

Prepared by and return to:
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CERTIFICATE OF AMENDMENT

**AMENDED AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF
ESPLANADE GOLF & COUNTRY CLUB AT LAKEWOOD RANCH**


**AMENDED AND RESTATED ARTICLES OF INCORPORATION AND BYLAWS OF
ESPLANADE GOLF & COUNTRY CLUB AT LAKEWOOD RANCH, INC.**

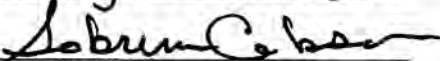
The undersigned officers hereby certify that the attached Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements of **ESPLANADE GOLF & COUNTRY CLUB AT LAKEWOOD RANCH** and the Amended and Restated Articles of Incorporation and Amended and Restated Bylaws of **ESPLANADE GOLF & COUNTRY CLUB AT LAKEWOOD RANCH, INC.** ("Association") were approved by not less than two-thirds (2/3) of all Lots at the membership meeting held on February 6, 2023 together with the approval of at least a majority of the Board of Directors, as authorized by Article XIV, Section 8. B of the Declaration of Covenants, Conditions, Restrictions and Easements, Articles XII and XIII of the Articles of Incorporation, and Article 13.2 of the Bylaws. The Association further certifies that the attached amendments were proposed and adopted as required by the governing documents and Florida law.

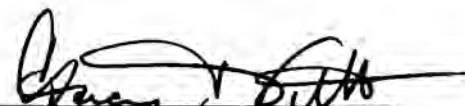
The Declaration of Covenants, Conditions, Restrictions and Easements for Esplanade was originally recorded at Official Records Book 2412, Page 3793 *et seq.* and the First Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Esplanade was recorded at Official Records Book 2489, Page 2080 *et. seq.*, all of the Public Records of Manatee County, Florida.

DATED this 15 day of February, 2023.

Signed, sealed and delivered:
in the presence of:

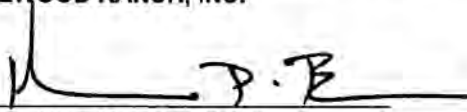
sign 
print Stacy Vermette

sign 
print Sabrina Gibson

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print Sabrina Gibson

**ESPLANADE GOLF & COUNTRY CLUB AT
LAKEWOOD RANCH, INC.**

By: 
Krish Raju, President

Attest:

By: 
Fred Snyder, Secretary

(corporate seal)

STATE OF FLORIDA
COUNTY OF MANATEE

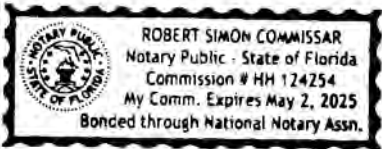
The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 15 day of February, 2023, by Krish Raju, President of **ESPLANADE GOLF & COUNTRY CLUB AT LAKEWOOD RANCH, INC.**, a Florida not for profit corporation, on behalf of the corporation, who is personally known to me or has produced DRIVERS LICENSE as identification.

NOTARY PUBLIC

Sign [Signature]

Print ROBERT COMMISSAR
State of Florida at Large (Seal)
My Commission Expires:

(Notary Seal)



STATE OF FLORIDA
COUNTY OF MANATEE

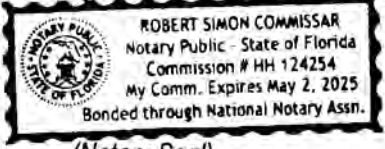
The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 15 day of February, 2023, by Fred Snyder, Secretary of **ESPLANADE GOLF & COUNTRY CLUB AT LAKEWOOD RANCH, INC.**, a Florida not for profit corporation, on behalf of the corporation, who is personally known to me or has produced DRIVERS LICENSE as identification.

NOTARY PUBLIC

Sign [Signature]

Print ROBERT COMMISSAR
State of Florida at Large (Seal)
My Commission Expires:

(Notary Seal)



2023 AMENDED AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS
FOR
ESPLANADE GOLF & COUNTRY CLUB
AT LAKEWOOD RANCH

“Substantial rewording. See governing documents for current text.”

