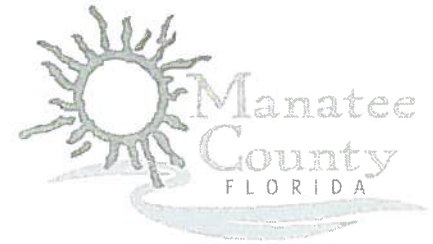


# MEMORANDUM

Approved in Open Session  
9-26-2017  
Board of County Commissioners



To: Ed Hunzeker  
County Administrator

Thru: Ron Schulhofer, Director  
Public Works Department

From: Carmen Mosley, Sr. Fiscal Services Mgr./  
Jane Oliver, Bond Coordinator  
Public Works Department

Date: September 12, 2017

Subject: **MALLORY PARK, PHASE I, SUBPHASE A, C & E  
PHASE A ONLY  
PDMU-06-30/16-S-07(F)  
RELEASE PERFORMANCE PORTION OF AGREEMENT  
RELEASE SURETY BOND FOR PERFORMANCE  
ACCEPT DEFECT SECURITY PORTION OF AGREEMENT  
ACCEPT SURETY BOND FOR DEFECT  
ACCEPT BILL OF SALE**

On July 26, 2016, the Board of County Commissioners accepted the *Agreement for Private Subdivision with Public Improvements* securing water and wastewater improvements for the above referenced project. The developer has provided all necessary documentation and completed and passed all inspections for those required public improvements in order to release the performance portion (public improvements); and accept the defect security portion of the Agreement, which will warrant these improvements for three (3) years for this project. A Bill of Sale is also required for this project which has publicly maintained utilities under private roadway. We therefore respectively request the County Administrator to approve the following:

- **Authorization to release and return** the Surety Bond, and any riders associated with this Surety, in conjunction with the performance portion of the *Agreement for Private Subdivision with Public Improvements*. Documents will be returned to Danielle Ellis, Agent for the Developer with Grimes, Goebel located at 1023 Manatee Avenue West, Bradenton, FL 34205;
- **Surety Bond** No. 268007746 issued through Liberty Mutual Insurance Company;
- **Amount** of Performance Bond \$1,042,725.00;

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

- **Accept and Execute Addendum** in conjunction with Section 1.5 “Maintenance, Defects” of the *Agreement for Private Subdivision with Public Improvements* accepted by the Board of County Commissioners on July 26, 2016, securing water and wastewater improvements;
  - **Surety Bond No.** CMS290989 issued through RLI Insurance Company;
  - **Amount** of Defect Security \$80,209.60;
- **Accept and Execute Bill of Sale.**

**Instructions to Board Records**

1. Copies of release request to: Claudia Campos ([Claudia.campos@ManateeClerk.com](mailto:Claudia.campos@ManateeClerk.com)), Julie Jensvold ([Julie.jensvold@ManateeClerk.com](mailto:Julie.jensvold@ManateeClerk.com)), Abby Lindecamp ([abby.lindecamp@ManateeClerk.com](mailto:abby.lindecamp@ManateeClerk.com)), Danielle Ellis ([DEllis@grimesgoebel.com](mailto:DEllis@grimesgoebel.com)), and Jane Oliver ([jane.oliver@mymanatee.org](mailto:jane.oliver@mymanatee.org)).

RS/CM/jo

cc: Records Management  
Claudia Campos, General Accounting - Finance  
Sia Mollanazar, P.E., Deputy Director – Engineering Services  
Chad Butzow, P.E., Deputy Director – Field Services Operations  
Danny Smith, Maintenance Operations Division Manager  
Ken LaBarr, Infrastructure Inspections Division Manager  
Danielle Ellis, Agent for the Developer

Attachments

Mallory Park, Phase I, Subphase A –  
Private Residential Project w/Public Improvement  
Water & Wastewater  
**DEFECT – Water & Sewer**

**EXHIBIT “B-1”  
IMPROVEMENTS**

	Improvement	Estimated Cost
1	Water and Wastewater	<u>\$1,042,725.00</u>
2	Water and Sewer	<u>\$80,209.60</u>
	<b>DEFECT ADDENDUM</b>	
3		\$



215612474 KAW  
DB

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

July 11, 2016

Stantec Consulting Services, Inc.  
Attn.: Mr. Kristopher A. Wilhoit, P.E.  
6900 Professional Parkway East  
Sarasota, FL 34240

(Kris.Wilhoit@stantec.com)

RE: **MALLORY PARK-PHASE 1-SUBPHASE A - (Private Subdivision)**  
**PDMU-06-30/16-S-07(F) (DTS #20160134) (MEPS-303)**  
**3-Year Defect Security Cost Estimate**  
**Public Infrastructure Improvements**  
**Reason - (Water & Sewer)**

Dear Mr. Wilhoit:

Your cost estimate for the above referenced bond, dated **April 06, 2016**, 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 **80,209.60** which is 10% of the submitted actual cost, would be sufficient to assure the County correction of any defects or failures.

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

Sincerely,



**Sia Mollanazar, P.E.**

Deputy Director – Engineering Services

SM/jp/jsh

cc: Record Management  
Jane Oliver, Fiscal Analyst, Public Works Department  
Carmen Mosley, Fiscal Operations Division Manager, Public Works Dept.  
Kenneth LaBarr, Infrastructure Inspection Division Manager, Public Works Dept.  
Mark G. Mayer, Senior Development Review Specialist, Public Works  
John Parks, Sr. Development Review Specialist, Building and Development Services  
Fred Goodrich, Sr. Development Review Specialist, Building and Development Services



**Engineer's Opinion of Probable Cost  
Mallory Park Phase 1, Subphase A  
Water & Sewer  
for Defect Security Bond**

**Site Development Cost Breakdown Summary**

<b>Water</b>	\$247,386.00
<b>Sewer</b>	\$554,710.00
<b>Total Cost Opinion</b>	\$802,096.00
<b>Total x 10%</b>	<b>\$80,209.60</b>

**Certificate of Cost Opinion**

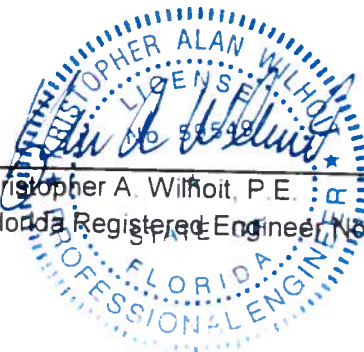
I, Kristopher A. Wilhoit, P.E., hereby submit that my opinion of cost for the improvements itemized herein is Eight Hundred Two Thousand Ninety Six Dollars and No Cents (\$802,096.00).

