

MEMORANDUM



To: Scott Hopes
County Administrator

Thru: Chad Butzow, Director
Public Works Department

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

Date: November 16, 2021

Subject: **RANGELAND PARKWAY
PW #2230 TIED TO DTS #20150331 POLO RUN AT LWR
ACCEPT AGREEMENT FOR DEFECT SECURITY
ACCEPT SURETY BOND
ACCEPT BILL OF SALE**

The developer, Lakewood Ranch Stewardship District, is requesting that Manatee County accept, for County maintenance, streets, drainage and water distribution system improvements associated with this project. The developer has provided the *Agreement in Conjunction with Surety Bond (Attachment "A") as Defect Security Related to Required Improvements* which warranties these improvements for three (3) years from County Administrator acceptance. The developer has provided all necessary documentation; and completed and passed all inspections for those required public improvements for acceptance by Manatee County. 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:

- **Accept & Execute Agreement in Conjunction with Surety Bond (Attachment "A") as Defect Security Related to Required Improvements** securing streets, drainage, and water distribution system improvements;
- **Surety Bond No. 1087092** issued through The Hanover Insurance Company;
- **Amount of Defect Security \$295,879.60;**
- **Accept & Execute Bill of Sale.**

**MANATEE COUNTY, a political
subdivision of the State of Florida
By: Board of County Commissioners**

By:
County Administrator, per R-14-86

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

JAMES
SATCER
District 1

REGGIE
BELLAMY
District 2

KEVIN
VAN OSTENBRIDGE
District 3

MISTY
SERVIA
District 4

VANESSA
BAUGH
District 5

CAROL
WHITMORE
At Large

GEORGE W.
KRUSE
At Large

Rangeland Parkway - Public Project w/Public Improvements
DEFECT - Streets, Drainage, Water Distribution System

**AGREEMENT FOR PUBLIC COMMERCIAL
WITH PUBLIC IMPROVEMENTS
RANGELAND PARKWAY**

This Agreement is entered into as of _____, 20____, (LEAVE BLANK Manatee County approval date) by and between Manatee County, a political subdivision of the State of Florida (hereinafter, the "County"), and Lakewood Ranch Stewardship District, a local unit of Special-Purpose Government established pursuant to Chapter 189, Florida Statutes (hereinafter, the "Developer").

RECITALS

WHEREAS, Developer owns property (hereinafter the "Property") in Manatee County, Florida, as more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference; and

WHEREAS, Developer desires to plat and develop the Property as a **Commercial** subdivision with public improvements, pursuant to the Manatee County Comprehensive Plan, and the Manatee County Land Development Code (the "Code") adopted pursuant thereto; and

WHEREAS, Developer has made application to the County, Florida, for approval of a proposed subdivision or final site plan identified as **Rangeland Parkway/PW #2230 (Tied to DTS #20150331 Polo Run at LWR)**;

WHEREAS, the Property is substantially undeveloped at the present time and will require subdividing, planning and the installation of certain capital improvements as it is developed, which improvements are more specifically described in Exhibit "B-1" and Exhibit "B-2" attached hereto and incorporated herein by reference (hereinafter, the "Improvements"); and

WHEREAS, as the Improvements will be dedicated to the County for the use and enjoyment of the general public; and

WHEREAS, the County is authorized by Part II, Chapter 163, Florida Statutes, the Manatee County Comprehensive Plan and the Manatee County Land Development Code (the "Code") to regulate such development; and

WHEREAS, the Developer as part of its compliance with Section 337 of the Code desires to enter into this Agreement; and

WHEREAS, pursuant to Section 337 of the Code, the Developer has tendered to the County one or more performance securities, more specifically described in Exhibit "C" attached hereto and

Rangeland Parkway - Public Project w/Public Improvements
DEFECT - Streets, Drainage, Water Distribution System

incorporated herein by this reference (hereinafter, individually a “Performance Security”, and collectively the “Performance Securities”), and

WHEREAS, it is the purpose of this Agreement to set forth the understanding and agreement of the parties with respect to all the foregoing matters.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the County and Developer agree as follows:

Article I
INSTALLATION OF IMPROVEMENTS

1.1 Installation. The Developer shall install or have installed the Improvements in accordance with the requirements of PW #2230 (Tied to DTS #20150331 Polo Run at LWR) (hereinafter, the “Development Order”), this Agreement and the Code.

1.2 Right to Plat. This Agreement shall give the Developer the right to plat the subject property prior to the completion of the Improvements provided that such development is in accordance with the Code and any additional conditions or stipulations imposed upon the development of the subject property pursuant to the Development Order.

1.3 No County Obligation for Installation. The County shall not be required or obligated in any way to construct, or participate in any way in the construction of, the Improvements. The County shall not be required or obligated to maintain the Improvements unless and until the County accepts the Improvements for the use and enjoyment of the general public. Anything herein contained to the contrary notwithstanding, the County shall not be obligated hereby to furnish any rights-of-way, funds, or materials whatever to the initial construction of new streets or roads or the widening of existing streets or roads upon the subject property, or otherwise furnish funds, materials or right-of-way for any other improvement of any nature whatsoever excepting expenses necessary to maintain Improvements accepted by the County.

1.4 Completion of Improvements; Draws on Performance Securities. The Developer shall install and complete all of the Improvements according to County specifications and the requirements of the Code. Should the Developer fail or refuse to install and complete any required Improvement in said subdivision in a timely manner and in accordance with the Code and County standards, the County, after thirty (30) days written notice to the Developer, or successor in interest, may, without prejudice to any other right or remedy it may have, draw upon the respective Performance Security tendered to secure completion of such Improvement, and use the proceeds to install or to have installed or completed said required Improvement, and to pay costs incidental to the exercise of its rights hereunder, in such amount as the County shall in its sole discretion determine, in accordance with the Performance Security. Further, to the extent that proceeds of draws upon the Performance Security are unavailable for any reason, or are insufficient, to complete the

Rangeland Parkway - Public Project w/Public Improvements
DEFECT - Streets, Drainage, Water Distribution System

Improvement, the County is hereby authorized to assess the cost of installing or completing the Improvement against the benefited Property in accordance with applicable law, and such assessment shall constitute a lien thereon until paid, which lien shall be superior and paramount to the interest on such property of any owner, lessee, tenant, mortgagee or other person except the lien of County taxes, and shall be on a parity with the lien of any such County taxes. The Developer, for itself, its successors and assigns, hereby grants a temporary easement over the Property as necessary to allow the County to complete the Improvements.

1.5 Maintenance; Defects. Upon the construction of Improvements on or in dedicated rights-of-way or easements by the Developer, and the acceptance thereof by the County, the County will thereafter assume the cost of maintenance of the same; provided that all such Improvements shall be covered by one or more defects securities suitable to the County conditioned to pay for any defects in such improvements which shall become apparent within three (3) years after acceptance by the County, in accordance with Section 337 of the Code (hereinafter, individually a “Defect Security”, and collectively the “Defect Securities”). Should the Developer fail or refuse to correct any defect in any installed Improvement in said subdivision, the County, after thirty (30) days written notice to the undersigned, or successor in interest, may, without prejudice to any other right or remedy it may have, draw upon the respective Defect Security tendered to secure correction of defects in such Improvement, and use the proceeds to correct such defect, and to pay costs incidental to the exercise of its rights hereunder, in such amount as the County shall in its sole discretion determine, in accordance with the Defect Security. Further, to the extent that proceeds of draws upon the Defect Security are unavailable for any reason, or are insufficient, to correct defects in the Improvements, the County is hereby authorized to assess the cost of correcting defects in the Improvements against the benefited property in the subdivision tract in accordance with applicable law, and such assessment shall constitute a lien thereon until paid, which lien shall be superior and paramount to the interest on such property of any owner, lessee, tenant, mortgagee or other person except the lien of County taxes and shall be on a parity with the lien of any such County taxes. The Developer, his successors and assigns, hereby grants an easement over property in the Project as necessary to allow the County to maintain and correct defects in the Improvements.

1.6 Right to Withhold Approvals. Failure of the Developer to install the Improvements, or to correct defects in improvements during the three-year period specified in Section 1.5, or to develop and construct the project in accordance with the requirements of the Code and the Development Order, shall constitute grounds for refusal by the County, or the appropriate authority thereof, to allow further development of the Property, to issue building permits, to institute utility services, or to permit occupancy of any improvements on the property, including but not limited to the subject Improvements. Upon default, no further County permits or approval shall be granted for the Project until adequate progress toward completion of the remaining Improvements is shown as determined by the County Engineer.

1.7 Specifications. The Improvements shall be designed, constructed and maintained in conformance with the Code and County standards, and in such a manner as to prevent any adverse

Rangeland Parkway - Public Project w/Public Improvements
DEFECT - Streets, Drainage, Water Distribution System

impact or effect upon other properties, including road systems and drainage systems external to the Property. The design and function of the Improvements, as approved on the construction drawings, shall not be modified without the prior written consent of the County Engineer, which consent shall not be unreasonably withheld.

1.8 Indemnification. The Developer shall indemnify, defend and hold the County harmless from and against all losses, damages, costs, claims, suits, liabilities, expenses and attorney's fees (including those for legal services rendered at the Appellate Court level) resulting from or relating to the construction, maintenance or control of the Improvements prior to dedication to the County.

1.9 Recordation; Agreement to Run with Land. This Agreement shall be recorded at Developer's expense in the Public Records of Manatee County, Florida. This Agreement and the obligations created herein shall run with the Property and shall be enforceable against the parties, the grantees of any or all of the Property, and all other successors and assigns in interest.

1.10 Releases. Upon the execution of a conveyance of any residential lot of record contained within the subdivision to a residential homeowner, such lot of record shall be automatically released from the obligations set forth in this Agreement. Additionally, the County Administrator or his or her designee is hereby authorized to execute and record, at Developer's expense, a release to, and termination of, this Agreement upon a determination by the County Engineer that all obligations of Developer, its successors and assigns, under this Agreement have been duly performed and fulfilled.

1.11 No Limitation of Liability. The Developer agrees that it is liable to the County for all costs and damages, as described above, that the County may incur in connection with constructing and completing, and correcting defects in, the Improvements, without regard to the amount of the Performance Securities and Defects Securities identified above. Should the Developer fail or refuse to complete, or correct defects in, the Improvements, as required pursuant to this Agreement, nothing herein shall be construed as affecting the County's right to resort to any and all available legal and equitable remedies against the Developer, including specific performance, to which the Developer hereby agrees.

1.12 Exchange and Adjustment of Securities. Subject to and in accordance with Section 337, the Developer and County may, from time to time, agree (1) to adjust the penal sum set forth in a Performance Security or Defect Security, (2) to extend the expiration of a Performance Security or Defect Security, (3) to exchange a new Performance Security or Defect Security for an existing Performance Security or Defect Security, or (4) release a Performance Security or Defect Security. Provided, however, in the event that the County determines a Performance Security or Defect Security is scheduled to expire, and the Developer has failed to tender a satisfactory extension or replacement of said Performance Security or Defect Security, the County may, in its discretion, draw upon said Performance Security or Defect Security to the extent authorized to do so pursuant to said

Rangeland Parkway - Public Project w/Public Improvements
DEFECT - Streets, Drainage, Water Distribution System

Performance Security or Defect Security and Section 337 of the Code. Nothing in this Agreement shall be construed to limit the discretion of the County Engineer under Section 337 of the Code to exercise the County's rights to draw upon a Performance Security or Defect Security to assure proper completion of, and correction of defects in, the Improvements.

1.13 Bill of Sale. Upon satisfactory completion of all Public Improvements included and as listed in the Performance Security or Bill of Sale shall be provided to the County within 90 days with the submission of the defect security and release of the performance security.

Article II
TERM AND TERMINATION

2.1 Effective Date. This Agreement shall take effect as of its date set forth above.

2.2 Termination. Unless terminated for cause in accordance with applicable law, shall terminate upon completion of the Developer's obligations hereunder, as evidenced by a release executed pursuant to Section 1.12 hereof.

Article III
AMENDMENTS; ENFORCEMENT

3.1 Amendments Generally. This Agreement may be amended, and its material provisions may be waived, only by written instrument expressly approved for the County by the County Administrator or his or her designee and for Developer by an authorized signatory, and only if properly executed by all the parties hereto.

3.2 Enforcement. The parties to this Agreement shall have all legal and equitable remedies provided by Florida law for enforcement hereof.

Article IV
MISCELLANEOUS PROVISIONS

4.1 Validity. After consultation with their respective legal counsel, the County and Developer each represents and warrants to the other its respective authority and power under Florida law to enter into this Agreement, acknowledges the validity and enforceability of this Agreement, and waives any future right of defense based on claim of illegality, invalidity or unenforceability of any nature. Developer and the County each hereby represents, warrants and covenants to and with the other (i) that this Agreement has been validly approved by its authorized signatory, and (ii) that this Agreement constitutes a legal, valid and binding contract enforceable against the respective party in accordance with the terms hereof (assuming the due authorization, execution and delivery hereof by the other party hereto).

Rangeland Parkway - Public Project w/Public Improvements
DEFECT - Streets, Drainage, Water Distribution System

4.2 No General Obligation. Notwithstanding any other provisions of this Agreement, the obligations undertaken by the parties hereto shall not be construed to be or constitute general obligations, debts or liabilities of the County or the State of Florida or any political subdivision thereof within the meaning of the Constitution and laws of the State of Florida.

4.3 Force Majeure. No party shall be liable for any failure to perform, or delay in the performance of, any obligation under this Agreement if such failure is caused directly by hurricane, tornado, fire, earthquake, civil commotion or failure or disruption of utility services, or other like cause beyond the reasonable control of the party obliged to perform.

4.4 Ambiguities. Both parties have been allowed equal input regarding the terms and wording of this Agreement and have had the benefit of consultation with legal counsel prior to its execution, such that all language herein shall be construed equally against the parties, and no language shall be construed strictly against its drafter.

4.5 Headings. The headings or captions of sections or paragraphs used in this Agreement are for convenience of reference only and are not intended to define or limit their contents, nor are they to affect the construction of or to be taken into consideration in interpreting this Agreement.

4.7 Severability. The provisions of this Agreement are declared by the parties to be severable.

4.8 Governing Law; Venue. This Agreement shall be governed by and construed in accordance with laws of the State of Florida. Venue for any action to enforce any of the provisions of this Agreement shall be in the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida.

4.9 Full Agreement. This Agreement contains the entire agreement of the parties with respect to the matters addressed herein. Previous agreements and understandings of the parties, with respect to such matters are null and void and of no effect.

4.10 Notices. All notices, elections, requests and other communications hereunder shall be in writing and shall be deemed given in the following circumstances: when personally delivered; or three (3) business days after being deposited in the United States Mail, postage prepaid, certified or registered; or the next business day after being deposited with a recognized overnight mail or courier delivery service; or when transmitted by facsimile or telecopy transmission, with receipt acknowledged upon transmission; and addressed as follows (or to such other person or at such other address, of which any party hereto shall give written notice as provided herein):

Rangeland Parkway - Public Project w/Public Improvements
DEFECT - Streets, Drainage, Water Distribution System

If to County: Manatee County Engineer
Manatee County Public Works Department
1022 26th Avenue East
Bradenton, FL 34208
Facsimile: (941)708-7475

With copy to: Manatee County Attorney's Office
1112 Manatee Avenue West, Suite 969
Bradenton, Florida 34205
Attention: County Attorney
Facsimile: (941)749-3089

If to Developer: Lakewood Ranch Stewardship District
12051 Corporate Boulevard
Orlando, FL 32817
Attention: District Manager
Email: gaarlandtj@pfm.com; and
Email: suzanne.fugate@lakewoodranch.com

With copy to: Hopping Green & Sams, P.A.
119 South Monroe Street, Suite 119
Tallahassee, Florida 32301
Attention: Jonathan Johnson
Email: JONATHANJ@hgslaw.com

In all cases, notices shall be deemed delivered to a party only upon delivery of copies to the persons indicated above in the same manner as for the party being notified.

[signature page to follow]

Rangeland Parkway - Public Project w/Public Improvements
DEFECT - Streets, Drainage, Water Distribution System

WHEREFORE, the County and Developer have executed this Agreement as of the date and year first above written.