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THIS AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR ESPLANADE GOLF & COUNTRY CLUB AT LAKEWOOD RANCH (“Declaration”) is made as of the 6th day of February, 2023, by the Members of **ESPLANADE GOLF & COUNTRY CLUB AT LAKEWOOD RANCH, INC. (“Association”)**, a Florida not for profit corporation, its successors and assigns.

WHEREAS, that certain **Declaration of Covenants, Conditions, Restrictions and Easements for Esplanade** was originally recorded on the 15th day of March, 2012, in Official Records Book 2412, Page 3793 *et seq.*, and has been subsequently amended several times, and the Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Esplanade was recorded at Official Records Book 2489, Page 2080 *et seq.*, and has been subsequently amended, all of the Public Records of Manatee County, Florida.; and

WHEREAS, to develop and maintain Esplanade as a planned community and to preserve the values and amenities of such community, it is necessary to declare, commit and subject the Property and the improvements now or hereafter constructed thereon to certain land use covenants, restrictions, reservations, regulations, burdens, liens, and easements; and to delegate and assign to the Association certain powers and duties of ownership, administration, operation, maintenance, and enforcement; and

WHEREAS, the Association is joining in this Declaration in order to acknowledge its duties, responsibilities and obligations hereunder.

NOW, THEREFORE, the Property is hereby dedicated to the joint and several use in common of the Owners of all Lots (but specifically limiting the Golf Property’s use to as described in the Declaration) declares that the Property shall be owned, held, used, transferred, sold, conveyed, demised and occupied subject to the covenants, restrictions, easements, reservations, regulations, burdens and liens hereinafter set forth, all of which shall run with the Property and any part thereof and which shall be binding upon all parties having any right, title or interest in the Property or any part thereof, their heirs, successors and assigns.

ARTICLE 1. DEFINITIONS

The terms used in this Declaration, the Articles of Incorporation, and the Bylaws shall be defined as set forth herein unless expressly provided otherwise. Each defined term shall have the first letter of each word capitalized throughout the Esplanade Documents.

1.1. Additional Property shall mean any real property (other than the Property) that was previously submitted by Declarant or the Association to the terms and provisions of this Declaration by a Supplemental Declaration. No portion of any Additional Property shall be encumbered by this Declaration unless and until such property is added by a Supplemental Declaration executed by the fee owner thereof and the Association. In the event any Additional Property becomes encumbered by this Declaration, then, and only then in such event, the term “Property” as used herein shall also mean the Additional Property.

1.2. Adjacent Lot Owner shall mean an Owner of a Lot which is next to another Owner Lot.

1.3. Amendment(s) shall mean any and all amendments to this Declaration, all of which may be consecutively numbered beginning with the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Esplanade and each of which shall be properly adopted pursuant to the terms of the Esplanade Documents and recorded in the Public Records of the County; provided, however, the failure to so consecutively number such amendments shall not impair their

validity hereunder and such amendments to the extent not otherwise numbered will be deemed to have been numbered in chronological order of their appearance in the Public Records of the County. "Amendment(s)" shall also mean any and all amendments to any Supplemental Declaration, as recorded in the Public Records of the County.

1.4. Architectural Control Committee or ACC shall mean the committee created pursuant to Article VII hereof.

1.5. Articles of Incorporation or ARTICLES shall mean the Amended and Restated Articles of Incorporation of **Esplanade Golf & Country Club at Lakewood Ranch, Inc.**, as amended from time to time, a true copy of which is attached hereto as Exhibit "B", as such Articles may be amended from time to time.

1.6. Assessment shall mean assessments for which Owners are obligated to pay to the Association and includes "Individual Lot Assessments," "Individual Golf Property Assessments," "Benefitted Assessments", "Special Assessments", "Association Property Capital Assessments" and "Association Property Reserves Assessments" (as such terms are defined in Article V hereof) and any and all other assessments which are levied by the Association in accordance with the Esplanade Documents.

