29°51'18"E
C67	100.00	3.65	2°05'19"	3.65	N36°01'53"E
C68	1480.32	17.61	0°40'54"	17.61	N36°44'08"E
C69	1375.32	16.37	0°40'54"	16.37	S38°44'06"W
C70	205.00	43.22	12°38'18"	43.13	S20°55'24"W
C71	1375.32	31.79	1°18'15"	31.71	S35°44'01"W
C72	1480.32	37.18	1°26'31"	37.18	N35°40'28"E
C73	1480.32	20.00	0°46'27"	20.00	N34°34'04"E
C74	1375.32	20.00	0°50'00"	20.00	S34°32'23"W
C75	1375.32	20.00	0°50'00"	20.00	S33°49'23"W
C76	1480.32	20.00	0°46'27"	20.00	N33°47'56"E
C77	1635.32	22.90	0°48'08"	22.90	N35°10'56"E
C78	30.00	8.00	17°11'06"	8.96	N43°10'16"E
C79	30.00	6.78	12°57'11"	6.77	N36°50'59"E
C80	1375.32	135.06	5°37'39"	135.03	S34°15'43"W
C81	205.00	262.46	29°18'45"	260.49	S00°34'50"E
C82	380.00	140.87	21°15'21"	140.73	S48°51'52"W
C83	120.00	78.53	13°29'48"	77.14	N56°59'06"W
C84	1635.32	118.03	4°08'07"	118.00	N33°30'57"E
C85	50.00	57.53	65°55'48"	54.41	S71°18'06"W
C86	115.00	75.26	37°29'48"	73.92	N56°59'06"W
C87	30.00	63.59	72°24'52"	59.06	N27°01'45"W
C88	69.00	14.83	12°08'52"	14.80	S59°02'57"E
C89	380.00	20.93	3°09'52"	20.92	N57°54'36"W
C90	69.00	43.84	36°24'02"	43.10	N24°47'24"E
C91	75.00	13.63	31°27'53"	13.57	S04°10'17"E
C92	1380.00	7.00	0°03'51"	7.00	N25°59'33"W
C93	1340.32	35.05	1°18'14"	35.05	S38°25'26"W
C94	140.00	18.60	26°38'10"	18.43	N23°45'28"E
C95	1153.99	35.94	1°20'22"	35.84	S26°24'22"W
C96	42.33	23.56	1°29'30"	23.31	N02°49'07"E
C97	50.00	27.82	31°42'48"	27.37	N01°18'08"E
C98	1153.99	1.82	0°04'14"	1.89	S35°40'19"W
C99	1153.99	6.38	0°14'20"	6.38	S35°31'02"W
C100	1153.99	147.85	5°37'39"	147.73	S34°15'43"W

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L9	S34°34'43"W	111.53	L16	N38°14'11"W	9.43
L10	S68°37'08"E	153.79	L17	S39°14'11"E	9.43
L11	S34°34'43"W	111.53	L18	S67°00'17"E	7.11
L12	S47°19'34"W	157.83	L19	S76°06'19"W	33.62
L13	N38°14'11"W	11.85	L20	S87°25'28"W	12.84
L14	S38°14'11"E	11.85	L21	N55°00'45"W	7.20
L15	N38°14'11"W	9.43	L22	N19°44'00"W	28.56
L16	N38°14'11"E	9.43	L23	N47°33'13"E	14.80
L17	S39°14'11"E	9.43	L24	N09°19'43"W	3.77
L18	S67°00'17"E	7.11	L25	N15°24'58"E	3.81
L19	S76°06'19"W	33.62	L26	N48°26'58"E	12.63
L20	S87°25'28"W	12.84	L27	N38°14'11"W	2.55
L21	N55°00'45"W	7.20			
L22	N19°44'00"W	28.56			
L23	N47°33'13"E	14.80			
L24	N09°19'43"W	3.77			
L25	N15°24'58"E	3.81			
L26	N48°26'58"E	12.63			
L27	N38°14'11"W	2.55			

- LEGEND:**
- ◊ = ANGLE POINT
 - = BENCHMARK
 - = PERMANENT REFERENCE MONUMENT (PRM)
 - = 4" x 4" CONCRETE MONUMENT SET (PRM LB#7866)
 - = FOUND (PRM LB#7866)
 - = PERMANENT CONTROL POINT (PCP)
 - = PERMANENT CONTROL POINT FOUND (PCP)
 - = P.K. NAIL & DISK (PCP LB#7866)
 - = PERMANENT CONTROL POINT (PCP)
 - = P.K. NAIL & DISK (LB#43 UNLESS OTHERWISE NOTED)
 - = 5/8" CAPPED IRON ROD SET (LB#7866)
 - = 5/8" CAPPED IRON ROD SET (PCP LB#7866)
 - = WHEN LOCATED IN PERVIOUS AREAS
 - = DISTRICT = LAKEWOOD RANCH STEWARDSHIP DISTRICT, AN INDEPENDENT SPECIAL DISTRICT, CREATED BY LOCAL ORD. NO. 1429, CODED AT CHAPTER 2065-136, LAWS OF FLORIDA
 - = UNITS/90 = NORTH AMERICAN DATUM OF 1983-1990 ADJUSTMENT
 - LB# = LICENSED BUSINESS NUMBER
 - AREA = AREA OF LOT IN SQUARE FEET
 - (R) = RADIAL LINE
 - (D) = LINE RADIAL TO CURVE IN DIRECTION OF ARROW
 - D = CENTRAL ANGLE
 - L = ARC LENGTH OF CURVE
 - R = RADIUS
 - C = CHORD DISTANCE
 - CB = CHORD BRG. (BEARING)
 - LF = LINE / (SEE CURVE TABLE)
 - CF = CURVE / (SEE CURVE TABLE)
 - D.B.B. = OFFICIAL RECORD BOOK
 - P = PLAT BOOK
 - ch = ALSO KNOWN AS
 - (DA) = OVERALL



EASEMENT DETAIL
SCALE: 1" = 20'

NOTES:

Bearings shown hereon are based on the southern line of Harmony at Lakewood Ranch Phase II A & B, lying immediately west of New Haven Boulevard, having a bearing of S.88°59'34"E.

Utility lines may be indicated per the Land Development Code of Manatee County, Florida.

All utility lines will be installed underground.

All easements are provided unless otherwise noted.

All lines intersecting with a curve that are not designated with (R) are non-radial.

