

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

APPROVED In Open Session
Manatee County Board of County Commissioners

Date: December 18, 2018

Subject: **LAKE VIEW ESTATES AT THE LAKE CLUB
PDMU-92-01/17-S-46 (F)
RELEASE PORTION OF PERFORMANCE AGREEMENT
RELEASE SURETY BOND
ACCEPT DEFECT SECURITY PORTION OF AGREEMENT
ACCEPT SURETY BOND
ACCEPT BILL OF SALE**

On February 13, 2018, the Board of County Commissioners accepted the *Agreement for Private Subdivision with Public Improvements* securing potable water and sanitary sewer improvements for the above referenced project. The developer has provided all necessary documentation and completed and passed all inspections for those required public improvements in order to release the performance portion (public improvements); and accept the defect security portion of the Agreement which will warrant these improvements for this project. A Bill of Sale is also required for this project which has publicly maintained utilities under private roadway. We therefore, per Resolution R-14-86, respectively request the County Administrator to approve the following:

NOTE: PUBLIC IMPROVEMENTS AGREEMENT remains in place securing the defect security portions of agreement.

- **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 Brian Stock with SD TLC Holdings, LLC located at 2639 Professional Circle, Suite 101, Naples, FL 34119;**
- **Surety Bond No. 1154875 issued through Lexon Insurance Company;**

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

- **Amount of Performance Bond \$1,458,683.60;**
- **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 February 13, 2018, securing potable water and sanitary sewer improvements;
- **Surety Bond No. 1156644** issued through Lexon Insurance Company;
- **Amount of Defect Security \$112,206.50;**
- **Accept and Execute Bill of Sale.**

Instructions to Board Records

Copies of release request to: Julie Jensvold (Julie.jensvold@manateeclerk.com), Danielle Heaton (Danielle.heaton@manateeclerk.com), Robin Hamilton (Robin.hamilton@manateeclerk.com), Roger King (rking@stockdevelopment.com), and Jane Oliver (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/mjo

cc: Records Management
Claudia Campos, General Accounting - Finance
Sia Mollanazar, P.E., Deputy Director – Engineering Services
Myra Prater, Maintenance Operations Division Manager
Ken LaBarr, Infrastructure Inspections Division Manager
Roger King, Stock Development

Attachments

Lake View Estates at the Lake Club
Private Residential Project w/Public Improvement
Potable Water, Sanitary Sewer
DEFECT – Potable Water, Sanitary Sewer

**EXHIBIT “B-1”
IMPROVEMENTS**

	Improvement	Estimated Cost
1	Potable Water, Sanitary Sewer	<u>\$1,458,683.60</u>
2	<u>DEFECT</u> Potable Water, Sanitary Sewer	<u>\$112,206.50</u>



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

May 01, 2018

Stantec Consulting Services, Inc.
Attn: Mr. Geza F. Bankuty, P.E.
6900 Professional Pkwy East
Sarasota, FL 34240

(Geza.Bankuty@stantec.com)

RE: **LAKE VIEW ESTATES AT THE LAKE CLUB – (Private Subdivision)**
(PDMU-92-01/17-S-46(F)) (DTS #20170515)
Defect Security Cost Estimate
Required Public Improvements
Reason – (Potable Water, Sanitary Sewer)

Dear Mr. Bankuty:

Your cost estimate for the above referenced bond, dated April 09, 2018, 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 \$112,206.50 which is 10%, of the submitted actual cost, would be sufficient to assure the County correction of any defects or failures.

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

Sincerely,

Sia Mollanazar, P.E., County Engineer
Deputy Director – Engineering Services

SM/jp/jsh

cc: **Record Management**
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.
Karla Ripley, Senior Review Specialist, Public Works
Diana Lonergan, Planner, Building and Development Services



Stantec
Construction Cost
Lake View Estates at The Lake Club
for Defect Security Bond for Public Improvements

Site Development Cost Breakdown Summary

Water	\$ 319,959.72
Sanitary	\$ 802,104.58
Total Cost Opinion	<u>\$ 1,122,064.30</u>
Total x 10%	\$ 112,206.50

Certificate of Cost

I, Geza F. Bankuty, Jr., P.E. , hereby submit that my opinion of cost for the improvements itemized herein is One Million One Hundred Twenty Two Thousand Sixty Four Dollars and Thirty Cents (\$1,122,064.30).

Furthermore, as required by Manatee County Land Development Code Section 337.6, 10% of these costs, specifically, One Hundred Twelve Thousand Two Hundred Six Dollars and Fifty Cents (\$112,206.50), is the required amount of the defect security.

Signed and sealed on this 9th day of April, 2018

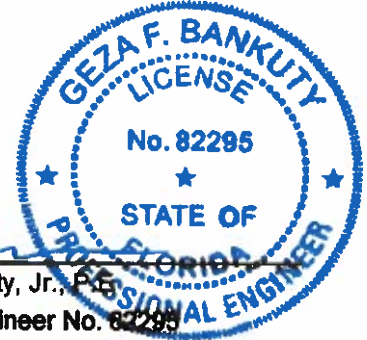
Signed: _____

4-9-2018

Geza F. Bankuty, Jr., P.E.

Florida Licensed Engineer No. 82295

Certificate of Authorization No. 27013



Lake View Estates

POTABLE WATER				
DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT
6" DIP Water Main (C150/C151, Class 350)	20	LF	\$ 29.16	\$ 583.20
8" PVC Water Main (C-900, Class 230)	2,071	LF	\$ 22.31	\$ 46,204.01
6" PVC Water Main (C-900, Class 230)	6,892	LF	\$ 16.25	\$ 111,995.00
8" Gate Valve with Box	3	EA	\$ 1,491.24	\$ 4,473.72
6" Gate Valve with Box	15	EA	\$ 1,231.86	\$ 18,477.90
Fire Hydrant complete	13	EA	\$ 5,029.36	\$ 65,381.68
Lift Station Water Service (complete)	1	LS	\$ 1,622.61	\$ 1,622.61
Single Water Service (Long)	1	EA	\$ 966.70	\$ 966.70
Single Water Service (Short)	41	EA	\$ 789.78	\$ 32,380.98
Double Water Service (Long)	4	EA	\$ 1,291.32	\$ 5,165.28
Double Water Service (Short)	9	EA	\$ 1,182.00	\$ 10,638.00
12"x6" Tapping Sleeve (complete)	1	EA	\$ 2,978.49	\$ 2,978.49
Tap Existing 12" PVC Water Main	1	LS	\$ 2,984.85	\$ 2,984.85
Connect To 8" PVC Water Main	1	LS	\$ 3,683.79	\$ 3,683.79
Connect To Existing 10" PVC Water Main	1	LS	\$ 3,931.29	\$ 3,931.29
4" Temporary Jumper (Including removal)	1	EA	\$ 6,869.61	\$ 6,869.61
2" Blow-off	1	EA	\$ 1,622.61	\$ 1,622.61
TOTAL POTABLE WATER				\$319,959.72

Lake View Estates

SANITARY SEWER				
DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT
10" PVC Gravity Main (10' - 12' cut)(SDR 26)	14	LF	\$ 41.54	\$ 581.56
10" PVC Gravity Main (12' - 14' cut)(SDR 26)	18	LF	\$ 60.35	\$ 1,086.30
8" PVC Gravity Main (0' - 6' cut)(SDR 26)	93	LF	\$ 18.27	\$ 1,699.11
8" PVC Gravity Main (6' - 8' cut)(SDR 26)	1,339	LF	\$ 25.20	\$ 33,742.80
8" PVC Gravity Main (8' - 10' cut)(SDR 26)	2,510	LF	\$ 32.13	\$ 80,646.30
8" PVC Gravity Main (10' - 12' cut)(SDR 26)	1,380	LF	\$ 39.06	\$ 53,902.80
8" PVC Gravity Main (12' - 14' cut)(SDR 26)	995	LF	\$ 57.87	\$ 57,580.65
8" PVC Gravity Main (14' - 16' cut)(SDR 26)	1,049	LF	\$ 69.75	\$ 73,167.75
8" PVC Gravity Main (16' - 18' cut)(SDR 26)	333	LF	\$ 81.63	\$ 27,182.79
8" PVC Gravity Main (18' - 20' cut)(SDR 26)	182	LF	\$ 93.51	\$ 17,018.82
8" PVC Gravity Main (20' - 22' cut)(SDR 26)	107	LF	\$ 105.39	\$ 11,276.73
Sanitary Manhole 4' Diameter (6' - 8' cut)	8	EA	\$ 3,325.31	\$ 26,602.48
Sanitary Manhole 4' Diameter (6' - 8' cut) (Lined)	2	EA	\$ 7,895.45	\$ 15,790.90
Sanitary Manhole 4' Diameter (8' - 10' cut)	9	EA	\$ 3,728.12	\$ 33,553.08
Sanitary Manhole 4' Diameter (10' - 12' cut)	8	EA	\$ 4,547.90	\$ 36,383.20
Sanitary Manhole 4' Diameter (12' - 14' cut)	4	EA	\$ 4,891.95	\$ 19,567.80
Sanitary Manhole 4' Diameter (14' - 16' cut)	3	EA	\$ 5,562.71	\$ 16,688.13
Sanitary Manhole 4' Diameter (16' - 18' cut)	2	EA	\$ 6,088.30	\$ 12,176.60
Sanitary Manhole 4' Diameter (16' - 18' cut) (Drop/Lined)	1	EA	\$ 12,908.19	\$ 12,908.19
Sanitary Manhole 4' Diameter (18' - 20' cut)	1	EA	\$ 6,925.76	\$ 6,925.76
Sanitary Manhole 4' Diameter (20' - 22' cut) (Lined)	1	EA	\$ 14,575.73	\$ 14,575.73
Line Existing Manhole #6-0	1	EA	\$ 4,197.60	\$ 4,197.60

Lake View Estates

SANITARY SEWER				
DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT
Single Sanitary Service	10	EA	\$ 663.85	\$ 6,638.50
Double Sanitary Service	29	EA	\$ 878.98	\$ 25,490.42
Lift Station (Complete)	1	LS	\$ 181,686.38	\$ 181,686.38
4" PVC Force Main (DR-18)	2,720	LF	\$ 8.03	\$ 21,841.60
4" Gate Valve with Box	3	EA	\$ 967.05	\$ 2,901.15
Connect to Existing 10" PVC Gravity Main	1	LS	\$ 4,544.10	\$ 4,544.10
Remove Existing 10" PVC Sanitary Stub-out and Connect to Existing Sanitary Manhole #6-0	1	LS	\$ 1,747.35	\$ 1,747.35
TOTAL SANITARY SEWER				\$ 802,104.58

Lake View Estates at the Lake Club
Private Residential Project w/Public Improvement
Potable Water, Sanitary Sewer
DEFECT – Potable Water, Sanitary 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

UNIVERSITY LAYER TRACKING TABLE (SEE L&M / FORMS / REQUIREMENT)

UNIVERSITY	DESCRIPTION	DATE	BY	APP. BY
1	BASE	08/28/14	J. J. ...	J. J. ...
2
...

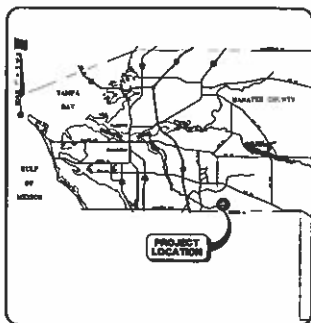
NOTES

1. ALL ELEVATIONS ON THIS PLAN ARE TO THE FINISHED GRADE UNLESS OTHERWISE NOTED.
2. THE VERTICAL ELEVATION DATUM FOR THIS PROJECT IS NAVD83.
3. THE HORIZONTAL ELEVATION DATUM FOR THIS PROJECT IS NAD83.
4. THE FINISHED GRADE ELEVATION FOR THIS PROJECT IS NAVD83.
5. THE FINISHED GRADE ELEVATION FOR THIS PROJECT IS NAD83.

**PRELIMINARY PLAT AND
REVISED PRELIMINARY SITE PLAN/FINAL SITE PLAN/CONSTRUCTION PLANS FOR
LAKE VIEW ESTATES
(F.K.A. GRANDVIEW AT THE LAKE CLUB)**

LOCATED WITHIN
SECTION 34, TOWNSHIP 35 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

A DEVELOPMENT BY
SD TLC HOLDINGS, LLC
2639 PROFESSIONAL CIRCLE, SUITE 101
NAPLES, FL 34119
(239) 449-5225



NOTES

1. ALL ELEVATIONS ON THIS PLAN ARE TO THE FINISHED GRADE UNLESS OTHERWISE NOTED.
2. THE VERTICAL ELEVATION DATUM FOR THIS PROJECT IS NAVD83.
3. THE HORIZONTAL ELEVATION DATUM FOR THIS PROJECT IS NAD83.
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6. ALL EXISTING AND PROPOSED ELEVATIONS ON THE PLANS REFERENCE THE NAVD83 VERTICAL ELEVATION DATUM.
7. THE CONVERSION FACTOR BETWEEN THE NAVD83 AND NAD83 VERTICAL ELEVATION DATUM IS AS FOLLOWS PER COMMISSION #83-11, U.S. ARMY CORPS OF ENGINEERS.
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INDEX TO SHEETS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	GENERAL LOCATION MAP
3	SHORTER SITE PLAN & KEY MAP
4-5	PRELIMINARY PLAN / FINAL SITE PLAN
6-18	ROADING & DRAINAGE PLAN
16	CONTROL STRUCTURE 35-01 CONSTRUCTION PLAN
17	WATER UTILITY PLAN
18	PLAN AND PROFILE KEY SHEET
19-24	PLAN AND PROFILE
25-28	CONSTRUCTION DETAILS
29-33	UTILITY CONSTRUCTION DETAILS
34-43	LIFT STATION DETAILS
44	BEST MANAGEMENT PRACTICES PLAN
45	BEST MANAGEMENT PRACTICES DETAILS
46-79	IRRIE SYSTEMS PLAN
LP-100	LANDSCAPE 100 SHEET / BUFFER PLANTING LAYOUT
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LP-103	LANDSCAPE PLAN
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6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #27013 • www.stantec.com

STATUS : REVISIONS

NO.	DATE	DESCRIPTION

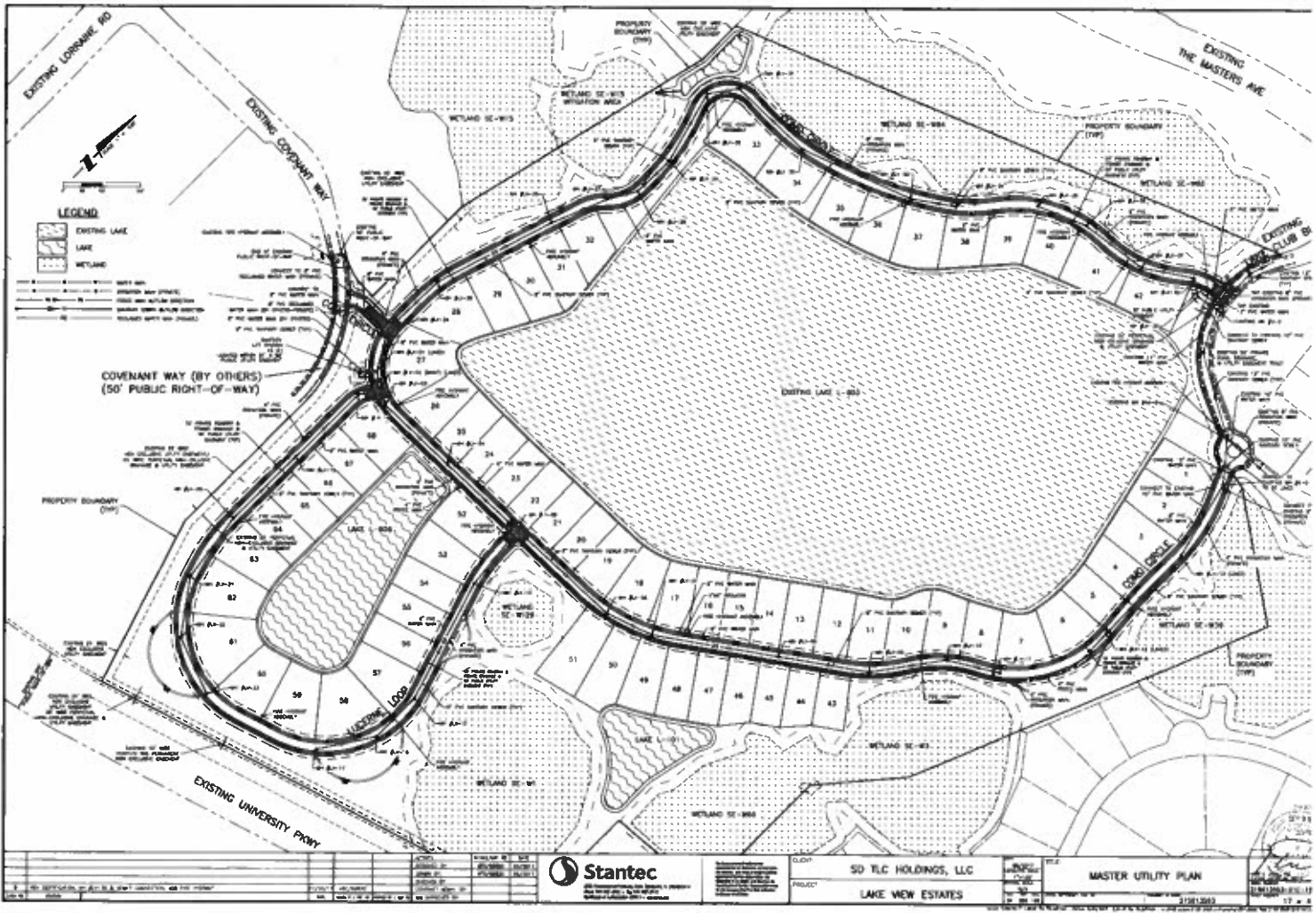
PROJECT ENGINEER: J. J. ...
ENGINEERING TECH: ...
FLORIDA LICENSE NO. 82998

PROJECT MANAGER: ...
FLORIDA LICENSE NO. ...

PROJECT NUMBER: 215613593

DATE: 05/2017

INDEX NUMBER: 215613593-01C-001CV



Stantec 3501 Market Street, Suite 200 Minneapolis, MN 55412 Phone: 612.333.3000 Fax: 612.333.3001 Email: info@stantec.com		CLIENT: SD LLC HOLDINGS, LLC PROJECT: LAKE VIEW ESTATES DATE: 1/28/2023	TITLE: MASTER UTILITY PLAN DRAWN BY: [Name] CHECKED BY: [Name] DATE: 1/28/2023
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Lake View Estates at the Lake Club
Private Residential Project w/Public Improvement
Potable Water, Sanitary Sewer
DEFECT – Potable Water, Sanitary Sewer

EXHIBIT “C”
PERFORMANCE SECURITIES

	Bond / LoC	Amount
1	Surety Bond No. 1154875 Issued through Lexon Insurance Company	<u>\$1,458,683.60</u>
2	<u>DEFECT</u> Surety Bond No. 1156644 Issued through Lexon Insurance Company	<u>\$112,206.50</u>

**SURETY BOND
FOR DEFECTS OF REQUIRED IMPROVEMENTS**

(Attachment "A")

BOND NO. 1156644

PROJECT NAME: Lake View Estates at
The Lake Club

KNOW ALL MEN BY THESE PRESENT:

That the Developer, SD TLC Holdings, LLC as Principal, and Lexon 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 \$112,206.50 (Numbers) One Hundred Twelve Thousand, Two Hundred Six and 50/100----- (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" dated February 13, 2018 and recorded in O.R. Book 2714, Page 2856, PRMCF ("Agreement").

