

MANATEE COUNTY GOVERNMENT AGENDA MEMORANDUM

SUBJECT	FINAL PLAT - LAKEWOOD RANCH TOWN CENTER, PHASE II, SUBPHASE E a/k/a NATURE'S WAY	TYPE AGENDA ITEM	Consent
DATE REQUESTED	January 23, 2001	DATE SUBMITTED/REVISED	January 12, 2001
BRIEFINGS?/WHO?	None	CONSEQUENCES IF DEFERRED	None
DEPARTMENT/DIVISION	Planning Plan Implementation Division	AUTHORIZED BY TITLE	Carol Clarke Director <i>CBC</i>
CONTACT PERSON TELEPHONE/EXTENSION	Debbie Perron 6866 <i>DP</i>	PRESENTER/TITLE TELEPHONE/EXTENSION	Debbie Perron, Final Plat Coordinator, Ext. 6866
ADMINISTRATIVE APPROVAL <i>[Signature]</i>			

ACTION DESIRED

INDICATE WHETHER ¹REPORT or ²DISCUSSION, ³FORM OF MOTION, or ⁴OTHER ACTION REQUIRED:

FORM OF MOTION:

- 1) Approval of, authorization for Chairman to execute, and authorization to record Final Subdivision Plat
 - 2) Acceptance of, authorization for Chairman to execute, and authorization to record Final Plat from Lakewood Ranch Community Development District 3;
 - 3) *Record Supplemental Declaration*
- To Recording 1/25/01*

ENABLING/REGULATING AUTHORITY

Federal/State law(s), administrative ruling(s), Manatee County Comp Plan/Land Development Code, ordinances, resolutions, policy.)

MANATEE COUNTY LAND DEVELOPMENT CODE, ORDINANCE 90-01, AS AMENDED

THE MANATEE COUNTY COMPREHENSIVE PLAN, FUTURE LAND USE ELEMENT GOAL 2.4, ADEQUATE PUBLIC FACILITIES IN ALL DEVELOPED OR DEVELOPING AREAS.

The Developer has been issued a Certificate of Level of Service for Potable Water, Solid Waste, Sanitary Sewer, Transit, Drainage, Traffic and Fire Protection, Objection 2.4.2, Concurrency.

BACKGROUND/DISCUSSION

- This is a one lot commercial subdivision.
- The subdivision is located on County maintained roads.
- Sewer and water are available for hook-up.

APPROVED IN OPEN SESSION

JAN 23 2001

**BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA**

MANATEE COUNTY GOVERNMENT
PLANNING, PERMITTING AND INSPECTIONS
DEPARTMENT
LAND DEVELOPMENT APPLICATION

FOR STAFF USE ONLY

Date: 11/09/00 File Number: PDMU-92-01/98-S-12(F)
File Name: Lakewood Ranch Town Center Phase II, Subphase E a/k/a Natures Way

This application shall be used for all land development,
rezone or comprehensive plan amendment requests.
Please attach appropriate standards or supplementary information, as applicable.

TYPE OF APPROVAL DESIRED: Final Plat Approval
LIST CASE NUMBERS OF PREVIOUS APPROVALS: PDMU-92-01

A. Property Information

1. Legal Description: See Exhibit "A"
2. D.P Number(s): A portion of 5879.0312
3. Section: 31 Township: 35S Range: 19E
4. Subdivision Name (if Platted): _____
5. Lot: _____ 6. Block: _____
7. Address or Location of Property (See Address Coordinator, if physical address is needed):
South of Natures Way, West of Lakewood Ranch Boulevard
8. Present Zoning Classification: PDMU/WP-E/ST
9. (If Rezone) Proposed Zoning Classification: N/A
10. (If Comprehensive Plan Map Amendment) Proposed Future Land Use Category: N/A
11. Future Land Use Category: MU/RES-1
12. Flood Zone Category: "X" Map/Panel Numbers: 120153/0370-C(1992 map)
13. Property Size (to the nearest tenth of acre or sq. ft.): 1.1292 acres
14. Existing Use(s) of Subject Property (i.e.: vacant, residence, commercial, etc.): Vacant
15. Surrounding Land Use(s) (i.e.: vacant, residence, commercial, etc.):
a. North: Vacant c. East: Vacant
b. South: Commercial d. West: Commercial
16. Description of Proposed Activity or Use (Attach Separate Sheet if Necessary):
One (1) lot commercial subdivision

B. Names/Addresses

List all person(s) having ownership in subject property.

1. Name of Property Owner: Schroeder-Manatee Ranch, Inc.
Address: 6215 Lorraine Road, Bradenton, Florida
Zip: 34202 Phone: (941) 755-6574 Fax: (941) 751-6781
Internet Address: _____

2. Name: _____
Address: _____
Zip: _____ Phone: _____ Fax: _____
Internet Address: _____
3. Name of Agent: SMR Communities Joint Venture
Contact Person: Suzanne L. Fugate
Address: 6215 Lorraine Road, Bradenton, Florida
Zip: 34202 Phone: (941) 755-6574 Ext. 230 Fax: (941) 751-6781
Internet Address: develop@gte.net
4. Name of Engineer: Wilson Miller, Inc.
Contact Person: Mike Elfers, PE
Address: 6900 Professional Parkway, Ste., 100, Sarasota, Florida
Zip: 34240 Phone: (941) 907-6900 Fax: (941) 907-6910
Internet Address: _____
5. Name of Architect: _____
Contact Person: _____
Address: _____
Zip: _____ Phone: _____ Fax: _____
Internet Address: _____
6. Name of Landscape Architect: _____
Contact Person: _____
Zip: _____ Phone: _____ Fax: _____
Internet Address: _____

NOTE: UNLESS OTHERWISE NOTED ALL WRITTEN CORRESPONDENCE WILL BE MAILED TO THE AGENT. IF THERE IS NO AGENT, COMMENTS WILL B SENT TO THE PROPERTY OWNER.