Furthermore, as required by Manatee County Land Development Code Section 722.3.4.2., 10% of this amount, specifically, Eighty Thousand Two Hundred Nine Dollars and Sixty Cents (\$80,209.60), is the required amount of the defect security.

Signed and sealed on this 6th day of April, 2016

Signed:

Kristopher A. Wilhoit, P.E.  
Florida Registered Engineer No. 59549





**Engineer's Opinion of Probable Cost  
Mallory Park Phase 1, Subphase A  
for Defect Security Bond**

**Water**

<b>Item Description</b>	<b>Estimated Quantity</b>	<b>Unit</b>	<b>Unit-Price</b>	<b>Total</b>
10" DIP Watermain	<u>343</u>	LF	<u>\$50.00</u>	\$17,150 00
8" DIP Watermain	<u>140</u>	LF	<u>\$35.00</u>	\$4,900 00
6" DIP Watermain	<u>52</u>	LF	<u>\$27.00</u>	\$1,404 00
10" PVC Watermain	<u>1,014</u>	LF	<u>\$31.00</u>	\$31,434 00
8" PVC Watermain	<u>1,479</u>	LF	<u>\$25.00</u>	\$36,975 00
6" PVC Watermain	<u>1,411</u>	LF	<u>\$15.00</u>	\$21,165 00
2" HDPE Watermain	<u>75</u>	LF	<u>\$8.00</u>	\$600 00
10" Gate Valve with Box	<u>5</u>	EA	<u>\$2,700.00</u>	\$13,500 00
8" Gate Valve with Box	<u>14</u>	EA	<u>\$1,750.00</u>	\$24,500 00
6" Gate Valve with Box	<u>9</u>	EA	<u>\$1,232.00</u>	\$11,088 00
Fire Hydrant Complete	<u>4</u>	EA	<u>\$6,200.00</u>	\$24,800 00
Single Water Service Long	<u>6</u>	EA	<u>\$880.00</u>	\$5,280 00
Single Water Service Short	<u>12</u>	EA	<u>\$765.00</u>	\$9,180 00
Double Water Service Long	<u>18</u>	EA	<u>\$1,450.00</u>	\$26,100 00
Double Water Service Short	<u>6</u>	EA	<u>\$1,315.00</u>	\$7,890 00
Lift Station Service	<u>1</u>	EA	<u>\$1,250.00</u>	\$1,250 00
Connect to Existing Watermain	<u>1</u>	EA	<u>\$1,450.00</u>	\$1,450 00
2" Temporary Blow off	<u>7</u>	EA	<u>\$750.00</u>	\$5,250 00
Watermain Testing	<u>1</u>	LS	<u>\$3,470.00</u>	\$3,470 00

**TOTAL WATER = \$247,386.00**



**Engineer's Opinion of Probable Cost  
Mallory Park Phase 1, Subphase A  
for Defect Security Bond**

<b>Sewer</b>	<b>Estimated Quantity</b>	<b>Unit</b>	<b>Unit-Price</b>	<b>Total</b>
8" PVC Sanitary Sewer 0-6'	<u>346</u>	LF	<u>\$20.00</u>	\$6,920.00
8" PVC Sanitary Sewer 6-8'	<u>345</u>	LF	<u>\$24.00</u>	\$8,280.00
8" PVC Sanitary Sewer 8-10'	<u>672</u>	LF	<u>\$28.00</u>	\$18,816.00
8" PVC Sanitary Sewer 10-12'	<u>1,040</u>	LF	<u>\$32.00</u>	\$33,280.00
8" PVC Sanitary Sewer 12-14'	<u>1,098</u>	LF	<u>\$35.00</u>	\$38,430.00
8" PVC Sanitary Sewer 14-16'	<u>766</u>	LF	<u>\$45.00</u>	\$34,470.00
8" PVC Sanitary Sewer 18-20'	<u>64</u>	LF	<u>\$53.00</u>	\$3,392.00
10" PVC Sanitary Sewer 20-22'	<u>15</u>	LF	<u>\$62.00</u>	\$930.00
Sanitary Sewer Manholes 0-6'	<u>2</u>	EA	<u>\$2,793.00</u>	\$5,586.00
Sanitary Sewer Manholes 6-8'	<u>3</u>	EA	<u>\$3,180.00</u>	\$9,540.00
Sanitary Sewer Manholes 8-10'	<u>3</u>	EA	<u>\$3,690.00</u>	\$11,070.00
Sanitary Sewer Manholes 8-10' Lined Drop	<u>1</u>	EA	<u>\$9,938.00</u>	\$9,938.00
Sanitary Sewer Manholes 10-12'	<u>2</u>	EA	<u>\$4,170.00</u>	\$8,340.00
Sanitary Sewer Manholes 10-12' Lined	<u>1</u>	EA	<u>\$7,817.00</u>	\$7,817.00
Sanitary Sewer Manholes 12-14'	<u>6</u>	EA	<u>\$4,395.00</u>	\$26,370.00
Sanitary Sewer Manholes 12-14' Lined Drop	<u>1</u>	EA	<u>\$12,200.00</u>	\$12,200.00
Sanitary Sewer Manholes 14-16'	<u>2</u>	EA	<u>\$5,359.00</u>	\$10,718.00
Sanitary Sewer Manholes 18-20' Lined Drop	<u>1</u>	EA	<u>\$15,340.00</u>	\$15,340.00
Sanitary Sewer Manholes 20-22' Lined Drop	<u>1</u>	EA	<u>\$17,792.00</u>	\$17,792.00
Single Sewer Service	<u>17</u>	Ea	<u>\$670.00</u>	\$11,390.00
Double Sewer Service	<u>30</u>	EA	<u>\$765.00</u>	\$22,950.00



**Sewer**

<u>Item Description</u>	<u>Estimated Quantity</u>	<u>Unit</u>	<u>Unit-Price</u>	<u>Total</u>
Lift Station Complete	<u>1</u>	LS	<u>\$174,262.00</u>	\$174,262.00
6" PVC Forcemain	<u>2,140</u>	LF	<u>\$24.00</u>	\$51,360.00
Connect to Existing Forcemain	<u>1</u>	LS	<u>\$2,250.00</u>	\$2,250.00
Gravity Sewer Testing	<u>1</u>	LS	<u>\$9,605.00</u>	\$9,605.00
Forcemain Testing	<u>1</u>	LS	<u>\$1,200.00</u>	\$1,200.00
6" Gate Valve with Box	<u>2</u>	EA	<u>\$1,232.00</u>	\$2,464.00

**TOTAL SEWER = \$554,710.00**



Mallory Park, Phase I, Subphase A –  
Private Residential Project w/Public Improvement  
Water & Wastewater  
**DEFECT – Water & Sewer**

**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**

Mallory Park, Phase I, Subphase A –  
Private Residential Project w/Public Improvement  
Water & Wastewater  
**DEFECT – Water & Sewer**

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

	Bond / LoC	Amount
1	Surety Bond No. 268007746 Issued through Liberty Mutual Insurance Company	<u>\$1,042,725.00</u>
2	Surety Bond No. CMS290989 Issued through RLI Insurance Company	<u>\$80,209.6</u>
	<b>DEFECT ADDENDUM</b>	
3		\$

**SURETY BOND  
FOR DEFECTS OF REQUIRED IMPROVEMENTS**

This bond replaces previously filed bond dated 07/14/2016.