Easement 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.

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Certificate of Authorization 427013 • www.stantec.com
Licensed Business Number 7866
Task Code 450
Project Number 215611802



HARMONY AT LAKEWOOD RANCH, PHASE II, SUBPHASE C, UNITS 1, 2, 3, & 4

A SUBDIVISION LYING IN SECTION 17,
TOWNSHIP 35 SOUTH, RANGE 19 EAST,
MANATEE COUNTY, FLORIDA

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD BEARING	
C103	145.77	17.61	09°25'20"	17.60	S44°43'47"W
C104	325.00	40.15	07°04'43"	40.13	S37°43'07"W
C105	325.00	15.56	02°44'32"	15.55	S32°49'10"W
C106	1530.32	4.45	00°09'53"	4.45	S31°31'54"W
C107	720.00	13.90	03°37'09"	13.89	N15°15'28"E
C108	1635.32	6.11	00°12'50"	6.11	N13°13'19"E
C109	1635.32	20.00	00°42'03"	20.00	N12°00'46"E
C110	1530.32	20.00	00°44'56"	20.00	S31°59'21"W
C111	1530.32	20.00	00°44'56"	20.00	S32°44'17"W
C112	1635.32	20.00	00°47'03"	20.00	N12°47'48"E
C113	1635.32	20.00	00°47'03"	20.00	N13°24'51"E
C114	1530.32	20.00	00°44'56"	20.00	S32°59'13"W
C118	1320.32	13.97	24°49'10"	73.40	N53°49'10"E
C180	370.00	33.85	05°10'16"	33.83	N45°02'14"W
C191	890.00	342.27	22°02'03"	342.16	N37°06'20"W
C201	1635.32	118.03	04°08'07"	118.00	N37°30'57"E
C202	220.00	31.59	08°13'38"	31.56	N35°33'43"E
C203	718.00	6.94	01°49'23"	6.94	N77°40'04"E
C204	630.00	31.93	01°59'31"	21.93	S47°07'37"E
C205	630.00	109.66	07°55'07"	103.93	S43°09'48"E

NOTES:
Bearings shown herein are based on the southerly line of Harmony at Lakewood Ranch Phase II & B lying immediately west of New Haven Boulevard, having a bearing of S88°59'34"E.
Visually bearings must be maintained per the Land Development Code of Manatee County, Florida.
All easements are private unless otherwise noted.
All lines intersecting with a curve that are not designated with (R) are non-radial.
Excepting in the case of an irregular boundary or water course, numerical expressions shown herein to the nearest four tenths of a foot, are to be interpreted as having a precision to the nearest one hundredth of a foot.

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD BEARING	
C110	1860.00	304.49	16°27'21"	303.44	N43°25'33"W
C111	35.00	52.60	86°21'11"	43.83	N24°45'22"W
C18	500.00	105.87	12°08'05"	105.30	N42°03'20"W
C19	760.00	131.57	07°55'07"	131.40	N43°07'45"W
C20	108.73	94.87	47°37'55"	91.84	N15°13'17"W
C21 (DA)	362.50	153.17	24°12'04"	151.59	S35°55'17"W
C22	35.00	54.97	87°23'17"	43.47	S88°52'57"W
C23	35.00	54.98	90°03'17"	43.50	N03°07'03"W
C24	78.00	37.95	77°52'33"	37.58	S55°43'34"W

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD BEARING	
C25	78.00	30.76	27°35'39"	30.56	N40°30'26"E
C16	57.00	21.00	12°42'43"	21.11	N43°74'45"E
C77	75.00	48.17	110°23'35"	41.05	S14°34'03"W
C28	25.00	34.73	79°35'44"	32.00	N72°23'10"E
C29	337.50	97.66	16°34'44"	97.32	N57°41'37"E

TYPICAL LOT LINE EASEMENTS
Easements of 10' along all front, 5' along all side & rear lot lines for the purpose of accommodating surface and underground air, gas and underground utilities.
REFER TO SHEET 1 FOR COMPLETE LOT LINE EASEMENT DISCUSSION



SCALE: 1"=50'

LINE	BEARING	DISTANCE
L24	S85°49'03"E	5.17'
L32	S77°06'52"E	33.09'
L43	N17°44'13"E	3.33'
L44	N85°59'25"E	14.10'
L45	N85°59'25"E	3.73'
L46	S87°47'37"W	14.52'
L49	N35°51'17"W	12.50'
L49	S69°11'57"W	27.46'
L50	S32°10'38"E	12.64'
L53	S48°07'22"W	9.27'
L54	N48°07'22"W	9.27'

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD BEARING	
C206	525.00	10.93	1°11'36"	10.93	N40°11'26"W
C207	145.77	45.53	17°53'50"	45.35	S57°08'24"W
C220	1640.32	50.23	01°45'16"	50.23	N37°18'03"E
C221	50.00	86.79	99°27'13"	76.53	N87°09'07"E
C222	625.00	88.50	8°08'36"	88.13	S44°03'09"E
C223	50.00	19.56	22°24'54"	19.44	S28°48'29"E
C224	15.00	17.87	68°15'01"	16.83	S51°41'32"E
C225	49.00	51.31	160°00'00"	49.00	S59°49'03"E
C226	78.00	25.54	18°31'31"	25.43	S35°04'48"E
C227	50.00	72.15	87°40'46"	66.05	S05°00'11"E
C261	25.00	4.41	1°10'06"	4.41	N55°27'47"E
C262	145.77	1.64	00°38'40"	1.64	N40°56'49"E
C263	375.00	6.30	01°06'40"	6.30	N40°25'29"E
C265	25.00	1.45	02°19'54"	1.45	S42°23'38"W
C266	40.00	38.35	31°50'28"	37.85	N20°09'11"E
C331	350.00	59.92	09°42'15"	59.92	N36°21'32"E
C332	1525.32	147.85	05°31'37"	147.79	N34°15'43"E
C333	35.00	52.68	86°12'13"	47.83	N74°45'51"W