C. Signature

I hereby certify that the information in this application is true and correct. I have read this application and understand that other review processes and fees may be required prior to applying for and receiving Building Permits and/or Final Development Approval.

By executing this application, I acknowledge that I am familiar with the Rules of Procedure which apply to the boards or commissions which will act on my application and that I have read and understand such Rules of Procedures.


(Signature of Property Owner or Agent)

FILE NO. _____

Exhibit "A"

LEGAL DESCRIPTION

THE LEGAL DESCRIPTION OF SAID PROPERTY IN MANATEE COUNTY FLORIDA, BEING:

(Type legal directly on this sheet. Use additional sheets if necessary.)

Official Record Book: _____ Page: _____

DESCRIPTION (Prepared by the Signing Surveyor):

A tract of land lying in Section 31, Township 35 South, Range 19 East, Manatee County, Florida and more particularly described as follows:

BEGIN at the intersection of the southerly right-of-way line of Natures Way (Variable Width Public Right-of-Way) as shown on the plat of Lakewood Ranch Town Center Phase 1, Roadways, recorded in Plat Book 33, Pages 12-19 of the Public Records of Manatee County, Florida and the westerly right-of-way line of Lakewood Ranch Boulevard (120' Wide Public Right-of-Way), formerly Upper Manatee River Road, as recorded in Official Records Book 1443, Page 4980 of said Public Records, said point being the point of curvature of a curve to the left, of which the radius point lies S.63°43'37"W., a radial distance of 35.00 feet; (the following 3 calls are along the southerly right-of-way line of said Natures Way); thence along the arc in a westerly direction, passing through a central angle of 87°05'37", an arc length of 53.20 feet to the point of tangency of said curve; thence S.66°38'00"W., a distance of 130.14 feet to the point of curvature of a curve to the left having a radius of 180.00 feet and a central angle of 11°50'01"; thence along the arc of said curve, an arc length of 37.18 feet to the end of said curve; thence S.29°15'00"E., along a line not tangent to the last described curve, a distance of 253.30 feet; thence N.60°45'00"E. a distance of 211.57 feet to a point on a curve to the right of which the radius point lies N.50°06'27"E. a radial distance of 860.00 feet, said point being a point on the westerly right-of-way line of said Lakewood Ranch Boulevard; thence along the arc of said curve, also being the westerly right-of-way line of said Lakewood Ranch Boulevard, in a northwesterly direction, passing through a central angle of 13°36'36" an arc distance of 204.28 feet to the POINT OF BEGINNING.

Tract Contains 49,189 sq. ft. or 1.1292 acres, more or less.

MANATEE COUNTY PLANNING, PERMITTING AND INSPECTIONS DEPARTMENT

AFFIDAVIT OF OWNERSHIP/AGENT AUTHORIZATION

AFFIDAVIT

FILE NUMBER _____

Schroeder-Manatee Ranch, Inc.
6215 Lorraine Road; Bradenton, FL 34202

Thomas J. Danahy, Executive Vice President
(Print) PROPERTY OWNER, MAILING ADDRESS, OFFICER'S NAME, TITLE

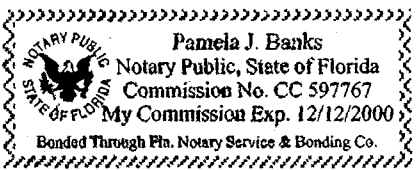
Being first duly sworn, depose(s) and say(s):

1. That I am (we are) the owner(s) and record title holder(s) of the following described property legal description, to wit: See Exhibit "A"
2. That this property constitutes the property for which a request for Final Plat Approval
(Type of Application Approval Requested)
is being applied for to Manatee County, Florida;
3. That the undersigned has (have) appointed and does (do) appoint SMR Communities Joint Venture as agent(s) to execute any petitions or other documents necessary to affect such petition; and request that you accept my agent(s) signature as representing my agreement of all terms and condition of the approval process;
4. That this affidavit has been executed to induce Manatee County, Florida to consider and act on the foregoing request;
5. That I, (we) the undersigned authority, hereby certify that the foregoing is true and correct.



Thomas J. Danahy / Executive Vice President
Owner Signature/Print Title

The foregoing instrument was acknowledged before me this 7th day November 2000 (date) by Thomas J. Danahy, Executive Vice President of Schroeder-Manatee Ranch, Inc. who is personally known to me or who has produced AA (type of identification) as identification.



Pamela J. Banks
Signature of Person Taking Acknowledgement, if any
Pamela J. Banks
Name

Title or Rank

Serial Number, if any

My Commission Expires: _____

Commission No.: _____

EXHIBIT "A"

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Tract Contains 49,189 sq. ft. or 1.1292 acres, more or less.

FROM : MANATEE CO GOVT PLANNING DEPT FAX NO. : 9417493071

Aug. 24 2000 10:15AM P2

"CONCURRENCY" CERTIFICATE OF LEVEL OF SERVICE COMPLIANCE
Planning Department
Manatee County, Florida

Public facilities must serve land development adequately according to adopted level-of-service standards. This certificate verifies adequacy or exemption and will reserve impacts unless expired. It offers no other assurance, does not approve any development order and does not grant any development rights. It applies only to the identified proposed project and must accompany development order(s) for the project.

