

# MEMORANDUM

Accepted in Open Session  
Manatee County Board of County Commissioners

12/18/2018



To: Ed Hunzeker  
County Administrator

Thru: Chad Butzow, Interim Director  
Public Works Department

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

Date: November 27, 2018

Subject: **LAKWOOD NATIONAL GOLF CLUB  
PHASE I, SUBPHASE I-E  
PDR-15-02/16-S-30 (F)  
ACCEPT BILL OF SALE**

On June 12, 2018, a defect security agreement securing fire hydrant, and water main improvements was accepted. A Bill of Sale was required for this project however was not accepted at that time. By acceptance of this Bill of Sale the developer is meeting the requirements of Manatee County. We therefore, per Resolution R-14-86, respectively request the County Administrator to approve the following:

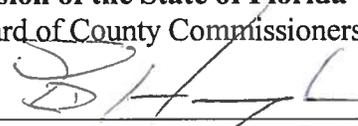
- **Accept, and Execute** Bill of Sale in conjunction with Section 1.5 "Maintenance, Defects" of the *Agreement for Private Subdivision with Public Improvements* accepted June 12, 2018, securing fire hydrant, and water main improvements.

## Instructions to Board Records

Copies of release request to: Julie Jensvold ([Julie.jensvold@manateeclerk.com](mailto:Julie.jensvold@manateeclerk.com)), Danielle Heaton ([Danielle.heaton@manateeclerk.com](mailto:Danielle.heaton@manateeclerk.com)), Robin Hamilton ([Robin.hamilton@manateeclerk.com](mailto:Robin.hamilton@manateeclerk.com)), Terry Kirschner ([Terry.Kirschner@Lennar.com](mailto:Terry.Kirschner@Lennar.com)), and Jane Oliver ([jane.oliver@mymanatee.org](mailto:jane.oliver@mymanatee.org)).

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

By: Board of County Commissioners

By:   
County Administrator, per R-14-86

CB/CM/jo

cc: Records Management  
Sia Mollanazar, P.E., Deputy Director – Engineering Services  
Ken LaBarr, Infrastructure Inspections Division Manager  
Terry Kirschner, Lennar Homes, LLC

Attachments

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

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that LENNAR HOMES, LLC, a FLORIDA LIMITED LIABILITY COMPANY, whose address is, 10481 SIX MILE CYPRESS PARKWAY, FORT MYERS, FLORIDA, 33966 (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 Lakewood Ranch Stewardship District, an independent special district created by Local Bill No. 1429, codified at Chapter 2005-338, laws of Florida, whose address is 14400 Covenant Way, Lakewood Ranch, Florida, 34202, has granted, bargained, sold, transferred, conveyed and delivered to the LAKEWOOD RANCH STEWARDSHIP DISTRICT, its executors, administrators, successors and assigns forever, the following for Lakewood National Golf Club, Phase I-E:

A tract or parcel of land situated in the state of Florida, county of Manatee, lying in Sections 13, 14, 23, and 24, Township 35 S, Range 19 E, also known as "Lakewood National Golf Club Phase 1E."

1. All potable water lines, pipes, valves, laterals, tees, bends, joints, facilities, equipment and appurtenances thereto, including but not limited to 150 LF 6" PVC and 4 fire hydrants, 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.

{REMAINDER OF PAGE INTENTIONALLY LEFT BLANK}

IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this 31 day of MAY, 2018.

WITNESSES:

LENNAR HOMES

Signature: Joan Campagna  
Print Name: Joan Campagna

BY: \_\_\_\_\_  
Darin McMurray, Vice President

Signature: Hilda Delgado  
Print Name: Hilda Delgado

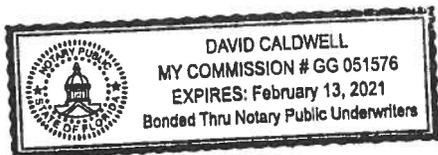
Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_

Attest: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_

STATE OF Florida  
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 31 day of MAY, 2018, by Darin McMurray, as Vice President of Lennar Homes on behalf of the Corporation. They are personally known to me or have produced \_\_\_\_\_ as identification.