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

By: Board of County Commissioners

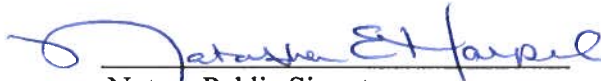
By: 
County Administrator

STATE OF FLORIDA
COUNTY OF MANATEE

This instrument was acknowledged before me by means of physical presence or online notarization this 29th day of October, 2021 by Scott Hopes (County Administrator), on behalf of and for Manatee County Board of County Commissioners, who is personally known to me or has produced _____ N/A _____ as identification.




[Notary Seal/Stamp]


Notary Public Signature
NATASHA E. HARPEL
Printed Name

Rangeland Parkway - Public Project w/Public Improvements
DEFECT - Streets, Drainage, Water Distribution System

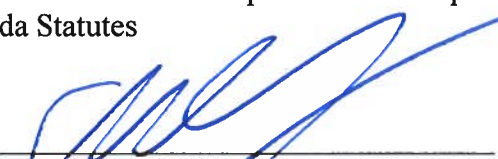
(DEVELOPER)

Signed, sealed and delivered in the presence
of Witnesses


Print name: Suzanne L. Fugate


Print name: Kathleen J. Horn

LAKEWOOD RANCH STEWARDSHIP
DISTRICT, a local unit of special -purpose
government established pursuant to Chapter 189,
Florida Statutes

By: 
Anthony J. Chiofalo, Vice Chairman

12051 Corporate Boulevard

Orlando, FL 32817
Postal Address

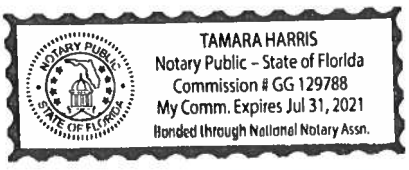
(Signature of two witnesses or secretary required by law)

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of [] physical presence or []
online notarization this 1st day of JUNE, 2021, by Anthony J. Chiofalo as Vice
Chairman, of Lakewood Ranch Stewardship District, a local unit of special -purpose government
established pursuant to Chapter 189, Florida Statutes, ("District"), who [] is personally known to
me or [] has produced _____ as identification.


NOTARY PUBLIC Signature

Tamara Harris
Printed Name



Rangeland Parkway - Public Project w/Public Improvements
DEFECT - Streets, Drainage, Water Distribution System

EXHIBIT "A"
DESCRIPTION OF PROPERTY

DESCRIPTION: RANGELAND PARKWAY

COMMENCE AT THE NORTHWEST CORNER OF "BRIDGEWATER PHASE III AT LAKEWOOD RANCH", A SUBDIVISION AS RECORDED IN PLAT BOOK 58, PAGES 17 THROUGH 26, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAID POINT LYING ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES S16°49'11"W, A DISTANCE OF 2018.00 FT.; THENCE RUN SOUTHEASTERLY, ALONG THE NORTHERLY LINE OF SAID "BRIDGEWATER PHASE III AT LAKEWOOD RANCH" AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°03'25", A DISTANCE OF 72.44 FT. FOR A POINT OF BEGINNING; THENCE N18°53'05"E, A DISTANCE OF 130.00 FT. TO THE INTERSECTION WITH THE SOUTHERLY LINE OF "ESPLANADE, PHASE III, SUBPHASES A, B, C, D, J, & A PORTION OF F", A SUBDIVISION AS RECORDED IN PLAT BOOK 56, PAGES 148 THROUGH 162, SAID PUBLIC RECORDS, SAID POINT LYING ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES S18°52'05"W, A DISTANCE OF 2148.00 FT.; THENCE RUN SOUTHEASTERLY, ALONG SAID SOUTHERLY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°23'32", A DISTANCE OF 689.51 FT. TO THE POINT OF COMPOUND CURVATURE (P.C.C.) OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2148.00 FT.; THENCE, LEAVING SAID SOUTHERLY LINE OF "ESPLANADE, PHASE III, SUBPHASES A, B, C, D, J, & A PORTION OF F", RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°59'17", A DISTANCE OF 112.02 FT. TO THE POINT OF REVERSE CURVATURE (P.R.C.) OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1370.00 FT.; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°07'02", A DISTANCE OF 839.69 FT. TO THE P.R.C. OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1330.00 FT.; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°49'27", A DISTANCE OF 669.09 FT. TO THE POINT OF TANGENCY (P.T.) OF SAID CURVE; THENCE S56°02'09"E, A DISTANCE OF 160.99 FT. TO THE POINT OF CURVATURE (P.C.) OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1380.00 FT.; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°33'14", A DISTANCE OF 808.16 FT. TO THE P.T. OF SAID CURVE; THENCE S89°35'23"E, A DISTANCE OF 664.48 FT. TO THE INTERSECTION WITH THE WESTERLY MAINTAINED RIGHT-OF-WAY OF LORRAINE ROAD AS SHOWN ON ROAD PLAT BOOK 5, PAGE 190, SAID PUBLIC RECORDS; THENCE S00°07'6"E, ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 132.01 FT.; THENCE N89°35'23"W, 437.89 FT.; THENCE N76°05'38"W, 51.42 FT.; THENCE N89°35'23"W, A DISTANCE OF 195.90 FT. TO THE P.C. OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1500.00 FT.; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°24'41", A DISTANCE OF 874.71 FT. TO THE NORTHEAST CORNER OF AFORESAID "BRIDGEWATER PHASE III AT LAKEWOOD RANCH"; THENCE RUN THE FOLLOWING COURSES ALONG THE NORTHERLY LINE OF SAID "BRIDGEWATER PHASE III AT LAKEWOOD RANCH": RUN N56°02'09"W, A DISTANCE OF 149.65 FT. TO THE P.C. OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1200.00 FT.; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°49'27", A DISTANCE OF 603.69 FT. TO THE P.R.C. OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1500.00 FT.; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°07'02", A DISTANCE OF 919.37 FT. TO THE P.R.C. OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2018.00 FT.; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°22'50", A DISTANCE OF 753.05 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 16, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 510,054 SQUARE FEET (11.71 ACRES), MORE OR LESS.

MARCH 27, 2019
DATE OF CERTIFICATE

KENNETH CHARLES KOLARIK
LICENSE NUMBER
No. 5116
KENNETH CHARLES KOLARIK
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 5116

(REFER TO SHEETS 2 & 3 OF 3 FOR SKETCH)
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER, LB 2241
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

JOB NUMBER: 7964

SHEET NUMBER 1 OF 3

FOLEY / KOLARIK, INC.

Consulting Engineers, Surveyors and Planners

503 8th Avenue West • Palmetto, Florida 34221 • (941) 722-4561



Z:\MASTER DRAWING-C3D-SURV\LAKEWOOD RANCH\RANGELAND EXTENTION\RANGELAND LRS.DWG, 3/27/2019 11:07:27 AM, Ver. 1:400

Z:\MASTER DRAWING-C3D-SURV\LAKWOOD RANCH\RANGELAND EXTENTION\RANGELAND LRSD TO MC.dwg, 3/27/2019 11:07:05 AM, ken, 1:400

ESPLANADE, PHASE I
(PLAT BOOK 55,
PAGES 11-21)

ESPLANADE, PHASE III,
SUBPHASES A, B, C, D, J &
A PORTION OF F
(PLAT BOOK 56,
PAGES 148-162)

ESPLANADE, PHASE V
SUBPHASES A, B, C, D, E & F
(PLAT BOOK 60,
PAGES 63-115)

BRIDGEWATER
PHASE II AT
LAKEWOOD RANCH
(PLAT BOOK 57,
PAGES 33-42)

BRIDGEWATER
PHASE III AT
LAKEWOOD RANCH
(PLAT BOOK 58,
PAGES 17-26)

RANGELAND PARKWAY
11.71 ACRES ±
(510,054 S.F. ±)

S16°49'11"W-2018.00'
TO RADIUS POINT
S18°53'05"W-2148.00'
TO RADIUS POINT

MATCH LINE P.R.C.
SEE SHEET
3 OF 3

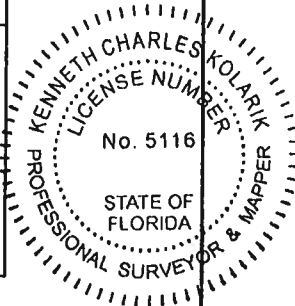
LINE TABLE		
LINE #	BEARING	LENGTH
L1	N18°53'05"E	130.00'

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	02°03'25"	2018.00'	72.44'
C2	18°23'32"	2148.00'	689.51'
C3	02°59'17"	2148.00'	112.02'
C4	35°07'02"	1370.00'	839.69'
C5	28°49'27"	1330.00'	669.09'
C8	28°49'27"	1200.00'	603.69'
C9	35°07'02"	1500.00'	919.37'
C10	21°22'50"	2018.00'	753.05'



NOT TO SCALE
SKETCH OF DESCRIPTION
NOT A SURVEY
BEARINGS ARE BASED ON THE PLAT OF
BRIDGEWATER, PHASE III AT LAKEWOOD RANCH
(PLAT BOOK 58, PAGES 17-26)

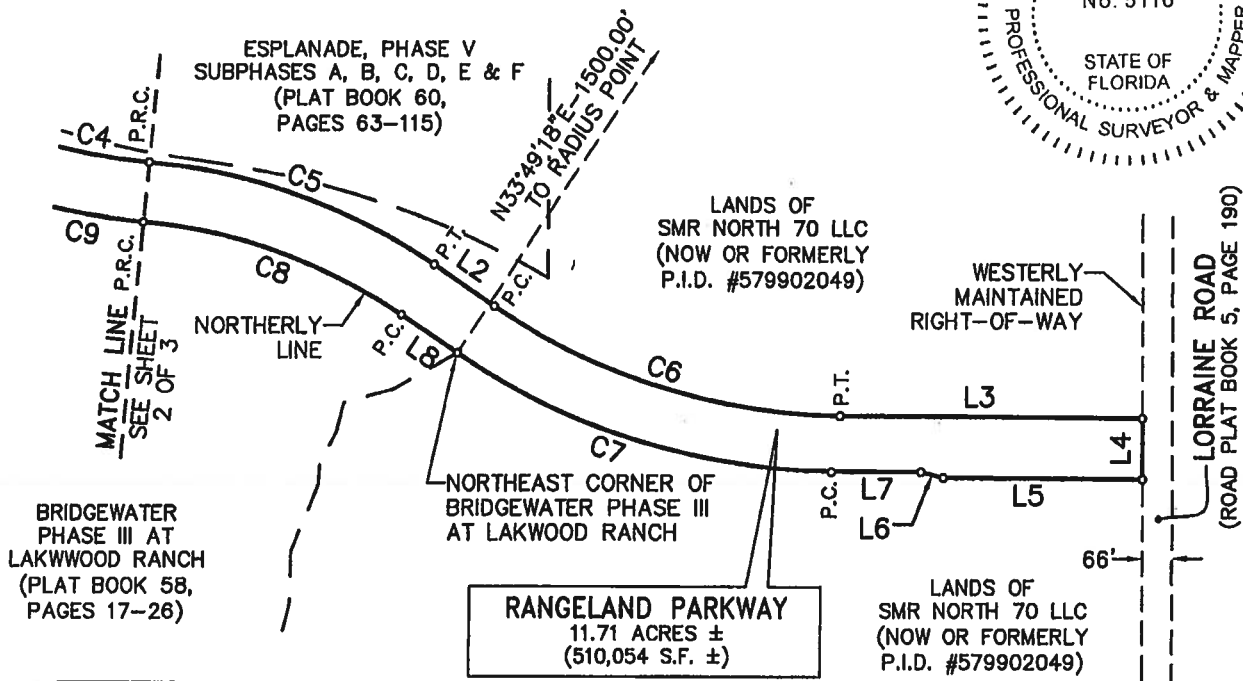
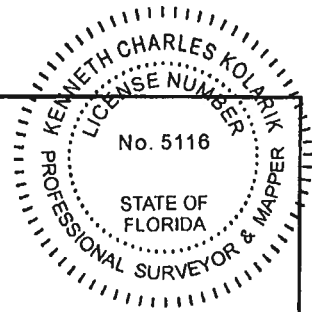
LEGEND	
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
S.F.	= SQUARE FEET
P.I.D.	= PROPERTY IDENTIFICATION NUMBER
±	= MORE OR LESS
P.R.C.	= POINT OF REVERSE CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.C.	= POINT OF CURVATURE
P.T.	= POINT OF TANGENCY
o	= ANGLE POINT ONLY, NO CORNER SET OR FOUND



REFER TO SHEET 1 OF 3 FOR DESCRIPTION
NOT VALID WITHOUT THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

JOB NUMBER: 7964 DRAWN BY: T.BALL SCALE: NONE SHEET NUMBER 2 OF 3

FOLEY / KOLARIK, INC.
Consulting Engineers, Surveyors and Planners
503 8th Avenue West • Palmetto, Florida 34221 • (941) 722-4561



LINE TABLE		
LINE #	BEARING	LENGTH
L2	S56°02'09"E	160.99'
L3	S89°35'23"E	664.48'
L4	S00°07'06"E	132.01'
L5	N89°35'23"W	437.89'
L6	N76°05'38"W	51.42'
L7	N89°35'23"W	195.90'
L8	N56°02'09"W	149.65'

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C4	35°07'02"	1370.00'	839.69'
C5	28°49'27"	1330.00'	669.09'
C6	33°33'14"	1380.00'	808.16'
C7	33°24'41"	1500.00'	874.71'
C8	28°49'27"	1200.00'	603.69'
C9	35°07'02"	1500.00'	919.37'


NORTH
 NOT TO SCALE
SKETCH OF DESCRIPTION
 NOT A SURVEY
 BEARINGS ARE BASED ON THE PLAT OF
 BRIDGEWATER, PHASE III AT LAKEWOOD RANCH
 (PLAT BOOK 58, PAGES 17-26)

LEGEND	
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
S.F.	= SQUARE FEET
P.I.D.	= PROPERTY IDENTIFICATION NUMBER
±	= MORE OR LESS
P.R.C.	= POINT OF REVERSE CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.C.	= POINT OF CURVATURE
P.T.	= POINT OF TANGENCY
o	= ANGLE POINT ONLY, NO CORNER SET OR FOUND

REFER TO SHEET 1 OF 3 FOR DESCRIPTION
NOT VALID WITHOUT THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

JOB NUMBER: 7964 DRAWN BY: T.BALL SCALE: NONE SHEET NUMBER 3 OF 3

FOLEY / KOLARIK, INC.

Consulting Engineers, Surveyors and Planners

503 8th Avenue West • Palmetto, Florida 34221 • (941) 722-4561



Rangeland Parkway - Public Project w/Public Improvements
DEFECT - Streets, Drainage, Water Distribution System

EXHIBIT "B-1"
IMPROVEMENTS

	Improvement	Estimated Cost
1	DEFECT - Streets, Drainage, Water Distribution System	\$295,879.60
2		\$
3		\$
4		\$
5		\$



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

May 12, 2020

Foley / Kolarik, Inc.
Attention: Mr. John R. Foley, P.E.
503 8th Ave West
Palmetto, FL 34220

(jfoley@foleykolarik.com)

RE: **RANGELAND PARKWAY IMPROVEMENTS – (Benito Ct to Lorraine Road) – (Public Residential)**
PW #2230 (Tied to DTS #20150331 Polo Run @ LWR)
Defect Security Cost
Required Public Improvements
Reason – (Streets, Drainage, Water Distribution System)

Dear Mr. Foley,

Your cost estimate for the above referenced bond, dated **April 7, 2020**, 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 **\$295,879.60** which is 10%, of the submitted actual cost, would be sufficient to assure the County correction of any defects or failures.