THE CONDITION of the above obligation is such that, Whereas the Principal has entered the Agreement with the obligation to warrant those Required Improvements which the Principal is presently requesting the Obligee to accept for maintenance to be free from defects or failures involving construction, design, or materials.

NOW THEREFORE, if the Obligee's inspection of the Required Improvements finds no defects within thirty six (36) months from the date of the Obligee's approval and acceptance of those Required Improvements, then this obligation shall be null and void; otherwise this obligation shall remain in full force and effect. In the event the Defects are not remedied in accordance with the terms of the "Agreement", which is hereby incorporated herein by reference, the Surety will forthwith pay to the Obligee the costs of correcting the Defects in an amount not exceeding the said sum specified above. The amount of money required to repair the defects shall be at the sole discretion of the County. Means of notification of intent to collect shall be by certified mail to the Surety at the address on page 2 (*insert page number for surety address*). Payment will be made to the County within thirty (30) days by certified check drawn on behalf of the Board of County Commissioners at P.O. Box 1000, Bradenton, FL 34206.

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

INSURANCE COMPANY SIGNATURE FORM

FOR: Lake View Estates at The Lake Club
(Name of Project)

BOND NO. 1156644

SIGNED AND SEALED this 30th day of July, 20 18

Lexon Insurance Company

Surety Company Name

By: Sandra L. Fusinetti

Signature - As its Agent

Sandra L. Fusinetti, Attorney-in-Fact

Print Name & Title

10002 Shelbyville Road, Suite 100

Address

Louisville KY 40223

City State Zip

WITNESSES OR CORPORATE SEAL

Signature

Signature

Print Name

Print Name

NOTARY ACKNOWLEDGMENT

STATE OF: Kentucky

COUNTY OF Jefferson

The foregoing instrument was acknowledged before me this 30th day of July, 20 18, by Sandra L. Fusinetti 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:

Theresa Pickerrell
Notary Public

Theresa Pickerrell
Print Name of Notary

Commission No. 544664 My Commission Expires: October 26, 2019

DEVELOPER SIGNATURE FORM

FOR: Lake View Estates at The Lake Club
BOND NO. 1156644

SIGNED AND SEALED this 31st day of July, 2018

WITNESSES OR CORPORATE SEAL:

[Signature]
Witness

Keith Elder
Type or Print Name

[Signature]
Witness

Danielle Saraz
Type or Print Name

SD TLC Holdings, LLC
Developer

BY: [Signature]
Signature

Brian K. Stock
Type or Print Name

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

Postal Address

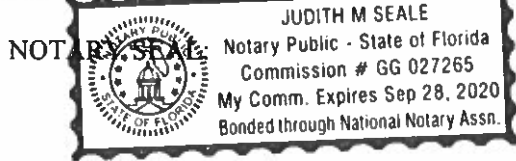
City State Zip

NOTARY ACKNOWLEDGMENT

STATE OF: Florida

COUNTY OF: Manatee

The foregoing instrument was acknowledged before me this 18 day of July, 2018, by Brian Stock, as _____, (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.



[Signature]
Notary Public
Judith M Seale
Print Name of Notary

Approved and accepted for and on behalf of Manatee County, Florida, this 18th day of July, 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 County

The foregoing instrument was acknowledged before me this 7 day of December, 2018, 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 _____ (Type of Identification) as identification.

NOTARY SEAL:



[Signature]
Notary Public
Marianne Lopata
Print Name of Notary

POWER OF ATTORNEY

LX-11078

Lexon Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that LEXON INSURANCE COMPANY, a Texas Corporation, with its statutory home office in Austin, Texas, does hereby constitute and appoint: Brook T. Smith, Raymond M. Hundley, Jason D. Cromwell, James H. Martin, Barbara Duncan, Sandra L. Fusinetti, Mark A. Guidry, Jill Kemp, Lynnette Long, Amy Meredith, Deborah Neichter, Theresa Pickerrell, Sheryon Quinn, Beth Frymire, Leigh McCarthy, Michael Dix, Susan Ritter its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of LEXON INSURANCE COMPANY on the 1st day of July, 2003 as follows:

Resolved, that the President of the Company is hereby authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed \$10,000,000.00 Ten Million Dollars, which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed for good cause and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Assistant Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, LEXON INSURANCE COMPANY has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 22nd day of June, 2018.

LEXON INSURANCE COMPANY



BY Brian Beggs
Brian Beggs
President

ACKNOWLEDGEMENT

On this 22nd day of June, 2018, before me, personally came Brian Beggs to me known, who be duly sworn, did depose and say that he is the President of LEXON INSURANCE COMPANY, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



AMY TAYLOR
Notary Public- State of Tennessee
Davidson County
My Commission Expires 07-08-19

BY Amy Taylor
Amy Taylor
Notary Public

CERTIFICATE

I, the undersigned, Assistant Secretary of LEXON INSURANCE COMPANY, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the forgoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Seal at Mount Juliet, Tennessee this 30th Day of July, 2018.



BY Andrew Smith
Andrew Smith
Assistant Secretary

"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties."

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that **SD TLC Holdings, LLC** a limited liability company, whose address is **2639 Professional Circle, Suite 101, Naples, Florida 34119** (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: **Lake View Estates at the Lake Club (Project Name):**

1. All wastewater lines, pipes, valves, pumps, laterals, force mains, tees, bends, joints, lift stations, facilities, equipment, and appurtenances thereto, including but not limited to (32 LF of 10" PVC gravity main, 7990 LF of 8" PVC gravity main, 2730 LF of 4" PVC forcemain and 1 lift station with a Hydromatic H4H pump with a 8.25" impeller) located within or upon that certain real property owned by the SELLER and described below;

2. All potable water lines, pipes, valves, pumps, laterals, force mains, tees, bends, joints, pump stations, facilities, equipment and appurtenances thereto, including but not limited to (2075 LF of 8" watermain, 6915 LF of 6" water main, 3 – 8" gate valves and 15 – 6" gate valves) 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 31st day of July, 2018.

Signed, sealed and delivered in the presence of Witnesses:

Judith M Seale
Print name: Judith M SEALE
Keith Gelder
Print name: Keith Gelder

SD TLC Holdings, LLC
a Limited Liability Company
By: Brian Stock
Print Name: BRIAN STOCK
as its: Manager
2639 Professional Circle, Suite 101
Postal Address
Naples, Florida, 34119
City State Zip

(Signature of two witnesses or secretary required by law)

STATE OF FLORIDA

COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 18th day of July, 2018, by Brian Stock as Manager [name and title of signatory] of _____ [name of company signing], a _____ [state of formation and type of entity, e.g., corporation, LLC], on behalf of the company. He/she is personally known to me or has produced _____ as identification.



Judith M Seale
NOTARY PUBLIC Signature
Judith M SEALE
Printed Name

WHEREFORE, the County and Developer and/or CDD have executed this Bill of Sale as of this _____ day of _____, 20_____.

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

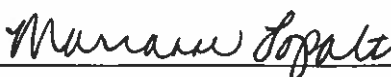
By: Board of County Commissioners

By: 
County Administrator


STATE OF: Florida

COUNTY OF: Manatee

The foregoing instrument was acknowledged before me this 1 day of December, 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



NOTARY PUBLIC Signature



Printed Name

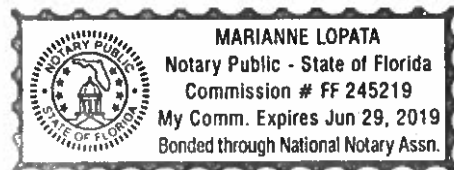


Exhibit "A"

Legal Description

DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Section 34, Township 35 South, Range 18 East, Manatee County Florida and more particularly described as follows:

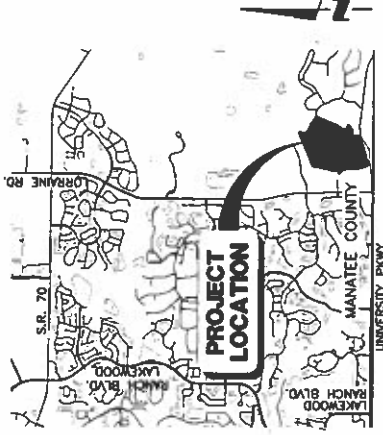
Commencing at the northwest corner of the plat of Lake Club, Phase II, recorded in Plat Book 53, Pages 1 through 27 of the Public Records of Manatee County Florida also being the point of curvature of a curve to the right, having a radius of 50.00 feet and a central angle of 92°38'22" (the following sixteen (16) calls are along the westerly boundary line of said plat of Lake Club, Phase II): (1) thence southeasterly along the arc of said curve, a distance of 80.84 feet, said curve having a chord bearing and distance of S.47°19'07"E., 72.32 feet to the point of compound curvature of a curve to the right having a radius of 459.50 feet and a central angle of 06°51'01"; (2) thence southerly along the arc of said curve, a distance of 70.98 feet to the point of tangency of said curve; (3) thence S.07°51'05"W., a distance of 86.36 feet to the point of curvature of a curve to the right having a radius of 287.00 feet and a central angle of 24°31'26"; (4) thence southerly along the arc of said curve, a distance of 122.84 feet to the POINT OF BEGINNING said point also being the point of reverse curvature of a curve to the left having a radius of 325.00 feet and a central angle of 98°35'07"; (5) thence southerly along the arc of said curve, a distance of 559.21 feet to the point of tangency of said curve; (6) thence S.66°08'59"E., a distance of 123.61 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 54°37'32"; (7) thence southeasterly along the arc of said curve, a distance of 23.84 feet, to the point of reverse curvature of a curve to the left having a radius of 61.00 feet and a central angle of 66°54'50"; (8) thence southeasterly along the arc of said curve, a distance of 71.24 feet to the point of reverse curvature of a curve to the right having a radius of 25.00 feet and a central angle of 54°27'05"; (9) thence southeasterly along the arc of said curve, a distance of 23.76 feet to the end of said curve; (10) thence N.66°00'47"E., along a line radial to the previously described curve a distance of 50.00 feet; (11) thence S.79°07'12"E., a distance of 46.50 feet; (12) thence S.55°41'08"E., a distance of 437.43 feet; (13) thence S.21°54'54"W., a distance of 1,197.99 feet; (14) thence S.39°53'26"W., a distance of 304.63 feet; (15) thence S.00°00'00"E., a distance of 300.35 feet; (16) thence N.90°00'00"E., a distance of 227.50 feet to a point on the northerly boundary line of the tract of land described in the Special Warranty Deed recorded in Official Records Book 2102, Page 4036 of the abovementioned Public Records; thence S.54°54'36"W., along said northerly boundary line, a distance of 292.35 feet; thence S.85°08'24"W., along said northerly boundary line and its westerly extension, a distance of 328.90 feet; thence S.00°00'00"E., a distance of 383.45 feet to the northerly right-of-way line of University Parkway, a 200.00-foot-wide public right-of-way as shown on the plat of Lake Club, Phase I recorded in Plat Book 47, Page 21 of said Public Records, also being the beginning of a non-tangent curve to the

left having a radius of 2,303.68 feet and a central angle of $04^{\circ}05'05''$, (the following two (2) calls are along said northerly right-of-way line): (1) thence westerly along the arc of said curve, a distance of 164.24 feet; said curve having a chord bearing and distance of $S.74^{\circ}24'32''W.$, 164.20 feet, to the point of tangency of said curve; (2) thence $S.72^{\circ}22'00''W.$, a distance of 1,335.86 feet; thence $N.17^{\circ}38'30''W.$, a distance of 559.49 feet; thence $N.00^{\circ}00'00''E.$, a distance of 505.45 feet to the point of curvature of a curve to the left having a radius of 500.00 feet and a central angle of $58^{\circ}33'01''$, thence northwesterly along the arc of said curve and also partially along the northerly line of the plat of University Corners, Northeast Unit 1 as recorded in Plat Book 49, Page 101 of said Public Records, a distance of 510.95 feet to the point of tangency of said curve, also being a point on the southerly line of the tract of land described in the Special Warranty Deed recorded in Official Records Book 1571, Page 4068 of said Public Records; (the following four (4) calls are along the southerly and easterly boundary lines of said tract of land described in Official Records Book 1571, Page 4068): (1) thence $S.58^{\circ}33'01''E.$, a distance of 7.99 feet to the point of curvature of a curve to the left having a radius of 211.00 feet and a central angle of $31^{\circ}25'31''$; (2) thence easterly along the arc of said curve, a distance of 115.73 feet to the point of tangency of said curve; (3) thence $S.89^{\circ}58'32''E.$, a distance of 38.37 feet; (4) thence $N.00^{\circ}01'26''E.$, a distance of 391.85 feet to the northeast corner of said tract of land described in the Special Warranty Deed recorded in Official Records Book 1571, Page 4068; thence $N.13^{\circ}20'18''E.$, a distance of 867.86 feet to the southeast corner of the tract of land described in the Special Warranty Deed recorded in Official Records Book 1928, Page 3248 of said Public Records; thence $N.00^{\circ}45'04''W.$ along the east line of said tract of land recorded in Official Records Book 1928, Page 3248, a distance of 146.69 feet; thence $N.67^{\circ}27'35''E.$, a distance of 1,818.10 feet to the POINT OF BEGINNING.

Said tract contains 5,070,295 square feet or 139.3548 acres, more or less.

LAKE VIEW ESTATES AT THE LAKE CLUB

A SUBDIVISION LYING IN SECTION 34, TOWNSHIP 35 SOUTH,
 RANGE 19 EAST, MANATEE COUNTY, FLORIDA



LOCATION MAP

SARASOTA COUNTY
 MANATEE COUNTY

TRACT DESIGNATIONS

Tract 300, Private Roadway, Drainage and Utility Easement and Public Utility Easement (SD TLC Holdings, LLC will convey to Lake Club Homeowners' Association, Inc., a Florida non-for-profit corporation to own and maintain)
 Tracts 400, 401, 402, 403, 404 and 405, Common Area; Landscaping, Drainage, and Utility Easement (SD TLC Holdings, LLC will convey to Lake Club Homeowners' Association, Inc., a Florida non-for-profit corporation to own and maintain)
 Tracts 0500, 0501, 0502, 0503, Lanes, Drainage, Utility and Landscaping Maintenance Easement (Lakewood Ranch Stewardship District to own and maintain)
 Tracts 0600, 0601, 0602, 0603, 0604, and 0605; Preservation Area and Drainage Easement (Lakewood Ranch Stewardship District to own and maintain)

CERTIFICATE OF ACCEPTANCE

The decisions to Lakewood Ranch Stewardship District accepted at its open meeting of the Lakewood Ranch Stewardship District by the Board of Supervisors of Lakewood Ranch Stewardship District, on independent special district created by Local Bill No. 1479, codified at Chapter 7005-338, Laws of Florida, as amended.

This 30th day of JANUARY, 2018.

Lakewood Ranch Stewardship District, on independent special district created by Local Bill No. 1479, codified at Chapter 7005-338, Laws of Florida.

Attest:
 Ron E. Jensen, Chairman

CERTIFICATE OF SURVEYOR

I, the undersigned Professional Land Surveyor, hereby certify that this plat is a true and correct survey of the lands surveyed, that the survey was made under the provisions of Chapter 177, Part 1, of the Florida Statutes and that 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 release of the improvement plans.

DATE OF CERTIFICATION: JANUARY 30, 2018 SIGNATURE: [Signature]
 Robert W. Coleman, P.S.M.
 Florida Certificate No. 5478
 Surveyor and Mapper

NOTICE:
 1. This plat, as recorded in its graphic form, is the official depiction of the land, easements and facilities specifically dedicated on and by this plat to Manatee County, the lands, easements and facilities dedicated on and by the plat are not intended for the use by the general public and, including, without limitation, all easements made on or by this plat, including, without limitation, all easements made on or by this plat, are subject to the provisions of the Declaration of Covenants, Conditions and Restrictions for Lake View Estates, recorded in Official Records Book 2044, Page 5333, in the Public Records of Manatee County, Florida as amended and/or supplemented from time to time.

RESERVATION OF EASEMENTS
 All easements shown on this plat are hereby reserved in perpetuity for the purposes related.

These are hereby expressly reserved for the Lake Club Homeowners' Association, Inc., a Florida non-for-profit corporation:

- A) Easements, rights and obligations, as applicable, related to use, access and maintenance of certain tracts, as set forth in the Declaration of Covenants, Conditions and Restrictions on this plat; and
- B) Easements of ten (10) feet in width, along all front and five (5) feet in width along all side and rear lot lines or as otherwise shown hereon for the express purpose of providing for the installation, operation and maintenance of utility lines, including, but not limited to, electric, gas, telephone, 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 utility line is shown on this plat, the outside boundaries of said building site shall carry said easements and the intervening lot line easement shall not exist; and

UTILITY EASEMENTS

A) Easements of ten (10) feet in width (or as otherwise shown hereon), lying parallel and contiguous with the outside perimeters of Tract 300, where illustrated on this plat, for the express purpose of construction, installation, maintenance and operation of all utilities and services that are authorized to be provided, conducted or performed.

B) There are hereby expressly reserved, for Florida Power & Light Company, TECO Energy, Inc., successors, assigns, licensees, successors or assigns ten (10) feet wide easements as shown hereon lying parallel and contiguous with the outside perimeters of Tract 300, where illustrated on this plat, for the express purpose of construction, installation, maintenance and operation of electrical, gas or communication facilities.

ACCESS EASEMENTS

Reserve unto SD TLC Holdings, LLC, a Florida limited liability company, its successors, and assigns, Tract 300, for purposes of access and performance of ongoing construction within the platted area, with no responsibility for maintenance.

STATE OF FLORIDA }
 COUNTY OF MANATEE }
 It is hereby certified that this plat has been officially approved for record and all offers of definition accepted by the Board of County Commissioners of Manatee County, Florida this the 30th day of JANUARY, 2018.

Attest:
 [Signature]
 Chairman
 Board of County Commissioners

CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA }
 COUNTY OF MANATEE }
 I, Angelina Coleman, 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 602 Page 171 through 172, Public Records of Manatee County, Florida, this 30th day of JANUARY, 2018.

Attest:
 [Signature]
 Clerk of the Circuit Court
 Manatee County, Florida

CERTIFICATE OF APPROVAL OF COUNTY SURVEYOR

STATE OF FLORIDA }
 COUNTY OF MANATEE }
 It is hereby certified that this plat has been reviewed for conformity with the plating requirements of Chapter 177, Part 1, of the Florida Statutes and the Land Development Code of Manatee County, Florida. The graphic is 50% and has been certified.

Attest:
 [Signature]
 Todd E. Bobb, Surveyor & Mapper
 Manatee County, Florida
 Florida Certificate No. 6897
 2/1/2018
 0016

CERTIFICATE OF OWNERSHIP AND DESIGNATION

STATE OF FLORIDA }
 COUNTY OF MANATEE }

Respect to Florida Statute 177.081, the undersigned, Brian K. Stuck, Manager of SD TLC Holdings, LLC, a Florida limited liability company, do hereby certify ownership of the property described hereon and to consent the plat entitled "LAKE VIEW ESTATES" to be made and does hereby declare the following:

1. To Manatee County for use by the general public forever, the following:

- A) A non-exclusive public utility easement across Tract 300 together with a ten (10) foot wide public utility easement lying parallel and contiguous with the outside perimeters of said building site 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 300, for emergency, law enforcement and Manatee County maintenance purposes;
- C) An exclusive Manatee County LA Station Easement, as shown on Sheet 14, within Tract 402, for the installation, operation and maintenance of a public lift station and associated appurtenances;
- D) A 30-foot wide public utility easement that is adjacent and perpendicular to Como Circle and Lake Club Boulevard within Tract 401 and across on Tract 300, located on "Public Utility Easement," for installation, operation and maintenance of public wastewater infrastructure facilities.