Date Issued: 02/22/2000 Expiration Date: 02/22/2009

CERTIFICATE NUMBER: CLOS-00-012 MASTER CLOS

Project Name UNIVERSITY LAKES DR#22 BALANCE OF PH 1 & PHASE 2

Project File No.: ORDINANCE 00-45/PDMU-92-01(Z)(G)(R6)

Type of Development Order: PLANNED DEVELOPMENT MIXED USE

Location: Sec. 36 Twp. 35 S Range 18 E

DP# SEE LEGAL IN DEVELOPMENT ORDER Land Acres ± SEE D.O.

ADDRESS UNIVERSITY PKWY SCT WATER TREATMENT PLANT SE

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

Per compliance with the stipulations and requirements contained in PDMU-92-01(Z)(i)(R6) and DR#22 (Ordinance 00-45)

Must comply with the attached transportation requirements per the concurrency review. (See Attachment A)

BALANCE OF PHASE I:

Multi-Family units	41 units
General Commercial s.f./Retail	221,177
Neighborhood Commercial s.f./Retail	34,236
Industrial s.f.	59,800
General Commercial s.f. Hotel/Motel	122 rooms

PHASE II CLOS APPROVALS:

Residential Dwelling Units	
Single Family	360 units
Single Family Attached	155 units
Multi-family	287 units
Total units	802 total units

UNIVERSITY LAKES DRI#22
CLOS #00-0-2 CONT.
PAGE 2

PHASE II CLOS APPROVALS (cont.):

General Commercial s.f.	780,143
(Retail)	(600,143)
(Hospital)	(150/beds/180,000)
Neighborhood Commercial s.f.	135,885
Business s.f.	521,520
(Office)	(208,608)
(Industrial)	(312,912)
General Commercial****s.f.	150,000
(Retail)	(150,000)
(Hotel and Motel)	(0)

SPECIAL EXCEPTION:

Approved for "Special Exception" to Compliance with the Comprehensive Plan Concurrency requirements:

N/A

Approved by: Planning Department, Growth Management Division

APPROVAL:

This development complies with the Comprehensive Plan Concurrency requirements:


Approved by: Planning Department, Growth Management Division

(Traffic circulation, mass transit, drainage, sanitary sewer, solid waste and potable water; parks if residential)

SEE ATTACHMENT A FOR CONDITIONS
REV 08/00 TO INCLUDE BALANCE OF PHASE I APPROVALS

NEENAH COUNTY

MISCELLANEOUS INVOICE

Page 1 of 1

11/09/2008 10:39:18
STEPHB
CASHIER

INVOICE # : 234536
INVOICE DATE : 11/09/2008

PRINT DATE : 11/09/2008
PRINT TIME : 10:39:18
OPERATOR : stephb
COPY # : 1

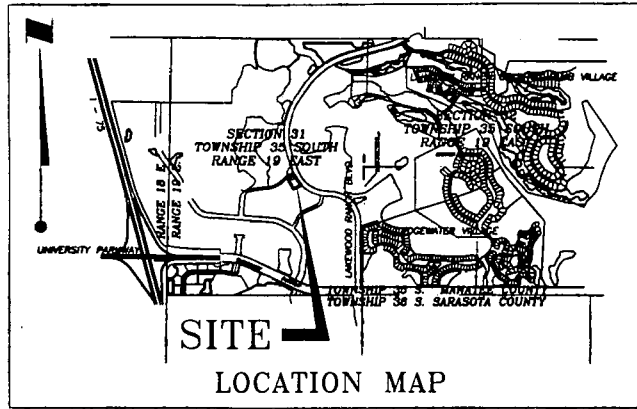
RECEIVED BY : stephb
REC'D. FROM : SHR COMM JT UNTR
UDF 106.1 : AKA NATURES WAY
UDF 106.2 :

CASH DRAWER: CASHIER

NOTES : FINAL PLAT FOR LAKEWOOD RANCH TOWN CENTER PHIII SUBPH E

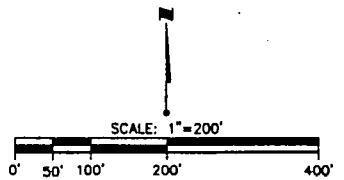
FEE ID	AMOUNT	THIS RCPT	BALANCE
FSUM	945.00	945.00	0.00
TOTALS	945.00	945.00	0.00

METHOD OF PAYMENT	AMOUNT	NUMBER
CHECK	945.00	17991
TOTAL INVOICE	945.00	



LEGEND:

- O.R.B.K. = OFFICIAL RECORDS BOOK
- D.N.R. DOC. = DEPARTMENT OF NATURAL RESOURCES DOCUMENT
- L# = LICENSED BUSINESS NUMBER
- C# = CURVE # (SEE CURVE TABLE)
- L# = LINE # (SEE LINE TABLE)
- S.F. = AREA OF LOT IN SQUARE FEET
- e = CENTERLINE
- (R) = RADIAL LINE
- (O.A.) = ORIGINAL DISTANCE
- D = CENTRAL ANGLE
- A = ARC LENGTH OF CURVE
- R = RADIUS
- C = CHORD DISTANCE
- P.C. = POINT OF CURVATURE
- Chord Brg. or C.B. = CHORD BEARING
- U.S.G.S. = UNITED STATES GEOLOGICAL SURVEY
- ▲ = ANGLE POINT
- = PERMANENT REFERENCE MONUMENT (PRM)
- = 4" x 4" CONCRETE MONUMENT FOUND ("PRM" AS NOTED)
- = PERMANENT REFERENCE MONUMENT (PRM), 4" x 4" CONCRETE MONUMENT SET ("PRM/LB/OL")



DESCRIPTION (Prepared by the Signing Surveyor):