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

Sincerely,

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

TMG for sth
25/12/20

SM/jp/jsh

cc: Record Management
Brandy Wilkins, Fiscal Analyst, Public Works Department
Carmen Mosley, Fiscal Operations Division Manager, Public Works Dept.
Kenneth LaBarr, Infrastructure Inspection Division Manager, Public Works Dept.
Karla Ripley, Senior Review Specialist, Public Works Dept.
Robert Wenzel, Planning Section Manager, Building and Development Services
Susan Angersoll, Planning & Zoning Technician III, Building and Development Services



**Public Improvements
Actual Construction Cost
Defect Security Bond
For
Rangeland Parkway**

Site Development Cost Breakdown Summary

Streets	\$	1,420,134.70
Drainage	\$	1,112,943.82
Water Distribution System	\$	<u>425,717.49</u>
Total =	\$	2,958,796.01

Certificate of Cost Opinion

I, John R. Foley, P.E., the Engineer of Record, do hereby estimate that the cost of the Defect Security Bond itemized above is Two Million, Nine Hundred and Fifty-Eight Thousand, Seven Hundred Ninety-Six Dollars and One Cent (\$2,958,796.01).

As required by Manatee County Land Development Code Section 722.3.4.2, 10% of this amount, specifically \$295,879.60 is the required amount of the Defect Security

Signed and sealed this 7th day of April, 2020

JOHN R. FOLEY
LICENSE
No 38630
*
STATE OF
FLORIDA
REGISTERED ENGINEER
No. 38630

Signed:
John R. Foley, P.E.
Florida Registered Engineer No. 38630

**Public Improvements
Actual Construction Cost
Defect Security Bond
for
Rangeland Parkway**

April 2020

"A" STREETS

Item	Description	Quantity	Unit	Unit Price	Total
A.1.1	1.5" Type S-1 Asphalt	25,800	S.Y.	\$7.08	\$182,664.00
A.1.2	1.5" Type S-3 Asphalt	25,800	S.Y.	\$7.30	\$188,340.00
A.1.3	FDOT Index 514 Base Group 9	25,800	S.Y.	\$13.67	\$352,686.00
A.1.4	12" Stabilized Sub-Base LBR 60	30,170	S.Y.	\$9.47	\$285,709.90
A.1.5	Type F Curb	7,920	L.F.	\$11.82	\$93,614.40
A.1.6	Type AB Curb	7,770	L.F.	\$9.79	\$76,068.30
A.1.7	5' Concrete Sidewalk	4,460	L.F.	\$31.04	\$138,438.40
A.1.8	Hydroseed	33,190	S.Y.	\$1.13	\$37,504.70
A.1.9	Sod	7,545	S.Y.	\$3.54	\$26,709.30
A.1.10	Striping & Signage	1	LS	\$35,378.70	\$35,378.70
A.1.11	Rip Rap	265	SF	\$11.40	\$3,021.00
Total "A"					\$1,420,134.70

"B" DRAINAGE

Item	Description	Quantity	Unit	Unit Price	Total
B.1	18" RCP	986	L.F.	51.18	\$50,463.48
B.2	24" RCP	1,282	L.F.	61.52	\$78,868.64
B.3	30" RCP	490	L.F.	82.60	\$40,474.00
B.4	36" RCP	37	L.F.	170.28	\$6,300.36
B.5	36" Conspan Over Wolf Slough	1	EA.	692,730.42	\$692,730.42
B.6	Curb Inlet, FDOT 5, Index 200 & 211	12	EA.	4,366.88	\$52,402.56
B.7	Curb Inlet, FDOT 6, Index 200 & 211	4	EA.	5,887.92	\$23,551.68
B.8	Headwall	1	EA.	3,798.05	\$3,798.05
B.9	OCS	1	EA.	9,940.53	\$9,940.53
B.10	Junction Box	4	EA.	4,832.94	\$19,331.76
B.11	6" PVC Underdrain	6,100	L.F.	17.09	\$104,249.00
B.12	Underdrain Cleanout	64	EA.	402.42	\$25,754.88
B.13	Endwall	1	EA.	5,078.46	\$5,078.46
Total "B"					\$1,112,943.82



**Public Improvements
Actual Construction Cost
Defect Security Bond
for
Rangeland Parkway**

April 2020

"C" WATER DISTRIBUTION SYSTEM

Item	Description	Quantity	Unit	Unit Price	Total
C.1	16" DIP Watermain	4,014	L.F.	78.39	\$314,657.46
C.2	16" Gate Valve	5	EA.	7,429.69	\$37,148.45
C.3	Hydrant	6	EA.	6,999.80	\$41,998.80
C.4	Connect to Existing 16" Watermain	2	EA.	4,824.60	\$9,649.20
C.5	Fittings & Thrust Blocks	1	L.S.	22,263.58	\$22,263.58
Total "C"					\$425,717.49

\\sdbq\Rangeland Pkwy CE DSBond Public.xls



30025 LAKWOOD RANCH ESTATE#121
 14400 COVENANT WAY
 LAKWOOD RAJTES, FL 34208

CONTRACTOR: WOODRUFF & SONS, INC FLORIDA
 6450 51st Street West
 P.O. Box 30121
 Bradenton, FL 34202-0121

PROGRESS PAK: 02/01/20 TO: 02/11/20
 BILLING NO: 9

CONTRACT: R15614080

JOB R15614080: LAKEWOOD POINT WEST AT LUNA

INVOICE DATE: March 19, 2020
 INVOICE NR: 2732-D

PAGE: 3

Item No	Bid Item	Description	UOM	----- Bid -----			----- Previous -----		----- Current -----		----- To Date -----		Ret Comp
				Units	Unit Price	Contract	Units	Extended	Units	Extended	Units	Extended	
10		GENERAL											
20		CONSTRUCTION STAKEOUT	LS	1.00	20,498.44	20,498.44							
30		ASBUILT DRAWINGS	LS	1.00	10,895.47	10,895.47	.95	27,073.51	.05	2,426.82	1.00	20,498.43	100.0
40		SOFTING	LS	1.00	25,805.38	25,805.38			.80	5,145.74	.80	5,145.74	80.0
50		3-NEAR WADSWORTH ROAD	LS	1.00	16,203.00	16,203.00	1.00	25,805.38	1.00	16,203.00	1.00	25,805.38	100.0
60		STREET LIGHTING	LS	1.00	239,550.00	239,550.00	.10	49,219.00	.60	149,730.00	.70	166,849.00	70.0
70		STREET LIGHTING SUBCONTRACTOR MOBILIZATION	LS	1.00	1,300.00	1,300.00							
	.....SUBT	GENERAL				406,091.90		71,407.05	.18	32,636.54	1.00	86,849.60	100.0
								103,007.95		362,937.60		346,745.15	85.4
110		ROADS											
120		CLEARING	SO	17.75	2,612.86	46,372.86							
130		EXISTING DIRT FILL REMOVAL	LS	100.00	45.91	4,591.00	17.75	46,372.86			17.75	46,372.86	100.0
140		GRADING SHOULDER	LF	440.00	3.07	1,350.80	100.00	4,591.00			100.00	4,591.00	100.0
150		REMOVE EX. BRANCHING STEPS/VALES	LF	100.00	23.38	2,338.00	440.00	1,350.80			440.00	1,350.80	100.0
160		LAKE EXCAVATION, 0'D	CY	6,800.00	3.03	20,604.00	100.00	2,338.00			100.00	2,338.00	100.0
170		EMBANKMENT, 2' HIGH, 10' BANK WIDTH	CY	89,380.00	6.36	567,720.00	6,800.00	20,604.00			6,800.00	20,604.00	100.0
180		1.5" TYPE 81 ASPHALT	SY	25,000.00	7.03	175,750.00	25,000.00	175,750.00	5,390.00	36,280.40	6,800.00	20,604.00	100.0
190		1.5" TYPE 83 ASPHALT	SY	25,000.00	7.30	182,500.00	25,000.00	182,500.00			25,000.00	182,500.00	100.0
200		FOOT SIDEWALK 5/4 BASE CURB	SY	25,800.00	13.67	352,696.00	25,800.00	352,696.00			25,800.00	352,696.00	100.0
210		18" STABILIZED SUBBASE 12%60	SY	30,170.00	9.47	285,709.80	30,170.00	285,709.80			30,170.00	285,709.80	100.0
220		TYPE 'A' CURB	LF	7,820.00	11.02	86,144.40	7,820.00	86,144.40			7,820.00	86,144.40	100.0
230		TYPE 'A2' CURB	LF	7,710.00	8.79	67,669.30	7,710.00	67,669.30			7,710.00	67,669.30	100.0
240		4" CONCRETE SEPARATOR	SY	50.00	36.33	1,816.50	50.00	1,816.50			50.00	1,816.50	100.0
250		4" CONCRETE SIDEWALK	SY	4,460.00	31.04	138,438.40	4,460.00	138,438.40			4,460.00	138,438.40	100.0
260		HYDROSEED	SY	13,190.00	1.13	14,904.70							
270		100,000 GALLON INLET PROTECT	LS	1.00	9,970.73	9,970.73	1.00	9,970.73	1,337.00	1,310.91	1,337.00	1,310.91	4.0
280		STILT SCREEN	LF	8,900.00	1.77	15,654.00	7,000.00	12,300.00			1.00	8,970.73	100.0
290		TURBIDITY BARRIER	LF	1,300.00	9.99	12,987.00	200.00	2,000.00			7,000.00	12,987.00	76.2
300		TURBIDITY BARRIER SIGN	EA	1.00	4,987.92	4,987.92	1.00	4,987.92			1.00	4,987.92	100.0
310		10-500 SIGN, 15" TALL	SP	265.00	11.60	3,073.00	265.00	3,073.00			265.00	3,073.00	100.0
320		STRIPPING	LS	7,849.00	3.34	26,209.30	7,849.00	26,209.30			7,849.00	26,209.30	100.0
	.....SUBT	ROADS				1,923,876.79		1,814,002.55		28,791.21		1,649,791.76	85.0
410		DRAINAGE											
420		18" RCP	LF	986.00	61.38	60,463.48	986.00	60,463.48					
430		24" RCP	LF	1,282.00	61.62	78,868.64	1,282.00	78,868.64			986.00	60,463.48	100.0
			LF	490.00	82.60	40,474.00	490.00	40,474.00			1,282.00	78,868.64	100.0
										490.00	40,474.00	100.0	

Continued on Next Page

ADDRESS FROM: 02/01/20 To: 03/31/20
 BILLING NO: 2

CONTRACT: 815514880

JOB 215614880: SANGLAND PARK WEST AT LHR

INVOICE DATE: March 19, 2020
 INVOICE NO: 2713-P

PAGE: 2

Item No	Bid Item	Description	UOM	----- Bid -----			----- Previous -----		----- Current -----		----- To Date -----		Pct Comp
				Units	Unit Price	Contract	Units	Extended	Units	Extended	Units	Extended	
450		36" RCP	EA	37.00	170.88	6,300.36	37.00	6,300.36					
460		36" CORRUGATED OVER WOLY SLOUGH	EA	1.00	692,730.42	692,730.42	1.00	692,730.42			37.00	6,300.36	100.0
470		CURB INLET, TPO 3, TIDEM2004211	EA	23.00	4,366.88	92,402.86	23.00	92,402.86			1.00	692,730.42	100.0
480		CURB INLET, TPO 4, TIDEM2004211	EA	4.00	5,887.82	23,551.68	4.00	23,551.68			12.00	52,402.86	100.0
490		STANDOFF	EA	1.00	3,798.05	3,798.05	1.00	3,798.05			4.00	23,551.68	100.0
500		DCS	EA	1.00	3,798.05	3,798.05	1.00	3,798.05			1.00	3,798.05	100.0
510		JUNCTION BOX	EA	4.00	4,832.84	19,331.76	4.00	19,331.76			3.00	9,940.63	100.0
520		4" PVC UNDERDRAIN	LF	6,100.00	17.08	104,288.00	6,100.00	104,288.00			4.00	19,331.76	100.0
530		UNDERDRAIN CLEANOUT	EA	64.00	402.42	25,754.88	64.00	25,754.88			64.00	104,288.00	100.0
540		MANHOLE	EA	1.00	5,078.46	5,078.46	1.00	5,078.46			1.00	5,078.46	100.0
550		DEATHWELL PIPE TV WRAPPING	LF	1.00	9,305.97	9,305.97	1.00	9,305.97			1.00	9,305.97	100.0
.....SUBT						1,122,249.79		1,122,249.79				1,122,249.79	100.0
WATER SYSTEM													
610		16" DIP WATERMAIN	LF	4,014.00	78.59	314,657.46	3,970.00	311,208.30			2,970.00	311,208.30	98.9
620		16" GATE VALVE	EA	1.00	7,429.69	7,429.69	1.00	7,429.69			1.00	7,429.69	100.0
630		STANDARD	EA	6.00	6,998.00	41,988.00	6.00	41,988.00			6.00	41,988.00	100.0
640		CONNECT TO EXIST. 16" WATERMAIN	EA	2.00	4,924.60	9,849.20	2.00	9,849.20			2.00	9,849.20	100.0
650		MANHOLE	EA	2.00	9,841.01	19,682.02	2.00	19,682.02			2.00	19,682.02	100.0
660		PIPELINES & SERVICE BLOCKS	LF	1.00	22,263.59	22,263.59	1.00	22,263.59			1.00	22,263.59	100.0
670		WATER SYSTEM WRAPPING	LF	1.00	11,437.08	11,437.08	1.00	11,437.08			1.00	11,437.08	100.0
.....SUBT						456,288.30		456,288.30			.50	5,728.54	80.0
WATER SYSTEM													
IRRIGATION SYSTEM													
710		16" PVC IRRIGATION MAIN	LF	3,050.00	84.76	258,307.00	3,050.00	258,307.00			3,050.00	258,307.00	89.0
720		16" GATE VALVE	EA	2.00	3,286.31	6,572.62	2.00	6,572.62			2.00	6,572.62	100.0
730		2" SERVICES	EA	3.00	2,088.37	6,265.11	3.00	6,265.11			3.00	6,265.11	100.0
740		TIE TO EXISTING MAIN	EA	1.00	2,632.83	2,632.83	1.00	2,632.83			1.00	2,632.83	100.0
750		IRRIGATION MAIN FITTINGS	LS	1.00	17,458.69	17,458.69	1.00	17,458.69			1.00	17,458.69	100.0
760		PRESSURE TESTING	LS	1.00	6,245.02	6,245.02	1.00	6,245.02			1.00	6,245.02	100.0
.....SUBT						137,074.30		137,074.30			1.00	4,245.02	100.0
IRRIGATION SYSTEM													
Total Installed						4,046,049.97		3,460,325.08			208,724.89	3,677,049.97	90.9

TOTAL CONSTRUCTION TO DATE \$ 3,677,049.97
 LESS 10.0% RETAINAGE \$ (367,704.70)
 PREVIOUS APPLICATIONS \$ (3,321,699.83)
 TOTAL AMOUNT DUE \$ 207,645.25

Rangeland Parkway - Public Project w/Public Improvements
DEFECT - Streets, Drainage, Water Distribution System

EXHIBIT "B-2"
IMPROVEMENTS

PROVIDE A MAP SHOWING LAYOUT OF THE PUBLIC POTABLE WATER RECLAIMED
WATER AND SANITARY SEWER INFRASTRUCTURE FACILITIES (Master Utility Plan)
FOR THE ENTIRE DEVELOPMENT