David Caldwell  
Signature of Notary Public

DAVID CALDWELL  
Name Typed, Printed or Stamped  
Commission No.: GG 051576  
My Commission Expires: 2/13/2021

WHEREFORE, the County and Developer and/or CDD have executed this Bill of Sale as of this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

MANATEE COUNTY, a political  
Subdivision of the State of Florida

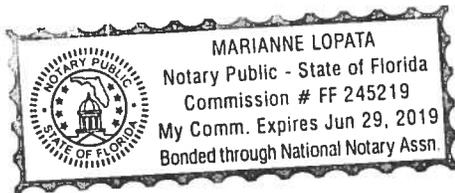
By: Board of County Commissioners

By: [Signature]  
County Administrator

STATE OF: Florida

COUNTY OF: Manatee

The foregoing instrument was acknowledged before me this 21 day of November, 2018, 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]  
Signature of Notary Public

Marianne Lopata  
Name Typed, Printed or Stamped  
Commission No.: 245219  
My Commission Expires: June 29, 2019

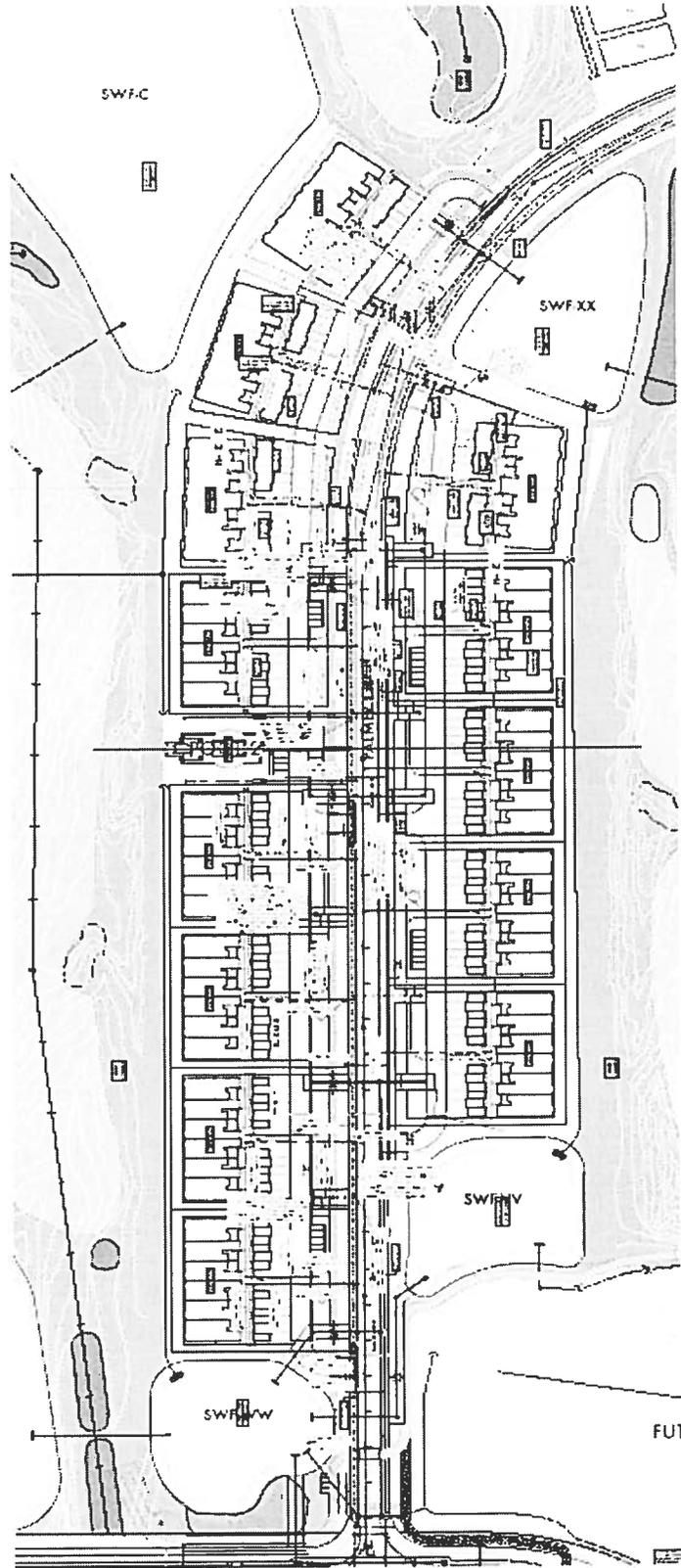
Exhibit "A"  
Legal Description

A PARCEL OF LAND LYING IN SECTIONS 13, 14, 23 AND 24, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 24, TOWNSHIP 35 SOUTH, RANGE 19 EAST; THENCE RUN N 89°29'25" W, ALONG THE NORTH LINE OF SAID SECTION 24, A DISTANCE OF 561.77 FEET TO THE POINT OF BEGINNING; THENCE S 00°39'13" W, A DISTANCE OF 1729.22 FEET; THENCE N 89°23'31" W, A DISTANCE OF 724.00 FEET; THENCE N 67°13'18" W, A DISTANCE OF 599.28 FEET; THENCE S 79°56'50" W, A DISTANCE OF 484.51 FEET; THENCE N 71°14'11" W, A DISTANCE OF 828.48 FEET; THENCE N 61°52'07" W, A DISTANCE OF 949.68 FEET; THENCE S 72°12'19" W, A DISTANCE OF 963.60 FEET; THENCE S 88°37'59" W, A DISTANCE OF 255.70 FEET; THENCE S 71°01'33" W, A DISTANCE OF 853.94 FEET; THENCE S 51°01'40" W, A DISTANCE OF 1042.74 FEET; THENCE S 70°00'32" W, A DISTANCE OF 550.64 FEET; THENCE S 35°13'04" W, A DISTANCE OF 121.25 FEET TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF STATE ROAD No. 70 (SECTION 13160-2506); THENCE N 54°57'56" W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 738.58 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, N 35°03'24" E, A DISTANCE OF 1046.93 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1000.