(Attachment "A")

BOND NO. CMS290989

**KNOW ALL MEN BY THESE PRESENT:**

That the Developer, DiVosta Homes, LP as Principal, and RLI 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 Obligees, in the sum of \$ 80,209.60 (Numbers) Eighty Thousand Two Hundred Nine and 60/100 (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 Obligees to accept for maintenance to be free from defects or failures involving construction, design, or materials.

**NOW THEREFORE**, if the Obligees' inspection of the Required Improvements finds no defects within thirty six (36) months from the date of the Obligees' 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 Obligees the costs of correcting the Defects in an amount not exceeding the said sum specified above. The amount of money required to repair the defects shall be at the sole discretion of the County. Means of notification of intent to collect shall be by certified mail to the Surety at the address on page 2 (*insert page number for surety address*). Payment will be made to the County within thirty (30) days by certified check drawn on behalf of the Board of County Commissioners at P.O. Box 1000, Bradenton, FL 34206.

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

DEVELOPER SIGNATURE FORM

FOR: Mallory Park, Phase 1, Subphase A  
BOND NO. CMS290989

SIGNED AND SEALED this 17th day of July, 2017

WITNESSES OR CORPORATE SEAL:

[Signature]  
Witness

Gregory S. Rives  
Type or Print Name

[Signature]  
Witness

J. Nicholas Sarris  
Type or Print Name

DiVosta Homes, LP

BY: [Signature]  
Developer

D. Bryce Langen, VP & Treasurer  
Signature  
Type or Print Name

Title (If attorney-in-fact Attach Power of Attorney)  
24311 Walden Center Dr, Ste 300  
Postal Address  
Bonita Springs, FL 34134  
City State Zip

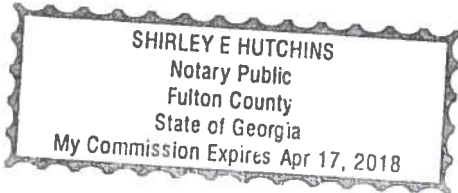
NOTARY ACKNOWLEDGMENT

STATE OF: Georgia

COUNTY OF: Fulton

The foregoing instrument was acknowledged before me this 17th day of July, 2017, by D. Bryce Langen, as VP & Treasurer, (Title), on behalf of the corporation identified herein as Developer and who is personally known to me or who has produced personally known (Type of Identification) as identification.

NOTARY SEAL:



[Signature]  
Notary Public  
Shirley E. Hutchins  
Print Name of Notary

Approved and accepted for and on behalf of Manatee County, Florida, this 18<sup>TH</sup> day of SEPTEMBER, 2017.  
18th

MANATEE COUNTY

A political subdivision of the State of Florida

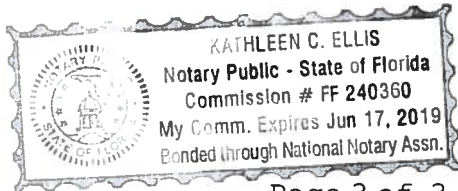
By: [Signature]  
County Administrator

STATE OF: Florida

COUNTY OF: Manatee County

The foregoing instrument was acknowledged before me this 18<sup>TH</sup> day of SEPTEMBER, 2017, by Ed Hunzeker, 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 N/A (Type of Identification) as identification.

NOTARY SEAL:



[Signature]  
Notary Public  
KATHLEEN C. ELLIS  
Print Name of Notary

**INSURANCE COMPANY SIGNATURE FORM**

FOR: Mallory Park, Phase 1, Subphase A

(Name of Project)

BOND NO. CMS290989

SIGNED AND SEALED this 17th day of July, 20 17

RLI Insurance Company

Surety Company Name

By: [Signature]

Signature - As its Agent  
Jessica Hollaender, Attorney-in-Fact

Print Name & Title  
8950 S. 52nd Street, Suite 209

Address  
Tempe, AZ 85284

City State Zip

**WITNESSES OR CORPORATE SEAL**

[Signature]

Signature

Karen O'Brien

Print Name

[Signature]

Signature

Renee Romo

Print Name

**NOTARY ACKNOWLEDGMENT**

STATE OF: Arizona

COUNTY OF Maricopa

The foregoing instrument was acknowledged before me this 17th day of July, 20 17, by Jessica Hollaender as Attorney-in-Fact (Title), on behalf of the Surety identified herein, and who is personally known to me or who has produced personally known (Type of Identification) as identification.

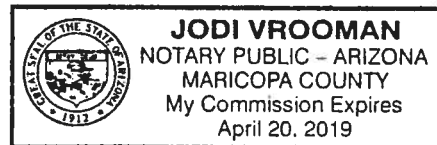
NOTARY SEAL:

[Signature]  
Notary Public

Jodi Vrooman

Print Name of Notary

Commission No. n/a My Commission Expires: 4-20-19





RLI Surety  
 9025 N. Lindbergh Dr. | Peoria, IL 61615  
 Phone: (800)645-2402 | Fax: (309)689-2036  
 www.rlicorp.com

# POWER OF ATTORNEY

## RLI Insurance Company

**Know All Men by These Presents:**

That this Power of Attorney is not valid or in effect unless attached to the bond which it authorizes executed, but may be detached by the approving officer if desired.

That **RLI Insurance Company**, an Illinois corporation, does hereby make, constitute and appoint:  
Jessica Hollaender, Jeremy Polk, jointly or severally

in the City of Phoenix, State of Arizona its true and lawful Agent and Attorney in Fact, with full power and authority hereby conferred, to sign, execute, acknowledge and deliver for and on its behalf as Surety, the following described bond.

**Any and all bonds provided the bond penalty does not exceed Twenty Five Million Dollars (\$25,000,000.00).**

The acknowledgment and execution of such bond by the said Attorney in Fact shall be as binding upon this Company as if such bond had been executed and acknowledged by the regularly elected officers of this Company.

The **RLI Insurance Company** further certifies that the following is a true and exact copy of the Resolution adopted by the Board of Directors of **RLI Insurance Company**, and now in force to-wit:

"All bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or Agents who shall have authority to issue bonds, policies or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile."