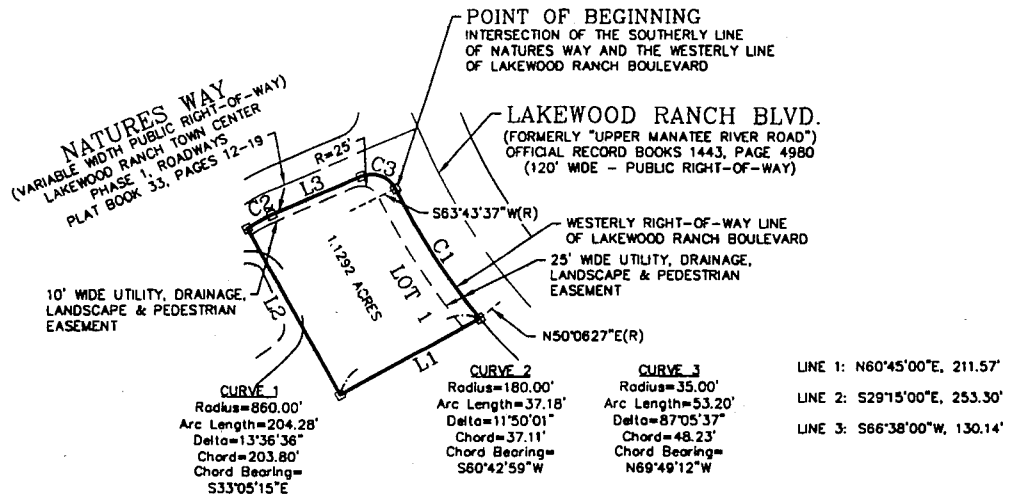
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Tract Contains 49,189 sq. ft. or 1.1292 acres, more or less.

NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF NATURES WAY, HAVING A BEARING OF S66°38'00"W.
2. THIS SITE LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500 - YEAR FLOOD PLAN), AS SHOWN ON FLOOD INSURANCE RATE MAP FOR SARASOTA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 120153 0370 C, REVISED JULY 15, 1992.
3. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER, THIS SKETCH, DRAWING, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SURVEY IS NOT INTENDED TO DELINEATE THE REGULAR JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD OR COMMISSION OR OTHER ENTITY.
5. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.



FOR: SMR COMMUNITIES, INC.

Oct 24, 2000 - 14:30:02

This is NOT a Survey.
RCUNNINGX:\SUR\02670\323\plat\2670hbsu.dwg

1"=200' SCALE DRAWING
Lakewood Ranch Town Center, Phase II
Subphase E a/k/a Natures Way
Sect. 31, Twp. 35 S., Rge. 19 E., Manatee Co., Fl.

WilsonMiller

Planners - Engineers - Biologists - Surveyors - Landscape Architects - Transportation Consultants

WilsonMiller, Inc.

800 Professional Parkway East, Suite 200 - Sarasota, Florida 34236-2861 - Phone 941-557-4833 - Fax 941-557-4832 - Web Site www.wilsonmiller.com

TASK CODE: MAPLT	DRAWN BY: RRC	CHKD BY: RRC	CAD FILE: 2670HBSU	PROJECT NO: S2670-323-000	SHEET 1 OF 1	DRAWING INDEX NO: B2670-323-001*	REV:
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TITLE CERTIFICATE

SUBDIVISION NAME:

LAKEWOOD RANCH TOWN CENTER PHASE II SUBPHASE E a/k/a NATURES WAY

LEGAL DESCRIPTION:

SEE ATTACHED EXHIBIT "A"

Lawyers Title Insurance Corporation hereby confirms that apparent record title to the land described above and shown on Lakewood Ranch Town Center Phase II Subphase E a/k/a Natures Way is in the name of Schroeder-Manatee Ranch, Inc., a Delaware corporation, the person(s) (or organization) executing the offer of dedication appearing on the above identified plat. All property taxes have been paid on the land described as of the date of certification. All mortgages or liens not satisfied or released of record are as follows:

MORTGAGES:


None

LIENS:

Lien upon the land by virtue of Benefit Special Assessments levied by the Lakewood Ranch Community Development District 3.

Witness my hand and official seal at Sarasota County, Florida, this 3rd day of November, 2000.

BY:



Dorothy A. Helensky,
LAWYERS TITLE INSURANCE CORPORATION
2033 WOOD STREET, SUITE 100
SARASOTA, FL 34237

0008409

EXHIBIT "A"

DESCRIPTION (Prepared by the Signing Surveyor):

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Tax Dist. 0001
 Parcel 587903129 Mrtg. Co. Tax Value 5,998,800 Exempt Value 0 Taxable 5,998,800

Paid By:

SMR COMMUNITIES JOINT VENTURE
 6215 LORRAINE ROAD
 BRADENTON, FL. 34202

A TRACT OF LAND LYING IN SEC 29,
 30, 31 & 32 TWN 35 RNG 19 & SEC 36
 TWN 35 RNG 18 BEING MORE
 PARTICULARLY DESC AS FOLLOWS: BEG
 AT THE SW COR OF SEC 29 TWN 35 RNG
 19, SD COR ALSO BEING COMMON
 SEE TAX ROLL FOR CONTINUATION

If Paid By:	NOV 30	DEC 31	JAN 31	FEB 29	MAR 31
	103,071.88	104,145.54	105,219.21	106,292.87	107,366.54

Assessed to:
 SCHROEDER-MANATEE RANCH INC
 7550 LORRAINE RD
 BRADENTON FL 34202

KEN BURTON, JR. D-11132000-P-001136 PAID \$103071.88 CHECK

KEN BURTON, JR.
 MANATEE COUNTY TAX COLLECTOR

2000 REAL ESTATE

013007 *Market*

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS.