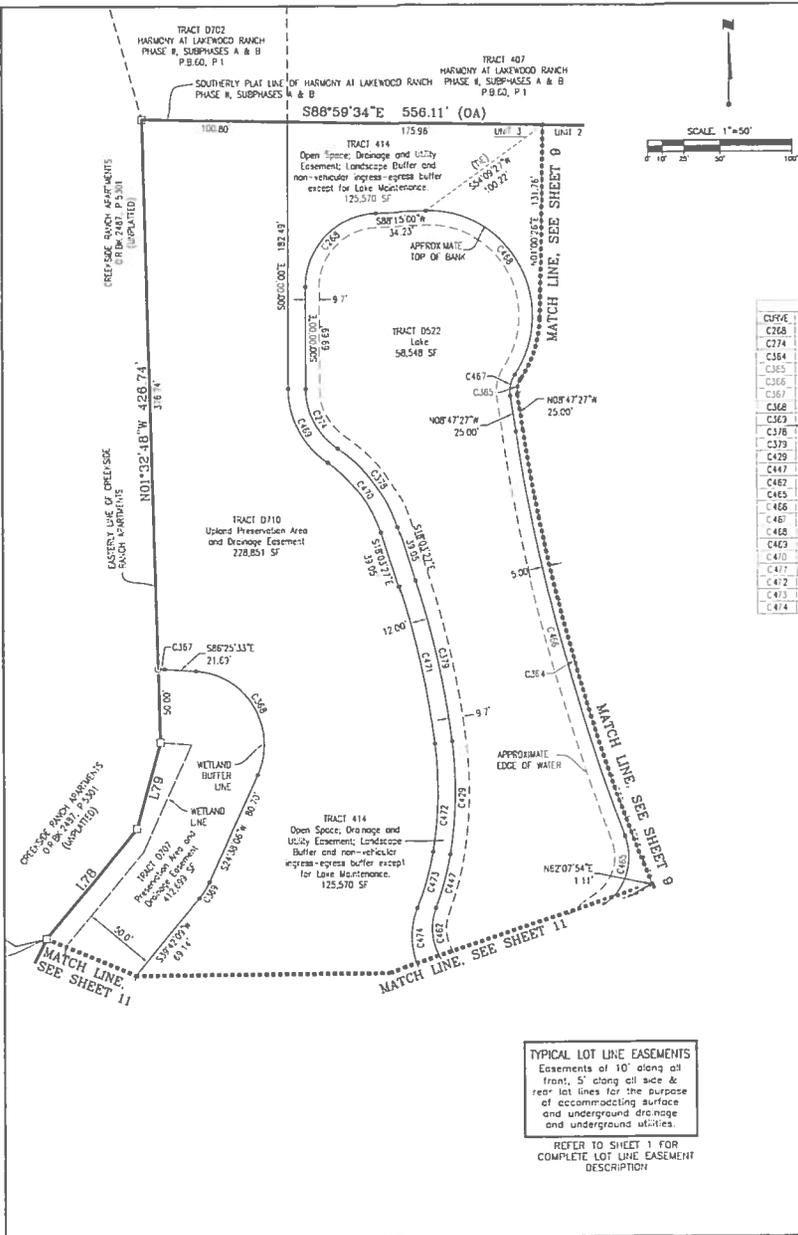
LEGEND:
LB# = LICENSED BUSINESS NUMBER
SF = AREA OF LOT IN SQUARE FEET
(R) = RADIAL LINE
(R) = LINE RADIAL TO CURVE IN DIRECTION OF ARROW
D = CENTRAL ANGLE
L = ARC LENGTH OF CURVE
R = RADIUS
C = CHORD DISTANCE
CB = CHORD BEG. (BEARING)
L# = LINE # (SEE LINE TABLE)
C# = CURVE # (SEE CURVE TABLE)
ORB = OPTICAL RECORD BOOK
(DA) = ALSO KNOWN AS
(OA) = OVERALL
V = ANGLE POINT
B = BENCHMARK
P = PERMANENT REFERENCE MONUMENT (PRM)
C = 4" x 4" CONCRETE MONUMENT SET (PRM LB#7865)
M = PERMANENT REFERENCE MONUMENT (PRM) FOUND (PRM LB#7865)



CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD BEARING	
C33	145.77	17.61	09°25'20"	17.60	S44°43'47"W
C34	325.00	40.15	07°04'43"	40.13	S37°43'07"W
C35	325.00	15.56	02°44'32"	15.55	S32°49'10"W
C36	1530.32	4.45	00°09'53"	4.45	S31°31'54"W
C37	720.00	13.90	03°37'09"	13.89	N15°15'28"E
C38	1635.32	6.11	00°12'50"	6.11	N13°13'19"E
C39	1635.32	20.00	00°42'03"	20.00	N12°00'46"E
C40	1530.32	20.00	00°44'56"	20.00	S31°59'21"W
C41	1530.32	20.00	00°44'56"	20.00	S32°44'17"W
C42	1635.32	20.00	00°47'03"	20.00	N12°47'48"E
C43	1635.32	20.00	00°47'03"	20.00	N13°24'51"E
C44	1530.32	20.00	00°44'56"	20.00	S32°59'13"W
C48	1320.32	13.97	24°49'10"	73.40	N53°49'10"E
C49	370.00	33.85	05°10'16"	33.83	N45°02'14"W
C50	890.00	342.27	22°02'03"	342.16	N37°06'20"W
C51	1635.32	118.03	04°08'07"	118.00	N37°30'57"E
C52	220.00	31.59	08°13'38"	31.56	N35°33'43"E
C53	718.00	6.94	01°49'23"	6.94	N77°40'04"E
C54	630.00	31.93	01°59'31"	21.93	S47°07'37"E
C55	630.00	109.66	07°55'07"	103.93	S43°09'48"E
C56	785.00	20.07	01°23'33"	20.07	S37°41'31"E
C57	820.00	26.01	01°17'18"	26.01	N42°30'00"E
C58	820.00	26.01	01°17'18"	26.01	N42°30'00"E
C59	820.00	26.01	01°17'18"	26.01	N42°30'00"E
C60	820.00	26.01	01°17'18"	26.01	N42°30'00"E
C61	820.00	26.01	01°17'18"	26.01	N42°30'00"E
C62	820.00	26.01	01°17'18"	26.01	N42°30'00"E
C63	820.00	26.01	01°17'18"	26.01	N42°30'00"E
C64	820.00	26.01	01°17'18"	26.01	N42°30'00"E
C65	820.00	26.01	01°17'18"	26.01	N42°30'00"E
C66	820.00	26.01	01°17'18"	26.01	N42°30'00"E
C67	820.00	26.01	01°17'18"	26.01	N42°30'00"E
C68	820.00	26.01	01°17'18"	26.01	N42°30'00"E
C69	820.00	26.01	01°17'18"	26.01	N42°30'00"E
C70	820.00	26.01	01°17'18"	26.01	N42°30'00"E
C71	820.00	26.01	01°17'18"	26.01	N42°30'00"E
C72	820.00	26.01	01°17'18"	26.01	N42°30'00"E
C73	820.00	26.01	01°17'18"	26.01	N42°30'00"E
C74	820.00	26.01	01°17'18"	26.01	N42°30'00"E
C75	820.00	26.01	01°17'18"	26.01	N42°30'00"E
C76	820.00	26.01	01°17'18"	26.01	N42°30'00"E
C77	820.00	26.01	01°17'18"	26.01	N42°30'00"E
C78	820.00	26.01	01°17'18"	26.01	N42°30'00"E
C79	820.00	26.01	01°17'18"	26.01	N42°30'00"E
C80	820.00	26.01	01°17'18"	26.01	N42°30'00"E
C81	820.00	26.01	01°17'18"	26.01	N42°30'00"E
C82	820.00	26.01	01°17'18"	26.01	N42°30'00"E
C83	820.00	26.01	01°17'18"	26.01	N42°30'00"E
C84	820.00	26.01	01°17'18"	26.01	N42°30'00"E
C85	820.00	26.01	01°17'18"	26.01	N42°30'00"E
C86	820.00	26.01	01°17'18"	26.01	N42°30'00"E
C87	820.00	26.01	01°17'18"	26.01	N42°30'00"E
C88	820.00	26.01	01°17'18"	26.01	N42°30'00"E
C89	820.00	26.01	01°17'18"	26.01	N42°30'00"E
C90	820.00	26.01	01°17'18"	26.01	N42°30'00"E
C91	820.00	26.01	01°17'18"	26.01	N42°30'00"E
C92	820.00	26.01	01°17'18"	26.01	N42°30'00"E
C93	820.00	26.01	01°17'18"	26.01	N42°30'00"E
C94	820.00	26.01	01°17'18"	26.01	N42°30'00"E
C95	820.00	26.01	01°17'18"	26.01	N42°30'00"E
C96	820.00	26.01	01°17'18"	26.01	N42°30'00"E
C97	820.00	26.01	01°17'18"	26.01	N42°30'00"E
C98	820.00	26.01	01°17'18"	26.01	N42°30'00"E
C99	820.00	26.01	01°17'18"	26.01	N42°30'00"E
C100	820.00	26.01	01°17'18"	26.01	N42°30'00"E