2. To the Lakewood Ranch Stewardship District, an Independent Special District created by Local Bill No. 1479, codified at Chapter 7005-338, Laws of Florida, as amended, its successors and assigns, for use by the general public forever, the following:

- A) Tracts 0500, 0501, 0502, and 0503; and
- B) Tracts 0600, 0601, 0602, 0603, 0604 and 0605; and
- C) A non-exclusive ingress and egress easement across Tracts 300, 400, 401, 402, and 403 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 "10.00' WIDE UNRESERVED DRAINAGE EASEMENT," "20.00' WIDE UNRESERVED DRAINAGE EASEMENT" or "75.00' WIDE UNRESERVED DRAINAGE EASEMENT" for the express purpose of access and maintenance of drainage facilities located within such easement area;
- E) A non-exclusive easement across those areas on the plat labeled "10.00' WIDE UNRESERVED DRAINAGE EASEMENT" or "7.30' WIDE UNRESERVED LAKE MAINTENANCE EASEMENT" or "3.70' WIDE UNRESERVED LAKE MAINTENANCE EASEMENT" for the express purpose of installation, maintenance, repair and replacement of property and facilities of the district.

IN WITNESS WHEREOF, I have hereunto set my hand and have affixed the seal of the company this 30th day of JANUARY, 2018.

WITNESSED BY:
 SD TLC Holdings, LLC
 a Florida limited liability company

Print Name: Brian K. Stuck
 By: [Signature]
 Brian K. Stuck, Manager

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA }
 COUNTY OF MANATEE }

The foregoing instrument was acknowledged before me this 30th day of JANUARY, 2018, by SD TLC Holdings, LLC, a Florida limited liability company, and who is personally known to me or has produced [Signature] as identification.

NOTARY PUBLIC: [Signature]
 Print Name: [Name]
 Commission Exp.: [Date]
 Commission No.: [Number]



Stantec
 6920 Professional Parkway East, Sarasota, FL 34240-8414
 Phone 941-557-8000, Fax 941-557-8910
 Certificate of Registration
 License Number 7888

Task Code: 410
 Project Number: 219613593

LAKE VIEW ESTATES AT THE LAKE CLUB

A SUBDIVISION IN SECTION 34, TOWNSHIP 35 SOUTH,
RANGE 19 EAST, MANATEE COUNTY, FLORIDA

DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Section 34, Township 35 South, Range 19 East, Manatee County, Florida and more particularly described as follows:

Commencing at the northwest corner of the plat of Lake Club, Phase II, recorded in Plat Book 53, Pages 1 through 77 of the Public Records of Manatee County, Florida, also being the point of curvature of a curve to the right, having a radius of 50.00 feet and a central angle of 92.3972; (the following section (16) calls are along the westerly boundary line of said plat of Lake Club, Phase II); (1) thence southeasterly along the arc of said curve, a distance of 80.84 feet, said curve having a chord bearing and distance of S.47°19'07"E, 71.32 feet to the point of compound curvature of a curve to the right having a radius of 459.50 feet and a central angle of 88°51'01"; (2) thence southerly along the arc of said curve, a distance of 70.98 feet to the point of tangency of said curve; (3) thence S.07°51'05"W, a distance of 86.36 feet to the point of curvature of a curve to the right having a radius of 287.00 feet and a central angle of 24°31'28"; (4) thence southerly along the arc of said curve, a distance of 122.84 feet to the POINT OF BEGINNING; (5) thence southerly along the arc of said curve, a distance of 326.00 feet to the point of tangency of said curve; (6) thence S.66°06'59"E, a distance of 123.61 feet to the point of tangency of said curve; (7) thence southerly along the arc of said curve, a distance of 589.24 feet to the point of tangency of said curve; (8) thence southerly along the arc of said curve, a distance of 25.00 feet and a central angle of 54°37'32"; (9) thence southeasterly along the arc of said curve, a distance of 23.84 feet to the point of reverse curvature of a curve to the left having a radius of 61.00 feet and a central angle of 68°54'50"; (8) thence westerly along the arc of said curve, a distance of 71.24 feet to the point of reverse curvature of a curve to the right having a radius of 25.00 feet and a central angle of 54°27'05"; (9) thence westerly along the arc of said curve, a distance of 23.76 feet to the end of said curve; (10) thence N.68°00'47"E, along a line radial to the previously described curve a distance of 50.00 feet; (11) thence S.79°07'12"E, a distance of 46.50 feet; (12) thence S.55°41'08"E, a distance of 437.43 feet; (13) thence S.27°54'54"W, a distance of 1,197.99 feet; (14) thence S.39°53'26"W, a distance of 304.63 feet; (15) thence S.00°00'00"E, a distance of 300.35 feet; (16) thence N.90°00'00"E, a distance of 227.80 feet to a point on the northerly boundary line of the tract of land described in the Special Warranty Deed recorded in Official Records Book 2102, Page 4035 of the aforementioned Public Records; thence S.57°54'36"W, along said northerly boundary line, a distance of 292.35 feet; thence S.85°08'24"W, along said northerly boundary line and its westerly extension, a distance of 238.90 feet; thence S.00°00'00"E, a distance of 383.45 feet to the northerly right-of-way line of University Parkway, a 200.00-foot-wide public right-of-way as shown on the plat of Lake Club, Phase I recorded in Plat Book 47, Page 21 of said Public Records, also being the beginning of a non-tangent curve to the left, having a radius of 2,303.68 feet and a central angle of 04°05'05"; (the following two (2) calls are along said northerly right-of-way line): (1) thence westerly along the arc of said curve, a distance of 164.24 feet, said curve having a chord bearing and distance of S.74°25'52"W, 164.20 feet, to the point of tangency of said curve; (2) thence S.72°22'00"W, a distance of 1,325.26 feet to the POINT OF BEGINNING; (3) thence northerly along the arc of said curve, a distance of 363.64 feet to the POINT OF BEGINNING; (4) thence northerly along the arc of said curve and also partially along the northerly boundary line of the tract of land described in the plat of Lake Club, Phase I, recorded in Plat Book 49, Page 101 of said Public Records, a distance of 510.95 feet to the point of tangency of said curve, also being a point on the southerly line of the tract of land described in the Special Warranty Deed recorded in Official Records Book 1571, Page 4068 of said Public Records; (the following four (4) calls are along the southerly and easterly boundary lines of said tract of land described in Official Records Book 1571, Page 4068): (1) thence S.58°33'01"E, a distance of 7.99 feet to the point of curvature of a curve to the left having a radius of 211.00 feet and a central angle of 31°23'31"; (2) thence easterly along the arc of said curve, a distance of 115.73 feet to the point of tangency of said curve; (3) thence S.89°58'32"E, a distance of 38.37 feet; (4) thence N.00°01'28"E, a distance of 391.85 feet to the northeast corner of said tract of land described in the Special Warranty Deed recorded in Official Records Book 1571, Page 4068; thence N.13°20'18"E, a distance of 867.80 feet to the southeast corner of the tract of land described in the Special Warranty Deed recorded in Official Records Book 1928, Page 3248 of said Public Records; thence N.00°45'04"W, along the east line of said tract of land recorded in Official Records Book 1928, Page 3248, a distance of 146.69 feet; thence N.67°27'35"E, a distance of 1,818.10 feet to the POINT OF BEGINNING.

NOTES:
Bearings shown hereon are based on the north line of University Parkway (200' wide Public Right-of-Way) as shown on Sheet 48 of the plat of Lake Club, Phase I, recorded in Plat Book 47, Pages 21-58, in the Public Records of Manatee County, Florida, having a bearing of N.72°22'00"E, and are based on the Florida West State Plane Coordinate System.

State plane coordinates shown hereon were established using a Trimble Model 4800 GPS Receiver. Control stations used to establish the datum were 75 84 404 (F00), 428352, scale factor = 0.99996548 and M 018 (F00) 420123; scale factor = 0.99996804; NA83/90 Florida West Zone, as published on LARNS website.

Elevations shown hereon are relative to the North American Vertical Datum of 1988 (NAVD 88) based on NGS Control Points "Tee Point" (NGS Proj DP7151), "CS 018" (NGS Proj A03123), and "707" (NGS Proj DL7137) having published elevations of 47.04', 44.22' and 50.19' NAVD 88 respectively. To convert these elevations from NAVD 88 to the National Geodetic Vertical Datum (NGVD) 1929 based on Lake Club adjusted Bench Marks, add 1.05 feet.

All easements are private unless otherwise designated.

All utilities are underground unless otherwise noted.

Project contains 6,070,296 square feet or 139,3548 acres, more or less.

Visibility triangles must be maintained per the Land Development Code of Manatee County, Florida.

All lines intersecting with a curve which are not designated with "00", are non-modal.

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, excepting in the case of an "irregular" boundary or water course.



Stantec

8000 Professional Parkway East, Sarasota, FL 34240-9414
Phone 941-557-6900 • Fax 941-557-6910
Certificate of Authorization #27013 • www.stantec.com
United Business Network 7050

Task Code: 110
Project Number: 215613593

LAKE VIEW ESTATES AT THE LAKE CLUB

A SUBDIVISION IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

NOTE: TO CONVERT FROM NORTH AMERICAN VERTICAL DATUM OF 1988 TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 ADD 1.05'

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF UNIVERSITY PARKWAY (200' SIDE PUBLIC RIGHT-OF-WAY) AS SHOWN ON PLAT BOOK 61, PAGE 21-58, IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING A BEARING OF N17222.00°E.

ALL EASEMENTS ARE PRIVATE UNLESS OTHERWISE DESIGNATED.

ALL LINES INTERSECTING WITH A CURVE THAT ARE NOT DESIGNATED WITH AN "X" ARE NON-ROBUST.

CURVE	RADIUS	ARC	DELTA	CHORD	BEARING
C1	50.00'	89.84'	92.39°22'	72.32'	S47°19'07"E
C2	496.50'	70.86'	0°51'01"	70.91'	S83°52'33"W
C3	783.00'	122.84'	7°51'38"	131.91'	S78°58'38"W
C4	326.00'	599.31'	89°35'07"	492.73'	S1°53'00"E
C5	25.00'	23.84'	54°37'32"	21.94'	S39°50'11"E
C6	51.00'	21.64'	68°24'30"	8.76'	S44°38'32"E
C7	51.00'	21.64'	68°24'30"	8.76'	S71°17'51"E
C8	2,503.58'	164.34'	0°45'58"	164.29'	S77°14'17"W
C9	503.00'	510.56'	58°13'01"	488.20'	S27°16'13"W
C10	211.00'	113.33'	31°25'31"	114.28'	S74°15'47"E

LINE	BEARING	DISTANCE	LINE TABLE	BEARING	DISTANCE
L1	S67°00'00"E	124.81'	L1	S07°00'00"E	383.45'
L2	N89°00'00"E	50.00'	L2	S77°22'00"W	1,156.06'
L3	S78°17'32"E	46.50'	L3	N17°35'00"W	593.49'
L4	S83°41'00"E	437.43'	L4	S09°33'01"E	505.45'
L5	S77°52'38"E	197.89'	L5	S82°56'32"E	38.37'
L6	S77°52'38"E	197.89'	L6	N17°37'00"E	81.85'
L7	S07°00'00"E	383.45'	L7	N07°45'00"W	184.89'
L8	N07°00'00"E	221.80'	L8	N07°45'00"W	184.89'
L9	S84°54'38"W	292.35'	L9	N07°45'00"W	184.89'
L10	S65°08'24"W	328.80'	L10	N07°27'35"E	1818.11'

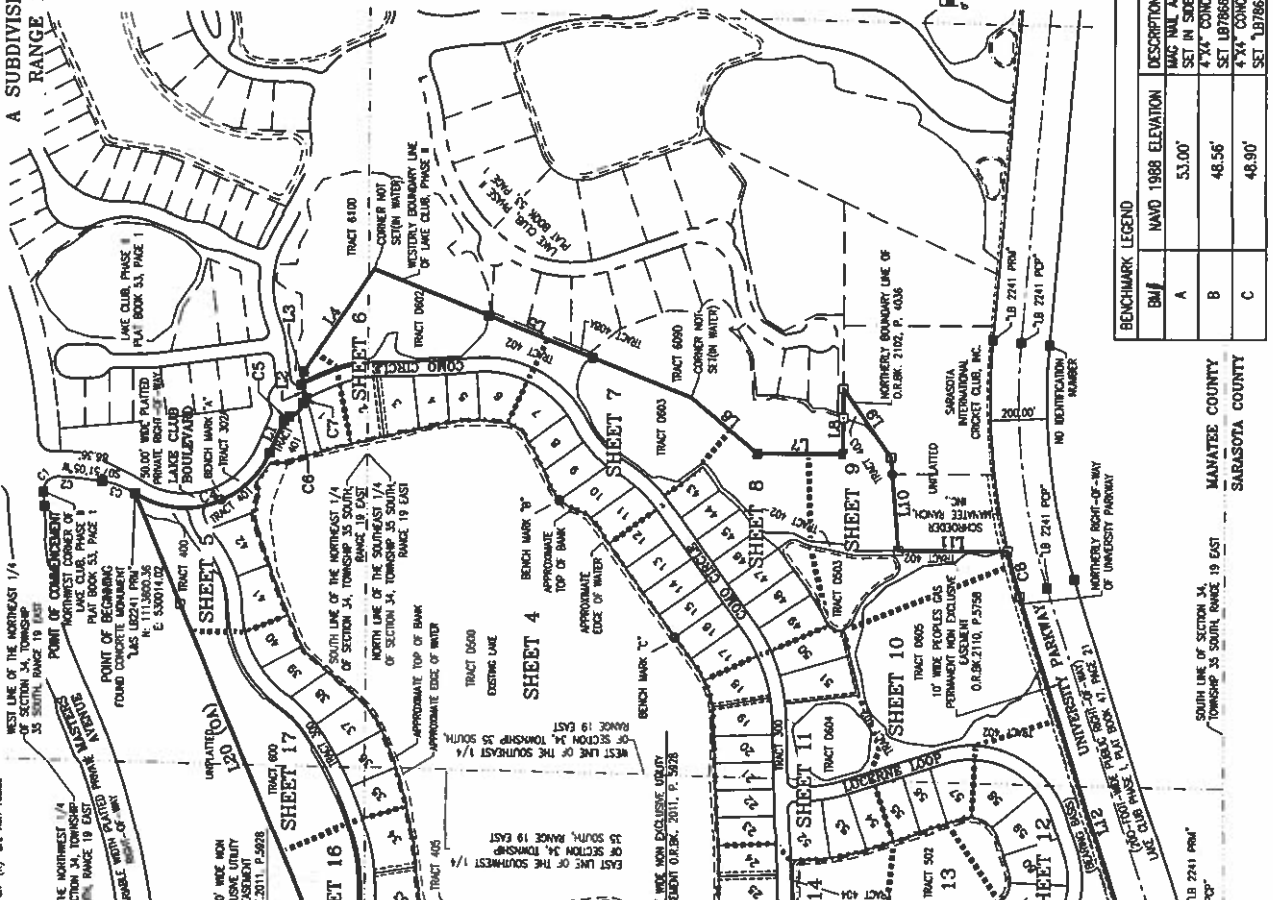
LINE	BEARING	DISTANCE	LINE TABLE	BEARING	DISTANCE
L11	S07°00'00"E	383.45'	L11	S07°00'00"E	383.45'
L12	S77°22'00"W	1,156.06'	L12	S77°22'00"W	1,156.06'
L13	N17°35'00"W	593.49'	L13	N17°35'00"W	593.49'
L14	S09°33'01"E	505.45'	L14	S09°33'01"E	505.45'
L15	S82°56'32"E	38.37'	L15	S82°56'32"E	38.37'
L16	N17°37'00"E	81.85'	L16	N17°37'00"E	81.85'
L17	N07°45'00"W	184.89'	L17	N07°45'00"W	184.89'
L18	N07°45'00"W	184.89'	L18	N07°45'00"W	184.89'
L19	N07°45'00"W	184.89'	L19	N07°45'00"W	184.89'
L20	N07°27'35"E	1818.11'	L20	N07°27'35"E	1818.11'

LEGEND:
 - ANGLE POINT
 - BEACH MARK
 - 4" X 4" CONCRETE MONUMENT SET FROM (LIFT 1988)
 - PERMANENT REFERENCE MONUMENT FOUND (PRM)
 - 4" X 4" CONCRETE MONUMENT FOUND (PRM)
 - PERMANENT CONTROL POINT (PCP)
 - 5/8" CAPPED IRON ROD SET (LIFT 1988)
 - PERMANENT CONTROL POINT FOUND (PCP)
 - 5/8" CAPPED IRON ROD SET (LIFT 1988)
 - 5/8" CAPPED IRON ROD FOUND (S WITH)
 - 5/8" CAPPED IRON ROD FOUND (S WITH)

MARKS/NOTES:
 U.S.A. = NORTH AMERICAN DATUM OF 1983-1989 ADJUSTMENT
 U.S.G. = UNITED STATES GEODETIC SURVEY
 SF = SQUARE FEET
 (A) = AREA OF LOT IN SQUARE FEET
 (R) = RADIAL LINE
 (P) = LINE RADIAL TO CURVE IN DIRECTION OF ARROW
 L = CENTRAL ANGLE
 D = ARC LENGTH OF CURVE
 C = CHORD DISTANCE
 C.A. = CHORD BEARING (BEARING)
 U = LINE / (SEE LINE TABLE)
 C.U. = CURVE / (SEE CURVE TABLE)
 O.B.R.C. = OFFICIAL RECORD BOOK
 P. = PAGE
 (P.A.) = ALSO KNOWN AS PLAT BOOK
 L.W.S.D. = LAKEWOOD RANCH STEWARDSHIP DISTRICT
 U.E. = UTILITY EASEMENT
 P.U.E. = PUBLIC UTILITY EASEMENT
 PRM = PERMANENT REFERENCE MONUMENT
 PCP = PERMANENT CONTROL POINT
 PRM = POST CONSTRUCTION WETLAND BUFFER LINE

TYPICAL LOT LINE EASEMENTS
 Non-exclusive easements of 10' along all front, side and rear lot lines and 5' along all rear lot lines or as otherwise noted herein. Easements shall be used for the purpose of ingress and egress, utility, drainage and underground utilities and are in favor of the homeowners' association. (REFER TO SHEET 1 FOR COMPLETE LOT LINE EASEMENT DESCRIPTIONS)

KEY MAP
 Stantec
 6300 Professional Parkway, East Sarasota, FL 34204-8414
 Phone: 941-907-8000 • Fax: 941-907-8910
 Certificate of Accreditation #27013 • www.stantec.com
 Task Code: 410
 Project Number: 215613593



B.M.#	N.AVD 1988 ELEVATION	DESCRIPTION
A	53.00'	6" X 6" CONCRETE MONUMENT SET IN SIDEWALK
B	48.56'	4" X 4" CONCRETE MONUMENT SET LB7866
C	48.90'	4" X 4" CONCRETE MONUMENT SET LB7866

BENCHMARK LEGEND
 B.M.# N.AVD 1988 ELEVATION DESCRIPTION
 A 53.00' 6" X 6" CONCRETE MONUMENT SET IN SIDEWALK
 B 48.56' 4" X 4" CONCRETE MONUMENT SET LB7866
 C 48.90' 4" X 4" CONCRETE MONUMENT SET LB7866