PROPERTY I.D. NUMBER	ESCROW CD	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	MILLAGE CODE
587903129		5,998,800	0	5,998,800	0001

SCHROEDER-MANATEE RANCH INC.
 7550 LORRAINE RD.
 BRADENTON FL 34202

SEC 31 TNSHP 35S RNG 19E
 A TRACT OF LAND LYING IN SEC 29,
 30, 31 & 32 TWN 35 RNG 19 & SEC 36
 TWN 35 RNG 18 BEING MORE.
 PARTICULARLY DESC AS FOLLOWS: BEG
 (CONTINUATION ON TAX ROLL)
 PAD: NO ASSIGNED ADDRESS

E00767

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE (DOLLARS PER \$1,000 OF TAXABLE VALUE)	TAXES LEVIED
COUNTY	7.4312	44578.27
PUBLIC SCHOOLS:		
BY STATE LAW	6.0250	36142.77
BY LOCAL BOARD	2.6570	15938.81
COUNTY UNINCORP MSTU	0.7274	4363.53
SW FL WATER MGMT DISTRICT	0.5820	3491.30
INDEPENDENT SPECIAL DISTRICTS		
MOSQUITO CONTROL	0.1612	967.01
W COAST INL NAV DISTRICT	0.0400	239.95
COUNTY DEBT	0.2492	1494.90

Tax Roll Certified 10/13/00

TOTAL MILLAGE	17.8730	AD VALOREM TAXES	107216.54
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NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
BRADEN RIVER FIRE DIST	VARIES/UNIT SIZE	150.00

NON-AD VALOREM ASSESSMENTS 150.00

COMBINED TAXES AND ASSESSMENTS 107,366.54

See reverse side for important information.

AMOUNT DUE IF POSTMARKED BY	NOV 30	DEC 31	JAN 31	FEB 28	MAR 31
	103,071.88	104,145.54	105,219.21	106,292.87	107,366.54

DATE	INVOICE NO	COMMENT	AMOUNT	DISCOUNT	NET AMOUNT
01/23/2001	01-23-01 1950-50-302	NATTI/RRS WAY PI, AT Future Closing Cost-Lovesky-Ha	90.00	0.00	90.00

Lakewood Ranch Town Center
 Phase II, Subphas E
 aka Natures Way

CHECK: 019932 01/24/2001 Clerk of the Circuit Court

CHECK TOTAL: 90.00

SMR Communities
Developer of Lakewood Ranch



Suzanne L. Fugate
Project Coordinator

Engineering: (941) 727-9200, Ext. 230 Fax: (941) 758-7796
6225 LORRAINE ROAD, BRADENTON, FLORIDA 34202

CLERK'S CERTIFICATE OF PLAT RECORDING

STATE OF FLORIDA
COUNTY OF MANATEE

NOTICE TO THE PUBLIC: PLEASE NOTE THE FOLLOWING
SUBDIVISION HAS BEEN RECORDED IN THE PUBLIC RECORDS
OF MANATEE COUNTY, FLORIDA:

LAKWOOD RANCH TOWN CENTER PHASE II SUBPHASE E
A/K/A NATURES WAY

IN PLAT BOOK 37

PAGE(S) 15

R.B. SHORE
CLERK OF CIRCUIT COURT
MANATEE COUNTY, FLORIDA

BY: J. Kersey
DEPUTY CLERK



OWNER OF RECORD AS STATED ON PLAT: SCHROEDER-
MANATEE RANCH, INC.

JOINDER IN AND RATIFICATION OF
SUBDIVISION PLAT AND ALL DEDICATIONS AND RESERVATIONS THEREON

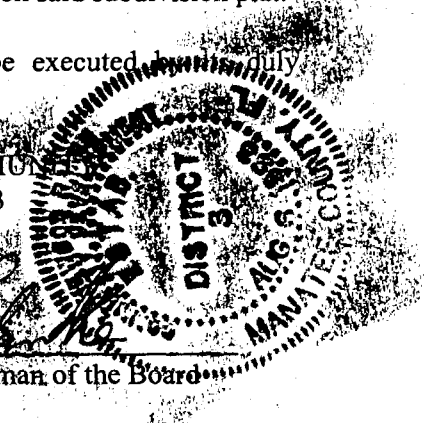
LAKWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT 3, a local unit of special purpose government, created pursuant to Chapter 190, Florida Statutes, is the Owner and holder of that certain lien upon the property by virtue of that Benefit Special Assessments by Owner, covering all or some portion of the real property located in Manatee County, Florida, constituting the subdivision plat of Lakewood Ranch Town Center, Phase II, Subphase E a/k/a Natures Way and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

For good and valuable consideration in hand paid by the record owner of said real property, receipt whereof is hereby acknowledged, hereby specifically joins in and ratifies said subdivision plat and all dedications and reservations thereon, and releases from said lien all streets, thoroughfares, required utilities, and drainage or other easements dedicated to or reserved for the public on said subdivision plat.

IN WITNESS WHEREOF, Owner has caused these presents to be executed by its duly authorized officer this 7th day of November, 2000.

LAKWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT 3



ATTEST:

By: [Signature]
Anthony J. Chiofalo, Secretary

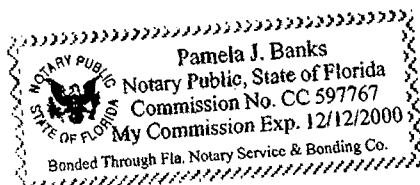
By: [Signature]
C. John A. Clarke, Vice -Chairman of the Board

Address: 6215 Lorraine Road
Bradenton, Florida 34202

(SEAL)

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 7th day of November, 2000, by C. John A. Clarke, as Vice-Chairman and Anthony J. Chiofalo, as Secretary, of Lakewood Ranch Community Development District 3, a local unit of special purpose government, created pursuant to Chapter 190, Florida Statutes who are personally known to me or have produced WA as identification and did not take and did (did not) take an oath.