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A SUBDIVISION LYING IN SECTION 17,
TOWNSHIP 35 SOUTH, RANGE 19 EAST,
MANATEE COUNTY, FLORIDA



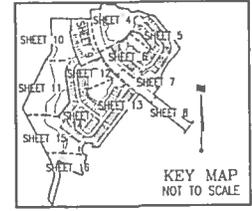
LINE	BEARING	DISTANCE
178	N32°42'24\"	97.95'
179	N15°35'39\"	61.20'

CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C268	50.00'	77.01'	88°15'00\"	42.62'	S44°07'30\"W
C374	50.00'	48.93'	53°47'31\"	45.79'	S75°53'45\"E
C364	1,370.00'	373.96'	15°32'54\"	333.20'	N15°31'54\"W
C365	15.00'	11.28'	42°05'31\"	11.02'	N12°45'19\"E
C366	76.74'	44.57'	33°17'35\"	43.97'	N17°39'15\"E
C367	50.00'	4.47'	5°07'14\"	4.47'	S89°59'11\"E
C368	50.00'	98.92'	111°03'39\"	67.44'	S30°53'45\"E
C369	50.00'	13.15'	15°04'03\"	13.11'	S17°10'05\"W
C370	105.00'	62.15'	37°44'04\"	67.91'	S36°55'29\"E
C371	503.61'	112.79'	12°53'13\"	112.67'	S17°36'51\"E
C429	264.29'	77.29'	16°51'54\"	77.51'	S01°15'43\"W
C447	196.71'	38.17'	11°07'07\"	38.11'	S°18'13\"W
C462	40.00'	110.72'	158°35'58\"	78.61'	S58°29'12\"E
C465	40.00'	53.05'	75°58'55\"	49.24'	N17°12'40\"E
C466	1315.00'	292.72'	11°59'21\"	291.19'	N14°47'07\"W
C467	20.00'	15.04'	43°55'31\"	14.63'	N12°51'10\"E
C468	71.24'	85.78'	138°03'31\"	177.87'	N28°43'42\"W
C469	61.00'	60.37'	55°41'31\"	58.07'	S75°53'46\"E
C470	93.00'	61.25'	37°44'04\"	60.15'	S36°55'29\"E
C477	581.61'	110.54'	10°51'13\"	110.35'	S12°35'14\"E
C472	257.28'	74.75'	16°51'54\"	73.93'	S01°15'43\"W
C473	184.71'	40.36'	12°31'01\"	40.25'	S15°57'14\"W
C474	53.00'	103.45'	132°59'07\"	87.21'	S34°46'45\"E

NOTES:
Bearings shown hereon are based on the southerly line of Harmony at Lakewood Ranch Phase II, Subphases A & B, lying immediately west of the 15th Boulevard, having a bearing of S 88°59'34\"E. Vicinity monuments must be maintained per the Land Development Code of Manatee County, Florida. All utility lines will be installed underground. All easements are precise unless otherwise noted. All lines intersecting with a curve that are not designated with (R) are non radial. Crossing on the curve of an irregular boundary of 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.