LAKE VIEW ESTATES AT THE LAKE CLUB A SUBDIVISION IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

SCALE 1"=150'
SCALE CHANGE

CURVE	BACKSIN	ARC	DELTA	CHORD	CHORD BEARING
C25(10A)	200.00'	78.51'	27.26°30'	77.84'	S77°32.37'E
C25(20A)	30.00'	56.02'	87°18'00"	51.33'	S25°10'18"E
C25(30A)	100.00'	80.43'	34°40'35"	59.60'	S11°13'00"W
C25(40A)	144.50'	80.29'	19°07'38"	49.015'	S76°24'53"W
C25(50A)	350.00'	138.25'	25°54'20"	158.90'	S53°53'58"W
C25(60A)	65.00'	78.19'	24°50'43"	21.07'	S53°27'02"W
C25(70A)	1514.00'	407.46'	07°11'56"	497.13'	S88°25'34"W

CURVE	BACKSIN	ARC	DELTA	CHORD	CHORD BEARING
C14(10A)	300.00'	63.85'	17°24'34"	63.72'	S27°18'00"W
C14(20A)	1000.00'	192.49'	11°01'44"	192.19'	S87°27'50"W
C215	25.00'	19.50'	44°41'28"	19.01'	S85°23'35"W
C216	25.00'	8.75'	20°04'03"	8.71'	N87°21'54"W
C217	1,133.25'	38.48'	01°36'33"	38.48'	N17°25'39"W
C218	500.00'	15.37'	01°45'39"	15.37'	N15°34'53"W
C219	200.00'	61.28'	17°33'17"	61.04'	N81°01'57"W
C24(10A)	90.00'	71.48'	49°19'27"	239.84'	N01°02'37"W
C24(20A)	1000.00'	125.51'	07°11'29"	125.43'	N63°46'41"E
C24(30A)	140.00'	121.83'	49°46'37"	117.84'	N42°31'07"E
C24(40A)	140.00'	84.59'	36°52'34"	93.16'	N37°04'05"E
C24(50A)	5000.00'	188.91'	07°09'53"	188.90'	S25°25'26"W
C24(60A)	300.00'	174.75'	33°22'26"	172.29'	N71°01'43"E
C25(100A)	5000.00'	307.08'	03°31'06"	307.04'	N88°28'30"E

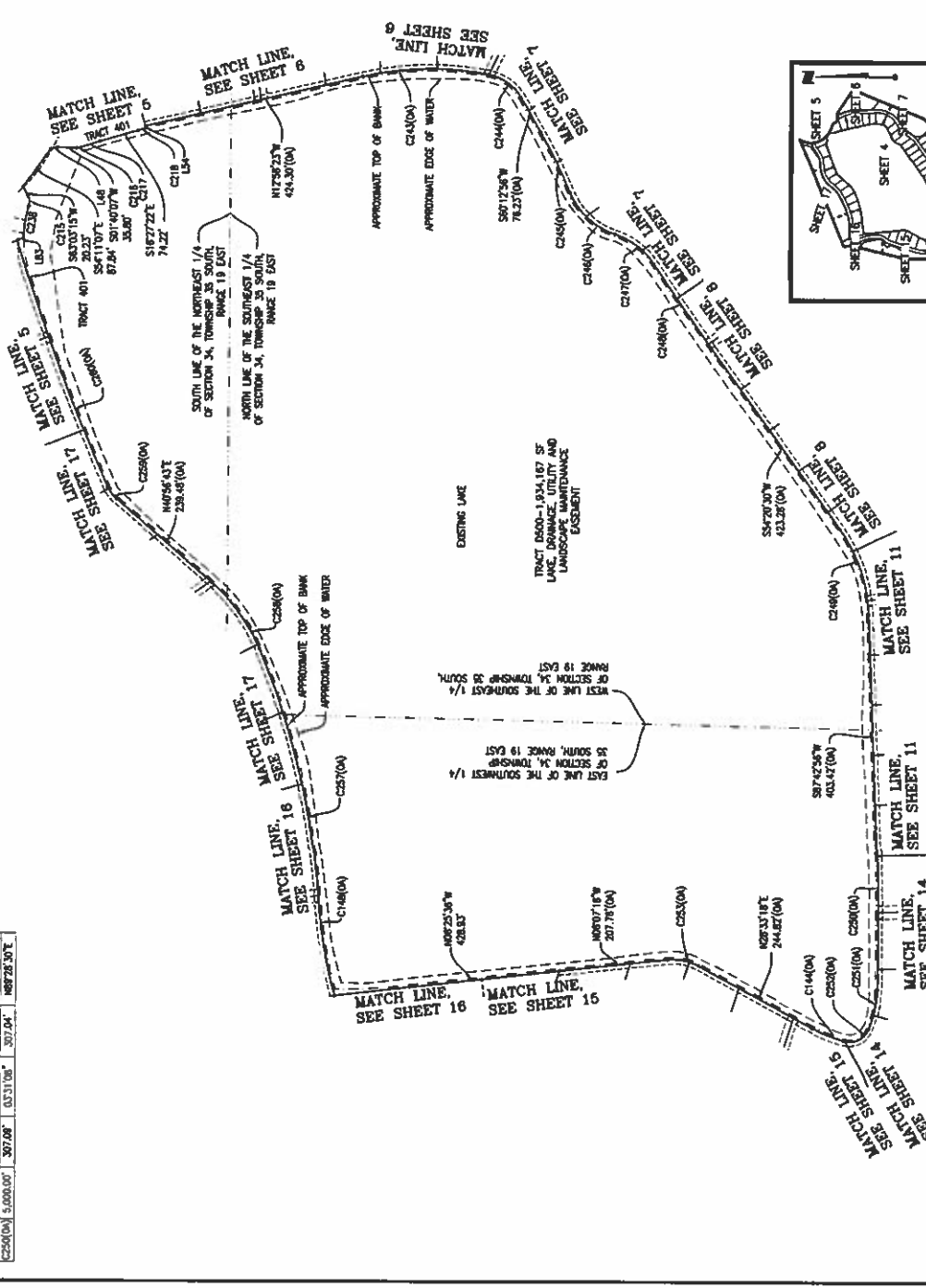
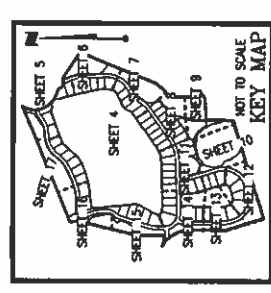
LINE	BEARING	DISTANCE
L46	N170°51'77"	13.78'
L54	S14°38'05"W	4.23'
L55	S17°29'51"E	11.35'

NOTES:
Measurements shown herein are based on the north line of the Manatee River (MNR) as shown on the plat on Sheet 48 of this plat of Lake Club Phase 1, recorded in Plat Book 47, Pages 21-26, in the Public Records of Manatee County, Florida, having a bearing of N.77°22'00".
All easements are private unless otherwise designated.
All lines intersecting with a curve that are not designated with an "A" are non-taxed.

- LEGEND:**
- ▲ ANGLE POINT
 - BENCHMARK
 - PERMANENT REFERENCE MONUMENT (PRM)
 - PERMANENT REFERENCE MONUMENT (PRM)
 - PERMANENT REFERENCE MONUMENT (PRM)
 - PERMANENT REFERENCE MONUMENT (PRM)
 - 4" X 4" CONCRETE MONUMENT FOUND OTHERWISE
 - PERMANENT CONTROL POINT (PCP)
 - 5/8" COPED IRON ROD SET (PCP)
 - 5/8" COPED IRON ROD SET (PCP)
 - PERMANENT CONTROL POINT FOUND OTHERWISE
 - P.K. NAIL & DISK
 - (L)S LOGS 102241 P.N. UNLESS NOTED OTHERWISE
 - (L)S LOGS 102241 P.N. UNLESS NOTED OTHERWISE
 - 5/8" COPED IRON ROD FOUND (A, HUB)
 - MARKS/RO = NORTH AMERICAN DATUM OF 1983-1990 ADJUSTMENT
 - LB = LICENSED BUSINESS NUMBER
 - SL = SURVEY LINE
 - RA = RAIL LINE
 - (P) = LINE DIRECTION TO CURVE
 - (R) = LINE DIRECTION TO CURVE
 - (L) = ARC LENGTH OF CURVE
 - D = POINT OF INTERSECTION
 - R = POINT OF INTERSECTION
 - C.A. = CHORD BACK BEARING
 - C.A. = CHORD BACK BEARING
 - LJ = LINE / SEE LINE TABLE
 - CJ = CURVE / SEE CURVE TABLE
 - OA.B. = OFFICIAL RECORD BOOK
 - P. = PAGE
 - OKA = ALSO KNOWN AS
 - OKB = ALSO KNOWN AS
 - OKC = ALSO KNOWN AS
 - OKD = ALSO KNOWN AS
 - OKE = ALSO KNOWN AS
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 - OKV = ALSO KNOWN AS
 - OKW = ALSO KNOWN AS
 - OKX = ALSO KNOWN AS
 - OKY = ALSO KNOWN AS
 - OKZ = ALSO KNOWN AS
 - UT = UTILITY EASEMENT
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - PRM = PERMANENT REFERENCE MONUMENT
 - PCP = PERMANENT CONTROL POINT
 - PCBL = POST CONSTRUCTION WETLAND BUFFER LINE

TYPICAL LOT LINE EASEMENTS

Non-exclusive easements of 10' along all front, side and rear lot lines and 5' along all rear lot lines or other easement related features. Easements are provided for the purpose of accommodating surface water for drainage and underground utilities and are in favor of the homeowners association. (REFER TO SHEET 1 FOR COMPLETE LOT LINE EASEMENT DESCRIPTION)

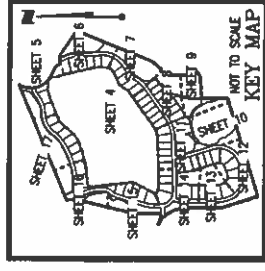


Stantec
8800 Professional Parkway East, Sarasota, FL 34240-9414
Phone 941-907-6800 • Fax 941-907-8810
Certificate of Authorization 627013 • www.stantec.com
Licensee Business Number 7686

Project Number: 2156135-93
104k Code: 410

LAKE VIEW ESTATES AT THE LAKE CLUB

A SUBDIVISION IN SECTION 34, TOWNSHIP 35 SOUTH,
RANGE 19 EAST, MANATEE COUNTY, FLORIDA

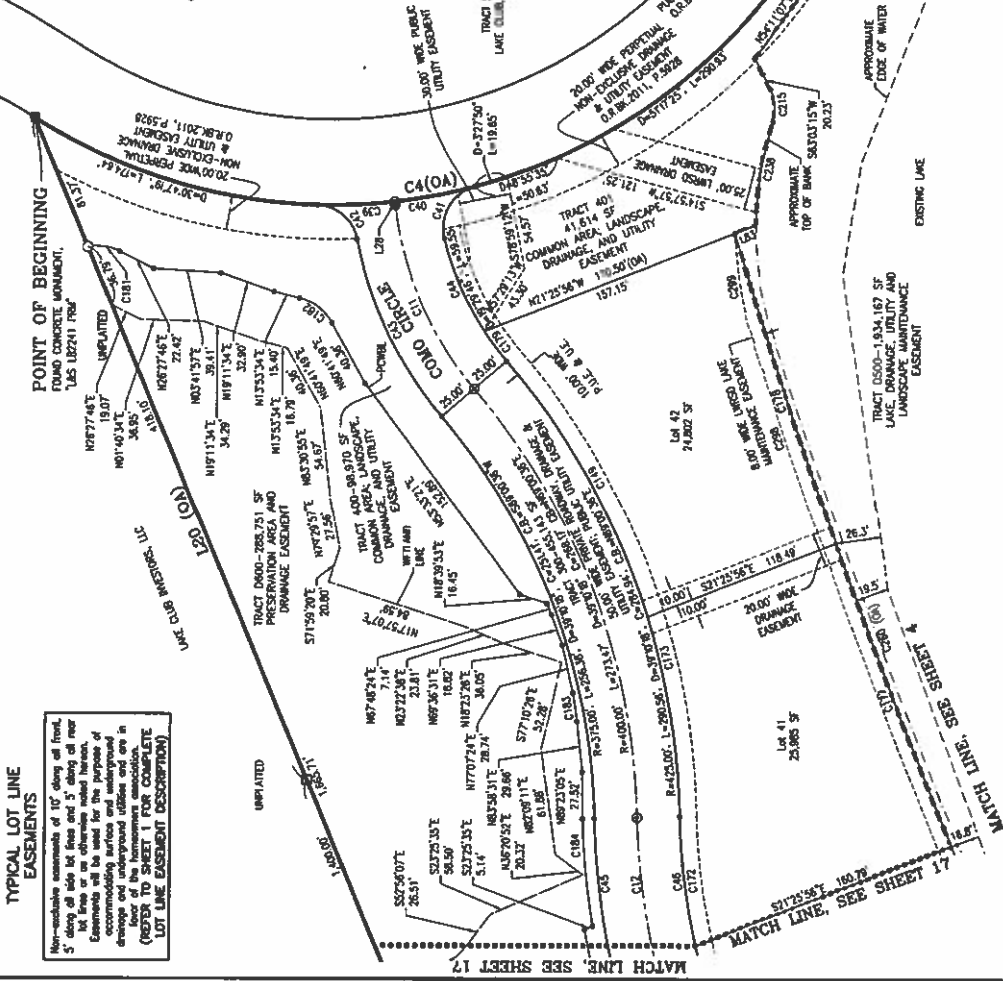


- LEGEND:**
- ▲ WIDE POINT
 - BENCHMARK
 - PERMANENT REFERENCE MONUMENT (PRM)
 - CONCRETE MONUMENT SET (PMS) (L-18766)
 - PERMANENT REFERENCE MONUMENT (PRM)
 - 4" X 4" CONCRETE MONUMENT (PMS) (L-18766)
 - PERMANENT CONTROL POINT (PCP)
 - PERMANENT CONTROL POINT (PCP) (L-18766)
 - 5/8" WOODEN DISK (PMS) (L-18766)
 - 5/8" WOODEN DISK (PMS) (L-18766)
 - WHEN LOCATED IN PERVIOUS AREAS (L-18766)
 - PERMANENT CONTROL POINT (PCP)
 - P.A. WALL & DOOR
 - (L-18766) PRM, UNLESS NOTED OTHERWISE
 - 5/8" CAPPED IRON ROD SET (L-18766)
 - 5/8" CAPPED IRON ROD FOUND (AS NOTED)
- NOTES:**
- 1) 1983-1990 ADJUSTMENT
 - 2) AREA OF LOT IN SQUARE FEET
 - 3) AREA OF LOT IN SQUARE FEET
 - 4) LINE BEARING TO CURVE
 - 5) IN DIRECTION OF ARROW
 - 6) CENTRAL ANGLE
 - 7) ARC LENGTH OF CURVE
 - 8) RADIUS
 - 9) CHORD BEARING
 - 10) CHORD BEARING (REVERSE)
 - 11) CHORD BEARING (L-18766)
 - 12) CHORD BEARING (L-18766)
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 - 98) CHORD BEARING (L-18766)
 - 99) CHORD BEARING (L-18766)
 - 100) CHORD BEARING (L-18766)

Beetings shown hereon are based on the north line of University Parkway (200' wide Public Right-of-Way) as shown on Sheet 48 of Plat Book 102, Page 174, recorded in Public Records of Manatee County, Florida, having a bearing of N722720°E.

All easements are private unless otherwise designated.

All lines intersecting with a curve shall not be designated with an 'N' or 'S' unless otherwise designated.



LINE	BEARING	DISTANCE
L1	S69°03'59"	123.61'
L2	N66°07'48"	50.00'
L3	S39°07'12"	46.50'
L4	S39°07'12"	46.50'
L5	N67°27'35"	18.18 10'
L6	N65°30'08"	1.83'
L7	N14°05'17"	13.78'
L8	S74°32'55"	4.23'
L9	N67°25'58"	13.35'

CURVE	BEARING	ARC	CHORD	CHORD BEARING
C10	41°51'4"	43.27'	62.115'	62.115°
C11	33°50'	33.50'	44.172'	50.01°
C12	25°00'	8.76'	20.000'	8.71°
C13	11°33'29"	36.49'	61.5635'	36.47°
C14	5°00'00"	15.37'	31.4159'	5.00°
C15	200.00'	497.48'	173.111'	61.04°
C16	331°14'00"	497.48'	173.111'	61.04°
C17	175°00'	148.80'	151.344'	148.82°
C18	332°22'00"	179.80'	179.80'	179.80°
C19	217°00'	60.05'	101.1347'	59.85°

CURVE	BEARING	ARC	CHORD	CHORD BEARING
C20	59°21'	66.3307'	103.31'	51°52'03"
C21	25°00'	54.3739'	72.84'	31°55'03"
C22	81°00'	60.5456'	67.26'	54°58'32"
C23	23°18'	57.7708'	72.07'	35°11'24"
C24	200.00'	374.38'	112.21'	66°27'47"
C25	325°00'	517.71'	275.20'	51.25251°
C26	325°00'	45.86'	65.82'	302°27'21"
C27	325°00'	47.77'	68.2918'	310°47'29"
C28	25°00'	30.84'	37.72350'	31°36'
C29	118.06'	29.3238'	114.80'	86°24'42"
C30	225°00'	52.710'	101.00'	86°54'38"
C31	325°00'	54.3739'	72.84'	31°55'03"
C32	325°00'	54.3739'	72.84'	31°55'03"
C33	325°00'	54.3739'	72.84'	31°55'03"
C34	325°00'	54.3739'	72.84'	31°55'03"
C35	325°00'	54.3739'	72.84'	31°55'03"
C36	325°00'	54.3739'	72.84'	31°55'03"
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C38	325°00'	54.3739'	72.84'	31°55'03"
C39	325°00'	54.3739'	72.84'	31°55'03"
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C41	325°00'	54.3739'	72.84'	31°55'03"
C42	325°00'	54.3739'	72.84'	31°55'03"
C43	325°00'	54.3739'	72.84'	31°55'03"
C44	325°00'	54.3739'	72.84'	31°55'03"
C45	325°00'	54.3739'	72.84'	31°55'03"
C46	325°00'	54.3739'	72.84'	31°55'03"
C47	325°00'	54.3739'	72.84'	31°55'03"
C48	325°00'	54.3739'	72.84'	31°55'03"
C49	325°00'	54.3739'	72.84'	31°55'03"
C50	325°00'	54.3739'	72.84'	31°55'03"
C51	325°00'	54.3739'	72.84'	31°55'03"
C52	325°00'	54.3739'	72.84'	31°55'03"
C53	325°00'	54.3739'	72.84'	31°55'03"
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C57	325°00'	54.3739'	72.84'	31°55'03"
C58	325°00'	54.3739'	72.84'	31°55'03"
C59	325°00'	54.3739'	72.84'	31°55'03"
C60	325°00'	54.3739'	72.84'	31°55'03"
C61	325°00'	54.3739'	72.84'	31°55'03"
C62	325°00'	54.3739'	72.84'	31°55'03"
C63	325°00'	54.3739'	72.84'	31°55'03"
C64	325°00'	54.3739'	72.84'	31°55'03"
C65	325°00'	54.3739'	72.84'	31°55'03"
C66	325°00'	54.3739'	72.84'	31°55'03"
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C69	325°00'	54.3739'	72.84'	31°55'03"
C70	325°00'	54.3739'	72.84'	31°55'03"
C71	325°00'	54.3739'	72.84'	31°55'03"
C72	325°00'	54.3739'	72.84'	31°55'03"
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C82	325°00'	54.3739'	72.84'	31°55'03"
C83	325°00'	54.3739'	72.84'	31°55'03"
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C98	325°00'	54.3739'	72.84'	31°55'03"
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C100	325°00'	54.3739'	72.84'	31°55'03"