IN WITNESS WHEREOF, the **RLI Insurance Company** has caused these presents to be executed by its Vice President with its corporate seal affixed this 26th day of September, 2016.



**RLI Insurance Company**

By: B. W. Davis  
 Barton W. Davis Vice President

State of Illinois }  
 County of Peoria } SS

**CERTIFICATE**

On this 26th day of September, 2016, before me, a Notary Public, personally appeared Barton W. Davis, who being by me duly sworn, acknowledged that he signed the above Power of Attorney as the aforesaid officer of the **RLI Insurance Company** and acknowledged said instrument to be the voluntary act and deed of said corporation.

I, the undersigned officer of **RLI Insurance Company**, a stock corporation of the State of Illinois, do hereby certify that the attached Power of Attorney is in full force and effect and is irrevocable; and furthermore, that the Resolution of the Company as set forth in the Power of Attorney, is now in force. In testimony whereof, I have hereunto set my hand and the seal of the **RLI Insurance Company** this 17 day of July, 2017.

By: Jacqueline M. Bockler  
 Jacqueline M. Bockler Notary Public

**RLI Insurance Company**

By: B. W. Davis  
 Barton W. Davis Vice President



9250773020212

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that Divosta Homes, L.P., a Delaware limited partnership, whose address is 24311 Walden Center Drive, Suite 300, Bonita Springs, Florida 34134 (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: Mallory Park, Phase I, Subphase A

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

2. All potable water lines, including but not limited to all pipes, fittings, valves, services, tees, equipment and appurtenances thereto, located within or upon that certain real property owned by the SELLER and described below.

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

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

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

IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this 20<sup>th</sup> day of OCTOBER, 2016.

**WITNESSES:**

**Divosta Homes, L.P.**, a Delaware limited partnership

Signature: *[Handwritten Signature]*  
Print Name: TRACI TRAYER

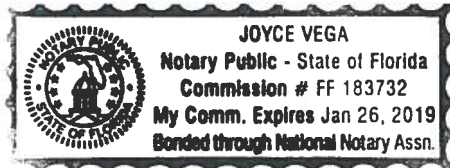
By: DiVosta Homes Holdings, LLC, a Delaware limited liability company, its general partner

Signature: *[Handwritten Signature]*  
Print Name: LORI UHL

BY: *[Handwritten Signature]*  
Michael Woolery, Director – Land Development South Florida Division

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of OCTOBER 2016, by Michael Woolery, as Director – Land Development South Florida Division, respectively, of Divosta Homes Holdings, LLC, a Delaware limited liability company, as the General Partner of Divosta Homes, L.P., a Delaware limited partnership, on behalf of the partnership. He is personally known to me or has produced \_\_\_\_\_ as identification.



*[Handwritten Signature]*  
Signature of Notary Public  
JOYCE VEGA

Name Typed, Printed or Stamped

Commission No.: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



WHEREFORE, the County and Developer have executed this Bill of Sale as of this 18<sup>TH</sup> day of SEPTEMBER, 2017.

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

The foregoing instrument was acknowledged before me this 18<sup>TH</sup> day of SEPTEMBER, 2017, by ED HUNZEKER (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

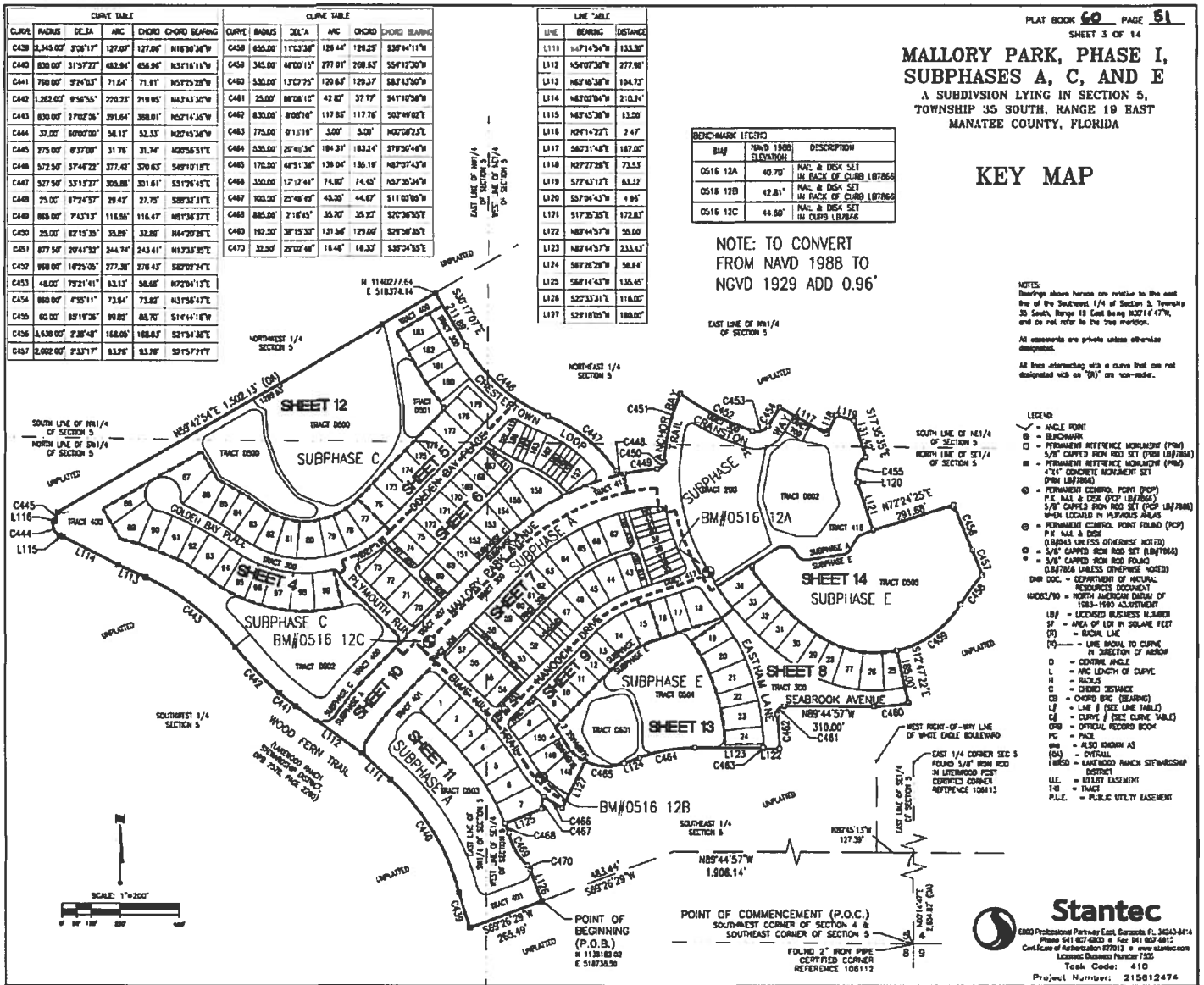
KATHLEEN C. ELLIS  
Printed Name

Exhibit "A"

Legal Description

Tract 300 & 700 and public utility easements, Manatee County utility easements, lift station easements and/or Manatee County lift station easements within Mallory Park, Phase I, Subphase A, according to the plat thereof recorded in Plat Book 60, Page 55, in the Public records of Manatee County, Florida.