- LEGEND**
- ∠ = ANGLE POINT
 - W = WETLAND BUFFER
 - = PERMANENT REFERENCE MONUMENT (PRM)
 - 4x4 = 4x4\" CONCRETE MONUMENT SET (PRM LB#7655)
 - = PERMANENT REFERENCE MONUMENT (PRM) FOUND (PRM LB#7866)
 - = PERMANENT CONTROL POINT (PCP)
 - P.R. = P.R. HOLE & DISK (PCP LB#7666)
 - 5/8\" = 5/8\" CAPPED IRON ROD SET (PCP LB#7666) WHEN LOCATED IN PREVIOUS AREAS
 - = PERMANENT CONTROL POINT FOUND (PCP)
 - P.R. = P.R. HOLE & DISK (LB#043 UNLESS OTHERWISE NOTED)
 - = 5/8\" CAPPED IRON ROD SET (LB#7666)
 - DISTRICT = LAKEWOOD RANCH STEWARDSHIP DISTRICT, AN INTERMEDIATE SPECIAL DISTRICT, CREATED BY LOCAL ORD. NO. 1429, CODED BY CHAPTER 2005-338, LAWS OF FLORIDA
 - NAD83/90 = NORTH AMERICAN DATUM OF 1983-1990 ADJUSTMENT
 - LB# = LICENSED BUSINESS NUMBER
 - S = AREA OF LOT IN SQUARE FEET
 - (R) = RADIAL LINE
 - (R) = LINE RADIAL TO CURVE IN DIRECTION OF ARROW
 - D = CENTRAL ANGLE
 - L = ARC LENGTH OF CURVE
 - R = RADIUS
 - C = CHORD DISTANCE
 - CB = CHORD BEARING
 - LI = LINE # (SEE LINE TABLE)
 - C# = CURVE # (SEE CURVE TABLE)
 - OR# = OFFICIAL RECORD BOOK
 - P.B. = PLAT BOOK
 - P. = PAGE
 - ch = ALSO KNOWN AS
 - (OA) = OVERALL

TYPICAL LOT LINE EASEMENTS
Easements of 10' along all front, 5' along all side & rear lot lines for the purpose of accommodating surface and underground drainage and underground utilities.
REFER TO SHEET 1 FOR COMPLETE LOT LINE EASEMENT DESCRIPTION



Stantec
6900 Professional Parkway East, Sarasota, FL 34240-8114
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Certificate of Authorization #27013 • www.stantec.com
Licensed Business Number 7866
Task Code: 450
Project Number: 215611802

**HARMONY AT LAKEWOOD RANCH,
PHASE II, SUBPHASE C,
UNITS 1, 2, 3, & 4**
A SUBDIVISION LYING IN SECTION 17,
TOWNSHIP 35 SOUTH, RANGE 19 EAST,
MANATEE COUNTY, FLORIDA

- LEGEND:**
- = ANGLE POINT
 - = BENCHMARK
 - = PERMANENT REFERENCE MONUMENT (PRM)
 - = PERMANENT REFERENCE MONUMENT SET (PRM) (1/2" DIA.)
 - = PERMANENT REFERENCE MONUMENT (PRM) FOUND (PRM) (1/2" DIA.)
 - = PERMANENT CONTROL POINT (PCP)
 - = P.K. MARK & DISK (PCP) (1/2" DIA.)
 - = 5/8" CAPPED IRON ROD SET (PCP) (1/2" DIA.) WHEN LOCATED IN PERVIOUS AREAS
 - = PERMANENT CONTROL POINT FOUND (PCP)
 - = P.K. MARK & DISK
 - = (1/2" DIA.) UNLESS OTHERWISE NOTED
 - = 5/8" CAPPED IRON ROD SET (1/2" DIA.)
 - = LAKEWOOD RANCH STEWARDSHIP DISTRICT, AN INDEPENDENT SPECIAL DISTRICT, CREATED BY LOCAL BILL NO. 1429, COPIED AT CHAPTER 2005-332, LAWS OF FLORIDA
 - NA 8251.90 = NORTH AMERICAN DATUM OF 1983 1990 ADJUSTMENT
 - LSJ = LICENSED BUSINESS NUMBER
 - SF = AREA OF LOT IN SQUARE FEET
 - (R) = RADIAL LINE
 - (R) = LINE RADIAL TO CURVE
 - D = DIRECTION OF ARROW
 - Δ = CENTRAL ANGLE
 - Δ = ARC LENGTH OF CURVE
 - r = RADIUS
 - C = CHORD DISTANCE
 - CB = CHORD BEARING (BEARING)
 - L = LINE # (SEE LINE TABLE)
 - CJ = CURVE # (SEE CURVE TABLE)
 - ORW = OFFICIAL RECORD BOOK
 - P.B. = PLAT BOOK
 - P = PAGE
 - cta = ALSO KNOWN AS
 - (04) = O.E.-WALL

TYPICAL LOT LINE EASEMENTS
Easements of 10' along all front, 5' along all side & rear lot lines for the purpose of accommodating surface and underground drainage and underground utilities.

REFER TO SHEET 1 FOR COMPLETE LOT LINE EASEMENT DESCRIPTION

NOTES:

Bearings shown herein are based on the southern line of Harmony at Lakewood Ranch Phase I & II, lying immediately west of New Haven Boulevard, having a bearing of S 88°53'34"E.

Utility lines shall be installed underground. All statements are private unless otherwise noted.

All lines intersecting with a curve that are not designated with (R) are non-radial.