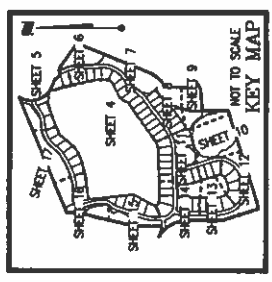
8000 Professional Parkway, Englewood, Colorado, 80111
Phone 914-201-2800 • Fax 914-201-5910
Email: info@stantec.com
www.stantec.com

Project Number: 215613593
Task Code: 410

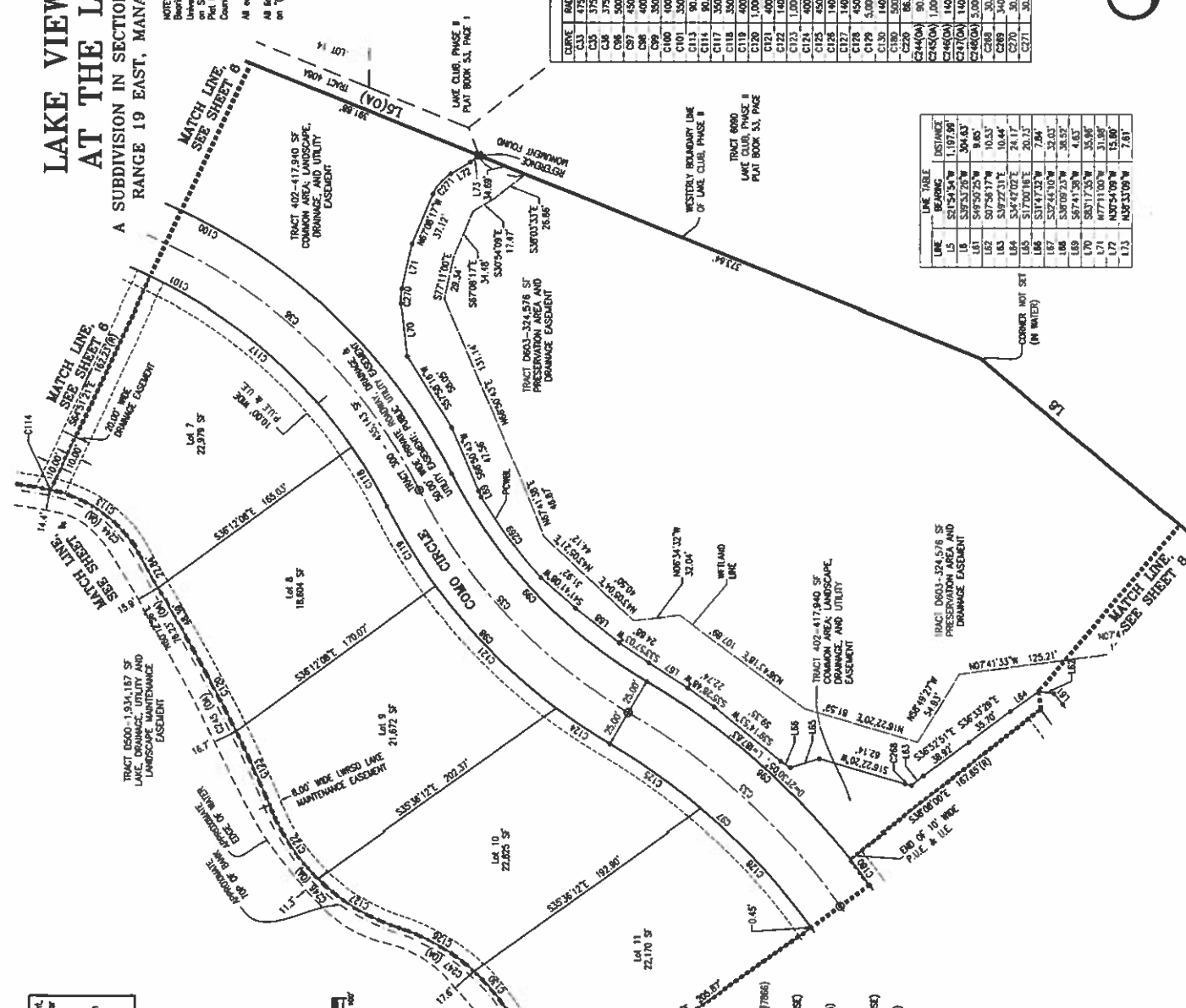
LAKE VIEW ESTATES AT THE LAKE CLUB

A SUBDIVISION IN SECTION 34, TOWNSHIP 35 SOUTH,
RANGE 19 EAST, MANATEE COUNTY, FLORIDA

NOTES:
Bearings shown herein are based on the north line of
SHEET 5 (177) of PLAT BOOK 662 (PAGE 177) as shown
on the Public Records of Manatee County, Florida, having a bearing of N 72°22'00"E.
All comments are precise unless otherwise designated.
All lines intersecting with a curve that are not designated with
an "O" are non-radial.



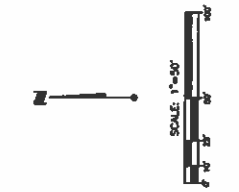
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C30	400.00	197.23	240.93°	197.77	S87°22'51"W
C31	345.00	172.81	207.94°	173.25	S87°22'51"W
C32	270.00	135.00	161.93°	135.43	S87°22'51"W
C33	200.00	100.00	126.87°	100.87	S87°22'51"W
C34	150.00	75.00	96.82°	75.32	S87°22'51"W
C35	100.00	50.00	72.65°	50.43	S87°22'51"W
C36	75.00	37.50	54.49°	37.57	S87°22'51"W
C37	50.00	25.00	40.91°	25.04	S87°22'51"W
C38	37.50	18.75	30.68°	18.78	S87°22'51"W
C39	25.00	12.50	23.01°	12.51	S87°22'51"W
C40	18.75	9.38	17.26°	9.38	S87°22'51"W
C41	12.50	6.25	12.94°	6.25	S87°22'51"W
C42	9.38	4.69	9.70°	4.69	S87°22'51"W
C43	6.25	3.12	7.29°	3.12	S87°22'51"W
C44	4.69	2.34	5.48°	2.34	S87°22'51"W
C45	3.12	1.56	4.12°	1.56	S87°22'51"W
C46	2.34	1.17	3.11°	1.17	S87°22'51"W
C47	1.56	0.78	2.33°	0.78	S87°22'51"W
C48	1.17	0.59	1.75°	0.59	S87°22'51"W
C49	0.78	0.39	1.31°	0.39	S87°22'51"W
C50	0.59	0.29	0.99°	0.29	S87°22'51"W



LINE	BEARING	DISTANCE
L1	S71°54'54"W	1,197.98
L2	S82°32'26"W	304.83
L3	S48°50'25"W	9.80
L4	S37°26'17"W	10.33
L5	S39°22'31"E	10.44
L6	S37°42'02"E	24.17
L7	S17°08'18"E	26.15
L8	S31°52'32"E	7.88
L9	S39°09'33"W	36.57
L10	S37°41'26"W	4.63
L11	S37°17'35"W	35.98
L12	N37°11'00"W	31.98
L13	N37°54'08"W	15.80
L14	N37°33'08"W	7.81

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.
Comments shall be used for the purpose of
accommodating surface utility underground
services for the use of the owner of the lot
bordered by the easement or adjacent to it
(REFER TO SHEET 1 FOR COMPLETE
LOT LINE EASEMENT DESCRIPTION)



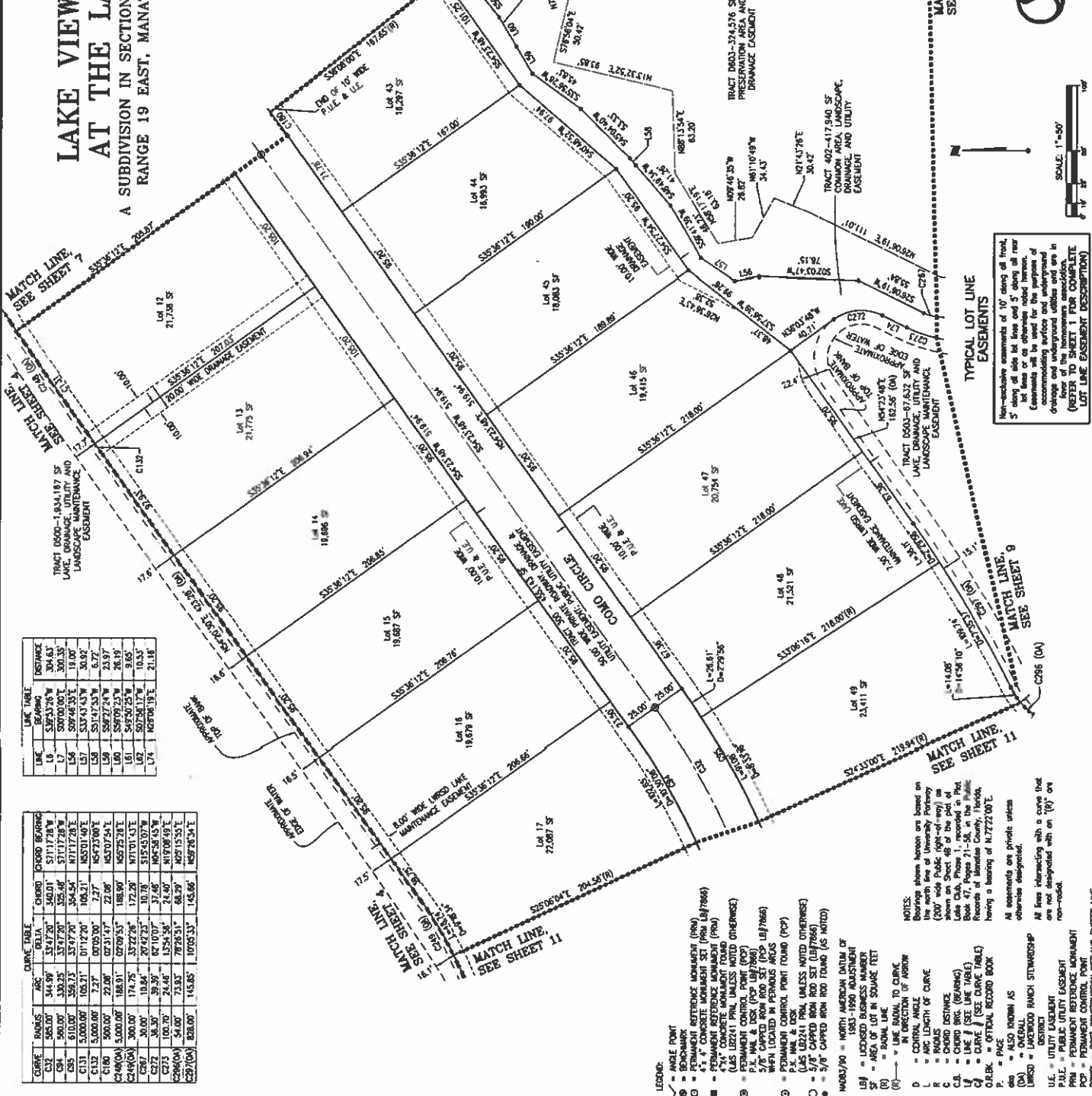
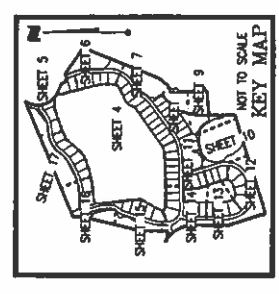
- ANGLE POINT
- PERMANENT REFERENCE MONUMENT (PRM)
- 4" x 4" CONCRETE MONUMENT SET (CPM) (LB/7866)
- PERMANENT REFERENCE MONUMENT (PRM)
- 4"x4" CONCRETE MONUMENT FOUND (CMF) (LB/7866)
- 4"x4" CONCRETE MONUMENT FOUND (CMF) (LB/7866)
- P.K. MARK & DISK (PCP) (LB/7866)
- 5/8" CAPPED IRON ROD SET (CIRS) (LB/7866)
- WHEN LOCATED IN PERMANENT AREAS
- PERMANENT CONTROL POINT FOUND (PCPF)
- (LB/7866)
- 5/8" CAPPED IRON ROD SET (CIRS) (LB/7866)
- 5/8" CAPPED IRON ROD FOUND (AS NOTED)
- MONUMENT - METAL MEASUREMENT MARK
- 1" x 1" x 1" METAL MONUMENT
- LB/7866
- LIENSÉ BUSINESS NUMBER
- AREA OF LOT IN SQUARE FEET
- RAIAL AREA
- LINE RADIUS TO CURVE
- DIRECTION OF ARROW
- CENTRAL ANGLE OF CURVE
 L | CHORD DISTANCE | C.B. | CHORD BEARING (BEARING) | L | LINE / (SEE LINE TABLE) | CF | CURVE / (SEE CURVE TABLE) | O.B.C. | OPTICAL RECORD BOOK | L | ALSO KNOWN AS | (O) | OVERALL | LIENSÉ | LIENSÉ BUSINESS NUMBER | LIENSÉ | LIENSÉ BUSINESS NUMBER | LIENSÉ | LIENSÉ BUSINESS NUMBER | LIENSÉ | LIENSÉ BUSINESS NUMBER |

Stantec
9000 Professional Parkway East, Sarasota, FL 34234-0414
Phone 941.597.6600 or Fax 941.597.6810
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Licenses: License Number 2988

Project Number: 215613593
Task Code: 410

LAKE VIEW ESTATES AT THE LAKE CLUB

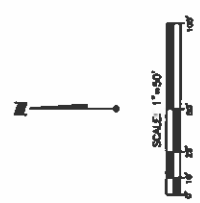
A SUBDIVISION IN SECTION 34, TOWNSHIP 35 SOUTH,
RANGE 19 EAST, MANATEE COUNTY, FLORIDA



LINE	BEARING	DISTANCE
U6	S75°23'26"W	304.631
U7	S90°00'00"E	300.35
U8	S28°46'35"E	19.007
U9	S33°43'45"W	30.927
U10	S82°27'47"W	23.977
U11	S89°23'23"W	26.189
U12	S20°24'17"W	10.553
U13	S65°00'19"E	21.185

CURVE	BEARING	ARC	DELTA	CHORD BEARING	CHORD
C22	S65.007	344.897	93.170	S40.011	571.178
C23	S90.000	300.350	35.720	S25.467	571.178
C24	S28.463	30.927	35.720	S45.547	571.178
C25	S82.275	23.977	93.170	S50.140	571.178
C26	S89.232	26.189	93.170	S45.547	571.178
C27	S20.242	10.553	93.170	S45.547	571.178
C28	S65.002	21.185	93.170	S45.547	571.178

Non-accrue easements of 10' along all tracts. 5' along all side lot lines and 3' along all rear lot lines. Easements shall be used for the purposes of accommodating surface and underground drainage and underground utilities and are in addition to easements of record. (REFER TO SURVEY FOR COMPLETE LOT LINE EASEMENT DESCRIPTION)



NOTES: All bearings are based on the magnetic line of true north as shown on Sheet 48 of the Plat of Lake Club, Phase I, recorded in Plat Book 47, Pages 21-28, in the Public Records of Manatee County, Florida, having a bearing of N.77°22'00". All easements are private unless otherwise designated. All lines intersecting with a curve that are not depicted with an (R) are non-roads.

- LEGEND:
- ⊙ = MONUMENT
 - ⊖ = PERMANENT REFERENCE MONUMENT (PRM)
 - ⊕ = 4" CONCRETE MONUMENT (CM)
 - ⊗ = PERMANENT REFERENCE MONUMENT (PRM) (S.S. LEGAL PAIR, UNLESS NOTED OTHERWISE)
 - ⊙ = PERMANENT CONTROL POINT (PCP)
 - ⊕ = P.I., WALL & ISOL (POP) (S.S. LEGAL PAIR, UNLESS NOTED OTHERWISE)
 - ⊖ = 5/8" CHIPPED IRON ROD SET (CIRS) (S.S. LEGAL PAIR, UNLESS NOTED OTHERWISE)
 - ⊗ = 5/8" CHIPPED IRON ROD SET (CIRS) (S.S. LEGAL PAIR, UNLESS NOTED OTHERWISE)
 - ⊕ = 5/8" CHIPPED IRON ROD FOUND (S.S. NOTED)
 - ⊖ = NORTH MANATEE COUNTY OF 1883-1900 ALIGNMENT
 - LB = LOCUS BUSINESS NUMBER
 - SF = AREA OF LOT IN SQUARE FEET
 - (R) = ROAD LINE
 - (R) = LINE PARALLEL TO CURVE
 - R = IN DIRECTION OF ARROW
 - L = LINE DISTANCE OF CURVE
 - R = RADIIUS
 - C = CHORD DISTANCE OF CURVE
 - C.A. = CHORD BEARING (BEARING)
 - L.F. = LINE F (SEE LINK TABLE)
 - C.F. = CURVE F (SEE CURVE TABLE)
 - P.I. = PERMANENT REFERENCE MONUMENT
 - (O) = ALSO KNOWN AS
 - (O) = OVERALL
 - (O) = LAKEMOOD RANCH STEWARDSHIP DISTRICT
 - U.E. = UTILITY EASEMENT
 - P.L. = PERMANENT REFERENCE MONUMENT
 - PCP = PERMANENT CONTROL POINT
 - POB = POST CONSTRUCTION WETLAND BUFFER LINE

Project Number: 215613553



6920 Professional Parkway East, Sarasota, FL 34243-8414
Phone 941-557-6900 • Fax 941-557-6910
Certification License No. 19872
Licensee/Member No. 2888

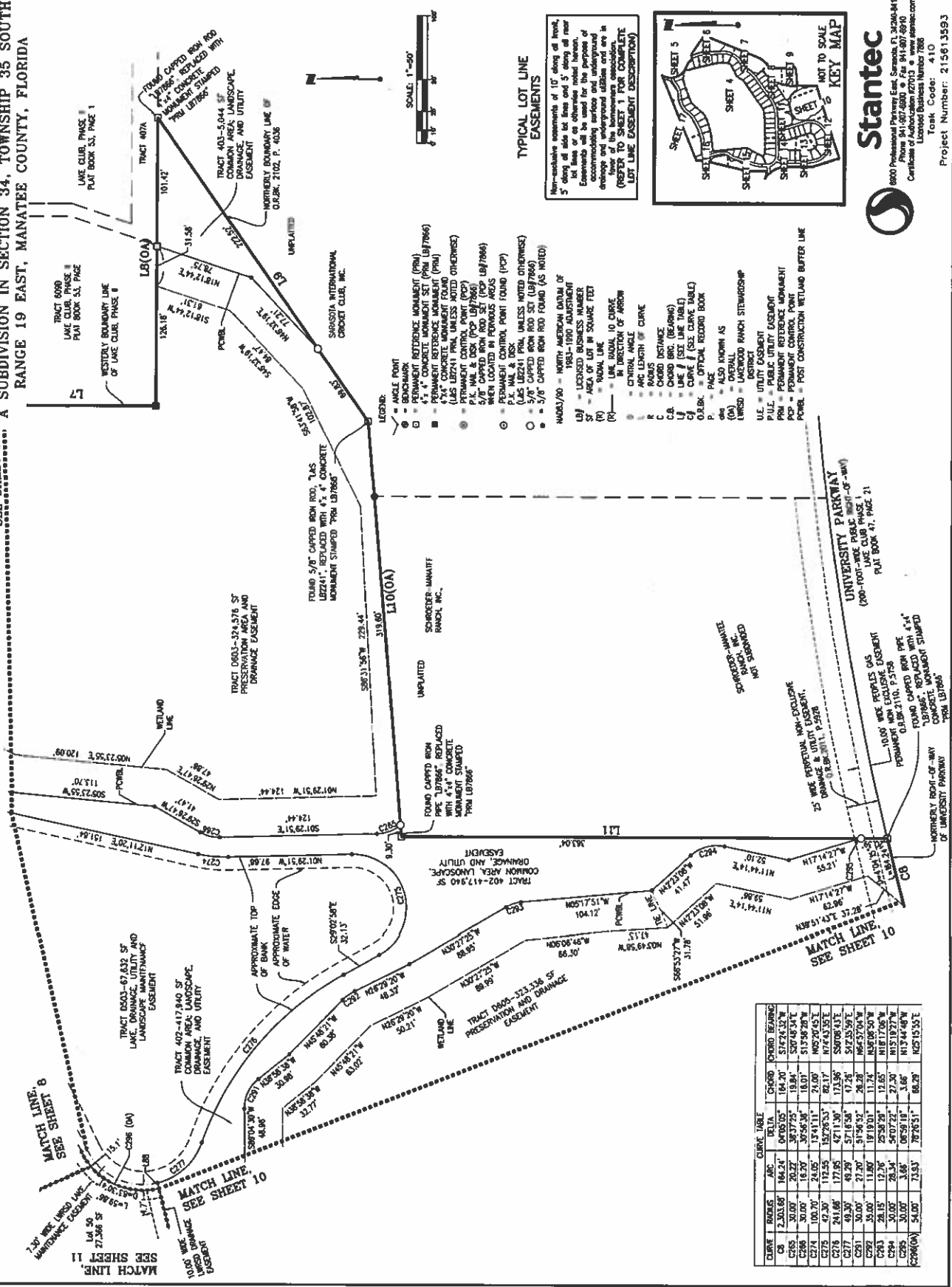
LAKE VIEW ESTATES AT THE LAKE CLUB

A SUBDIVISION IN SECTION 34, TOWNSHIP 35 SOUTH,
RANGE 19 EAST, MANATEE COUNTY, FLORIDA

MATCH LINE,
SEE SHEET 6

LINE	BEARING	DISTANCE
L7	S00°00'00"E	500.35
L8	S00°00'00"E	272.60
L9	S54°54'35"W	292.35
L10	S65°08'24"W	374.90
L11	S00°00'00"E	383.45
L12	N78°02'30"E	4.70

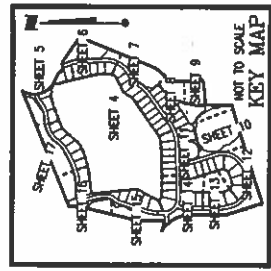
NOTES:
Bearings shown herein are based on the north line of University Parkway (200' wide Public Right-of-Way) as shown on Sheet 47 of the Plat of Lake Club, Phase 1, recorded in Manatee County, Florida, bearing a bearing of N.72°22'00"E.
All easements are private unless otherwise designated.
All lines intersecting with a curve that are not designated with an (N) are non-tangent.