REQUIRED AT TIME OF DEFECT

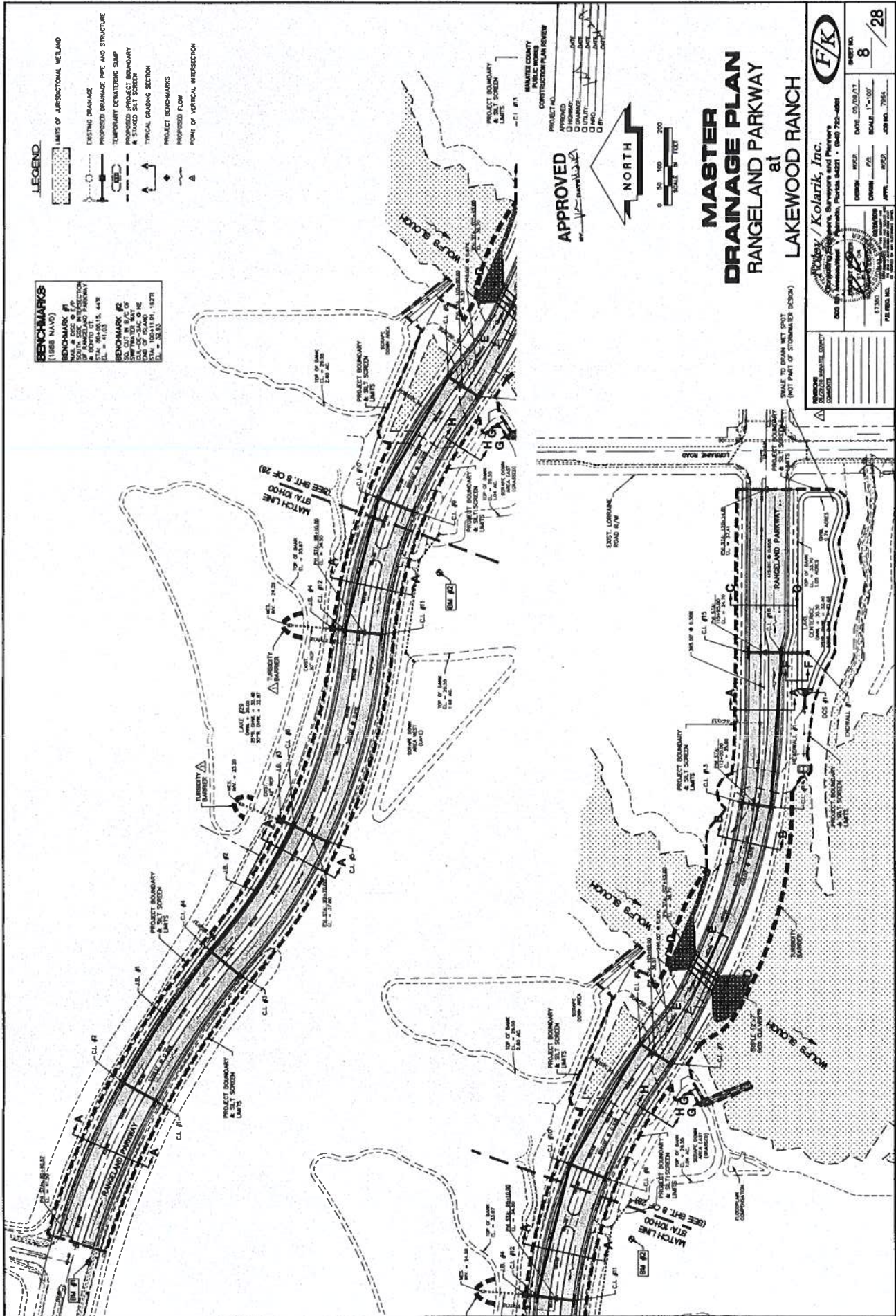
BENCHMARKS
(USBR NAVD)

BENCHMARK #1
 POINT OF VERTICAL INTERSECTION
 OF RANGELAND PARKWAY
 & ROUTE 81
 STA. 80+00.00
 ELEV. 4478

BENCHMARK #2
 POINT OF VERTICAL INTERSECTION
 OF RANGELAND PARKWAY
 & ROUTE 81
 END OF ISLAND #1C
 STA. 132+31.15
 ELEV. 1527

LEGEND

- LIMITS OF JURISDICTIONAL WETLAND
- EXISTING DRAINAGE
- PROPOSED DRAINAGE PMP AND STRUCTURE
- TRANSPIRY DRAINAGING SWAMP
- PROPOSED PROJECT BOUNDARY
- A TANGLED SWAY SCREEN
- TYPICAL GRADING SECTION
- PROJECT BENCHMARKS
- PROPOSED FLOW
- POINT OF VERTICAL INTERSECTION



APPROVED
[Signature]

MANATEE COUNTY
 PUBLIC WORKS
 CONSTRUCTION PLAN REVIEW



MASTER DRAINAGE PLAN
RANGELAND PARKWAY
 at
LAKWOOD RANCH

F/K

Frostberg/Kolarik, Inc.
 2200 W. Highway 90, Sarasota, Florida 34231 • (941) 752-4081

DATE: 03/09/17
 DRAWN: WSD
 CHECK: PZ
 SCALE: 1"=100'

PROJECT NO. 17-008
 SHEET NO. 8 / 28

DATE: 03/09/17
 DRAWN: WSD
 CHECK: PZ
 SCALE: 1"=100'

PROJECT NO. 17-008
 SHEET NO. 8 / 28

Rangeland Parkway - Public Project w/Public Improvements
DEFECT - Streets, Drainage, Water Distribution System

EXHIBIT "C"
PERFORMANCE SECURITIES

	Bond / LoC	Amount
1	DEFECT – Surety Bond No. 1087092 issued through The Hanover Insurance Company	\$295,879.60
2		\$
3		\$
4		\$
5		\$

**SURETY BOND
FOR DEFECTS OF REQUIRED IMPROVEMENTS**

(Attachment "A")

BOND NO. 1087092

**PROJECT NAME: Rangeland Parkway Improvements
(Benito to Lorraine) (PW#2230)**

KNOW ALL MEN BY THESE PRESENT:

That the Developer, Lakewood Ranch Stewardship District, a local unit of special purpose government established pursuant to Chapter 189, Florida Statutes, as Principal, and The Hanover 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 \$295,879.60 (Numbers) Two Hundred Ninety Five Thousand Eight Hundred Seventy Nine and 60/100's (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 Improvements for Development (Non-Subdivision)".

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

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

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

(Attachment "A")

BOND NO. 1087092

PROJECT NAME: Rangeland Parkway Improvements
(Benito to Lorraine) (PW#2230)

SIGNED AND SEALED this 19th day of May, 2021.

WITNESSED BY:

SURETY:

Alexa Costello
Print Name: Alexa Costella

THE HANOVER INSURANCE COMPANY

By: James I. Moore
Print Name: James I. Moore
Title: Attorney-in-Fact



Sinem Nava
Print Name: Sinem Nava

ADDRESS:
333 W. Pierce Road
Itasca, IL 60143

NOTARY ACKNOWLEDGMENT

STATE OF: ILLINOIS
COUNTY OF: DUPAGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 19th day of May, 2021, by James I. Moore, as Attorney-in-Fact (Title) on behalf of the Surety identified herein, and who is **personally known to me** or has produced _____ (Type of Identification) as identification.

NOTARY SEAL:



Alexandra Sartori
Notary Public
Alexandra Sartori
Print Name of Notary

Commission No. 840142

My Commission Expires: July 5, 2024

(Attachment "A")

BOND NO. 1087092

PROJECT NAME: Rangeland Parkway Improvements
(Benito to Lorraine)(PW#2230)

SIGNED AND SEALED this 19th day of May, 2021

Signed, sealed and delivered in the presence
of Witnesses

PRINCIPAL:

[Signature]
Print name: Suzanne L. Fugate

LAKEWOOD RANCH STEWARDSHIP DISTRICT, a
local unit of special -purpose government established
pursuant to Chapter 189, Florida Statutes

[Signature]
Print name: CHRIS E. WESTLAKE

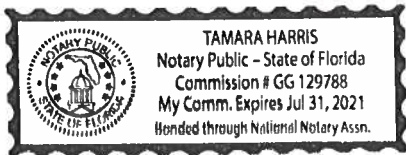
By: [Signature]
Anthony J. Chiofalo, Vice Chairman

ADDRESS:

12051 Corporate Boulevard
Orlando, FL 32817

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online
notarization this 21st day of May, 2021, by Anthony J. Chiofalo as Vice Chairman,
of Lakewood Ranch Stewardship District, a local unit of special purpose government established pursuant to
Chapter 189, Florida Statutes, ("District"), who is personally known to me or [] has produced
_____ as identification.



[Signature]
Notary Public
Print Name: Tamara Harris
Commission Exp.: July 31, 2021
Commission No.: GG129788

(Attachment "A")

BOND NO. _____

PROJECT NAME: Rangeland Parkway Improvements
(Benito to Lorraine) - (PW#2230)

Approved and accepted for and on behalf of Manatee County, Florida, this 29th day of October, 2021.

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 by means of physical presence or online notarization this 29th day of October, 2021, by Scott Hopes, as County Administrator, (Title), for and on behalf of Manatee County Board of County Commissioners, who is personally known to me or who has produced N/A (Type of Identification) as identification.

NOTARY SEAL:



Notary Public

NATASHA E. HARPEL

Print Name of Notary

THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA

POWER OF ATTORNEY

THIS Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

KNOW ALL PERSONS BY THESE PRESENTS:

That THE HANOVER INSURANCE COMPANY and MASSACHUSETTS BAY INSURANCE COMPANY, both being corporations organized and existing under the laws of the State of New Hampshire, and CITIZENS INSURANCE COMPANY OF AMERICA, a corporation organized and existing under the laws of the State of Michigan, (hereinafter individually and collectively the "Company") does hereby constitute and appoint,

**Kelly A. Gardner, Tariese M. Pisciotto, Dawn L. Morgan, Melissa Schmidt,
James I. Moore, Stephen T. Kazmer, Jennifer J. McComb and/or Diane M. Rubright**

Of **Hub International Midwest Limited of Westmont, IL** each individually, if there be more than one named, as its true and lawful attorney(s)-in-fact to sign, execute, seal, acknowledge and deliver for, and on its behalf, and as its act and deed any place within the United States, any and all surety bonds, recognizances, undertakings, or other surety obligations. The execution of such surety bonds, recognizances, undertakings or surety obligations, in pursuance of these presents, shall be as binding upon the Company as if they had been duly signed by the president and attested by the secretary of the Company, in their own proper persons. Provided however, that this power of attorney limits the acts of those named herein; and they have no authority to bind the Company except in the manner stated and to the extent of any limitation stated below:

Any such obligations in the United States, not to exceed Twenty Million and No/100 (\$20,000,000) in any single instance

That this power is made and executed pursuant to the authority of the following Resolutions passed by the Board of Directors of said Company, and said Resolutions remain in full force and effect:

RESOLVED: That the President or any Vice President, in conjunction with any Vice President, be and they hereby are authorized and empowered to appoint Attorneys-in-fact of the Company, in its name and as it acts, to execute and acknowledge for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, waivers of citation and all other writings obligatory in the nature thereof, with power to attach thereto the seal of the Company. Any such writings so executed by such Attorneys-in-fact shall be binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company in their own proper persons.

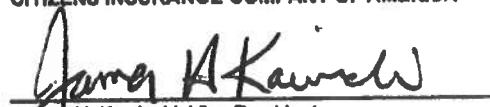
RESOLVED: That any and all Powers of Attorney and Certified Copies of such Powers of Attorney and certification in respect thereto, granted and executed by the President or Vice President in conjunction with any Vice President of the Company, shall be binding on the Company to the same extent as if all signatures therein were manually affixed, even though one or more of any such signatures thereon may be facsimile. (Adopted October 7, 1981 – The Hanover Insurance Company; Adopted April 14, 1982 – Massachusetts Bay Insurance Company; Adopted September 7, 2001 – Citizens Insurance Company of America and affirmed by each Company on March 24, 2014)

IN WITNESS WHEREOF, THE HANOVER INSURANCE COMPANY, MASSACHUSETTS BAY INSURANCE COMPANY and CITIZENS INSURANCE COMPANY OF AMERICA have caused these presents to be sealed with their respective corporate seals, duly attested by two Vice Presidents, this 18th day of February, 2020.

THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA

THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA

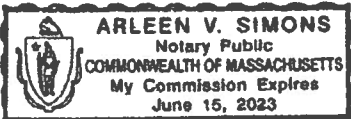

Bryan J. Schwabke, Executive Vice President



James H. Kawicki, Vice President



THE COMMONWEALTH OF MASSACHUSETTS)
COUNTY OF WORCESTER) ss.

On this 18th day of February, 2020 before me came the above named Executive Vice President and Vice President of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, to me personally known to be the individuals and officers described herein, and acknowledged that the seals affixed to the preceding instrument are the corporate seals of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, respectively, and that the said corporate seals and their signatures as officers were duly affixed and subscribed to said instrument by the authority and direction of said Corporations.


ARLEEN V. SIMONS
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
June 15, 2023


Arleen V. Simons, Notary Public
My Commission Expires June 15, 2023

I, the undersigned Vice President of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, hereby certify that the above and foregoing is a full, true and correct copy of the Original Power of Attorney issued by said Companies, and do hereby further certify that the said Powers of Attorney are still in force and effect.

GIVEN under my hand and the seals of said Companies, at Worcester, Massachusetts, this 19th day of May, 2021

CERTIFIED COPY



THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA

Carrick A. Bligh, Vice President

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that **LAKEWOOD RANCH STEWARDSHIP DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 189, Florida Statutes and located in Manatee County, Florida, whose mailing address is c/o PFM Group Consulting, LLC, 12051 Corporate Boulevard, Orlando, FL 32817 (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 required improvements associated with : **Rangeland Parkway Improvements – (Benito Ct to Lorraine Road)**

1. All potable water lines, pipes, valves, services and meters, tees, bends, joints, facilities, equipment and appurtenances thereto, located within or upon that certain real property owned by the SELLER and described below;
2. All roadways, curbs, sidewalks, pavement base, signage and striping and appurtenances thereto, located within or upon that certain real property owned by the SELLER and described below;
3. All pipelines, pipes, tees, throat inlets, storm manholes, connections, box culverts complete with wingwalls and footers, underdrain and underdrain cleanouts, and appurtenances thereto located within or upon that certain real property owned by 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 21st day of May, 2021

Signed, sealed and delivered in the presence of Witnesses:

[Signature]
Print name: Suzanne L. Fugate

[Signature]
Print name: CHRIS E. WESTLAKE

**LAKWOOD RANCH
STEWARDSHIP DISTRICT**
a local unit of special-purpose government

By: [Signature]
Print Name: Anthony J. Chiofalo
as its: Vice Chairman

Postal Address:
c/o PFM Group Consulting, LLC
12051 Corporate Boulevard
Orlando, FL 32817

(Signature of two witnesses or secretary required by law)

STATE OF FLORIDA

COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 21st day of May, 2021, by Anthony J. Chiofalo as Vice Chairman of the Board of Supervisors of Lakewood Ranch Stewardship District, a local unit of special-purpose government established pursuant to Chapter 189, on behalf of the District, who is personally known to me or has produced _____ as identification.

[Signature]

NOTARY PUBLIC Signature

Tamara Harris

Printed Name



WHEREFORE, the County and Developer and/or CDD have executed this Bill of Sale as of this 29th day of October, 2021.