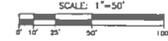
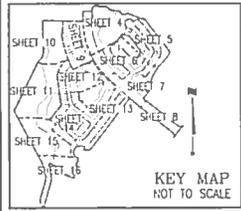
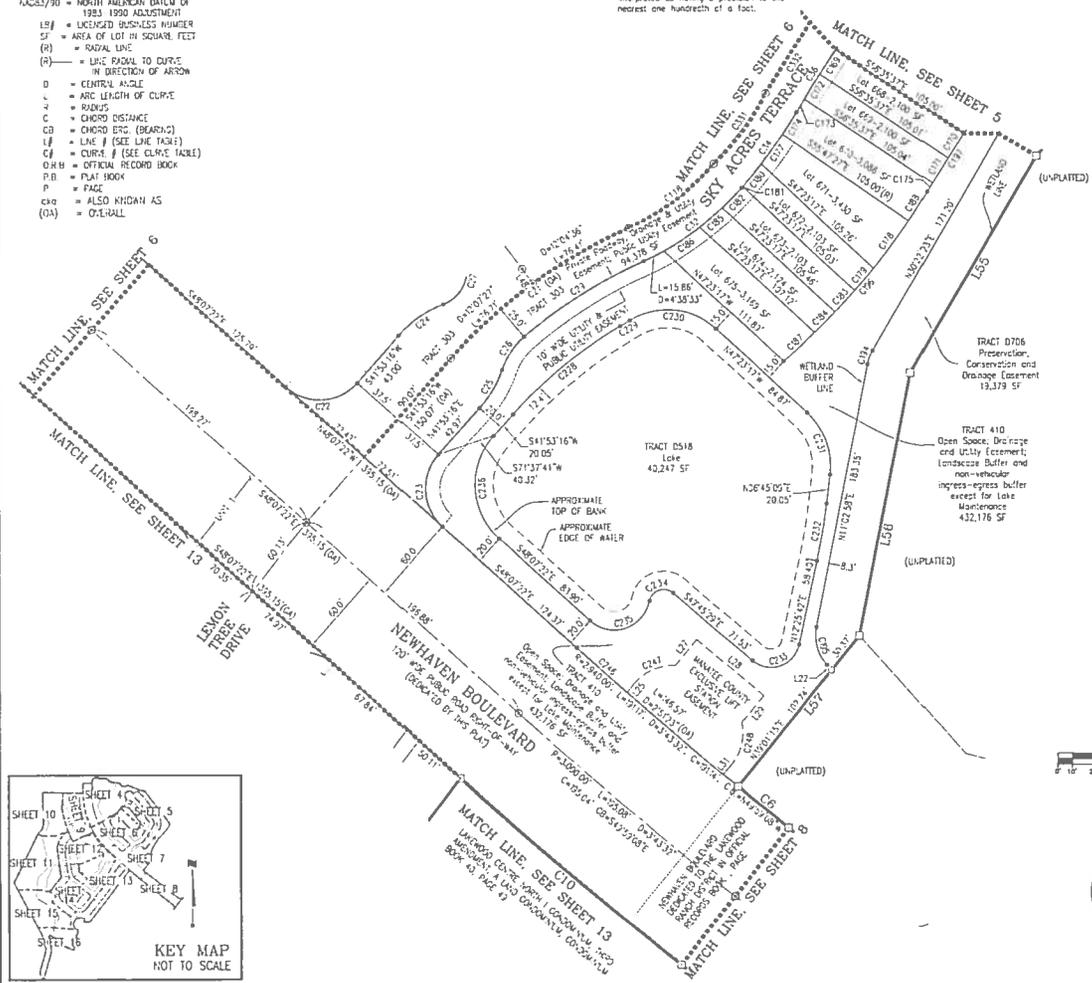
Exceeding in the case of an irregular boundary or water course, numerical expressions shown herein to the nearest foot or tenth of a foot, are to be interpreted as having a precision to the nearest one hundredth of a foot.

LINE TABLE

LINE	BEARING	DISTANCE
L10	S79°01'15"W	133.11'
L12	N42°01'00"W	4.15'
L25	N42°14'31"E	7.98'
L27	N42°13'05"E	23.46'
L28	S67°00'07"E	60.00'
L29	S47°13'05"W	23.63'
L31	S42°14'31"W	7.91'
L40	N15°59'17"W	12.50'
L55	S32°22'23"W	171.20'
L56	S11°02'58"W	183.35'
L57	S29°01'15"W	133.11'

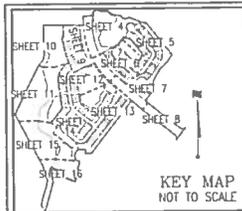
CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	
C6	2,940.00'	44.60'	02°52'09"	44.60'	S51°24'50"E
C9	3,060.00'	193.98'	0°43'33"	198.94'	N47°50'08"W
C10	3,060.00'	193.98'	3°43'33"	188.94'	N47°50'08"W
C21 (CA)	362.50'	153.12'	24°12'04"	151.98'	S52°59'17"W
C22	35.00'	34.97'	87°59'23"	49.43'	S86°59'57"W
C23	35.00'	34.98'	90°00'37"	49.50'	N03°00'03"W
C24	78.00'	37.95'	27°52'37"	37.58'	S55°43'34"W
C25	78.00'	30.76'	77°55'33"	30.56'	N33°35'26"E
C26	52.00'	27.42'	30°11'58"	27.11'	N34°24'06"E
C27	25.00'	48.17'	116°23'35"	41.05'	S14°34'03"W
C28	25.00'	34.15'	79°25'04"	32.00'	N77°23'10"W
C29	337.50'	97.66'	16°34'44"	97.37'	N57°41'57"E
C32	195.77'	84.82'	24°43'10"	84.14'	N57°40'44"E
C34	375.00'	64.78'	9°49'15"	64.20'	N38°21'32"E
C35	1,436.33'	145.33'	5°37'37"	145.34'	N34°15'37"E
C118	1,707.27'	13.97'	24°49'10"	73.40'	N57°40'44"E
C163	1,480.32'	20.00'	0°46'21"	20.00'	N33°01'10"E
C170	1,375.32'	20.00'	0°50'00"	20.00'	S32°59'23"W
C171	1,375.32'	20.00'	0°50'00"	20.00'	S32°59'23"W
C172	1,480.32'	20.00'	0°46'21"	20.00'	N32°14'43"E
C173	1,480.32'	10.59'	0°24'35"	10.59'	N41°33'17"E
C174	375.00'	18.07'	7°45'33"	18.07'	N42°43'41"E
C175	1,375.32'	7.00'	0°17'33"	7.00'	S31°35'38"W
C177	375.00'	24.96'	3°48'51"	24.96'	N38°06'58"E
C178	480.00'	40.36'	4°49'10"	40.36'	S38°37'08"W
C179	480.00'	20.07'	7°23'27"	20.07'	S49°13'24"W
C180	375.00'	20.03'	3°03'38"	20.03'	N42°43'41"E
C181	375.00'	1.21'	0°11'05"	1.21'	N41°10'35"E
C182	195.77'	18.60'	5°30'05"	18.79'	N44°01'13"E
C183	480.00'	20.00'	2°23'15"	20.00'	S47°36'43"W
C184	480.00'	20.02'	7°23'27"	20.02'	S45°00'04"W
C185	195.77'	20.16'	5°54'05"	20.15'	N47°43'19"E
C186	195.77'	29.98'	8°46'24"	29.85'	N57°03'34"E
C187	480.00'	28.13'	3°28'33"	27.13'	S47°56'07"W
C188	480.00'	23.13'	7°45'37"	23.13'	S32°49'43"W
C189	30.00'	10.12'	19°19'24"	10.07'	N09°42'12"E
C190	30.00'	27.79'	5°10'58"	26.80'	S15°29'01"W
C196	480.00'	152.67'	18°13'27"	152.03'	S40°33'37"W
C197	1,375.32'	135.00'	5°37'33"	135.03'	S34°15'43"W
C228	305.00'	95.98'	18°01'52"	95.52'	S50°54'17"W
C229	325.00'	7.77'	0°37'38"	7.77'	S57°21'19"W
C230	50.00'	64.47'	73°43'13"	60.06'	N54°12'54"W
C231	50.00'	47.25'	54°08'26"	45.51'	N27°19'04"W
C232	400.00'	33.63'	5°40'33"	33.61'	N09°35'28"E
C233	70.00'	41.12'	11°28'49"	34.25'	N71°20'07"E
C234	10.00'	20.63'	11°02'54"	17.16'	N12°09'04"E
C235	25.00'	52.28'	11°49'01"	43.76'	N71°58'08"E
C236	50.00'	78.55'	02°00'37"	70.72'	S07°07'03"E
C245	2,940.00'	44.60'	0°54'16"	44.60'	S48°34'30"E
C247	35.00'	31.88'	87°09'07"	30.77'	N68°19'05"E
C248	35.00'	31.87'	52°12'01"	30.80'	S14°08'11"W
C311	350.00'	59.93'	9°49'15"	59.92'	N36°21'32"E
C332	1,305.12'	147.85'	5°37'33"	147.78'	N34°15'43"E