Pamela J. Banks
NOTARY PUBLIC - STATE OF FLORIDA
Print Name: Pamela J. Banks
My Commission Expires: _____
Commission Number: _____

Accepted in open session... 11/23/01.....
Board of County Commissioners, Manatee County

JOINER IN AND RATIFICATION OF SUBDIVISION
PLAT AND ALL DEDICATIONS AND RESERVATIONS

APPROVED AND ACCEPTED FOR AND ON BEHALF OF THE COUNTY OF MANATEE,
FLORIDA, THIS 23rd DAY OF January, 2001.

BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA

By: _____

Joe McClas
Chairman

ATTEST:

R.B. SHORE
Clerk of the Circuit Court



Susan Romie

BN 1664 PS 965 2 of 3

Accepted in open session. 1/23/01.....
Board of County Commissioners, Manatee County

EXHIBIT "A"

DESCRIPTION (Prepared by the Signing Surveyor):

A tract of land lying in Section 31, Township 35 South, Range 19 East, Manatee County, Florida and more particularly described as follows:

BEGIN at the intersection of the southerly right-of-way line of Natures Way (Variable Width Public Right-of-Way) as shown on the plat of Lakewood Ranch Town Center Phase 1, Roadways, recorded in Plat Book 33, Pages 12-19 of the Public Records of Manatee County, Florida and the westerly right-of-way line of Lakewood Ranch Boulevard (120' Wide Public Right-of-Way), formerly Upper Manatee River Road, as recorded in Official Records Book 1443, Page 4980 of said Public Records, said point being the point of curvature of a curve to the left, of which the radius point lies S.63°43'37"W., a radial distance of 35.00 feet; (the following 3 calls are along the southerly right-of-way line of said Natures Way); thence along the arc in a westerly direction, passing through a central angle of 87°05'37", an arc length of 53.20 feet to the point of tangency of said curve; thence S.66°38'00"W., a distance of 130.14 feet to the point of curvature of a curve to the left having a radius of 180.00 feet and a central angle of 11°50'01"; thence along the arc of said curve, an arc length of 37.18 feet to the end of said curve; thence S.29°15'00"E., along a line not tangent to the last described curve, a distance of 253.30 feet; thence N.60°45'00"E. a distance of 211.57 feet to a point on a curve to the right of which the radius point lies N.50°06'27"E. a radial distance of 860.00 feet, said point being a point on the westerly right-of-way line of said Lakewood Ranch Boulevard; thence along the arc of said curve, also being the westerly right-of-way line of said Lakewood Ranch Boulevard, in a northwesterly direction, passing through a central angle of 13°36'36" an arc distance of 204.28 feet to the POINT OF BEGINNING.

Tract Contains 49,189 sq. ft. or 1.1292 acres, more or less.

Accepted in open session...1/23/01.....
Board of County Commissioners, Manatee County

CLERK OF THE CIRCUIT COURT - MANATEE COUNTY
R. B. "CHIPS" SHORE
P. O. BOX 25400 BRADENTON FL 34206

BOARD RECORDS RECEIPT # 3 OF # 3

PAYOR/MEMO: 0 0
TYPE: MS Pages: 7

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R	RECORDING FEES	001	0000000341100	0	29.00

TOTAL 33.00

OFFICE HOURS *****8:30 AM - 5:00 PM
PROMPT AND COURTEOUS SERVICE IS OUR GOAL

THIS RECEIPT MUST BE VALIDATED
BY CENTRAL CASHIERING

Thank You - Rec. # 41049592 -
41049594
Case No: - 2001 RC 0000085
Bk./Pt./Doc.# 1664/963/1437647 -
1664/973/1437649
01/25/2001 15:26:56
1060664 RECORDING CASH BOOK
CHECK/MONEY 19932
ORDER
Total 98.00
Receipt(s) Amount 98.00
Change 0.00

CLERK OF THE CIRCUIT COURT - MANATEE COUNTY
R. B. "CHIPS" SHORE
P.O. BOX 25400 BRADENTON FL 34206

BOARD RECORDS RECEIPT # 1 OF # 1

PAYOR/MEMO: 0 0
TYPE: PLAT Pages: 1

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C500 COPIES 001 0000000341400 2 10.00
CC CERTIFYING COPIES 001 0000000341400 2 2.00
TOTAL 42.00

OFFICE HOURS *****8:30 AM - 5:00 PM
PROMPT AND COURTEOUS SERVICE IS OUR GOAL
THIS RECEIPT MUST BE VALIDATED
BY CENTRAL CASHIERING

CLERK OF THE CIRCUIT COURT - MANATEE COUNTY
R. B. "CHIPS" SHORE
P. O. BOX 25400 BRADENTON FL 34206

BOARD RECORDS RECEIPT # 1 OF # 1

PAYOR/MEMO: 0 0
TYPE: MS Pages: 3

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TOTAL 15.00

OFFICE HOURS *****8:30 AM - 5:00 PM
PROMPT AND COURTEOUS SERVICE IS OUR GOAL
THIS RECEIPT MUST BE VALIDATED
BY CENTRAL CASHIERING

THIS INSTRUMENT PREPARED BY
AND RETURN TO:

SMR COMMUNITIES
6215 Lorraine Road
Bradenton, Florida 34202
Attention: Suzanne Fugate

BK 1664 PG 967 DKT # 1437649 1 of 7

SUPPLEMENTAL DECLARATION

THIS SUPPLEMENTAL DECLARATION is made this 7th day of November, 2000 by **SMR COMMUNITIES JOINT VENTURE**, a Florida general partnership ("Declarant").