MANATEE COUNTY, a political
subdivision of the State of Florida

By: Board of County Commissioners

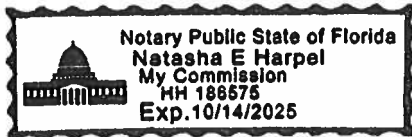
By: 
County Administrator

STATE OF: Florida

COUNTY OF: Manatee

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 29th day of October, 2021, by Scott Hopes (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 SEAL:




NOTARY PUBLIC Signature

NATASHA E HARPEL
Printed Name

Exhibit "A"

Please see attached Sketch and Legal Description


Z:\MASTER DRAWING-C3D-SURV\LAKEWOOD RANCH\RANGELAND EXTENTION\RANGELAND LRSD TO MC.dwg, 3/27/2019 11:07:27 AM, ken, 1:400

DESCRIPTION: RANGELAND PARKWAY

COMMENCE AT THE NORTHWEST CORNER OF "BRIDGEWATER PHASE III AT LAKEWOOD RANCH", A SUBDIVISION AS RECORDED IN PLAT BOOK 58, PAGES 17 THROUGH 26, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAID POINT LYING ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES S16°49'11"W, A DISTANCE OF 2018.00 FT.; THENCE RUN SOUTHEASTERLY, ALONG THE NORTHERLY LINE OF SAID "BRIDGEWATER PHASE III AT LAKEWOOD RANCH" AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°03'25", A DISTANCE OF 72.44 FT. FOR A POINT OF BEGINNING; THENCE N18°53'05"E, A DISTANCE OF 130.00 FT. TO THE INTERSECTION WITH THE SOUTHERLY LINE OF "ESPLANADE, PHASE III, SUBPHASES A, B, C, D, J, & A PORTION OF F", A SUBDIVISION AS RECORDED IN PLAT BOOK 56, PAGES 148 THROUGH 162, SAID PUBLIC RECORDS, SAID POINT LYING ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES S18°52'05"W, A DISTANCE OF 2148.00 FT.; THENCE RUN SOUTHEASTERLY, ALONG SAID SOUTHERLY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°23'32", A DISTANCE OF 689.51 FT. TO THE POINT OF COMPOUND CURVATURE (P.C.C.) OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2148.00 FT.; THENCE, LEAVING SAID SOUTHERLY LINE OF "ESPLANADE, PHASE III, SUBPHASES A, B, C, D, J, & A PORTION OF F", RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°59'17", A DISTANCE OF 112.02 FT. TO THE POINT OF REVERSE CURVATURE (P.R.C.) OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1370.00 FT.; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°07'02", A DISTANCE OF 839.69 FT. TO THE P.R.C. OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1330.00 FT.; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°49'27", A DISTANCE OF 669.09 FT. TO THE POINT OF TANGENCY (P.T.) OF SAID CURVE; THENCE S56°02'09"E, A DISTANCE OF 160.99 FT. TO THE POINT OF CURVATURE (P.C.) OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1380.00 FT.; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°33'14", A DISTANCE OF 808.16 FT. TO THE P.T. OF SAID CURVE; THENCE S89°35'23"E, A DISTANCE OF 664.48 FT. TO THE INTERSECTION WITH THE WESTERLY MAINTAINED RIGHT-OF-WAY OF LORRAINE ROAD AS SHOWN ON ROAD PLAT BOOK 5, PAGE 190, SAID PUBLIC RECORDS; THENCE S00°07'6"E, ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 132.01 FT.; THENCE N89°35'23"W, 437.89 FT.; THENCE N76°05'38"W, 51.42 FT.; THENCE N89°35'23"W, A DISTANCE OF 195.90 FT. TO THE P.C. OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1500.00 FT.; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°24'41", A DISTANCE OF 874.71 FT. TO THE NORTHEAST CORNER OF AFORESAID "BRIDGEWATER PHASE III AT LAKEWOOD RANCH"; THENCE RUN THE FOLLOWING COURSES ALONG THE NORTHERLY LINE OF SAID "BRIDGEWATER PHASE III AT LAKEWOOD RANCH": RUN N56°02'09"W, A DISTANCE OF 149.65 FT. TO THE P.C. OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1200.00 FT.; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°49'27", A DISTANCE OF 603.69 FT. TO THE P.R.C. OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1500.00 FT.; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°07'02", A DISTANCE OF 919.37 FT. TO THE P.R.C. OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2018.00 FT.; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°22'50", A DISTANCE OF 753.05 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 16, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 510,054 SQUARE FEET (11.71 ACRES), MORE OR LESS.

MARCH 27, 2019
DATE OF CERTIFICATE


KENNETH C. KOLARIK
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 5116

(REFER TO SHEETS 2 & 3 OF 3 FOR SKETCH)
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER, LB 2241
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

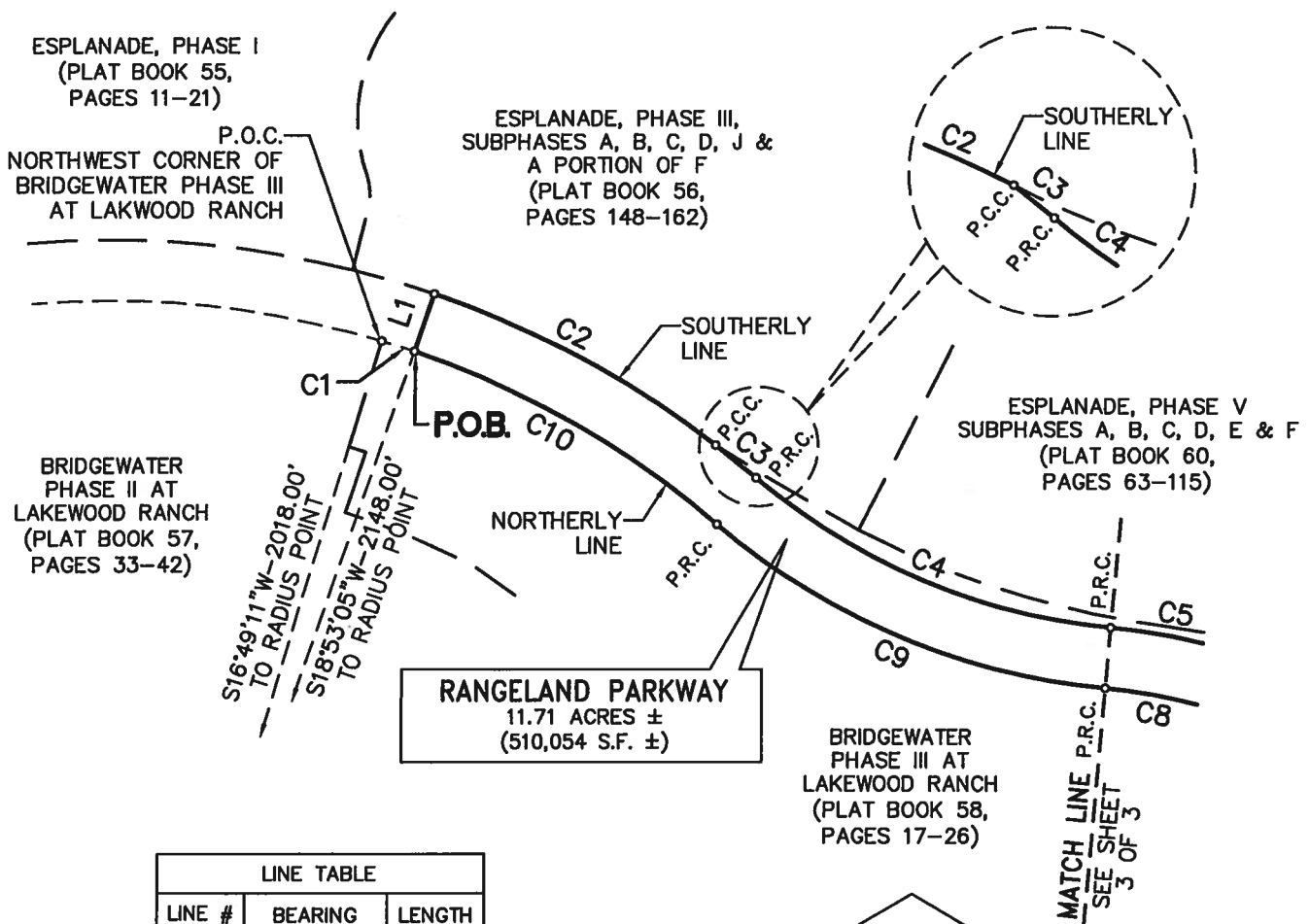
JOB NUMBER: 7964

SHEET NUMBER 1 OF 3

FOLEY / KOLARIK, INC.
Consulting Engineers, Surveyors and Planners
503 8th Avenue West • Palmetto, Florida 34221 • (941) 722-4561




Z:\MASTER DRAWING-C3D-SURV\LAKWOOD RANCH\RANGELAND EXTENSION\RANGELAND LRSD TO MC.dwg, 3/27/2019 11:07:05 AM, ken, 1:400



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N18°53'05"E	130.00'

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	02°03'25"	2018.00'	72.44'
C2	18°23'32"	2148.00'	689.51'
C3	02°59'17"	2148.00'	112.02'
C4	35°07'02"	1370.00'	839.69'
C5	28°49'27"	1330.00'	669.09'
C8	28°49'27"	1200.00'	603.69'
C9	35°07'02"	1500.00'	919.37'
C10	21°22'50"	2018.00'	753.05'


 NORTH
 NOT TO SCALE
SKETCH OF DESCRIPTION
 NOT A SURVEY
 BEARINGS ARE BASED ON THE PLAT OF
 BRIDGEWATER, PHASE III AT LAKEWOOD RANCH
 (PLAT BOOK 58, PAGES 17-26)

LEGEND	
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
S.F.	= SQUARE FEET
P.I.D.	= PROPERTY IDENTIFICATION NUMBER
±	= MORE OR LESS
P.R.C.	= POINT OF REVERSE CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.C.	= POINT OF CURVATURE
P.T.	= POINT OF TANGENCY
o	= ANGLE POINT ONLY, NO CORNER SET OR FOUND

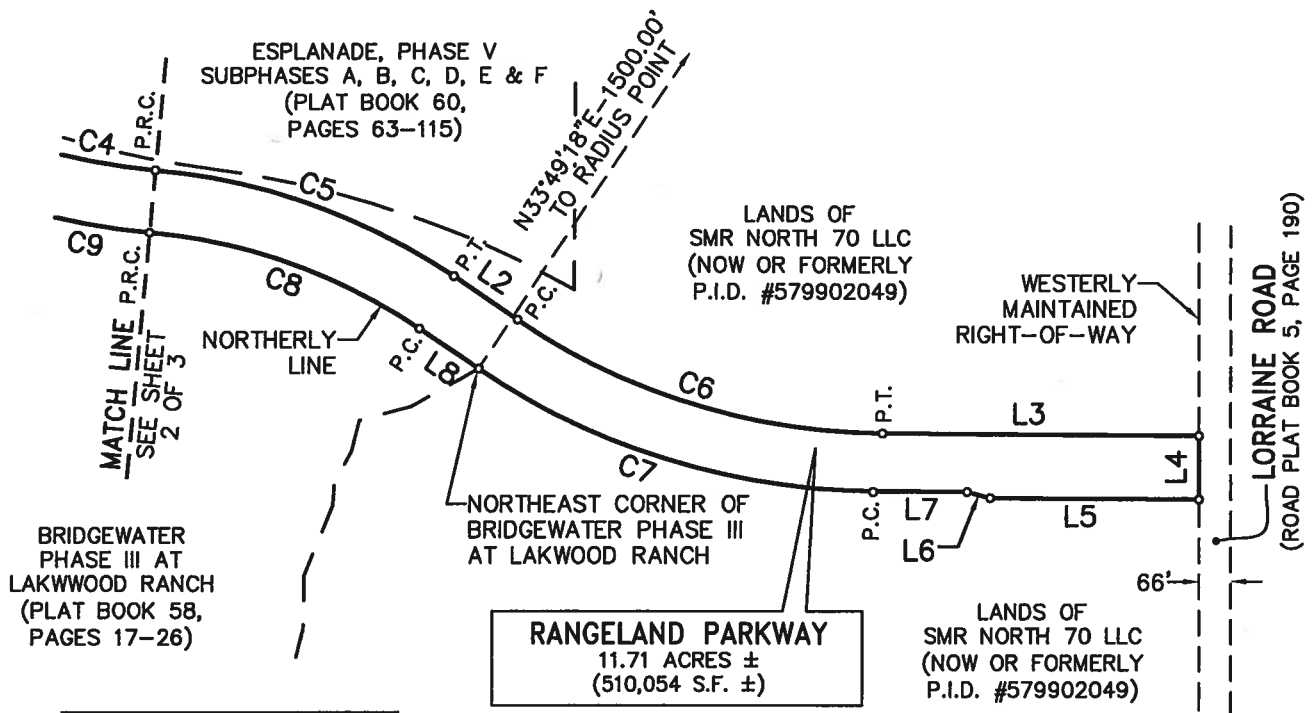
REFER TO SHEET 1 OF 3 FOR DESCRIPTION
NOT VALID WITHOUT THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

JOB NUMBER: 7964 DRAWN BY: T.BALL SCALE: NONE SHEET NUMBER 2 OF 3

FOLEY / KOLARIK, INC.
 Consulting Engineers, Surveyors and Planners
 503 8th Avenue West • Palmetto, Florida 34221 • (941) 722-4561



Z:\MASTER DRAWING-C3D-SURV\LAKEWOOD RANCH\RANGELAND EXTENTION\RANGELAND LRSD TO MC.dwg, 3/27/2019 11:06:36 AM, ken, 1:400



LINE TABLE		
LINE #	BEARING	LENGTH
L2	S56°02'09"E	160.99'
L3	S89°35'23"E	664.48'
L4	S00°07'06"E	132.01'
L5	N89°35'23"W	437.89'
L6	N76°05'38"W	51.42'
L7	N89°35'23"W	195.90'
L8	N56°02'09"W	149.65'

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C4	35°07'02"	1370.00'	839.69'
C5	28°49'27"	1330.00'	669.09'
C6	33°33'14"	1380.00'	808.16'
C7	33°24'41"	1500.00'	874.71'
C8	28°49'27"	1200.00'	603.69'
C9	35°07'02"	1500.00'	919.37'


NORTH
 NOT TO SCALE
SKETCH OF DESCRIPTION
 NOT A SURVEY
 BEARINGS ARE BASED ON THE PLAT OF
 BRIDGEWATER, PHASE III AT LAKEWOOD RANCH
 (PLAT BOOK 58, PAGES 17-26)

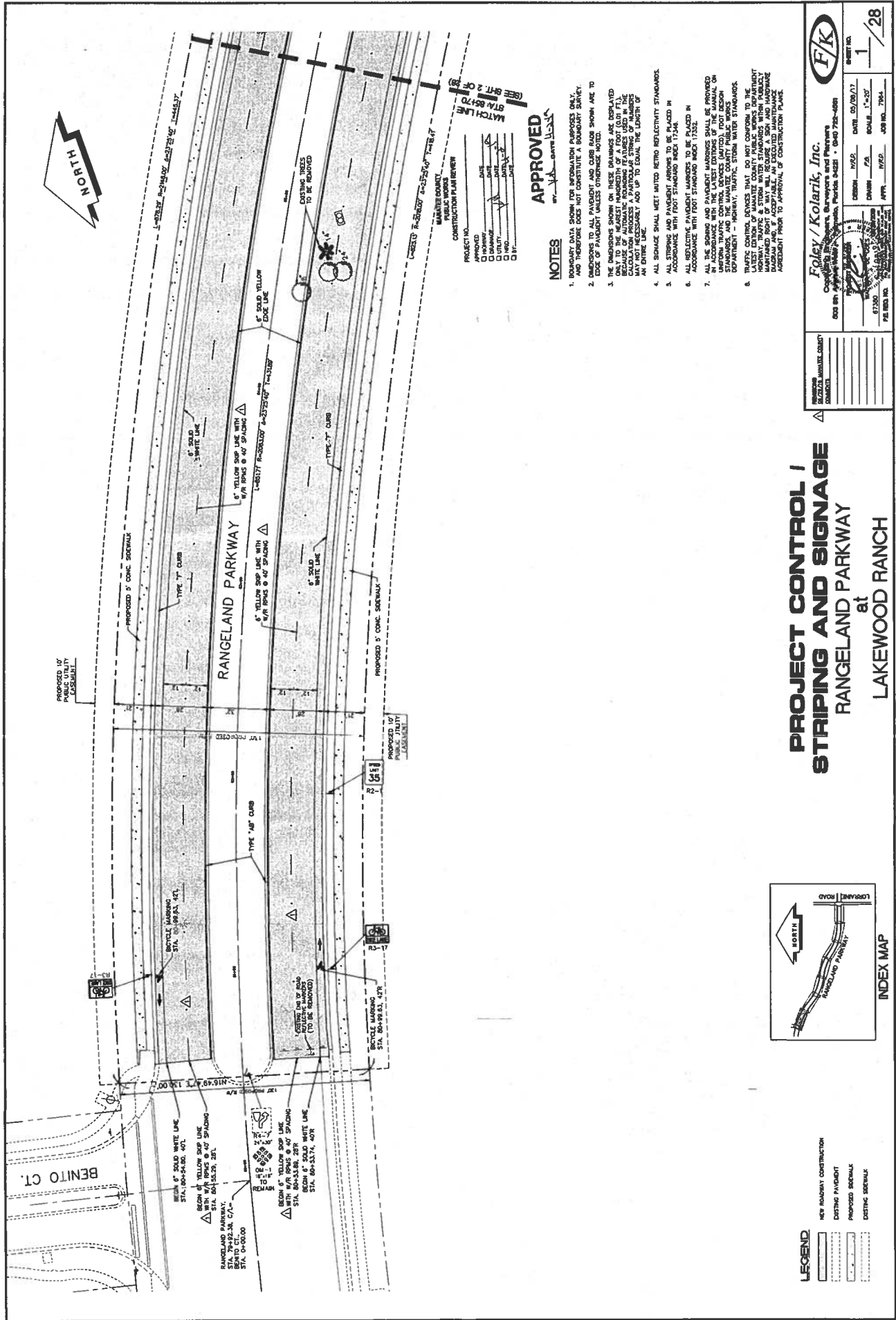
LEGEND	
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
S.F.	= SQUARE FEET
P.I.D.	= PROPERTY IDENTIFICATION NUMBER
±	= MORE OR LESS
P.R.C.	= POINT OF REVERSE CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.C.	= POINT OF CURVATURE
P.T.	= POINT OF TANGENCY
o	= ANGLE POINT ONLY, NO CORNER SET OR FOUND