- LEGEND:**
- ANGLE POINT
 - PERMANENT REFERENCE MONUMENT (PRM)
 - 4" x 4" CONCRETE MONUMENT SET (P.M.) (L8/7864)
 - PERMANENT REFERENCE MONUMENT (PRM)
 - ◆ 4" x 4" CONCRETE MONUMENT FOUND
 - PERMANENT REFERENCE MONUMENT (PRM) (L8/7864)
 - P.M. WALL & DOOR (P.M.) (L8/7864)
 - 5/8" CAPPED IRON ROD SET (P.M.) (L8/7864)
 - PERMANENT CONTROL POINT FOUND (P.C.P.) (L8/7864)
 - (L8/7864) (L8/7864)
 - 5/8" CAPPED IRON ROD SET (L8/7864)
 - 5/8" CAPPED IRON ROD FOUND (AS NOTED)
- NOTES:**
- MAGS/78 - METRIC MEASUREMENTS OF 10' ALONG ALL TRACKS.
 - 5' along all side lot lines and 5' along all rear lot lines or as otherwise noted herein.
 - Easements will be used for the purposes of drainage and underground utilities and are in favor of the homeowners association.
 - (REFER TO SHEET 1 FOR COMPLETE LOT LINE EASEMENT DESCRIPTION)

TYPICAL LOT LINE EASEMENTS

Non-exclusive easements of 10' along all track, 5' along all side lot lines and 5' along all rear lot lines or as otherwise noted herein. Easements will be used for the purposes of drainage and underground utilities and are in favor of the homeowners association. (REFER TO SHEET 1 FOR COMPLETE LOT LINE EASEMENT DESCRIPTION)



Stantec
8000 Professional Parkway East, Sarasota, FL 34266-9414
Phone 941-597-6800 • Fax 941-597-6910
www.stantec.com
Licensed Professional Engineer No. 788

Task Code: 410
Project Number: 215813593

CURVE TABLE

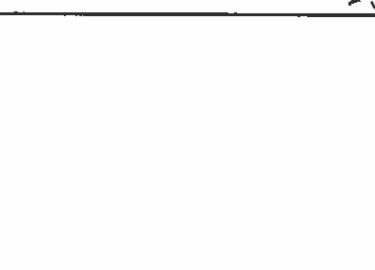
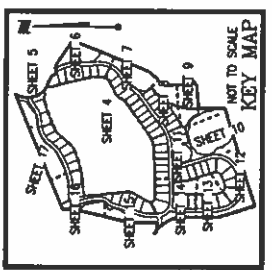
CURVE	CHORD	CHORD BEARING	DELTA	CHORD BEARING
C24	2,343.68	N42°14'	164.20	S174°32'
C25	30.00	S05°24'	30.95	S174°32'
C26	30.00	S05°24'	30.95	S174°32'
C27	30.00	S05°24'	30.95	S174°32'
C28	30.00	S05°24'	30.95	S174°32'
C29	30.00	S05°24'	30.95	S174°32'
C30	30.00	S05°24'	30.95	S174°32'
C31	30.00	S05°24'	30.95	S174°32'
C32	30.00	S05°24'	30.95	S174°32'
C33	30.00	S05°24'	30.95	S174°32'
C34	30.00	S05°24'	30.95	S174°32'
C35	30.00	S05°24'	30.95	S174°32'
C36	30.00	S05°24'	30.95	S174°32'
C37	30.00	S05°24'	30.95	S174°32'
C38	30.00	S05°24'	30.95	S174°32'
C39	30.00	S05°24'	30.95	S174°32'
C40	30.00	S05°24'	30.95	S174°32'
C41	30.00	S05°24'	30.95	S174°32'
C42	30.00	S05°24'	30.95	S174°32'
C43	30.00	S05°24'	30.95	S174°32'
C44	30.00	S05°24'	30.95	S174°32'
C45	30.00	S05°24'	30.95	S174°32'
C46	30.00	S05°24'	30.95	S174°32'
C47	30.00	S05°24'	30.95	S174°32'
C48	30.00	S05°24'	30.95	S174°32'
C49	30.00	S05°24'	30.95	S174°32'
C50	30.00	S05°24'	30.95	S174°32'
C51	30.00	S05°24'	30.95	S174°32'
C52	30.00	S05°24'	30.95	S174°32'
C53	30.00	S05°24'	30.95	S174°32'
C54	30.00	S05°24'	30.95	S174°32'
C55	30.00	S05°24'	30.95	S174°32'
C56	30.00	S05°24'	30.95	S174°32'
C57	30.00	S05°24'	30.95	S174°32'
C58	30.00	S05°24'	30.95	S174°32'
C59	30.00	S05°24'	30.95	S174°32'
C60	30.00	S05°24'	30.95	S174°32'
C61	30.00	S05°24'	30.95	S174°32'
C62	30.00	S05°24'	30.95	S174°32'
C63	30.00	S05°24'	30.95	S174°32'
C64	30.00	S05°24'	30.95	S174°32'
C65	30.00	S05°24'	30.95	S174°32'
C66	30.00	S05°24'	30.95	S174°32'
C67	30.00	S05°24'	30.95	S174°32'
C68	30.00	S05°24'	30.95	S174°32'
C69	30.00	S05°24'	30.95	S174°32'
C70	30.00	S05°24'	30.95	S174°32'
C71	30.00	S05°24'	30.95	S174°32'
C72	30.00	S05°24'	30.95	S174°32'
C73	30.00	S05°24'	30.95	S174°32'
C74	30.00	S05°24'	30.95	S174°32'
C75	30.00	S05°24'	30.95	S174°32'
C76	30.00	S05°24'	30.95	S174°32'
C77	30.00	S05°24'	30.95	S174°32'
C78	30.00	S05°24'	30.95	S174°32'
C79	30.00	S05°24'	30.95	S174°32'
C80	30.00	S05°24'	30.95	S174°32'
C81	30.00	S05°24'	30.95	S174°32'
C82	30.00	S05°24'	30.95	S174°32'
C83	30.00	S05°24'	30.95	S174°32'
C84	30.00	S05°24'	30.95	S174°32'
C85	30.00	S05°24'	30.95	S174°32'
C86	30.00	S05°24'	30.95	S174°32'
C87	30.00	S05°24'	30.95	S174°32'
C88	30.00	S05°24'	30.95	S174°32'
C89	30.00	S05°24'	30.95	S174°32'
C90	30.00	S05°24'	30.95	S174°32'
C91	30.00	S05°24'	30.95	S174°32'
C92	30.00	S05°24'	30.95	S174°32'
C93	30.00	S05°24'	30.95	S174°32'
C94	30.00	S05°24'	30.95	S174°32'
C95	30.00	S05°24'	30.95	S174°32'
C96	30.00	S05°24'	30.95	S174°32'
C97	30.00	S05°24'	30.95	S174°32'
C98	30.00	S05°24'	30.95	S174°32'
C99	30.00	S05°24'	30.95	S174°32'
C100	30.00	S05°24'	30.95	S174°32'

LAKE VIEW ESTATES AT THE LAKE CLUB

A SUBDIVISION IN SECTION 34, TOWNSHIP
35 SOUTH, RANGE 19 EAST, MANATEE
COUNTY, FLORIDA

- LEGEND
- ANGLE POINT
 - ⊙ BENCHMARK
 - ◻ PERMANENT REFERENCE MONUMENT (PRM)
 - ◻ 4" x 4" CONCRETE MONUMENT SET (PMU) (1/4" DIA)
 - CONCRETE REINFORCED MONUMENT SET (PMU)
 - (L&S) 1/2" DIA. UNLESS NOTED OTHERWISE
 - ⊙ PERMANENT CONTROL POINT (PCP)
 - ⊙ P.K. MARK & DSK. (POST 1/4" DIA)
 - ⊙ 5/8" DIA. MARK FOR MONUMENT SET (L&S)
 - ⊙ MARK LOCATED FOR MONUMENT SET (L&S)
 - PERMANENT CONTROL POINT FOUND (PCP)
 - P.K. MARK & DSK.
 - (L&S) 1/2" DIA. UNLESS NOTED OTHERWISE
 - - 5/8" CAPPED IRON ROD SET (1/4" DIA)
 - - 5/8" CAPPED IRON ROD FOUND (AS NOTED)
 - MOULD/70 - NORTH AMERICAN DIALMOUNT OF 1983-1990 ADJUSTMENT
 - LBJ - LICENSED BUSINESS JEWELRY
 - SF - AREA OF LOT IN SQUARE FEET
 - (R) - ROAD LINE
 - (C) - CURB LINE TO CURB
 - (W) - WETLAND BUFFER LINE
 - D - ARC LENGTH OF CURVE
 - R - RADIUS
 - C - CHORD DISTANCE
 - CE - CHORD BEARING
 - CH - CHORD BEARING
 - CF - CURVE POINT (SEE CURVE TABLE)
 - O.B.E.B.K. - OFFICIAL RECORD BOOK
 - P. - PAGE
 - also - ALSO KNOWN AS
 - (OA) - OVERALL
 - UNISO - UNINCORPORATED RANCH STEWARDSHIP
 - UNUS - UNUTILIZED
 - UNL - UNLICENSED
 - UNL - UNLICENSED
 - P.U.L. - PUBLIC UTILITY EASEMENT
 - PRM - PERMANENT REFERENCE MONUMENT
 - PCP - PERMANENT CONTROL POINT
 - POWER - PAST CONSTRUCTION
 - WETLAND BUFFER LINE

NOTES:
Bearings shown herein are based on the north line of University Parkway (300' wide Public Right-of-Way) as shown on Plan Book 47, Page 21-58, in the Public Records of Manatee County, Florida, having a bearing of N.77.22.00"E.
All easements are private unless otherwise designated.
All lines intersecting with a curve that are not designated with an 'A' are non-radial.



TYPICAL LOT LINE EASEMENTS

Non-inclusive 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 are shown for convenience of easementing surfaces and underground drainage and underground utilities and one in favor of the town/county association. (REFER TO SHEET 11 FOR COMPLETE LOT LINE EASEMENT DESCRIPTION)

LINE LABEL	ARC	DELTA	CHORD	CURVE BEARING
L12	2,203.65'	164.24'	605.00'	S74°23'15"W
L17	572.2707'	1,335.86'	459.82'	S67°22'00"E
L76	570.0716'	26.72'	40.7720'	S72°22'00"E
L79	542.2678'	23.74'	35.4763'	S72°22'00"E
L80	572.5347'	9.91'	30.4672'	S72°22'00"E
L81	582.3271'	15.49'	35.8110'	S72°22'00"E
L82	517.1167'	0.86'	30.4672'	S72°22'00"E

CURVE	RADIUS	ARC	DELTA	CHORD	CURVE BEARING
CS	2,203.65'	164.24'	605.00'	164.20'	S74°23'15"W
C8	325.00'	310.51'	607.00'	459.82'	S67°22'00"E
C9	350.00'	471.24'	607.00'	474.26'	S72°22'00"E
C20	30.00'	43.87'	6374.06'	39.91'	S64°30'35"E
C21	30.00'	11.39'	2145.44'	11.33'	S94°08'22"E
C22	30.00'	33.85'	64.2827'	32.85'	S80°11'07"W
C23	30.00'	16.00'	502.5347'	15.81'	S88°27'45"W
C24	30.00'	142.47'	967.000'	129.27'	N27°22'00"E
C25	30.00'	152.37'	967.000'	137.18'	N27°22'00"E

TRACT 0502-190,370 SF
LAKE, DRAINAGE, UTILITY AND
LANDSCAPE MAINTENANCE EASEMENT

8000 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-8800 • Fax 941-907-8810
Certified Public Surveyor License No. 47935
Licensee (Member) State No. 788
Project Number: 2156135953
Task Code: 410

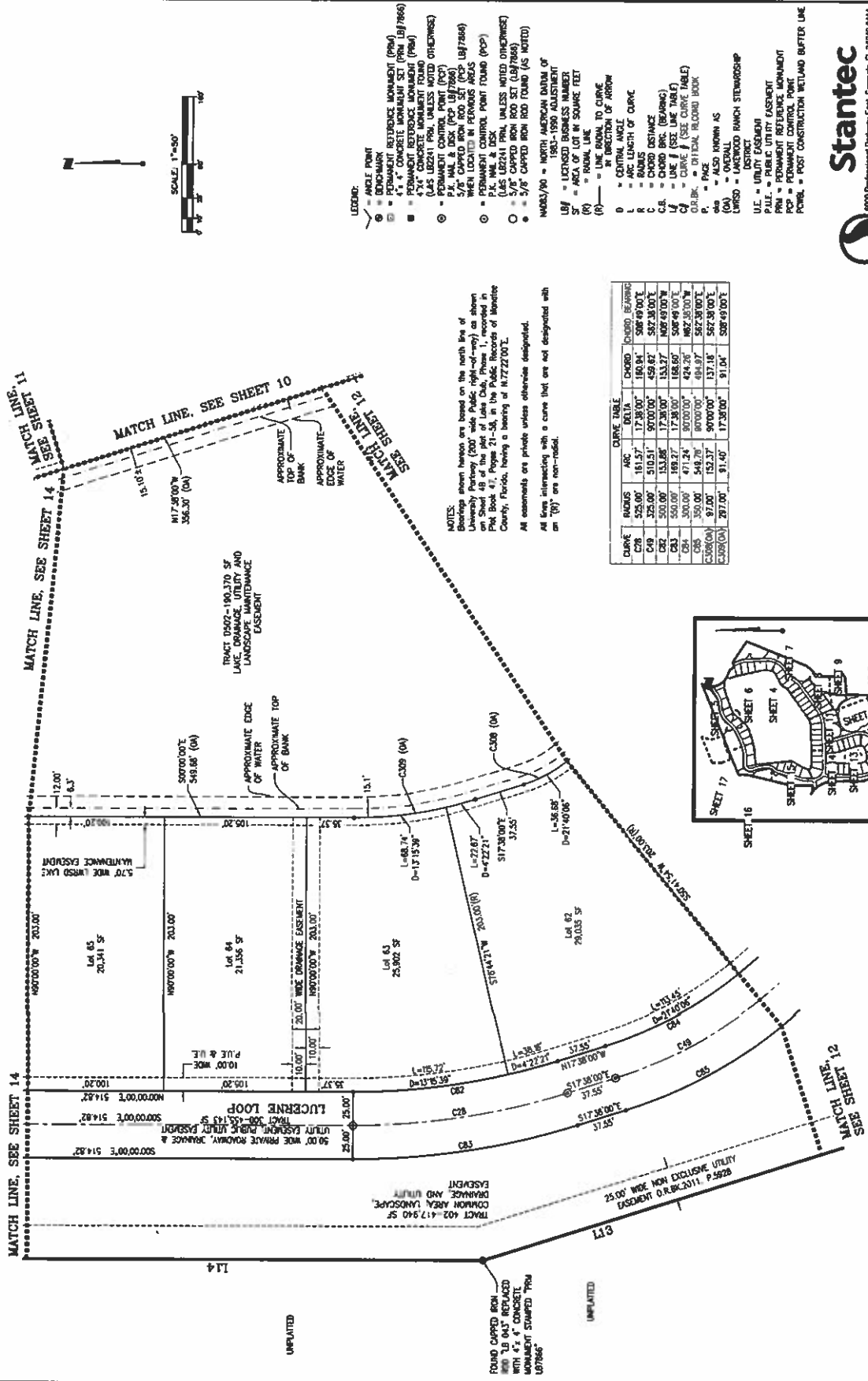
LAKE VIEW ESTATES AT THE LAKE CLUB

A SUBDIVISION IN SECTION 34, TOWNSHIP 35 SOUTH,
RANGE 19 EAST, MANATEE COUNTY, FLORIDA

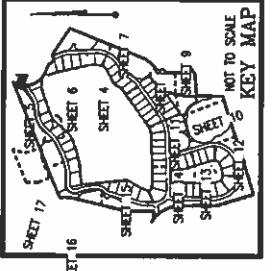
TYPICAL LOT LINE EASEMENTS

Non-exclusive easements of 10' along all front, side and rear lot lines and 5' along all rear alley lines. Easements will be used for the purpose of accommodating surface and underground drainage and underground utility and are in addition to easements shown on the COMPLETE LOT LINE EASEMENT DESCRIPTION.