Key Sheet



# Subphase A

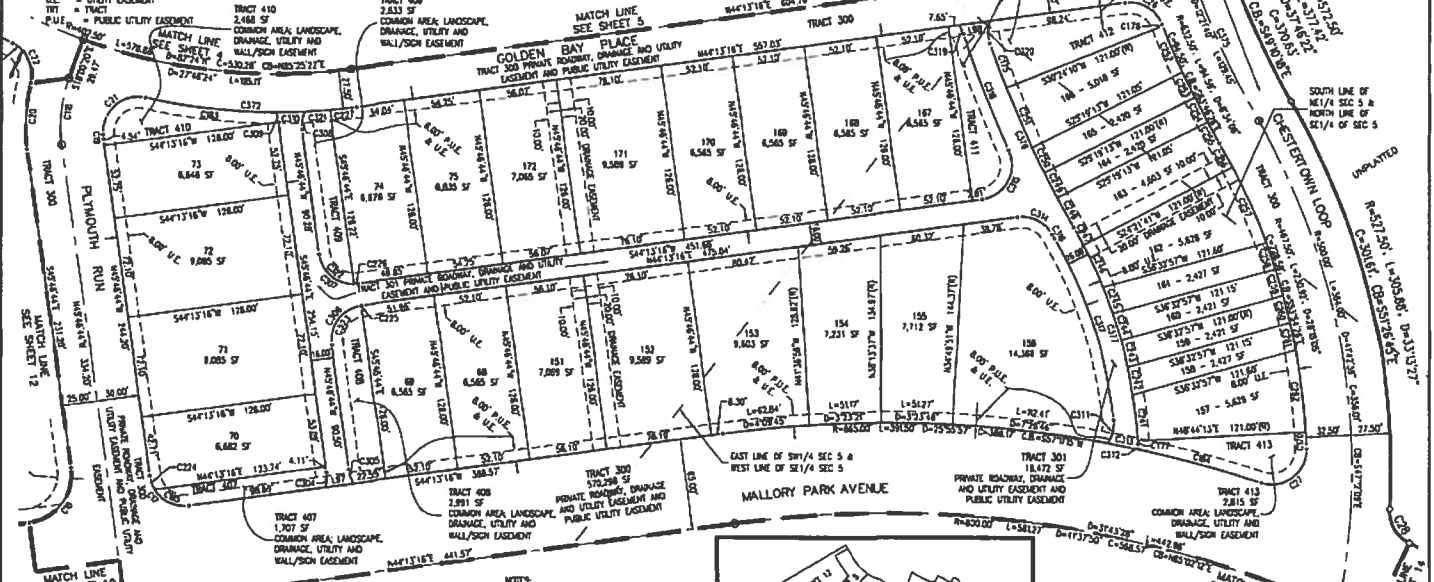
PLAT BOOK 60 PAGE 54

SHEET 6 OF 14

## MALLORY PARK, PHASE I, SUBPHASES A, C, AND E, A SUBDIVISION LYING IN SECTION 5, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

LINE TABLE			CURVE TABLE					
LINE	BEARING	DISTANCE	CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
L87	N44°15'16"	70.42'						
L88	S44°15'16"	22.28'						
C318			C318	780.50'	8°40'36"	88.74'	88.89'	S59°24'15"
C319			C319	25.00'	19°48'11"	6.80'	6.85'	S87°58'22"
C320			C320	75.00'	37°19'53"	14.29'	16.00'	N38°07'28"
C321			C321	430.00'	27°07'0"	18.86'	18.85'	N47°59'11"
C322			C322	25.00'	82°50'10"	36.14'	33.08'	N87°11'48"
C323			C323	25.00'	89°41'20"	38.13'	35.26'	N00°54'04"
C372			C372	430.00'	20°17'14"	152.25'	151.48'	N0°47'33"
C375			C375	600.00'	37°46'29"	385.35'	388.43'	S49°10'18"
C378			C378	750.50'	11°03'00"	143.34'	143.12'	N82°31'56"
C377			C377	348.50'	27°08'30"	184.28'	182.72'	N5°28'40"
C317			C317	330.50'	23°56'25"	138.36'	137.38'	S08°03'46"