REFER TO SHEET 1 OF 3 FOR DESCRIPTION
NOT VALID WITHOUT THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

JOB NUMBER: 7964 DRAWN BY: T.BALL SCALE: NONE SHEET NUMBER 3 OF 3

FOLEY / KOLARIK, INC.
 Consulting Engineers, Surveyors and Planners
 503 8th Avenue West • Palmetto, Florida 34221 • (941) 722-4561





F/K
 SHEET NO. 1 / 28

Foley / Kolarik, Inc.
 CONSULTING ENGINEERS, PLANNERS AND DESIGNERS
 605 BR. 1000, SUITE 1000, PUEBLO, CO. 81001-4001
 PHONE: (719) 542-1234 FAX: (719) 542-1234
 PROJECT NO. 17350 DRAWN: J.A. DATE: 05/09/17
 CHECKED: J.A. DATE: 05/09/17
 APPR.: J.A. DATE: 05/09/17
 PER. NO. 7354

REVISIONS
 NO. DATE DESCRIPTION
 1 05/09/17

- NOTES**
1. DIMENSIONS TO BE SHOWN FOR INFORMATION PURPOSES ONLY AND THEREFORE DOES NOT CONSTITUTE A DIMENSION SURVEY.
 2. DIMENSIONS TO ALL PAVEMENT AND CURB RASIS SHOWN ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
 3. THE DIMENSIONS SHOWN ON THESE DRAWINGS ARE DISPLAYED ONLY TO THE NEAREST WHOLE NUMBER OF A FOOT (0.01 FT.). CALCULATION PROCESSES A PARTICULAR STRING OF NUMBERS MAY BE ROUNDED UP OR DOWN TO EQUAL THE LENGTH OF AN ENTIRE LINE.
 4. ALL SIGNAGE SHALL MEET METRO RETRO REFLECTIVITY STANDARDS.
 5. ALL STOPPING AND PAVEMENT MARKERS TO BE PLACED IN ACCORDANCE WITH FOOT SIGNAGE INDEX 17346.
 6. ALL REFLECTIVE PAVEMENT MARKERS TO BE PLACED IN ACCORDANCE WITH FOOT SIGNAGE INDEX 17352.
 7. ALL THE SIGNS AND PAVEMENT MARKERS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FOOT DESIGN DEPARTMENT AND THE LATEST EDITION OF THE SIGNAGE DEPARTMENT, MOUNTAIN VIEW, COLORADO.
 8. TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THE LATEST EDITION OF MINNAPARC COUNTY PUBLIC WORKS DEPARTMENT TRAFFIC CONTROL DEVICES (MUTCD) SHALL BE PROVIDED AS SHOWN AND MAINTAINED UNTIL SUCH TIME AS THE DESIGNER AND MAINTENANCE PERSONNEL SHALL BE APPROVED BY THE DESIGNER AND MAINTENANCE PERSONNEL PRIOR TO APPROVAL OF CONSTRUCTION PLANS.

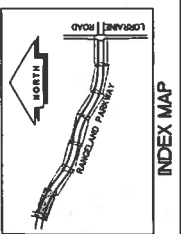
APPROVED
 DATE: 05/09/17
 PROJECT NO. 17350
 DRAWN: J.A.
 CHECKED: J.A.
 APPR.: J.A.

PROJECT CONTROL / STRIPING AND SIGNAGE

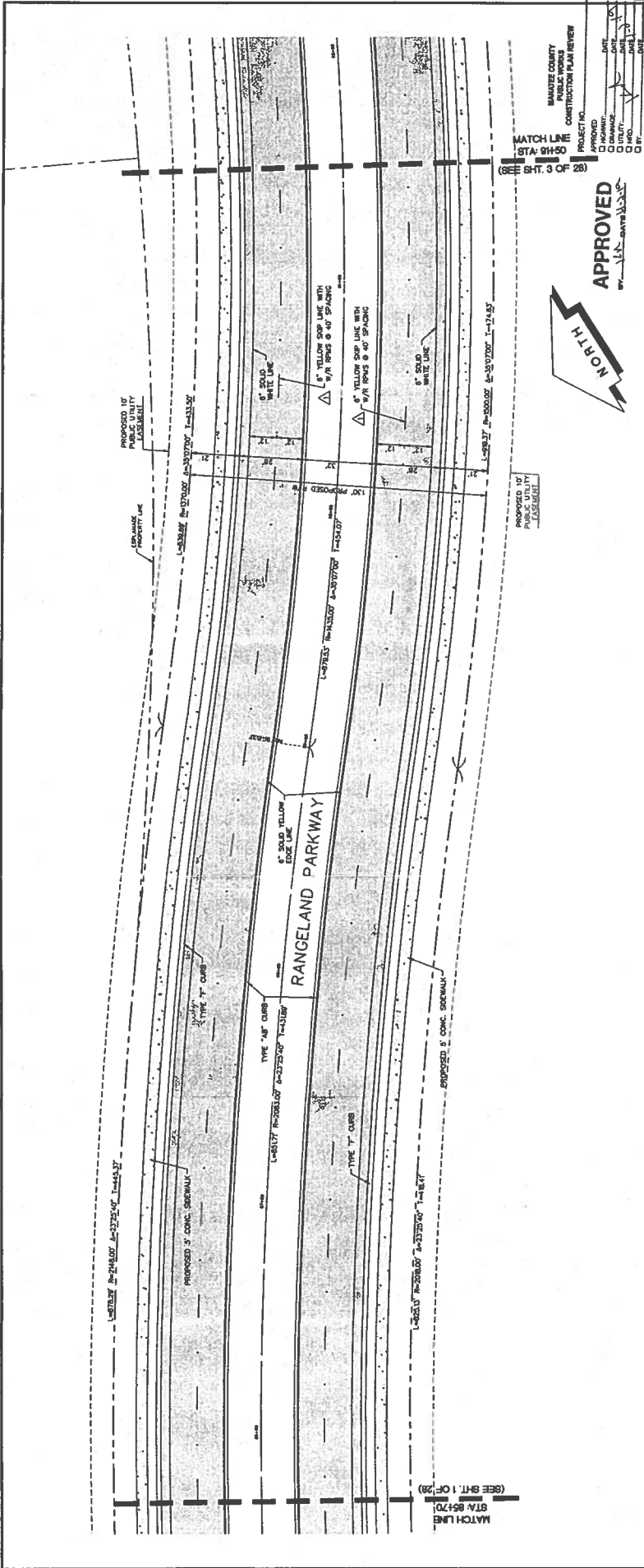
RANGELAND PARKWAY

at

LAKEMOOD RANCH



- LEGEND**
- NET ROADWAY CONSTRUCTION
 - EXISTING PAVEMENT
 - PROPOSED SIGNAGE
 - EXISTING SIGNAGE



NOTES

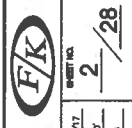
1. DIMENSIONS SHOWN FOR INFORMATION PURPOSES ONLY. DIMENSIONS TO ALL PAVEMENT AND CURB EDGE SHALL BE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. THE DIMENSIONS SHOWN ON THESE DRAWINGS ARE DISPLAYED ONLY TO THE NEAREST INCH OR TO THE NEAREST TENTH OF AN INCH (0.01 FT.). CALCULATED DIMENSIONS MAY VARY SLIGHTLY FROM THE DIMENSIONS SHOWN. DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
3. ALL STRIPING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AS APPLICABLE, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND STATE HIGHWAYS DIVISION'S LATEST EDITION OF MAINTENANCE MANUALS, AS APPLICABLE.
4. ALL SIGNAGE SHALL MEET METRIC RETRO REFLECTIVITY STANDARDS.
5. ALL STRIPING AND PAVEMENT MARKINGS TO BE PLACED IN ACCORDANCE WITH FOOT STANDARD INDEX 11244.
6. ALL REFLECTIVE PAVEMENT MARKINGS TO BE PLACED IN ACCORDANCE WITH FOOT STANDARD INDEX 11252.
7. ALL THE STRIPING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AS APPLICABLE, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND STATE HIGHWAYS DIVISION'S LATEST EDITION OF MAINTENANCE MANUALS, AS APPLICABLE.
8. ALL THE STRIPING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AS APPLICABLE, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND STATE HIGHWAYS DIVISION'S LATEST EDITION OF MAINTENANCE MANUALS, AS APPLICABLE.

APPROVED
 [Signature]
 PROJECT NO. 87A-94120
 MATCH LINE (SEE SHEET 1 OF 28)
 STA: 94+50



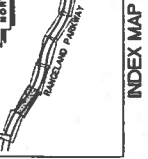
PROJECT CONTROL / STRIPING AND SIGNAGE

RANGELAND PARKWAY at LAKEWOOD RANCH



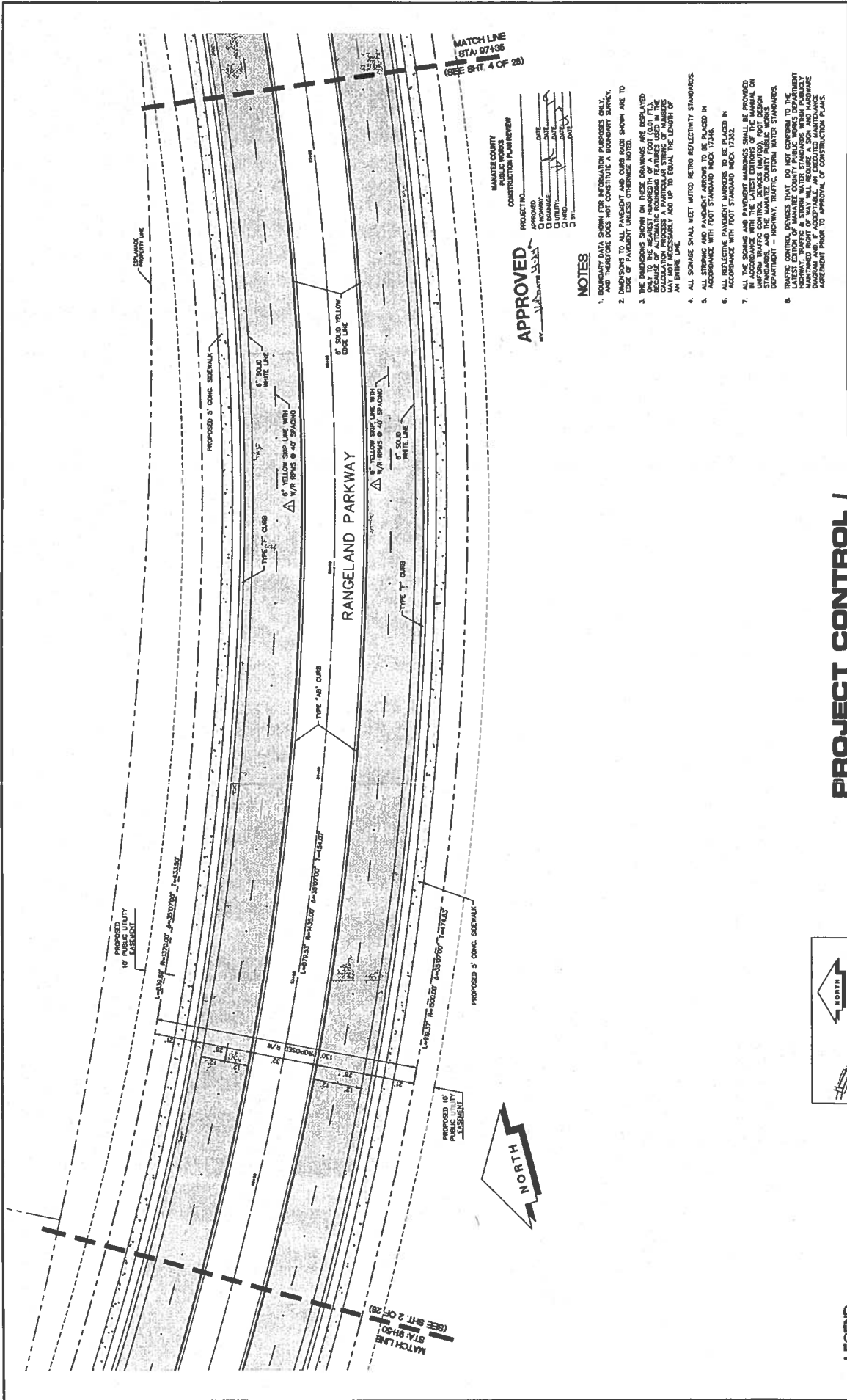
Foley / Kolarik, Inc.
 Surveyors and Planners
 600 S. Orange Avenue, Suite 100 • Orlando, FL 32811
 (407) 241-1111

DATE: 05/08/17
 SCALE: 1"=20'
 SHEET NO. 2 OF 28



LEGEND

[Symbol]	NOT ROADWAY CONSTRUCTION
[Symbol]	EXISTING PAVEMENT
[Symbol]	PROPOSED DRIVEWAY
[Symbol]	EXISTING SIDEWALK
[Symbol]	PROPOSED SIDEWALK



APPROVED

MANATEE COUNTY
PUBLIC WORKS
CONSTRUCTION PLAN REVIEW

PROJECT NO. _____ DATE _____
 APPROVED _____ DATE _____
 D. UTILITY _____ DATE _____
 D. PAVEMENT _____ DATE _____
 D. SIGN _____ DATE _____

NOTES

1. DIMENSIONS SHOWN FOR ASPHALT PAVEMENT ONLY AND THEREFORE DOES NOT CONSTITUTE A BOUNDARY SURVEY.
2. DIMENSIONS TO ALL PAVEMENT AND CURB RADIUS SHOWN ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
3. THE DIMENSIONS SHOWN ON THESE DRAWINGS ARE DISPLAYED ONE (1) TO THE NEAREST HUNDREDTH OF A FOOT (0.01 FT.). CALCULATION PROCESSES A PARTICULAR STRING OF NUMBERS AN ENTIRE LINE.
4. ALL SIGNAGE SHALL MEET MUTED RETRO REFLECTIVITY STANDARDS.
5. ALL STRIPING AND PAVEMENT MARKERS TO BE PLACED IN ACCORDANCE WITH FOOT STANDARD INDEX T1246.
6. ALL REFLECTIVE PAVEMENT MARKERS TO BE PLACED IN ACCORDANCE WITH FOOT STANDARD INDEX T1252.
7. ALL THE SIGNAGE AND PAVEMENT MARKERS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITION OF THE MUTED RETRO REFLECTIVE STRIPING AND SIGNAGE STANDARDS AND THE MANATEE COUNTY PUBLIC WORKS STANDARDS.
8. TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THE LATEST EDITION OF MANATEE COUNTY PUBLIC WORKS DEPARTMENT STANDARDS SHALL BE REPLACED WITH THE LATEST EDITION OF MANATEE COUNTY PUBLIC WORKS DEPARTMENT STANDARDS AND, IF ACCEPTABLE, AN EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.