LINE	BEARING	DISTANCE
L1	N77°00'00"W	55.45'
L2	N00°00'00"E	55.45'



CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C26	252.00'	161.57'	17.38°00'	160.94'	S08°49'00"E
C27	252.00'	150.51'	19'00'00"	149.87'	S87°30'00"E
C28	252.00'	153.86'	17°38'00"	153.37'	N08°49'00"W
C29	252.00'	173.80'	18.69'	168.89'	S08°49'00"E
C30	252.00'	173.80'	18.69'	168.89'	S08°49'00"W
C31	252.00'	173.80'	18.69'	168.89'	S08°49'00"E
C32	252.00'	173.80'	18.69'	168.89'	S08°49'00"W
C33	252.00'	173.80'	18.69'	168.89'	S08°49'00"E
C34	252.00'	173.80'	18.69'	168.89'	S08°49'00"W
C35	252.00'	173.80'	18.69'	168.89'	S08°49'00"E
C36	252.00'	173.80'	18.69'	168.89'	S08°49'00"W
C37	252.00'	173.80'	18.69'	168.89'	S08°49'00"E
C38	252.00'	173.80'	18.69'	168.89'	S08°49'00"W
C39	252.00'	173.80'	18.69'	168.89'	S08°49'00"E
C40	252.00'	173.80'	18.69'	168.89'	S08°49'00"W



- LEGEND:**
- = ANGLE POINT
 - ◉ = BENCHMARK
 - ⊕ = PERMANENT REFERENCE MONUMENT (PRM)
 - ⊕ = 4" x 4" CONCRETE MONUMENT SET (PM 08/7866)
 - ⊕ = 4" x 4" CONCRETE MONUMENT FOUND (PM)
 - ⊕ = 4" x 4" CONCRETE MONUMENT FOUND (OTHERWISE)
 - ⊕ = PERMANENT CONTROL POINT (P.C.P.)
 - ⊕ = P.C. WALL & DISK (PCP 08/7866)
 - ⊕ = PERMANENT CONTROL POINT FOUND (PCPF)
 - ⊕ = PERMANENT CONTROL POINT FOUND (OTHERWISE)
 - ⊕ = PERMANENT CONTROL POINT FOUND (PCPF)
 - ⊕ = 5/8" CAPPED IRON ROD SET (08/7866)
 - ⊕ = 5/8" CAPPED IRON ROD FOUND (AS NOTED)
 - ⊕ = NORTH AMERICAN DATUM OF 1983-1989 ADJUSTMENT
 - L/M = LICENSED BUSINESS NUMBER
 - (A) = TRAIL LINE TO SQUARE FEET
 - (D) = IN DIRECTION OF ARROW
 - D = CENTRAL ANGLE
 - L = ARC LENGTH OF CURVE
 - R = RADIUS
 - C = CHORD DISTANCE
 - U = UTILITY EASEMENT (SEE LEGEND)
 - U.E. = UTILITY EASEMENT
 - U.E. = PUBLIC UTILITY EASEMENT
 - PM = PERMANENT REFERENCE MONUMENT
 - PCP = PERMANENT CONTROL POINT
 - PCPF = POST CONSTRUCTION WETLAND BUFFER LINE
 - P. = PAGE
 - PK = ALSO KNOWN AS
 - OS = OCEAN WALL
 - OSW = OCEAN WALL
 - OSW = BENCH MARK STATIONSHIP
 - OSW = DISTRICT
 - U.E. = UTILITY EASEMENT
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - PM = PERMANENT REFERENCE MONUMENT
 - PCP = PERMANENT CONTROL POINT
 - PCPF = POST CONSTRUCTION WETLAND BUFFER LINE

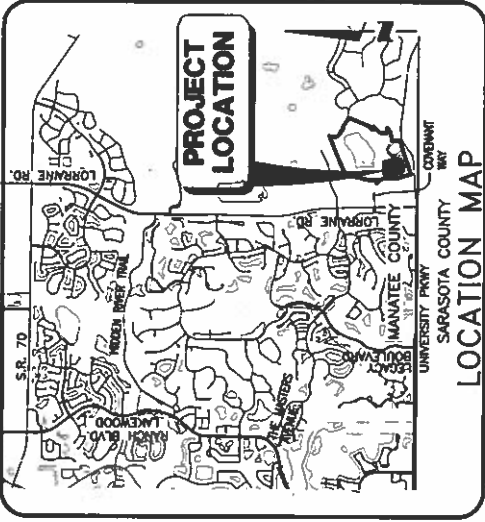
Stantec

6900 Professional Parkway East, Sarasota, FL 34240-9414
Phone: 941.987.8800 • Fax: 941.987.8810
Certified Professional Surveyor License #7819
Licensee Registration #114166

Project Number: 215613593
Task Code: 410

LAKE VIEW ESTATES AT THE LAKE CLUB, LUCERNE LOOP

A REPLAT OF LOTS 52 THROUGH 68, TRACT 404 AND TRACT 502 OF LAKEVIEW ESTATES AT THE LAKE CLUB, AS RECORDED IN PLAT BOOK 62, PAGE 171, A SUBDIVISION LYING IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA



TRACT DESIGNATIONS

Tract 404: Common Area, Landscaping, Drainage, and Utility Easement (SD TLC Holdings, LLC, will convey to Lake Club Homeowners' Association, Inc., a Florida non-for-profit corporation to own and maintain)

Tract 502: Lake, Drainage, Utility and Landscape Maintenance Easement (Lakewood Ranch Stewarship District to own and maintain)



CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA }
COUNTY OF MANATEE } SS
I, Robert J. Giddens, Clerk of the Circuit Court,
do hereby certify that this plat has been officially approved for record and all offers
pertaining to maps and plats, and that this plat has been filed for record in Plat Book 103
Pages 89 through 93, Public Records of Manatee County, Florida, this 12th day of
JUNE, 2018.

CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA }
COUNTY OF MANATEE } SS
I, Angela Coleman, 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 103
Pages 89 through 93, Public Records of Manatee County, Florida, this 12th day of
JUNE, 2018.

CERTIFICATE OF APPROVAL OF COUNTY SURVEYOR

STATE OF FLORIDA }
COUNTY OF MANATEE } SS
I, Todd E. Bock, County Surveyor, do hereby certify that this plat has been reviewed for conformity with the platting requirements of
Chapter 173, Part 1, of the Florida Statutes and the Land Development Code of Manatee County, Florida,
and that this plat complies with all the requirements of the Statutes of Florida and the Land Development
Code of Manatee County, Florida, and that this plat is a true and correct representation of the land surveyed,
within one (1) year of recording, or prior to the release of the improvement book.

DATE OF CERTIFICATION: JUNE 13 2018 SIGNATURE: Todd E. Bock
(Not valid without the signatures and the
comparative record books of a Florida licensed
Surveyor and Mapper)

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 any way by any 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 easements and facilities specifically dedicated on and by this plat to Manatee County, 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 in 2.A), 2.B) and 2.C) are made subject to and in accordance with the Declaration of Covenants, Conditions and Restrictions, recorded in Public Records of Manatee County, Florida as amended one/for supplemented from time to time.

RESERVATION OF EASEMENTS

All easements shown on this plat are hereby reserved in perpetuity for the purposes noted.

There are hereby expressly reserved for the Lake Club Homeowners' Association, Inc., a Florida non-for-profit corporation:

A) Easements, rights and obligations, as applicable, related to use, access and maintenance of certain tracts, as set forth in the Declaration of Covenants Conditions and Restrictions or on this plat; and

B) Easements of ten (10) feet in width, along all front and five (5) feet in width along all side and rear lot lines or as otherwise shown hereon for the express purpose of accommodating utility services and underground utilities. Such easements shall include, but not be limited to, the 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 line is intended at a building site, the outside boundaries of said building site shall carry said easements and the intervening lot line easement shall not exist; and

UTILITY EASEMENTS

A) Easements of ten (10) feet in width (or as otherwise shown hereon), lying parallel and contiguous with the outside boundary of this plat, where illustrated hereon, for the express purpose of construction, installation, maintenance and operation of all utilities and services that are authorized to be provided, conducted or performed.

B) There are hereby expressly reserved for Florida Power & Light Company, TECO Inc. and its successors or assigns, Bright House Networks, LLC, and Frontier Florida LLC, the easements, rights and obligations, as applicable, related to use, access and maintenance of certain tracts, as set forth in the Declaration of Covenants Conditions and Restrictions on this plat, where illustrated hereon, for the express purpose of construction, installation, maintenance and operation of all utilities and services that are authorized to be provided, conducted or performed.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA }
COUNTY OF MANATEE } SS

Pursuant to Florida Statute 177.081, the undersigned, Brian K. Stock, Manager of SD TLC Holdings, LLC, a limited liability company licensed to do business in the State of Florida, certifies ownership of the property described hereon and has caused this plat, entitled "LAKE VIEW ESTATES AT THE LAKE CLUB, LUCERNE LOOP" to be made and that hereby dedicates the following:

1. To Manatee County for use by the general public hereon, the following:

A) A ten (10) foot wide non-exclusive public utility easement lying parallel and contiguous with the outside boundary of this plat where illustrated hereon, for installation, operation and maintenance of the public water and wastewater infrastructure facilities and meter maintenance, replacement and reading.

2. To the Lakewood Ranch Stewarship District, an Independent Special District created by Local Bill No. 1429, codified at Chapter 2005-338, Laws of Florida, as amended, its successors and assigns, for use by the general public hereon, the following:

A) Tract 502; and

B) A non-exclusive express and approp easement across Tract 404, for the express purpose of installation, maintenance, repair and replacement of property and facilities of the district; and

C) A non-exclusive easement across those areas on the plat labeled "S.I. WRE (WRE) DRAINAGE EASEMENT" for the express purpose of access and maintenance of drainage facilities located within such easement areas.

IN WITNESS WHEREOF, I have hereunto set my hand and have affixed the seal of the company this 12th day of JUNE, 2018.

WITNESSED BY: SD TLC Holdings, LLC
a Florida limited liability company

By: Brian K. Stock
Brian K. Stock, Manager.

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF MANATEE } SS

The foregoing instrument was acknowledged before me this 12th day of JUNE, 2018, by Brian K. Stock, Manager of SD TLC Holdings, LLC, a Florida limited liability company, and Angela Coleman, Clerk of the Circuit Court of Manatee County, Florida, as identification.

NOTARY PUBLIC: Judith H. Seale
Judith H. Seale
Commission Exp. 12/31/2018
Commission No. 1100



9000 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-557-6800 • Fax 941-557-4910
www.stantec.com
Licenses: Professional Engineer
License No. 12586

Project Number: 215613593
Task Code: 410

LAKE VIEW ESTATES AT THE LAKE CLUB, LUCERNE LOOP

A REPLAT OF LOTS 52 THROUGH 68, TRACT 404 AND TRACT 502 OF LAKEVIEW ESTATES AT THE LAKE CLUB, AS RECORDED IN PLAT BOOK 62, PAGE 171, A SUBDIVISION LYING IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land containing all of Lots 52 through 68, inclusive, Tract 404 and Tract 502, Lake View Estates at the Lake Club, as recorded in Plat Book 62, Page 171, in the Public Records of Manatee County, Florida and lying in Section 34, Township 35 South, Range 19 East, Manatee County, Florida, being more particularly described as follows:

BEGIN at the northwest corner of said Lot 52, also being a point on the southerly right-of-way line of Como Circle (Tract 300, a 50.00-foot-wide Private Roadway, Drainage and Utility Easement, and Public Utility Easement); thence N.88°11'08"E., along said southerly right-of-way line, a distance of 178.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; also being a point on the westerly right-of-way line of Lucerne Loop (Tract 300, a 50.00-foot-wide Private Roadway, Drainage and Utility Easement, and Public Utility Easement); thence along the westerly, northerly and easterly right-of-way lines of said Lucerne Loop for the following thirteen (13) calls: (1) thence southeasterly along the arc of said curve, a distance of 39.27 feet to the point of tangency of said curve; (2) thence S.01°48'52"E., a distance of 35.05 feet to the point of curvature of a curve to the left having a radius of 550.00 feet and a central angle of 15°49'08"; (3) thence southerly along the arc of said curve, a distance of 151.85 feet to the point of tangency of said curve; (4) thence S.17°38'00"E., a distance of 358.30 feet to the point of curvature of a curve to the right having a radius of 300.00 feet and a central angle of 90°00'00"; (5) thence southwesterly along the arc of said curve, a distance of 471.24 feet to the point of tangency of said curve; (6) thence S.72°22'00"W., a distance of 130.80 feet to the point of curvature of a curve to the right having a radius of 300.00 feet and a central angle of 90°00'00"; (7) thence northwesterly along the arc of said curve, a distance of 471.24 feet to the point of tangency of said curve; (8) thence N.17°38'00"W., a distance of 500.00 feet and a central angle of 17°38'00"; (9) thence northerly along the arc of said curve, a distance of 153.88 feet to the point of tangency of said curve; (10) thence N.00°00'00"E., a distance of 514.82 feet to the point of curvature of a curve to the right having a radius of 100.00 feet and a central angle of 26°55'30"; (11) thence northerly along the arc of said curve, a distance of 46.95 feet to the point of tangency of said curve; (12) thence N.26°55'30"E., a distance of 2.75 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 78°27'47"; (13) thence northerly along the arc of said curve, a distance of 34.24 feet to the point of reverse curvature of a curve to the left having a radius of 225.00 feet and a central angle of 17°12'09", said point also being a point on the abovementioned southerly right-of-way line of Como Circle; thence along said southerly right-of-way line for the following two (2) calls: (1) thence easterly along the arc of said curve, a distance of 67.55 feet to the point of tangency of said curve; (2) thence N.88°11'08"E., a distance of 285.14 feet to the POINT OF BEGINNING.

NOTES:

Bearings shown hereon are based on the west line of Lakeview Estates at Lake Club, recorded in Plat Book 62, Pages 171, (immediately north of University Parkway as shown on sheets 3, 12 and 13 of said plat) in the Public Records of Manatee County, Florida, having a bearing of N.17°38'00"W., and are based on the Florida West State Plane Coordinate System.

State plane coordinates shown hereon were established using a Trimble Model 4800 GPS Receiver. Control stations used to establish the datum were I75 B4 A04 (PID# AG8352; scale factor = 0.99996548) and M 018 (PID# AG9123; scale factor = 0.99996604) NAD83/90 Florida West Zone, as published on LUBMS website.

Elevations shown hereon are relative to the North American Vertical Datum of 1988 (NAVD 88) based on NGS Control Points "Five Points" (NGS PID# DP2151), "GIS 018" (NGS PID# AG9123), and "O 707" (NGS PID# DL2132) having published elevations of 47.04', 44.22' and 50.19' NAVD 88 respectively as well as Benchmarks "A", "B", and "C", as shown on the plat of Lake View Estates at the Lake Club, Plat Book 62, Page 171. To convert these elevations from NAVD 88 to the National Geodetic Vertical Datum (NGVD) 1929 based on Lake Club plotted Bench Marks, add 1.05 feet.

All easements are private unless otherwise designated.

All utilities are underground unless otherwise noted.

Project contains 613,890 square feet or 14,0930 acres, more or less.

Viability triangles must be maintained per the Land Development Code of Manatee County, Florida.

All lines intersecting with a curve which are not designated with "(R)", arc non-radial.

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, excepting in the case of an "irregular" boundary or water course.



6000 Professional Parkway East, Sarasota, FL 34230-6414
Phone 941-587-6000 • Fax 941-587-6810
Certificate of Authorization #77012 • www.stantec.com
Licensee Business Number 7086

Task Code: 415

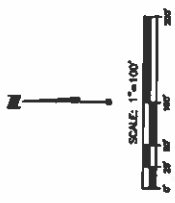
Project Number: 215613593

NOTE: TO CONVERT FROM NORTH AMERICAN VERTICAL DATUM OF 1988 TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 ADD 1.05'

NOTES:
Bearings shown herein are based on the north line of University Parkway, (200' wide Public Right-of-Way) as shown on Sheet 47 of the plat of Lake Club, Phase 1, recorded in Plat Book 47, Page 21-30, in the Public Records of Manatee County, Florida, having a bearing of N.77°22'00"E.
All easements are private unless otherwise designated.
All lines intersecting with a curve that are not designated with an (P) are non-tied.

LAKE VIEW ESTATES AT THE LAKE CLUB, LUCERNE LOOP

A REPLAT OF LOTS 52 THROUGH 66, TRACT 404 AND TRACT 502 OF LAKEVIEW ESTATES AT THE LAKE CLUB, AS RECORDED IN PLAT BOOK 62, PAGE 171, A SUBDIVISION LYING IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA



- LEGEND:**
- WHOLE POINT
 - BENCHMARK
 - PERMANENT REFERENCE MONUMENT (PRM)
 - 1/2" x 1/2" CONCRETE MONUMENT SET (PMS) (1979/86)
 - 1/2" x 1/2" CONCRETE MONUMENT FOUND (PMF)
 - 1/2" x 1/2" CONCRETE MONUMENT FOUND (PMF) (L.S. 102241 P.M. UNLESS NOTED OTHERWISE)
 - PERMANENT CONTROL POINT (PCP)
 - P.M. & DISK (P.M. 1979/86)
 - P.M. & DISK (P.M. 1979/86)
 - PERMANENT CONTROL POINT FOUND (PCPF)
 - P.M. & DISK (P.M. 1979/86)
 - PERMANENT CONTROL POINT FOUND (PCPF) (L.S. 102241 P.M. UNLESS NOTED OTHERWISE)
 - 3/8" CAPPED IRON ROD SET (1979/86)
 - 3/8" CAPPED IRON ROD FOUND (AS NOTED)
- NUMB./00** = NORTH AMERICAN DATUM OF 1983-1989 ADJUSTMENT
LFJ = LICENSED BUSINESS NUMBER
S' = AREA OF LOT IN SQUARE FEET
(P) = TYPICAL LOT LINE
(C) = LINE TYPICAL TO CURVE
(A) = CENTRAL ANGLE OF CURVE
L = ARC LENGTH OF CURVE
R = RADIUS
C = CHORD DISTANCE
CB = CHORD BEC. (BEARINGS)
CD = CHORD DIST. (DISTANCE)
CF = CHORD F. (SEE CURVE TABLE)
OR.B.M. = OFFICIAL RECORD BOOK
P = PAGE
also = ALSO KNOWN AS
(M) = OVERALL
LINE(S) = UNBARRICADED BENCH STOWEDSHIP
U.L. = UTILITY EASEMENT
P.A.U.E. = PUBLIC UTILITY EASEMENT
PRM = PERMANENT REFERENCE MONUMENT
PCP = PERMANENT CONTROL POINT
PCPF = POST CONSTRUCTION RETIRED BENCH LINE