CURVE TABLE					CURVE TABLE					CURVE TABLE							
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C17	25.00'	90°00'00"	25.00'	25.00'	S89°13'16"	C26	25.00'	70°00'00"	3.12'	3.12'	N47°48'12"	C35	487.50'	23°27'25"	20.04'	20.04'	N57°07'51"
C18	30.00'	90°00'00"	30.00'	30.00'	S50°44'44"	C27	430.00'	23°27'25"	18.83'	18.83'	S45°26'57"	C36	487.50'	23°27'25"	20.01'	20.01'	N54°48'36"
C19	70.00'	2°30'00"	3.16'	3.16'	N44°29'12"	C28	348.50'	33°32'	33.82'	33.82'	S44°02'35"	C37	487.50'	23°27'25"	20.01'	20.01'	N52°13'30"
C20	125.00'	21°54'25"	47.78'	47.50'	S34°48'31"	C29	348.50'	31°00'	20.08'	20.08'	S48°28'56"	C38	487.50'	23°27'25"	20.04'	20.04'	N48°46'15"
C21	25.00'	187°42'11"	48.89'	49.37'	N10°28'25"	C30	348.50'	31°00'	20.01'	20.01'	S51°47'43"	C39	487.50'	23°27'25"	58.46'	58.36'	N45°54'10"
C22	25.00'	77°51'18"	33.97'	31.42'	S82°47'56"	C31	348.50'	31°00'	20.01'	20.01'	S50°06'19"	C40	25.00'	24°50'00"	10.84'	10.75'	S53°11'41"
C23	25.00'	78°17'20"	33.29'	33.88'	N82°19'57"	C32	348.50'	31°00'	20.08'	20.08'	S58°25'11"	C41	25.00'	90°00'00"	25.00'	25.00'	N00°00'00"
C24	25.00'	69°54'37"	47.96'	43.84'	S12°11'33"	C33	348.50'	33°32'	33.82'	33.82'	S62°31'33"	C42	25.00'	90°00'00"	25.00'	25.00'	S89°13'16"
C25	25.00'	67°53'37"	28.42'	27.70'	S68°32'31"	C34	348.50'	33°32'	33.82'	33.82'	S68°32'31"	C43	25.00'	90°00'00"	25.00'	25.00'	S89°13'16"
C26	25.00'	77°42'34"	48.47'	48.00'	S17°53'22"	C35	750.50'	131°28'	24.45'	24.47'	S87°07'48"	C44	25.00'	90°00'00"	25.00'	25.00'	S89°13'16"
C27	467.50'	1°30'25"	12.29'	12.29'	N40°30'35"	C36	750.50'	131°15'	20.00'	20.00'	S89°16'25"	C45	25.00'	90°00'00"	25.00'	25.00'	S89°13'16"
C28	348.50'	0°21'57"	2.21'	2.21'	S41°04'49"	C37	750.50'	131°15'	20.00'	20.00'	S89°16'25"	C46	25.00'	90°00'00"	25.00'	25.00'	S89°13'16"
C29	750.50'	2°32'27"	34.07'	34.07'	S38°18'07"	C38	750.50'	131°15'	20.00'	20.00'	S89°16'25"	C47	25.00'	90°00'00"	25.00'	25.00'	S89°13'16"
C30	632.50'	0°26'27"	1.18'	1.18'	N60°33'27"	C39	632.50'	71°44'	38.16'	38.10'	N81°15'57"	C48	25.00'	90°00'00"	25.00'	25.00'	S89°13'16"
C31	430.00'	12°33'14"	84.19'	84.21'	S58°13'59"	C40	632.50'	1°48'43"	20.00'	20.00'	N87°46'28"	C49	25.00'	90°00'00"	25.00'	25.00'	S89°13'16"
C32	880.00'	8°02'11"	91.14'	91.00'	N87°08'07"	C41	632.50'	1°48'43"	20.00'	20.00'	N87°46'28"	C50	25.00'	90°00'00"	25.00'	25.00'	S89°13'16"
C33	25.00'	69°27'08"	28.56'	27.03'	N76°34'31"	C42	632.50'	1°33'58"	17.29'	17.29'	N87°18'30"	C51	25.00'	90°00'00"	25.00'	25.00'	S89°13'16"
C34	25.00'	34°32'33"	10.71'	10.83'	S38°03'09"	C43	487.50'	22°51'10"	18.74'	18.74'	N82°50'54"	C52	25.00'	90°00'00"	25.00'	25.00'	S89°13'16"
C35	25.00'	0°16'40"	0.14'	0.14'	S44°03'54"	C44	487.50'	22°51'10"	18.74'	18.74'	N82°50'54"	C53	25.00'	90°00'00"	25.00'	25.00'	S89°13'16"



**TYPICAL LOT LINE EASEMENTS**

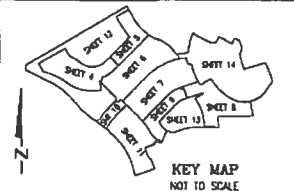
Non-absolute easements of 10' along all front 5' along all side lot lines and 5' along all rear lot lines or as otherwise noted herein. Easements will be used for the purpose of accommodating surface and underground drainage and underground utilities.

REFER TO SHEET 1 FOR COMPLETE LOT LINE EASEMENT DESCRIPTIONS

NOTE: Bearings shown herein are relative to the east line of the Southeast 1/4 of Section 5, Township 35 South, Range 19 East being N02°14'47"W, and do not refer to the true meridian.

All easements are private unless otherwise designated.

All lines intersecting with a curve that are not designated with an "R" are non-red.



**Stantec**

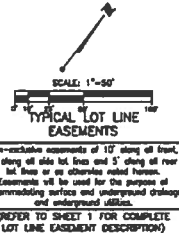
6000 Professional Parkway, East Sarasota, FL 34240-8414  
 Phone 941-927-4200 • Fax 941-927-6910  
 Certificate of Accreditation #27913 • www.stantec.com  
 Licensed Business Number 7008

Task Code: 410  
 Project Number: 215612474

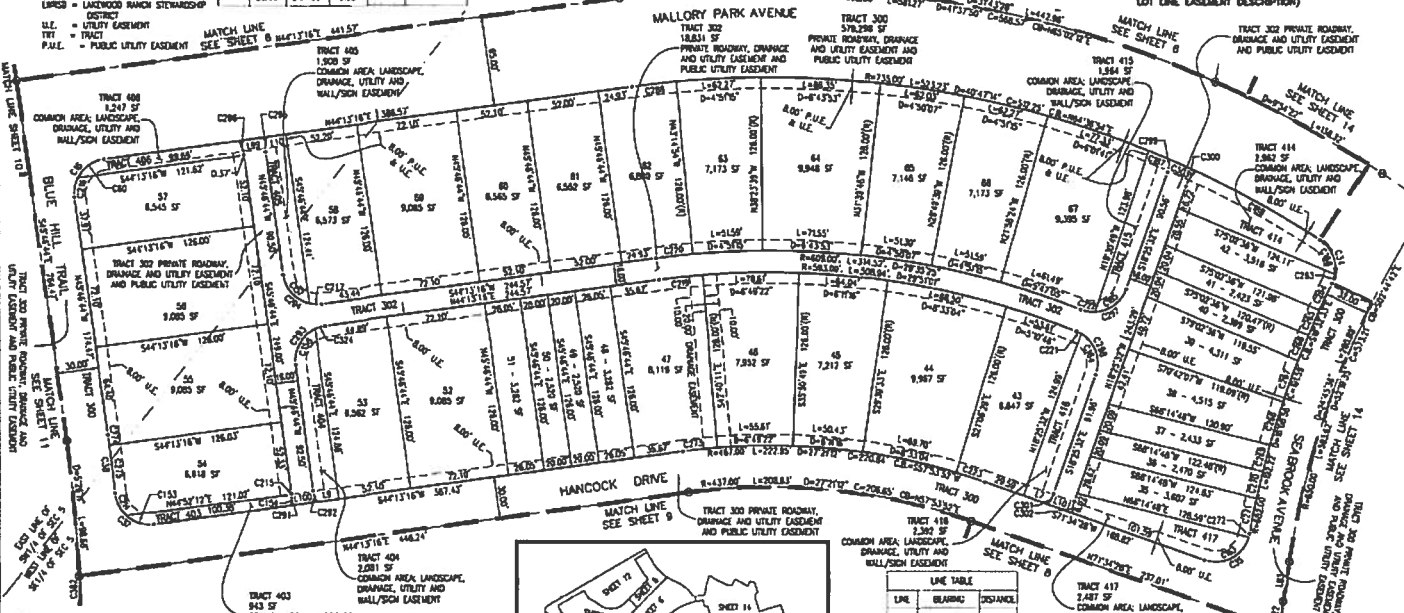
SCALE: 1"=50'