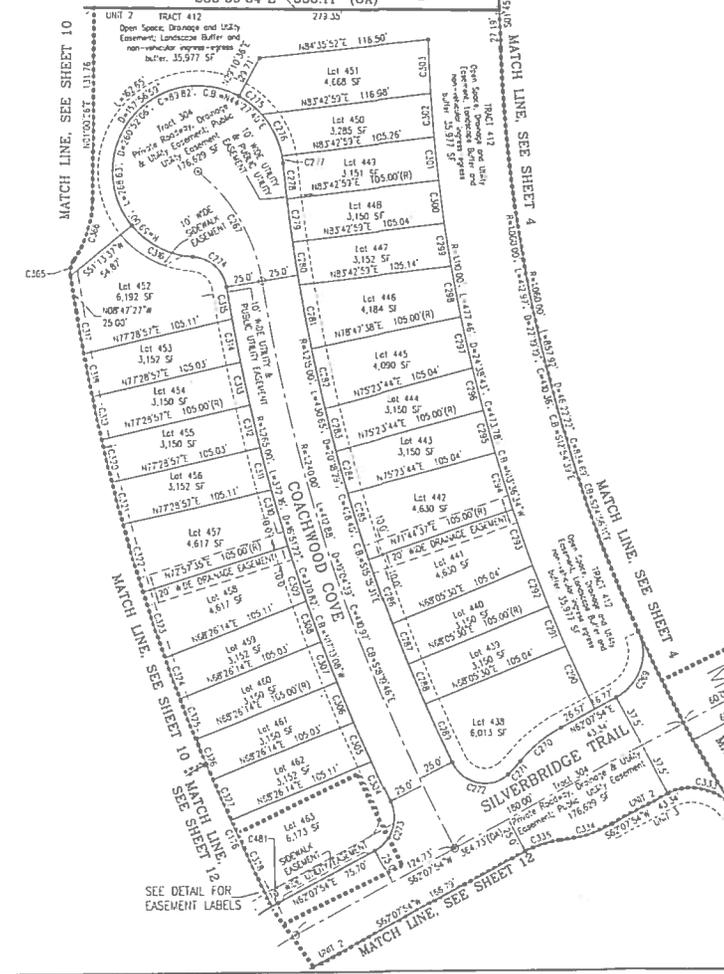
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Task Code: 450
Project Number: 215611802



SOUTHERLY PLAT LINE OF HARMONY AT LAKEWOOD RANCH PHASE II, SUBPHASES A & B

S88°59'34"E 556.11' (OA)



CURVE TABLE				
CURVE	RADIUS	ARC	DELTA	CHORD BEARING
C176	1,370.00	107.28	04°29'11"	107.25 N24°34'57"W
C267	122.63	83.67	41°54'25"	87.71 N29°44'38"W
C268	35.00	52.66	86°12'13"	47.83 N19°01'48"E
C270	83.00	31.01	22°47'54"	35.76 N24°43'58"E
C271	67.00	12.14	18°22'49"	12.12 N44°31'25"E
C272	25.00	45.76	104°52'24"	39.61 S77°50'58"E
C273	25.00	38.30	87°46'43"	34.66 N18°14'33"E
C274	25.00	33.68	77°10'56"	31.19 N47°22'55"W
C275	59.00	20.19	19°36'22"	20.09 N51°01'15"W
C276	59.00	32.19	31°15'20"	31.79 N25°35'25"W
C277	59.00	5.00	04°51'25"	5.00 N02°32'00"W
C278	1,215.00	75.00	01°10'45"	25.00 N05°41'33"W
C279	1,215.00	30.00	01°24'53"	30.00 N08°59'29"W
C280	1,215.00	30.00	01°24'53"	30.00 N10°09'37"W
C281	1,215.00	44.36	02°05'20"	44.35 N12°11'52"W
C282	1,215.00	47.08	02°15'01"	47.08 N13°53'43"W
C283	1,215.00	30.00	01°24'53"	30.00 N15°18'43"W
C284	1,215.00	30.00	01°24'53"	30.00 N17°08'16"W
C285	1,215.00	47.44	02°14'13"	47.43 N18°22'29"W
C286	1,215.00	47.44	02°14'13"	47.43 N20°12'53"W
C287	1,215.00	30.00	01°24'53"	30.00 N22°38'56"W
C288	1,215.00	44.31	02°05'23"	44.31 N24°22'05"W
C289	1,215.00	47.85	02°28'31"	47.85 S24°41'40"E
C290	1,110.00	30.00	01°32'55"	30.00 S22°40'57"E
C291	1,110.00	30.00	01°32'55"	30.00 S23°08'02"E
C292	1,110.00	30.00	01°32'55"	30.00 S24°19'29"E
C293	1,110.00	40.74	02°06'11"	40.74 S19°17'17"E
C294	1,110.00	40.74	02°06'11"	40.74 S17°12'17"E
C295	1,110.00	30.00	01°32'55"	30.00 S15°22'44"E
C296	1,110.00	30.00	01°32'55"	30.00 S13°43'48"E
C297	1,110.00	35.83	01°50'59"	35.83 S12°07'51"E
C298	1,110.00	35.83	01°49'28"	35.83 S10°17'19"E
C299	1,110.00	35.83	01°49'28"	35.83 S08°18'28"E
C300	1,110.00	30.00	01°32'55"	30.00 S07°03'29"E
C301	1,110.00	33.00	01°32'55"	33.00 S05°30'34"E
C302	1,110.00	30.00	01°32'55"	30.00 S03°57'35"E
C303	1,110.00	36.77	01°53'54"	36.77 S02°14'10"E
C304	1,265.00	30.15	01°21'56"	30.15 N24°45'51"W
C305	1,265.00	33.00	01°11'59"	33.00 N23°38'06"W
C306	1,265.00	33.00	01°11'59"	33.00 N22°14'32"W
C307	1,265.00	30.00	01°21'33"	30.00 N20°53'00"W
C308	1,265.00	30.00	01°21'33"	30.00 N19°31'26"W
C309	1,265.00	39.83	01°48'14"	39.83 N17°56'37"W
C310	1,265.00	39.83	01°48'14"	39.83 N16°08'17"W
C311	1,265.00	30.00	01°21'33"	30.00 N14°33'23"W
C312	1,265.00	30.00	01°21'33"	30.00 N13°11'49"W
C313	1,265.00	30.00	01°21'33"	30.00 N11°50'17"W
C314	1,265.00	30.00	01°21'33"	30.00 N10°28'44"W
C315	1,265.00	22.26	01°00'29"	22.26 N09°17'42"W
C316	59.00	48.00	47°11'59"	47.74 N08°22'23"W
C317	1,370.00	29.00	01°11'00"	29.00 S07°23'57"E
C318	1,370.00	30.00	01°15'10"	30.00 S10°38'08"E
C319	1,370.00	30.00	01°15'10"	30.00 S11°53'25"E
C320	1,370.00	30.00	01°15'11"	30.00 S13°08'42"E
C321	1,370.00	30.00	01°15'19"	30.00 S14°24'00"E
C322	1,370.00	48.12	02°06'45"	48.12 S16°02'02"E
C323	1,370.00	48.12	02°06'45"	48.12 S17°40'47"E
C324	1,370.00	30.00	01°15'19"	30.00 S19°40'47"E
C325	1,370.00	30.00	01°15'17"	30.00 S20°56'07"E
C326	1,370.00	30.00	01°15'17"	30.00 S22°11'25"E
C327	1,370.00	30.00	01°15'19"	30.00 S23°26'43"E
C328	1,370.00	65.87	02°45'10"	65.87 S24°56'57"E
C329	1,370.00	32.16	08°12'13"	47.83 N14°45'51"W
C330	35.00	52.66	86°12'13"	47.83 S13°31'51"W
C331	83.00	31.01	22°47'54"	46.74 S11°53'25"E
C332	67.00	26.68	22°47'55"	26.48 S10°31'51"W
C333	175.00	5.04	1°39'02"	5.04 N01°18'23"E