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 41°08'08", A DISTANCE OF 717.95 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 06°04'45" W, A DISTANCE OF 1530.92 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 750.00 FEET; THENCE NORTHERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 49°11'56", A DISTANCE OF 644.01 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 43°07'11" E, A DISTANCE OF 143.52 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1500.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 44°07'09", A DISTANCE OF 1155.04 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 00°59'58" W, A DISTANCE OF 1327.61 FEET; THENCE S 74°45'00" E, A DISTANCE OF 420.80 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 600.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 33°00'00", A DISTANCE OF 345.58 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE N 72°15'00" E, A DISTANCE OF 638.35 FEET; THENCE N 61°20'00" E, A DISTANCE OF 1211.94 FEET; THENCE N 81°05'00" E, A DISTANCE OF 1068.11 FEET; THENCE S 59°48'00" E, A DISTANCE OF 1134.12 FEET; THENCE S 69°20'00" E, A DISTANCE OF 587.26 FEET; THENCE N 89°19'00" E, A DISTANCE OF 1439.15 FEET; THENCE S 00°12'00" E, A DISTANCE OF 1659.15 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5880.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 13°37'00", A DISTANCE OF 1397.42 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 13°25'00" W, A DISTANCE OF 515.31 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 3120.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 12°45'47", A DISTANCE OF 695.00 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE S 00°39'13" W, A DISTANCE OF 22.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 911.91 ACRES, MORE OR LESS.

Exhibit "A-2"  
Location Map/Phase



LAKWOOD NATIONAL GOLF CLUB PHASE 1E