PROJECT CONTROL / STRIPING AND SIGNAGE
RANGELAND PARKWAY
 at
LAKWOOD RANCH

LEGEND

- NEW ROADWAY CONSTRUCTION
- EXISTING PAVEMENT
- PROPOSED SIDEWALK
- EXISTING SIDEWALK

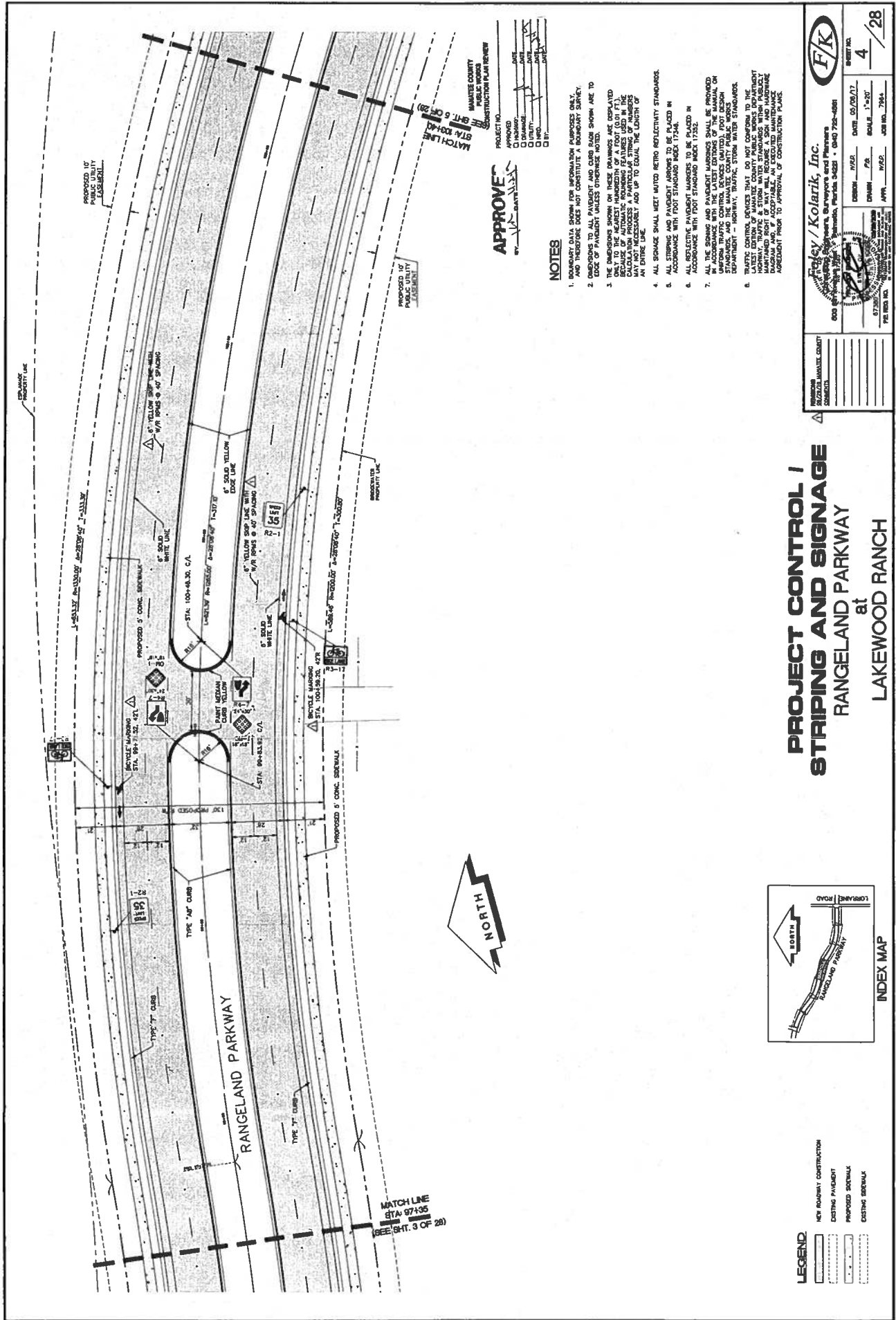
INDEX MAP

F/K

Foley / Kolarik, Inc.
 600 W. Highway 90, Suite 100, Lakewood Ranch, FL 34943
 PHONE: 941.922.4444 FAX: 941.922.4444
 WWW: WWW.FOLEYKOLARIK.COM

DATE: 05/20/17
 SCALE: 1"=50'
 JOB NO.: 2784

3 / 28



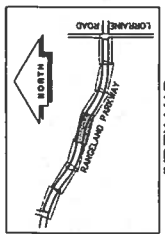
APPROVE
 DATE: _____
 PROJECT NO. _____
 DRAWING NO. _____
 SHEET NO. _____

NOTES

1. DIMENSIONS SHOWN ON THESE DRAWINGS ARE FOR INFORMATION PURPOSES ONLY AND THEREFORE DOES NOT CONSTITUTE A BOUNDARY SURVEY.
2. DIMENSIONS TO ALL PAVEMENT AND CURB RADIUS SHOWN ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
3. THE DIMENSIONS SHOWN ON THESE DRAWINGS ARE DISPLAYED IN FEET AND INCHES. DIMENSIONS IN METERS MAY BE USED IN THE CALCULATION PROCESS A PARTICULAR SIGNING OF NUMBERS AT DRIVE LINE.
4. ALL SIGNAGE SHALL MEET MUTU RETRO REFLECTIVITY STANDARDS.
5. ALL STRIPING AND PAVEMENT MARKERS TO BE PLACED IN ACCORDANCE WITH FOOT STANDARD INDEX 17346.
6. ALL REFLECTIVE PAVEMENT MARKERS TO BE PLACED IN ACCORDANCE WITH FOOT STANDARD INDEX 17352.
7. ALL THE STRIPING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE MUTU RETRO REFLECTIVE STRIPING OR UNIFORM TRAFFIC CONTROL DEVICES (LIMITED), FOOT DESIGN AND SPECIFICATIONS AND THE MUTU RETRO REFLECTIVE STRIPING AND PAVEMENT MARKING SPECIFICATIONS.
8. TRAFFIC CONTROL SIGNS THAT DO NOT CONFORM TO THE LATEST EDITION OF MARIETTA COUNTY PUBLIC WORKS DEPARTMENT TRAFFIC CONTROL SIGNING MANUAL SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITION OF THAT MANUAL REQUIRE A 50% AND MAINTENANCE DIAGRAM AND, IF ACCEPTABLE, AN EXECUTED MAINTENANCE DIAGRAM FROM TO APPROVAL OF CONSTRUCTION PLANS.

LEGEND

- NET ROADWAY CONSTRUCTION
- EXISTING PAVEMENT
- PROPOSED SIDEWALK
- EXISTING SIDEWALK

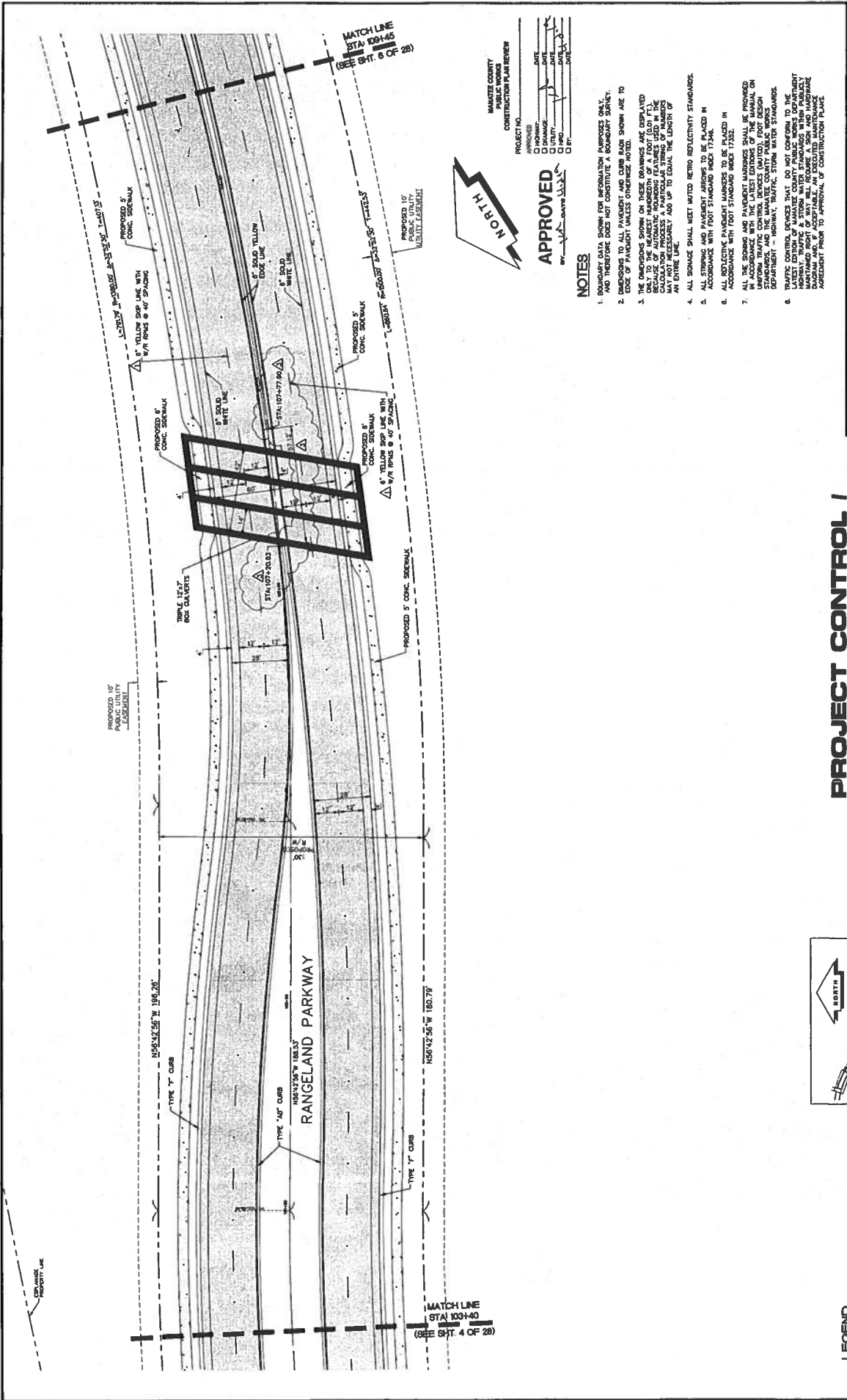


PROJECT CONTROL / STRIPING AND SIGNAGE
RANGELAND PARKWAY
 at
LAKWOOD RANCH

MARIETTA COUNTY
 PUBLIC WORKS
 DIVISION

Foley / Kolarik, Inc.
 600 W. UNIVERSITY BLVD., SUITE 100
 MARIETTA, GA 30067
 PHONE: 770-426-1111 FAX: 770-426-1112
 WWW.FOLEYKOLARIK.COM

F/K
 SHEET NO. **4** / 28
 DATE: 05/03/17
 SCALE: 1"=20'
 JOB NO. 7563



LEGEND

- NEW ROADWAY CONSTRUCTION
- EXISTING PAVEMENT
- PROPOSED SIDEWALK
- EXISTING SIDEWALK

INDEX MAP

PROJECT CONTROL / STRIPING AND SIGNAGE
RANGELAND PARKWAY
at
LAKWOOD RANCH

Fredrick / Kolarik, Inc.
 605 S. W. 11th Street, Ft. Lauderdale, Florida 33304 • (954) 728-4881
 DATE: 05/08/17
 DRAWN: JZ
 CHECKED: JZ
 APPR: JZ
 JOB NO.: 7263
 SHEET NO.: 5 / 28

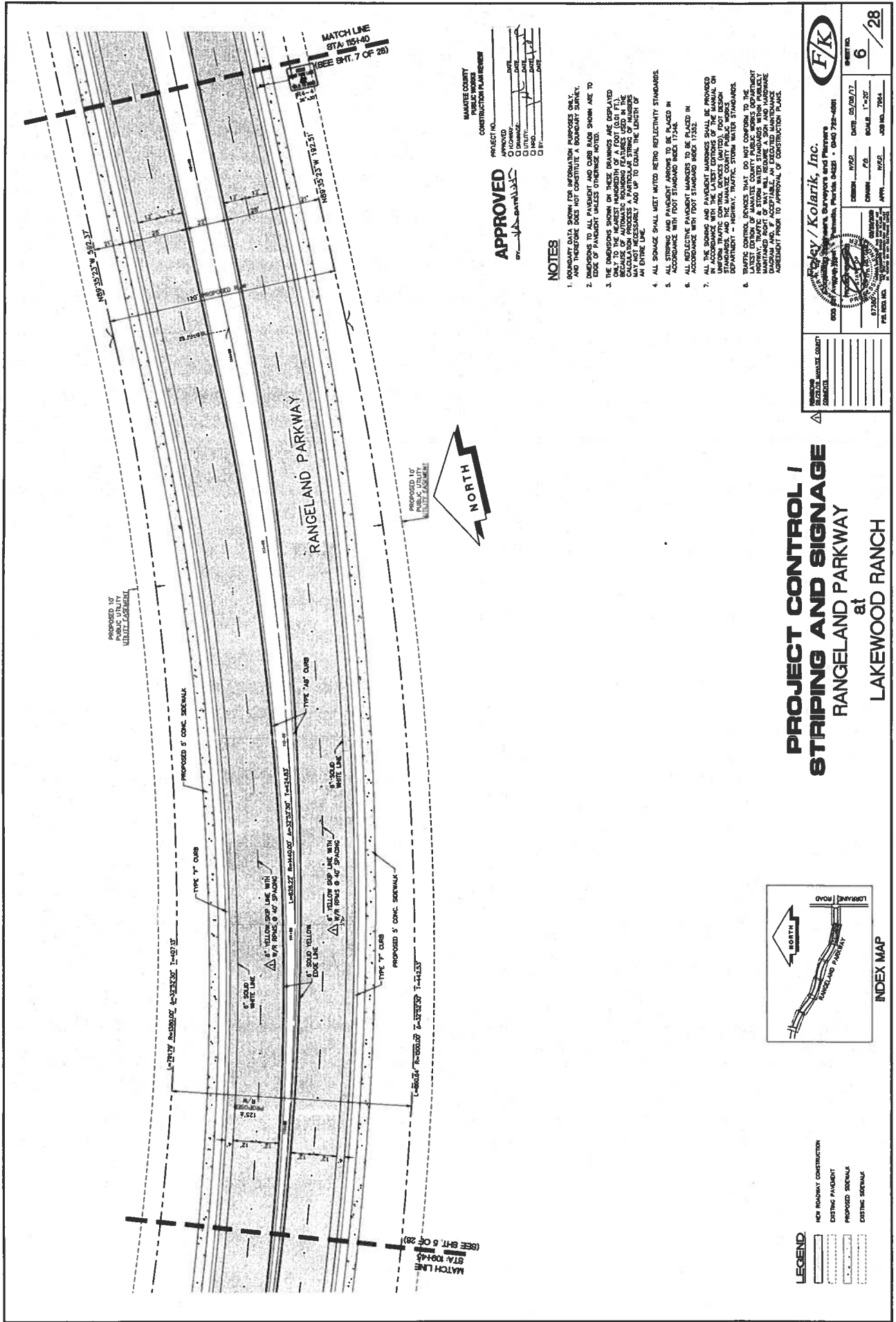
MANATEE COUNTY PUBLIC WORKS CONSTRUCTION PLAN REVIEW

PROJECT NO. _____ DATE _____
 DRAWN BY _____ DATE _____
 CHECKED BY _____ DATE _____
 APPROVED BY _____ DATE _____

APPROVED

NOTES

1. DIMENSIONS SHOWN FOR IMPERMEABLE PAVEMENT ONLY AND THEREFORE DOES NOT CONSTITUTE A BOUNDARY SURVEY.
2. DIMENSIONS TO ALL PAVEMENT AND CURB RADIUS SHOWN ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
3. THE DIMENSIONS SHOWN ON THESE DRAWINGS ARE DISPLAYED IN FEET AND INCHES. DIMENSIONS OF ALL FOOTING SHALL BE CALCULATED TO THE CENTERLINE OF THE FOUNDATION. THE CALCULATION PROCESS A PARTICULAR STRING OF NUMBERS SHALL BE ADJUSTED UP TO EQUAL THE LENGTH OF AN ENTIRE LINE.
4. ALL SIGNAGE SHALL MEET MUTTO RETRO REFLECTIVITY STANDARDS.
5. ALL STRIPING AND PAVEMENT MARKERS TO BE PLACED IN ACCORDANCE WITH FOOT STANDARD INDEX 17.246.
6. ALL REFLECTIVE PAVEMENT MARKERS TO BE PLACED IN ACCORDANCE WITH FOOT STANDARD INDEX 17.322.
7. ALL THE SIGNAGE AND PAVEMENT MARKERS SHALL BE PROVIDED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING UNIFORM TRAFFIC CONTROL DEVICES (UTCD), FOOT DESIGN STANDARDS, AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT FOR THE LATEST EDITION OF THE TRAFFIC CONTROL DEVICES THAT DO NOT CONFLICT TO THE LATEST EDITION OF MANATEE COUNTY PUBLIC WORKS DEPARTMENT TRAFFIC CONTROL DEVICES. THE CONTRACTOR SHALL MAINTAIN AND, IF APPLICABLE, AN EXISTING MAINTENANCE DIAGRAM PRIOR TO APPROVAL OF CONSTRUCTION PLAN.