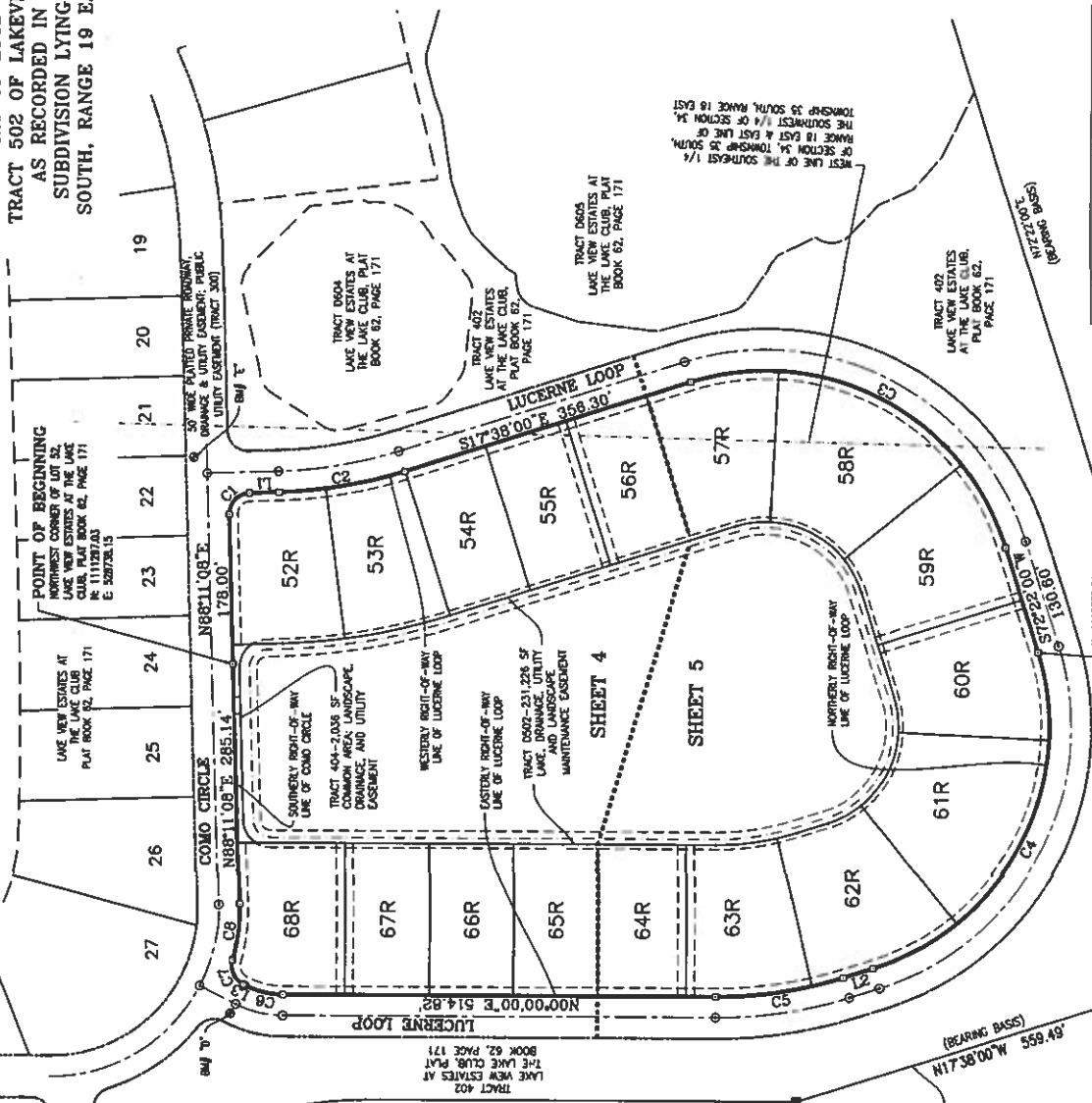
TYPICAL LOT LINE EASEMENTS

Minimum easement 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 and are in addition to any other easements shown on this plat. (REFER TO SHEET 1 FOR COMPLETE LOT LINE EASEMENT SCHEDULE)

KEY MAP



Project Number: 21561.5593



BENCH MARK LEGEND

B.M.#	HAND 1988 ELEVATION	DESCRIPTION
B.M. 7'	52.54'	M.M. & DISK SET IN BACK OF CURB, 1979/86
B.M. 1"	52.20'	M.M. & DISK SET IN BACK OF CURB, 1979/86

CURVE TABLE

CURVE	RADIUS	ARC	BEARING	CHORD	CHORD BEARING
C1	600.00'	33.36'	150.00°	548.4832'E	
C2	300.00'	66.72'	150.00°	597.4328'E	
C3	300.00'	66.72'	80.00°	414.94'	847.3830°W
C4	300.00'	66.72'	80.00°	414.94'	847.3830°W
C5	500.00'	113.60'	172.80°	553.27'	808.6930°W
C6	100.00'	46.89'	262.50°	88.56'	813.2745'E
C7	25.00'	34.24'	78.7747°	31.62'	865.0923'E
C8	225.00'	67.35'	174.1209°	67.30'	853.1748'E

LINE TABLE

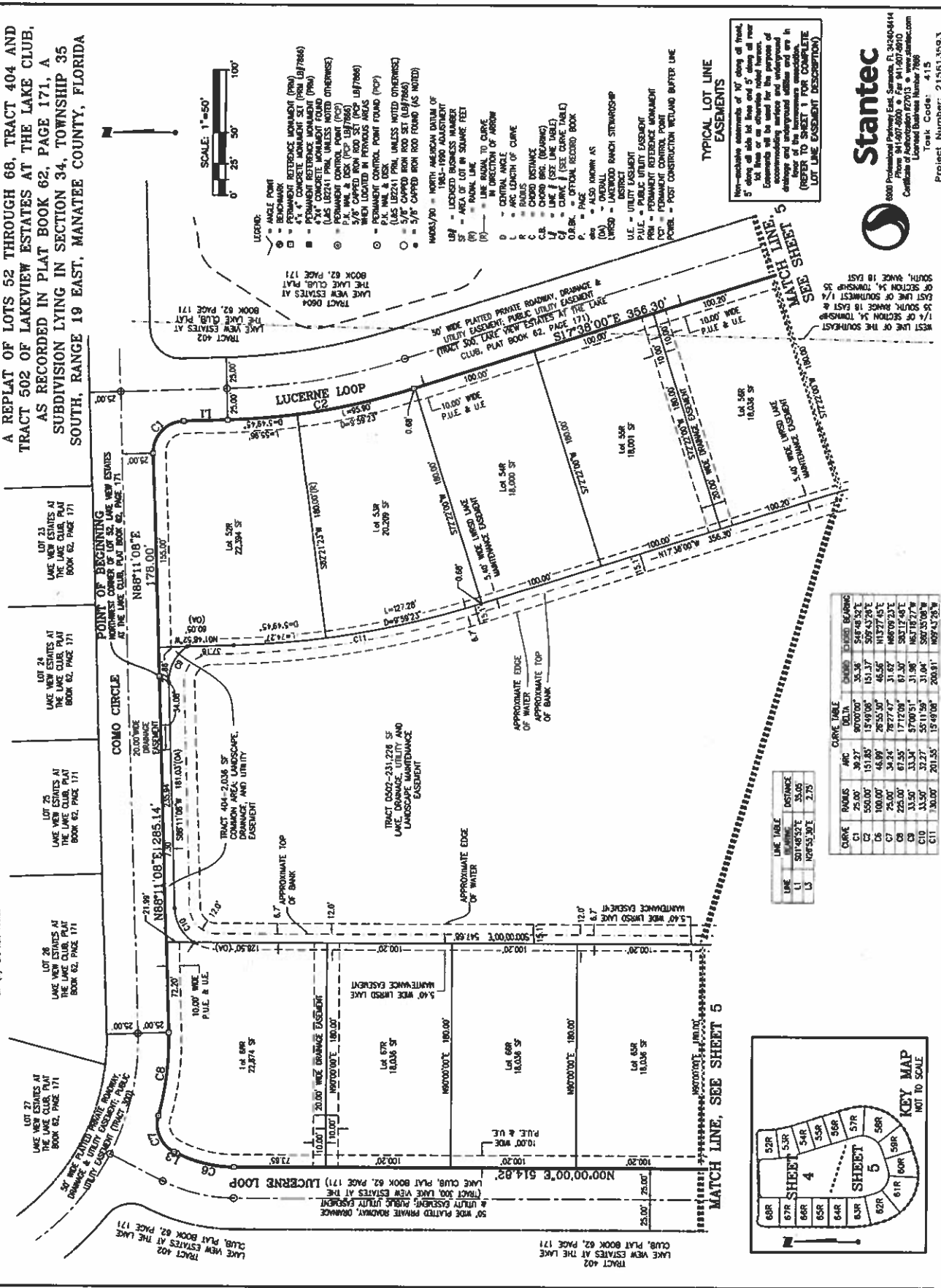
LINE	BEARING	DISTANCE
L1	S71°48'37"E	55.00'
L2	N17°28'00"W	37.25'
L3	N65°55'30"E	27.5'

LAKE VIEW ESTATES AT THE LAKE CLUB, LUCERNE LOOP

A REPLAT OF LOTS 52 THROUGH 68, TRACT 404 AND TRACT 502 OF LAKEVIEW ESTATES AT THE LAKE CLUB, AS RECORDED IN PLAT BOOK 62, PAGE 171, A SUBDIVISION LYING IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

NOTE: TO CONVERT FROM NORTH AMERICAN VERTICAL DATUM OF 1988 TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 ADD 1.05'

NOTES:
Bearings shown herein are based on the north line of University Parkway (200' wide Public Right-of-Way) as shown on Sheet 48 of this plat of Lake Club, Phase 1, recorded in Plat Book 47, Page 21-26, in the Public Records of Manatee County, Florida, having a bearing of N.7222100"E.
All easements are private unless otherwise designated.
All lines intersecting with a curve that are not designated with an 'AP' are non-tied.



- LEGEND:**
- ANGLE POINT
 - BENCHMARK
 - PERMANENT REFERENCE MONUMENT (PRM)
 - 1/4" CONCRETE MONUMENT SET (PRM) (1978/86)
 - 1/2" CONCRETE MONUMENT SET (PRM) (1978/86)
 - 3/4" CONCRETE MONUMENT SET (PRM) (1978/86)
 - 1" CONCRETE MONUMENT SET (PRM) (1978/86)
 - 1 1/2" CONCRETE MONUMENT SET (PRM) (1978/86)
 - 2" CONCRETE MONUMENT SET (PRM) (1978/86)
 - 3" CONCRETE MONUMENT SET (PRM) (1978/86)
 - 4" CONCRETE MONUMENT SET (PRM) (1978/86)
 - 6" CONCRETE MONUMENT SET (PRM) (1978/86)
 - 8" CONCRETE MONUMENT SET (PRM) (1978/86)
 - 10" CONCRETE MONUMENT SET (PRM) (1978/86)
 - 12" CONCRETE MONUMENT SET (PRM) (1978/86)
 - 14" CONCRETE MONUMENT SET (PRM) (1978/86)
 - 16" CONCRETE MONUMENT SET (PRM) (1978/86)
 - 18" CONCRETE MONUMENT SET (PRM) (1978/86)
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 - 194" CONCRETE MONUMENT SET (PRM) (1978/86)
 - 196" CONCRETE MONUMENT SET (PRM) (1978/86)
 - 198" CONCRETE MONUMENT SET (PRM) (1978/86)
 - 200" CONCRETE MONUMENT SET (PRM) (1978/86)

TYPICAL LOT LINE EASEMENTS

Non-negotiable easements of 10' along all street lines and 5' along all other lot lines shall be shown on all plat maps. Comments will be used for the purpose of accommodating surface and underground drainage and underground utilities and are in addition to the easements shown on the plat. (REFER TO SHEET 1 FOR COMPLETE LOT LINE EASEMENT DESCRIPTION)

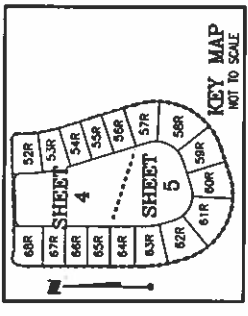
Stantec
8000 Professional Park East, Suite 100, Ft. Lauderdale, FL 33309-0414
Phone 954.407.2000 Fax 954.407.2001
Certificate of Authorization FZ0103 - www.stantec.com
Licensed Business Number 7666
Task Code: 415
Project Number: 215813593

LINE TABLE

LINE	BEARING	DISTANCE
L1	S01°48'32"E	35.00
L2	N05°53'30"E	2.75

CURVE TABLE

CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C1	25.00'	39.27'	90°00'00"	35.36'	S44°48'23"E
C2	500.00'	151.85'	1°49'08"	151.37'	S09°43'29"E
C3	500.00'	48.99'	28°55'30"	46.55'	N127°14'51"E
C4	25.00'	34.24'	78°27'47"	31.63'	N68°09'23"E
C5	25.00'	61.35'	172°08'	57.00'	S031°14'45"E
C6	25.00'	61.35'	172°08'	57.00'	N63°18'27"W
C7	130.00'	33.27'	55°49'56"	31.56'	N63°18'27"W
C8	130.00'	201.55'	15°49'08"	200.91'	N69°43'26"W



LAKE VIEW ESTATES AT THE LAKE CLUB, LUCERNE LOOP

A REPLAT OF LOTS 52 THROUGH 68, TRACT 404 AND TRACT 502 OF LAKEVIEW ESTATES AT THE LAKE CLUB, AS RECORDED IN PLAT BOOK 62, PAGE 171, A SUBDIVISION LYING IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

- LEGEND:**
- ∠ = ANGLE POINT
 - ⊙ = BENCHMARK
 - ⊕ = PERMANENT REFERENCE MONUMENT (PRM)
 - ⊖ = 4" CONCRETE MONUMENT SET (PMS) (L97866)
 - ⊙ = 4" CONCRETE MONUMENT FOUND (O) (L97866)
 - ⊙ = 4" CONCRETE MONUMENT FOUND (OTHERS)
 - ⊙ = PERMANENT CONTROL POINT (PCP)
 - ⊙ = P.M. WALL & DSK (P) (L97866)
 - ⊙ = PERMANENT CONTROL POINT FOUND (PCP)
 - ⊙ = P.M. WALL & DSK (L) (L97866)
 - ⊙ = 5/8" CAPPED IRON ROD SET (L97866)
 - ⊙ = 5/8" CAPPED IRON ROD FOUND (AS NOTED)
 - ⊙ = NORTH AMERICAN DATUM OF 1983/90
 - ⊙ = DECEDENT BUSINESS MARKET WHEN LOCATED IN FERRASSA AREAS
 - ⊙ = AREA OF LOT IN SQUARE FEET
 - ⊙ = RADIAL LINE
 - ⊙ = LINE RADIAL TO CURVE IN DIRECTION OF ARROW

- D = CENTRAL ANGLE
- R = RADIUS
- C = CHORD DISTANCE
- L = CHORD BEARING
- L1 = LINE OF SIGHT (LINES)
- L2 = LINE OF SIGHT (TANGENT)
- C1 = CURVE # (SEE CURVE TABLE)
- O.A.B.K. = OFFICIAL RECORD BOOK
- P. = PLAT
- aka = ALSO KNOWN AS
- (M) = OVERALL
- (S) = DISTRICT
- (R) = RANCH STEWARDSHIP
- U.E. = UTILITY EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- PCP = PERMANENT CONTROL POINT

LAKE VIEW ESTATES AT THE LAKE CLUB, PLAT BOOK 62, PAGE 171

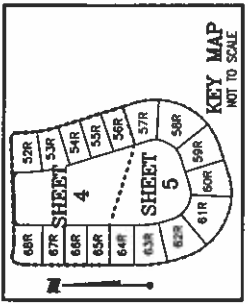
LINE	BEARING	DISTANCE
12	N17°38'00"W	27.55



CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C1	300.00'	471.24'	90°00'00"	424.26'	S72°25'00"W
C2	300.00'	471.24'	90°00'00"	424.26'	N82°35'00"W
C3	300.00'	153.86'	17°38'00"	153.37'	N89°49'00"E
C4	20.00'	188.59'	90°00'00"	188.71'	N27°27'00"E
C5	20.00'	188.59'	90°00'00"	188.71'	S82°38'00"E
C6	300.00'	481.48'	17°38'00"	481.10'	S82°49'00"E

FILED AND RECORDED
7/25/2018 @ 12:48 PM
ANGELA COLLAVERO
CLERK OF CIRCUIT COURT
MANATEE COUNTY, FL

TRACT 402
LAKE VIEW ESTATES AT THE LAKE CLUB, PLAT BOOK 62, PAGE 171

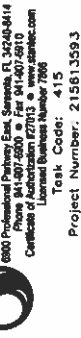
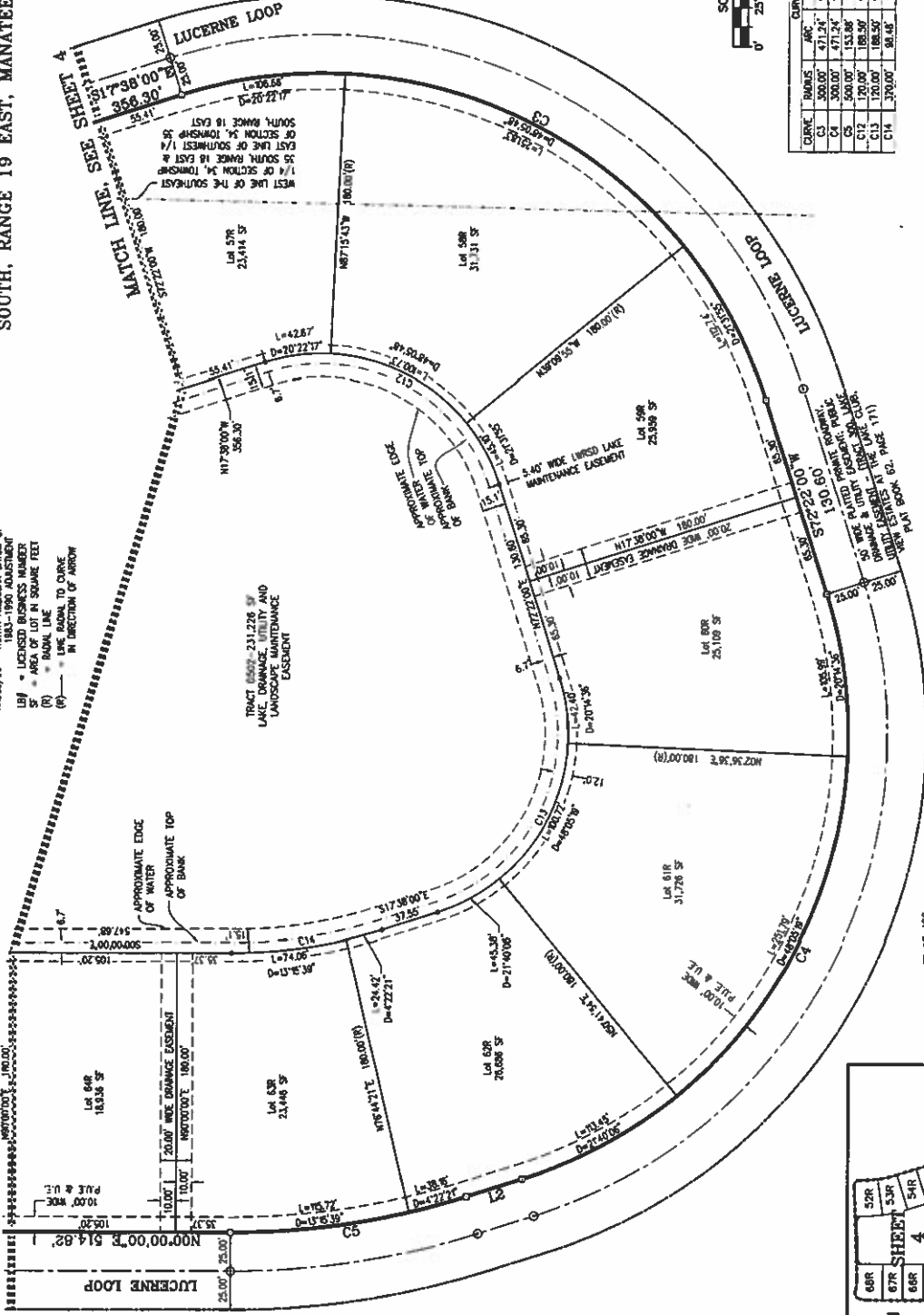


TYPICAL LOT LINE EASEMENTS

Non-negotiable 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 shall be subject to the provisions of the subdivision plat and any amendments and underground utilities and are in favor of the homeowners' association. (REFER TO SHEET 1 FOR COMPLETE LOT LINE EASEMENT DESCRIPTION)

MATCH LINE, SEE SHEET 4

TRACT 402
LAKE VIEW ESTATES AT THE LAKE CLUB, PLAT BOOK 62, PAGE 171



9000 Professional Parkway East, Sarasota, FL 34240-9414
Phone 941-407-6800 • Fax 941-407-6910
Certificate of Authorization #27913 • www.stantec.com
Licensee Business Number 7866

Project Number: 215613593
Task Code: 415