WITNESSETH:

A. Declarant is the "Declarant" under that certain **Declaration of Covenants, Conditions and Restrictions of Lakewood Ranch Town Center recorded in Official Records Book 1524, Page 6099, of the Public Records of Manatee County, Florida, as amended and supplemented from time to time (the "Declaration")**. The capitalized terms used herein shall have the meanings given them in the Declaration unless otherwise specifically defined herein.

B. Article VIII, Section 1 of the Declaration provides that Declarant may designate portions of the Committed Property as Common Areas from time to time by way of a Supplemental Declaration.

NOW, THEREFORE, by virtue of Declarant's authority under the Declaration, it is hereby declared:

1. Declarant confirms that all of the property, located in Manatee County, Florida, and more particularly described in Exhibit "A" attached hereto and made a part hereof ("Platted Property") is contained within the Committed Property and is therefore subject to the covenants, restrictions, easements, charges, liens, terms and conditions of the Declaration. The Platted Property is also further described as:

All of Lakewood Ranch Town Center, Phase II, Subphase E, a/k/a Natures Way, according to the Plat thereof recorded in Plat Book 37, Pages 15 through 0, of the Public Records of Manatee County, Florida, less and except any portions thereof dedicated to Manatee County or Lakewood Ranch Community Development District 3.

Accepted in open session.....1/23/01.....
Board of County Commissioners, Manatee County

2. Each of the platted lots located on the Platted Property shall be deemed a Parcel under the Declaration.

3. All of the Platted Property is subject to the provisions shown in Exhibit "B".

IN WITNESS WHEREOF, Declarant has executed this Supplemental Declaration on the day and year first above written.

WITNESSED BY:

SMR Communities Joint Venture
a Florida general partnership

By: SMR-1 Development Corporation,
a Florida corporation,
general partner

By: [Signature]
Name: Thomas J. Danahy, President

[Signature]
Print Name: Martha F. Swift

[Signature]
Print Name: Irene Jewitt

By: SMR-2, Inc.,
a Florida corporation,
general partner

By: [Signature]
Name: C. John A. Clarke, President

[Signature]
Print Name: Martha F. Swift

[Signature]
Print Name: Irene Jewitt

Joined By:

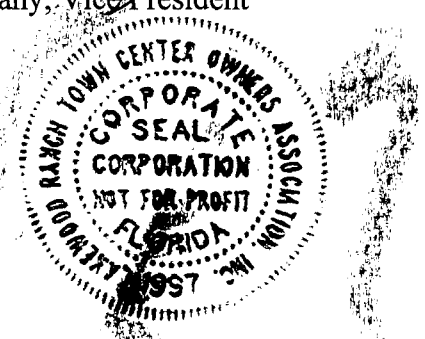
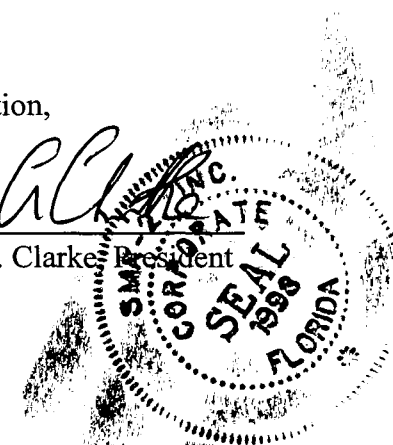
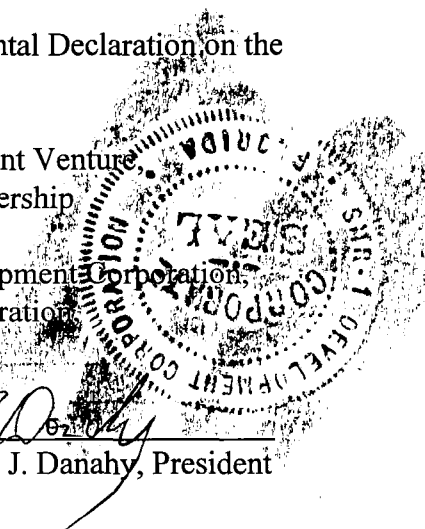
Lakewood Ranch Town Center Owners
Association, Inc., a Florida corporation not-
for-profit

By: [Signature]
Name: Thomas J. Danahy, Vice President

[Signature]
Print Name: Martha F. Swift

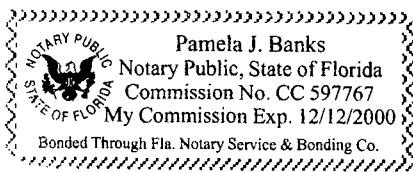
[Signature]
Print Name: Irene Jewitt

Accepted in open session... 1/23/01
Board of County Commissioners, Manatee County



STATE OF FLORIDA)
) SS:
COUNTY OF MANATEE)

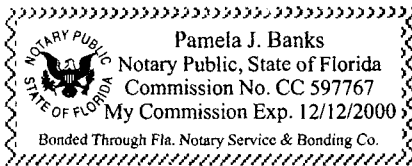
The foregoing instrument was acknowledged before me this 7th day of November, 2000, by Thomas J. Danahy as President of SMR-1 Development Corporation, a Florida corporation, and general partner of SMR Communities Joint Venture, a Florida general partnership, on behalf of the partnership. Thomas J. Danahy is personally known to me or has produced NA as identification.



Pamela J. Banks
NOTARY PUBLIC
Print Name: Pamela J. Banks
Commission Exp: _____
Commission No.: _____

STATE OF FLORIDA)
) SS:
COUNTY OF MANATEE)

The foregoing instrument was acknowledged before me this 7th day of November, 2000, by C. John A. Clarke, as President of SMR-2, Inc., a Florida corporation, and general partner of SMR Communities Joint Venture, a Florida general partnership, on behalf of the partnership. C. John A. Clarke is personally known to me or has produced N/A as identification.