# MALLORY PARK, PHASE I, SUBPHASES A, C, AND E

A SUBDIVISION LYING IN SECTION 5,  
TOWNSHIP 35 SOUTH, RANGE 19 EAST  
MANATEE COUNTY, FLORIDA



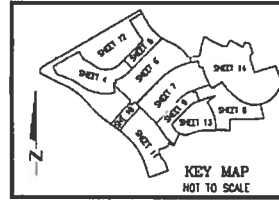
CURVE TABLE					CURVE TABLE					CURVE TABLE							
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C16	25.00	90°00'00"	39.27	35.36	N02°48'44"W	C216	25.00	34°25'15"	15.02	14.79	S28°34'04"E	C274	1070.00	0°24'44"	7.07	7.07	S45°34'21"E
C34	25.00	83°17'49"	38.44	33.30	S53°14'47"E	C217	25.00	79°31'04"	8.90	8.90	N54°28'48"E	C275	1070.00	1°51'58"	34.85	34.85	S47°28'00"E
C33	25.00	89°17'29"	43.26	38.07	S21°38'44"W	C218	25.00	37°08'33"	32.16	32.17	S45°48'33"W	C280	738.00	2°31'48"	32.48	32.48	S43°29'41"W
C37	25.00	82°16'40"	40.25	36.05	N02°38'22"W	C220	25.00	21°14'08"	28.90	28.89	N45°29'11"E	C281	25.00	19°52'37"	8.67	8.67	S35°50'25"E
C38	1070.00	7°16'42"	42.55	42.55	N44°38'22"W	C221	25.00	8°45'14"	3.76	3.76	S78°34'24"W	C282	25.00	19°52'37"	8.67	8.67	N05°43'02"W
C56	25.00	59°34'45"	44.25	23.31	S16°25'54"W	C222	25.00	24°21'27"	10.83	10.55	N41°37'57"E	C283	25.00	90°00'00"	39.27	35.36	N00°48'44"W
C122	1000.00	1°13'09"	21.26	21.26	S29°31'04"E	C223	467.00	2°40'37"	21.87	21.86	N78°14'00"E	C284	25.00	90°00'00"	39.27	35.36	S88°13'16"W
C153	25.00	90°02'11"	21.83	21.83	N08°14'22"E	C263	25.00	18°08'36"	7.00	7.00	N19°43'32"W	C285	25.00	24°20'02"	10.84	10.75	N33°21'41"W
C154	25.00	17°43'02"	7.75	7.71	N34°48'38"W	C264	682.00	1°48'29"	21.52	21.52	N17°22'18"W	C286	25.00	24°20'02"	10.84	10.75	S08°11'46"E
C156	25.00	77°45'48"	31.75	29.60	S08°23'50"E	C265	682.00	1°40'50"	20.00	20.00	N14°06'58"W	C287	25.00	92°14'13"	40.25	38.04	S17°41'25"W
C157	25.00	89°28'36"	30.32	28.49	S00°31'12"E	C266	682.00	1°40'50"	20.00	20.00	N19°47'48"W	C288	25.00	87°30'11"	38.18	34.58	S83°18'37"E
C163	25.00	83°21'02"	40.73	36.37	N04°33'52"E	C267	682.00	2°38'30"	31.67	31.67	N17°36'03"W	C289	25.00	21°29'00"	9.50	9.52	S29°25'02"E
C164	25.00	78°49'37"	34.40	31.75	N57°50'30"W	C268	682.00	2°48'29"	33.03	33.03	N02°41'07"W	C300	25.00	31°08'08"	13.57	13.42	N02°31'27"W
C165	25.00	87°52'45"	29.82	27.82	N19°30'31"E	C269	682.00	1°40'50"	20.00	20.00	N22°34'47"E	C301	25.00	19°52'37"	8.67	8.67	S08°29'13"E
C168	25.00	87°22'26"	29.40	27.33	N01°18'14"W	C270	682.00	1°40'50"	20.00	20.00	N04°30'37"W	C302	25.00	19°52'37"	8.67	8.67	N02°21'50"W
C187	738.00	1°15'31"	16.15	16.15	S74°10'20"W	C271	682.00	2°10'59"	25.99	25.98	N08°51'31"W	C303	738.00	1°40'50"	21.87	21.49	S78°09'53"W
C188	738.00	89°13'17"	102.88	102.87	S89°39'53"W	C272	25.00	3°20'17"	2.56	2.56	N04°41'31"W	C324	25.00	17°14'17"	7.50	7.48	N33°36'16"E
C214	25.00	47°14'31"	18.43	18.07	S84°37'17"E	C273	467.00	3°08'33"	25.34	25.34	N45°48'33"E	C382	1040.00	1°07'34"	21.56	21.76	S38°12'58"E
C215	25.00	2°07'35"	0.83	0.83	N44°42'56"W												



NOTES:  
Bearings shown herein are relative to the east line of the Southern 1/4 of Section 5, Township 35 South, Range 19 East being N02°14'47"E, and do not refer to the true meridian.

All easements are private unless otherwise designated.

All lines intersecting with a curve that are not designated with an "M" are non-roaded.



LINE	BRANING	BEARING
L7	N71°34'28"E	18.67
L8	N44°13'16"E	16.10
L10	S44°15'16"W	13.83
L83	S28°54'30"E	29.20
L80	S44°13'16"W	20.82
L100	N44°13'16"E	18.80
L101	N71°34'28"E	18.68