PLAT BOOK 63 PAGE 151
SHEET 9 OF 16

HARMONY AT LAKEWOOD RANCH, PHASE II, SUBPHASE C, UNITS 1, 2, 3, & 4

A SUBDIVISION LYING IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

CURVE TABLE				
CURVE	RADIUS	ARC	DELTA	CHORD BEARING
C354	1,370.00	33.95	1°12'54"	33.20 N15°33'54"W
C355	15.00	11.28	47°05'31"	11.02 N12°45'19"E
C356	76.74	44.59	33°17'58"	43.97 N17°39'15"E

NOTES:

Boundaries shown hereon are based on the southerly line of Harmony at Lakewood Ranch Phase A & B, lying immediately west of New Haven Boulevard, having a bearing of S88°59'34"E.

Visibly longlines must be maintained per the Land Development Code of Manatee County, Florida.

All utility lines will be installed underground. All easements are precise unless otherwise noted.

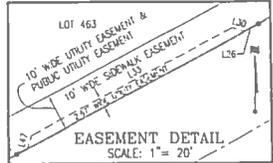
LINE TABLE		
LINE	BEARING	DISTANCE
L26	S82°07'54"W	4.23'
L30	S72°57'06"E	3.17'
L31	N45°07'54"E	62.00'
L47	N17°07'54"E	3.77'
L80	N01°45'00"W	129.17'

TYPICAL LOT LINE EASEMENTS
Easements of 10' along all front, 5' along all side & rear lot lines for the purpose of accommodating surface and underground drainage and underground utilities.

REFER TO SHEET 1 FOR COMPLETE LOT LINE EASEMENT DESCRIPTION

LEGEND:

- ∠ = ANGLE POINT
- ⊕ = BENCHMARK
- ◻ = PERMANENT REFERENCE MONUMENT (PRM)
- ◻ = 4" CONCRETE MONUMENT SET (PRM LBF7866)
- = PERMANENT REFERENCE MONUMENT (PRM) FOUND (PRM LBF7866)
- = PERMANENT CONTROL POINT (PCP)
- = PERMANENT CONTROL POINT (PCP) P.X. NAL & DSK (PCP LBF7866)
- = PERMANENT CONTROL POINT (PCP) 3/8" CAPPED IRON ROD SET (PCP LBF7866)
- = PERMANENT CONTROL POINT FOUND (PCP) P.X. NAL & DSK (LBF7866) UNLESS OTHERWISE NOTED
- = 5/8" CAPPED IRON ROD SET (LBF7866)
- DISTRICT = LAKEWOOD RANCH STEWARDSHIP DISTRICT, AN INDEPENDENT SPECIAL DISTRICT, CREATED BY LOCAL DEED NO. 1429, CODIFIED AT CHAPTER 2005-138, LAWS OF FLORIDA
- NAD83/90 = NORTH AMERICAN DATUM OF 1983-1990 ADJUSTMENT
- LBF# = LICENSED BUSINESS NUMBER
- SF = AREA OF LOT IN SQUARE FEET
- (R) = RADIUS LINE
- (R) = LINE RADIAL TO CURVE IN DIRECTION OF ARROW
- D = CENTRAL ANGLE
- L = ARC LENGTH OF CURVE
- R = RADIUS
- C = CHORD DISTANCE
- CB = CHORD BRC. BEARING
- L# = LINE # (SEE CURVE TABLE)
- C# = CURVE # (SEE CURVE TABLE)
- O.R.B. = OPTICAL RECORD BOOK
- P.B. = PLAT BOOK
- P. = FACE
- AK# = ALSO KNOWN AS
- (OA) = OFFSET



Stantec

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Licensed Business Number 7856
Task Code: 450
Project Number: 215611802