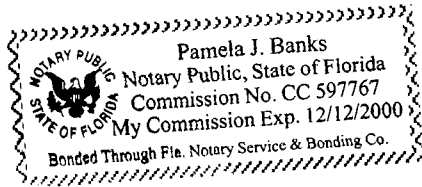


Pamela J. Banks
NOTARY PUBLIC
Print Name: Pamela J. Banks
Commission Exp: _____
Commission No.: _____

Accepted in open session... 1/23/01
Board of County Commissioners, Manatee County

STATE OF FLORIDA)
) SS:
COUNTY OF MANATEE)

The foregoing instrument was acknowledged before me this 7th day of November, 2000, by Thomas J. Danahy, as Vice President of Lakewood Ranch Town Center Owners Association, Inc., a Florida corporation not-for-profit, on behalf of the corporation. John S. Swart is personally known to me or has produced NA as identification.



Pamela J. Banks
NOTARY PUBLIC
Print Name: Pamela J. Banks
Commission Exp: _____
Commission No.: _____

Accepted in open session.....1/23/07.....
Board of County Commissioners, Manatee County

Exhibit "A"

DESCRIPTION (Prepared by the Signing Surveyor):

A tract of land lying in Section 31, Township 35 South, Range 19 East, Manatee County, Florida and more particularly described as follows:

BEGIN at the intersection of the southerly right-of-way line of Natures Way (Variable Width Public Right-of-Way) as shown on the plat of Lakewood Ranch Town Center Phase 1, Roadways, recorded in Plat Book 33, Pages 12-19 of the Public Records of Manatee County, Florida and the westerly right-of-way line of Lakewood Ranch Boulevard (120' Wide Public Right-of-Way), formerly Upper Manatee River Road, as recorded in Official Records Book 1443, Page 4980 of said Public Records, said point being the point of curvature of a curve to the left, of which the radius point lies S.63°43'37"W., a radial distance of 35.00 feet; (the following 3 calls are along the southerly right-of-way line of said Natures Way); thence along the arc in a westerly direction, passing through a central angle of 87°05'37", an arc length of 53.20 feet to the point of tangency of said curve; thence S.66°38'00"W., a distance of 130.14 feet to the point of curvature of a curve to the left having a radius of 180.00 feet and a central angle of 11°50'01"; thence along the arc of said curve, an arc length of 37.18 feet to the end of said curve; thence S.29°15'00"E., along a line not tangent to the last described curve, a distance of 253.30 feet; thence N.60°45'00"E. a distance of 211.57 feet to a point on a curve to the right of which the radius point lies N.50°06'27"E. a radial distance of 860.00 feet, said point being a point on the westerly right-of-way line of said Lakewood Ranch Boulevard; thence along the arc of said curve, also being the westerly right-of-way line of said Lakewood Ranch Boulevard, in a northwesterly direction, passing through a central angle of 13°36'36" an arc distance of 204.28 feet to the POINT OF BEGINNING.

Tract Contains 49,189 sq. ft. or 1.1292 acres, more or less.

Accepted in open session...1/23/01.....
Board of County Commissioners, Manatee County

Exhibit "B"

NOTICE TO BUYERS

Page 1 of 2

To the Purchaser of lots in Lakewood Ranch Town Center, Phase II, Subphase E a/k/a Natures Way, Manatee County, Florida:

You are hereby notified that the purchase of your lot is subject to:

1. The Declaration of Covenants, Conditions and Restrictions of Lakewood Ranch Town Center, as recorded in Official Record Book 1524, Page 6099, of the Public Records or Manatee County, Florida, as amended and/or supplemented, a copy of which is provided upon execution of your contract to purchase.
2. Ownership of a lot in Lakewood Ranch Town Center Phase II, Subphase E a/k/a Natures Way automatically makes you a member of the Lakewood Ranch Town Center Owners Association.
3. The plat for Lakewood Ranch Town Center, Phase II, Subphase E a/k/a Natures Way.
4. THE LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT 3 IMPOSES TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY THROUGH A SPECIAL TAXING DISTRICT. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.
5. Non-potable water shall be utilized for landscaping irrigation and a separate color-coded irrigation system shall be installed. Lot owners are hereby notified that the water is not fit for human consumption.
6. All street trees and/or common area trees provided by Developer may not be removed without the written approval of the Declarant or Association. Any trees damaged during construction shall be replaced by the Owner within thirty (30) days. Replacement trees shall be the same species and size as the tree removed. Existing trees may be relocated by the Owner only upon written consent of Declarant or Association. No certificates of occupancy will be issued prior to installation of street trees.
7. The Lot owners shall not remove native vegetation (including cattails) that becomes established within the wet detention ponds abutting their property. Removal includes dredging, the application of herbicide, cutting and the introduction of grass carp. Lot owners shall address any questions regarding authorized activities within the wet detention ponds to SWFWMD, Venice Service Office, Surface Water Regulation Manager.

Accepted in open session..1/23/01.....
 Board of County Commissioners, Manatee County

NOTICE TO BUYERS

Page 2 of 2

8. The removal of littoral shelf vegetation (including cattails) from wet detention ponds is prohibited unless otherwise approved by SWFWMD. Removal includes dredging, the application of herbicide, cutting, and the introduction of grass carp. Any questions regarding authorized activities within the wet detention ponds to SWFWMD's Surface Water Regulation Manager, Venice Service Office.
9. The foregoing statements are summary in nature and shall not be deemed to supersede or modify the provisions of the Declaration of Covenants, Conditions and Restrictions of Lakewood Ranch Town Center, as amended, any design and development manuals, or sales contracts between a purchaser and the Developer.

G:\Town Center\SUPDECSUBPHE.doc

Accepted in open session...1/23/01.....
Board of County Commissioners, Manatee County