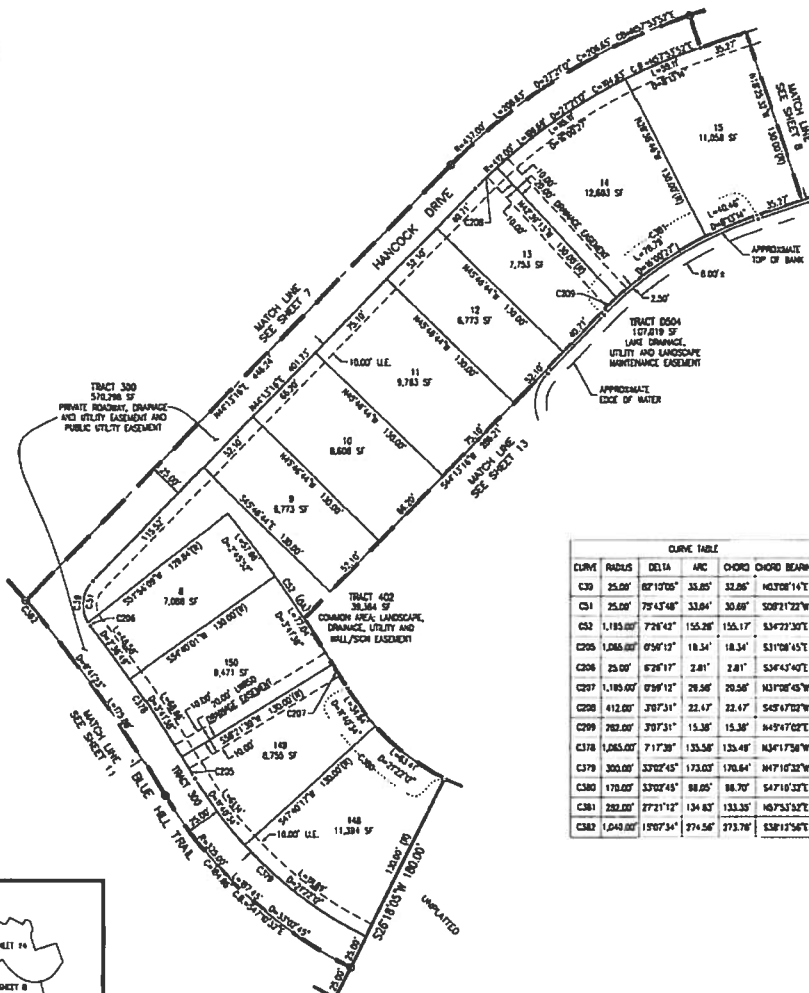
**Stantec**

6000 Professional Parkway East, Sarasota, FL 34203-8444  
Phone 941-407-6200 • Fax 941-407-6218  
Certificate of Authorization EC0153 • www.stantec.com  
Licensed Business Number 7808  
Task Code: 410  
Project Number: 215612474

**MALLORY PARK, PHASE I,  
SUBPHASES A, C, AND E**  
A SUBDIVISION LYING IN SECTION 5,  
TOWNSHIP 35 SOUTH, RANGE 19 EAST  
MANATEE COUNTY, FLORIDA

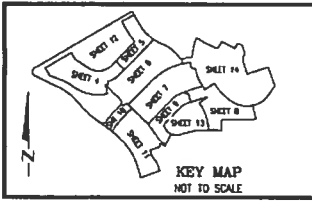
- LEGEND**
- = ANGLE POINT
  - = BENCHMARK
  - = PERMANENT REFERENCE MONUMENT (PRM)  
3/4" CAPPED IRON ROD SET (PIN) (LN77864)
  - = PERMANENT REFERENCE MONUMENT (PRM)  
4"x4" CONCRETE MONUMENT SET (PIN) (LN77864)
  - ⊙ = PERMANENT CONTROL POINT (PCP)  
P.E. NAIL & DISK (POP) (LN77864)  
WHEN LOCATED IN PERVIOUS AREAS
  - ⊙ = PERMANENT CONTROL POINT FOUND (PCP)  
P.E. NAIL & DISK (LN77864) UNLESS OTHERWISE NOTED
  - ⊙ = 3/4" CAPPED IRON ROD SET (LN77864)
  - ⊙ = 3/4" CAPPED IRON ROD FOUND (LN77864) UNLESS OTHERWISE NOTED
  - DWR DOC. = DEPARTMENT OF WATER RESOURCES DOCUMENT
  - NACS/NO = NORTH AMERICAN DATUM OF 1983-1985 ADJUSTMENT
  - LB# = LICENSED BUSINESS NUMBER
  - SF = AREA OF LOT IN SQUARE FEET
  - (R) = RADIAL LINE
  - (R) = LINE RADIAL TO CURVE IN DIRECTION OF ARCH
  - B = GENERAL ANGLE
  - L = ARC LENGTH OF CURVE
  - R = RADIUS
  - C = CHORD DISTANCE
  - CS = CHORD BEC. (BEARING)
  - Lf = LINE (SEE LINE TABLE)
  - Cf = CURVE (SEE CURVE TABLE)
  - CRS = CURVE RECORD BOOK
  - PG = PAGE
  - also = ALSO KNOWN AS
  - (CA) = COMMON AREA
  - LMRSO = LAKEWOOD RANCH STEWARDSHIP DISTRICT
  - U.E. = UTILITY EASEMENT
  - TRT = TRACT
  - P.U.E. = PUBLIC UTILITY EASEMENT

**NOTES**  
Bearings shown herein are relative to the east line of the Southeast 1/4 of Section 5, Township 35 South, Range 19 East being N001°47'W, and do not refer to the true meridian.  
All easements are private unless otherwise designated.  
All lines intersecting with a curve that are not designated with an "(R)" are non-radial.



CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C30	25.00'	60°12'00"	35.85'	32.86'	N032°08'14"E
C31	25.00'	75°43'48"	33.84'	30.69'	S087°12'22"W
C32	1,185.00'	72°42'42"	155.28'	154.17'	S347°23'07"E
C205	1,085.00'	05°07'12"	18.34'	18.34'	S312°04'45"E
C206	25.00'	62°07'12"	2.81'	2.81'	S345°47'07"E
C207	1,185.00'	05°07'12"	20.58'	20.58'	N012°04'45"E
C208	412.00'	30°37'31"	22.47'	22.47'	S45°47'02"W
C209	282.00'	30°37'31"	15.38'	15.38'	S45°47'02"W
C178	1,085.00'	71°17'30"	135.58'	135.48'	N341°17'58"W
C179	300.00'	33°02'45"	173.03'	170.64'	N471°02'32"W
C300	170.00'	33°02'45"	88.20'	88.70'	S471°02'32"W
C381	282.00'	27°21'12"	134.82'	133.35'	N075°53'32"E
C382	1,040.00'	15°07'34"	274.56'	273.78'	S381°25'56"E

**TYPICAL LOT LINE EASEMENTS**  
Non-exclusive easements of 10' along all front, 5' along all side lot lines and 5' along all rear lot lines or as otherwise noted herein.  
Easements will be used for the purpose of accommodating surface and underground drainage and underground utilities.  
(REFER TO SHEET 8 FOR COMPLETE LOT LINE EASEMENT DESCRIPTIONS)



SCALE: 1"=50'

**Stantec**  
8000 Professional Parkway East, Sarasota, FL 34240-5414  
Phone 941-557-4200 • Fax 941-557-4918  
Certification Authorization #27313 • www.stantec.com  
Licensee Business Number 7855  
Task Code: 410  
Project Number: 215612474