PROPOSED 10' PUBLIC UTILITY UTILITY CORRIDOR

RANGELAND PARKWAY

PROPOSED 10' PUBLIC UTILITY UTILITY CORRIDOR



MATCH LINE
STA: 16+40
(SEE SHT. 7 OF 28)

MATCH LINE
STA: 10+44
(SEE SHT. 6 OF 28)

MAWAEE COUNTY
PUBLIC WORKS
CONSTRUCTION DIVISION

PROJECT NO. _____ DATE _____
 DRAWN BY _____ DATE _____
 CHECKED BY _____ DATE _____
 DESIGNED BY _____ DATE _____

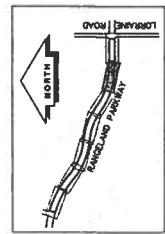
APPROVED

NOTES

1. BOUNDARY DATA SHOWN FOR INFORMATION PURPOSES ONLY AND THEREFORE DOES NOT CONSTITUTE A BOUNDARY SURVEY.
2. DIMENSIONS TO ALL PAVEMENT AND CURB RADIUS SHOWN ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
3. THE DIMENSIONS SHOWN ON THESE DRAWINGS ARE DISPLAYED IN FEET AND INCHES. DIMENSIONS TO ALL PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. DIMENSIONS TO ALL PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. DIMENSIONS TO ALL PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. DIMENSIONS TO ALL PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
4. ALL SIGNAGE SHALL MEET MUTTO RETRO REFLECTIVITY STANDARDS IN ACCORDANCE WITH FOOT STANDARD INDEX 11-246.
5. ALL REFLECTIVE PAVEMENT MARKERS TO BE PLACED IN ACCORDANCE WITH FOOT STANDARD INDEX 11-246.
6. ALL THE SIGNAGE AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. DIMENSIONS TO ALL PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
7. ALL THE SIGNAGE AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. DIMENSIONS TO ALL PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
8. TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THE LATEST EDITION OF MAWAEE COUNTY PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION SHALL BE REJECTED. ALL TRAFFIC CONTROL DEVICES SHALL BE MAINTAINED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

LEGEND

- NET ROADWAY CONSTRUCTION
- EXISTING PAVEMENT
- PROPOSED SIDEWALK
- EXISTING SIDEWALK

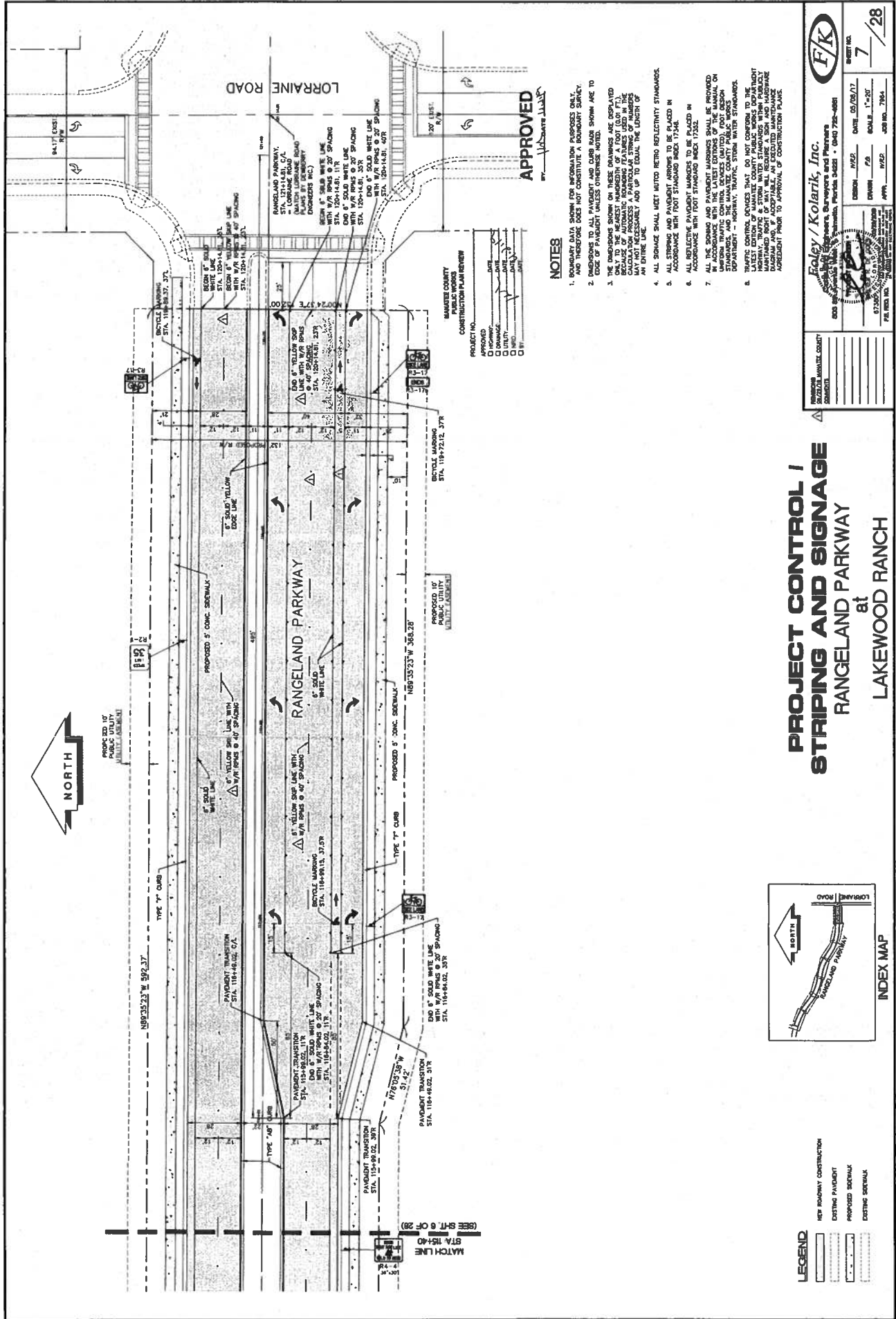


INDEX MAP

PROJECT CONTROL / STRIPING AND SIGNAGE
RANGELAND PARKWAY
 at
LAKWOOD RANCH

F/K
 Fidelity / Kolarik, Inc.
 600 S. Pineapple Street
 Pompano Beach, Florida 33062 • (954) 735-6891

DATE: 05/09/17	DATE: 11-20
BY: [Signature]	BY: [Signature]
CHECKED: [Signature]	APP: [Signature]
JOB NO. 1364	JOB NO. 1364



NOTES

1. DIMENSIONS SHOWN FOR IMPROVEMENTS, SIGNALS, AND INTERSECTIONS DO NOT CONSTITUTE A BOUNDARY SURVEY.
2. DIMENSIONS TO ALL PAVEMENT AND CURB RAILS SHOWN ARE TO CODE OF PAVEMENT UNLESS OTHERWISE NOTED.
3. THE DIMENSIONS SHOWN ON THESE DRAWINGS ARE DISPLAYED IN FEET AND INCHES. THE DIMENSIONS OF A FOOT (12 INCHES) SHALL BE USED FOR ALL CALCULATIONS. A PARTICULAR STRING OF NUMBERS SHALL BE USED FOR ALL DIMENSIONS. THE LENGTH OF ANY STRING SHALL BE ADJUSTED UP TO EQUAL THE LENGTH OF ANY OTHER STRING.
4. ALL SIGNAGE SHALL MEET MUTTO RETRO REFLECTIVITY STANDARDS.
5. ALL STRIPING AND PAVEMENT MARKINGS TO BE PLACED IN ACCORDANCE WITH MUTTO STANDARD INDEX 1734S.
6. ALL REFLECTIVE PAVEMENT MARKINGS TO BE PLACED IN ACCORDANCE WITH MUTTO STANDARD INDEX 1735Z.
7. ALL THE STRIPING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH MUTTO STANDARD INDEX 1734S AND 1735Z. THE STRIPING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH MUTTO STANDARD INDEX 1734S AND 1735Z. THE STRIPING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH MUTTO STANDARD INDEX 1734S AND 1735Z.
8. TRAFFIC CONTROL DEVICES SHALL BE PLACED IN ACCORDANCE WITH MUTTO STANDARD INDEX 1734S AND 1735Z. THE TRAFFIC CONTROL DEVICES SHALL BE PLACED IN ACCORDANCE WITH MUTTO STANDARD INDEX 1734S AND 1735Z.

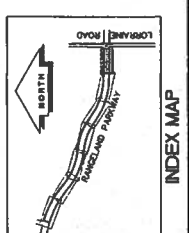
APPROVED
 [Signature]
 PROJECT NO. _____

CONSTRUCTION PLAN REVIEW

PROJECT NO.	
DATE	
BY	
FOR	
REMARKS	
DATE	
BY	
FOR	

Foley / Kolarik, Inc.
 800 SOUTH MAIN STREET, SUITE 100, DENVER, CO 80202
 PHONE: 303.733.1111 FAX: 303.733.1112
 PROJECT NO. _____ DATE: 03/20/17
 DRAWN: [Name] CHECKED: [Name]
 SCALE: 1"=20'
 SHEET NO. 7

PROJECT CONTROL / STRIPING AND SIGNAGE
RANGELAND PARKWAY
 at
LAKWOOD RANCH



LEGEND

[Symbol]	NET ROADWAY CONSTRUCTION
[Symbol]	EXISTING PAVEMENT
[Symbol]	PROPOSED SIDEWALK
[Symbol]	EXISTING SIDEWALK

MATCH LINE
 STA. 120+48.00
 (SEE SHT. 6 OF 28)

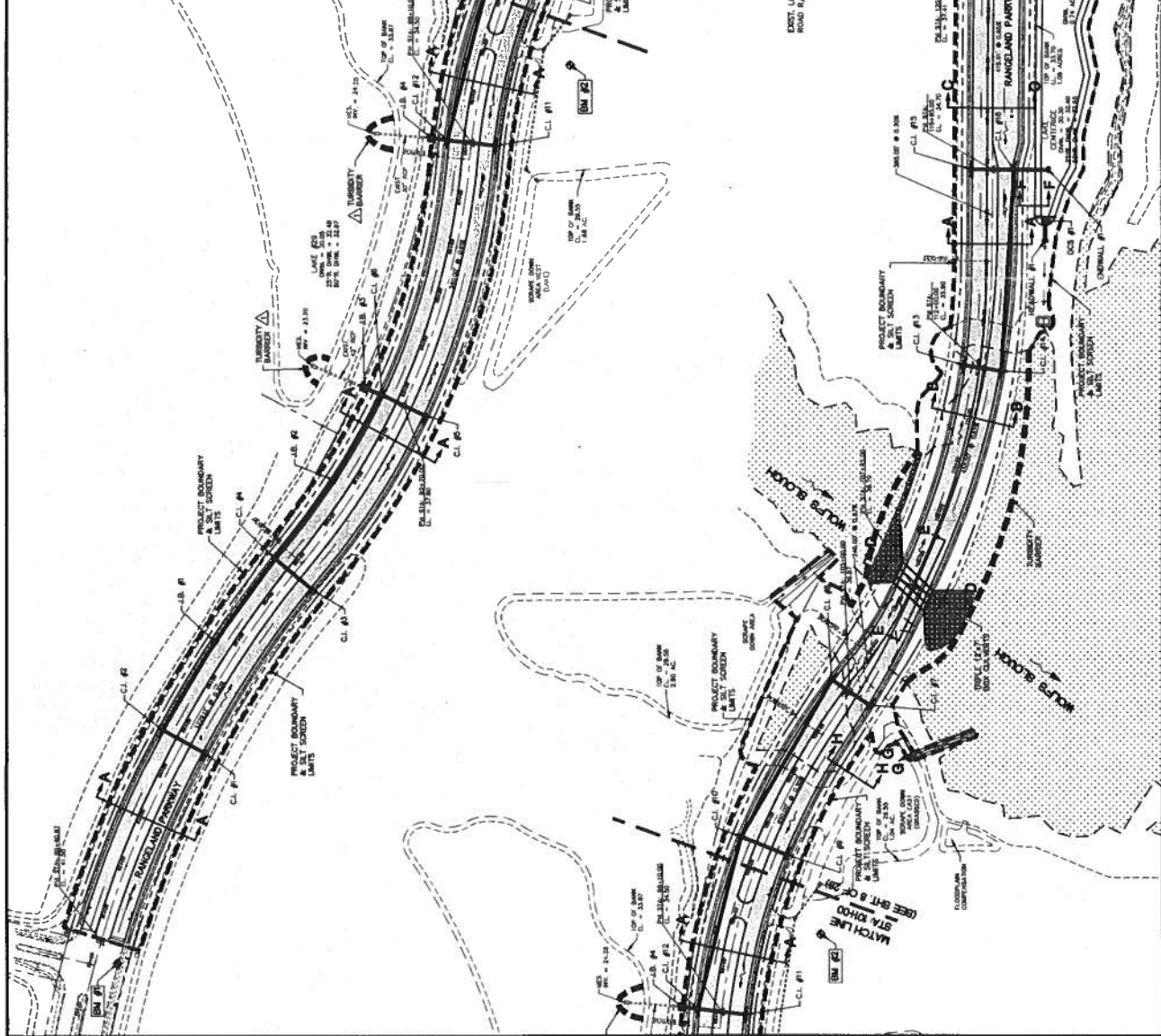
BENCHMARKS
(1988 NAVD)

BENCHMARK #1
NAIL & LOG IN SECTION
OF RANGELAND PARKWAY
STA. 80+00.15, 447
E.L. = 41.33

BENCHMARK #2
CONCRETE MARK IN
SECTION IN WAY OF
RANGELAND PARKWAY
EAST OF STA. 80+00.15
STA. 100+11.01, 1187
E.L. = 38.33

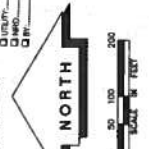
LEGEND

- LIMITS OF ADJACENT WETLAND
- EXISTING DRAINAGE
- PROPOSED DRAINAGE PIPE AND STRUCTURE
- TEMPORARY DRAINING TAMP
- PROPOSED PROJECT BOUNDARY
- A-SHEDS IN TRENCH
- TYPICAL DRAINING SECTION
- PROJECT BENCHMARKS
- PROPOSED FLOW
- POINT OF VERTICAL INTERSECTION



APPROVED

PROJECT NO. _____
DATE _____
DRAWN BY _____
CHECKED BY _____
DATE _____



MASTER DRAINAGE PLAN

RANGELAND PARKWAY at LAKEWOOD RANCH

F/K

Foley / Kolarik, Inc.
Professional Engineers, Surveyors and Planners
600 S. Westheimer Road, Suite 1000, Houston, Texas 77057 • 281-752-4800

DATE: 05/09/17
SCALE: 1"=100'
JOB NO.: 7554

PROJECT NO. _____
DATE _____
DRAWN BY _____
CHECKED BY _____
DATE _____

8 / 28