1.7. Association shall mean and refer to **ESPLANADE GOLF & COUNTRY CLUB AT LAKEWOOD RANCH, INC.**, a not-for-profit Florida corporation, its successors, and assigns, existing pursuant to the Articles.

1.8. Association Members shall mean all Owners of Lots within Esplanade.

1.9. Association Property shall mean all real property within Esplanade owned or controlled by the Association including but not limited to Common Property and Golf Property.

1.10. Association Property Capital Account shall mean the account in which Association Property Capital Assessments are placed.

1.11. Association Property Capital Assessment shall mean the Assessment charged to all Lots as provided in Article 5.2.5 to fund the Association Property Rolling Five (5) Year Capital Plan.

1.12. Association Property Rolling Five (5) Year Capital Plan shall mean the approved 5-year plan, updated annually, which contains the planned Improvements, additions and/or modifications to the Association Property.

1.13. Association Property Reserves Account shall mean the account in which Association Property Reserve Assessment funds are placed.

1.14. Association Property Reserves Assessment shall mean the assessment charged to all Lots as provided in Article 5.2.6 hereof to fund repairs and replacements on the Association Property.

1.15. Benefitted Assessment shall mean assessments for which Owners are obligated to pay to the Association as defined in Article 5.2.3 hereof.

1.16. Board of Directors or Board shall mean the Board of Directors of the Association.

1.17. Buffers shall mean the areas defined in Article 2.2.1.5 hereof.

1.18. Bylaws shall mean the Amended and Restated Bylaws of the Association, which have been or will be adopted by the Board or the Association Members, a copy of which is attached hereto as Exhibit "C", as such Bylaws may be amended from time to time.

1.19. Club Member(s) shall mean the Owners of Club Member Lots within Esplanade to which a Club Membership has been made an appurtenance.

1.20. Club Member Lot shall mean those Lots within Esplanade to which a Club Membership has

been made an appurtenance.

1.21 Commercial Vehicle shall mean a motor vehicle used, constructed, or modified for the conveyance of tools, machinery, goods or merchandise, or for the conveyance of materials used in any trade, business, industry or work whatsoever and includes a motor vehicle for the conveyance of passengers which is provided for hire.

1.22 Common Property shall mean as defined in Article 2.2.1.

1.23 Common Property Operating Expenses shall mean the operation and maintenance expenses as defined in Article 5.1.1 but excluding Golf Property Operating Expenses.

1.24 Committee shall mean either a committee required by the Declarations, a committee required by Florida law, or a committee established by the Board as an advisory committee to the Board.

1.25 Community Design Standards shall mean the standards approved by the Board or under Article 7 to ensure the preservation of the existing harmonious design and to prevent the introduction of design that is not in keeping with Esplanade as provided under Article 7.

1.26 Community Systems shall mean and refer to any and all television (cable, satellite or otherwise), telecommunication, internet access, alarm monitoring, gas, utility or other lines, conduits, wires, satellites, amplifiers, towers, antennae, equipment, materials, installations and fixtures (including those based on, containing or serving future technological advances not now known) and any technology applications originally, currently existing or added by the Association, or any third party expressly granted the rights by the Association to provide Community Systems within the Property, or pursuant to any grant of easement or authority by the Association and serving the Common Property and/or Golf Property and/or more than one Lot.

1.27 Condominium shall mean any condominium that may be created within Esplanade by the recording of a Condominium Declaration.

1.28 Condominium Declaration shall mean a declaration of condominium, and any amendments thereto, by which a portion of Esplanade is submitted to the condominium form of ownership.

1.29 Condominium Unit shall mean a condominium unit in a Condominium created within Esplanade.

1.30 County shall mean Manatee County, Florida.

1.31 Declarant shall mean and refer to Taylor Morrison of Florida, Inc., a Florida corporation.

1.32 Declaration or Declaration of Covenants shall mean this instrument as it may be amended from time to time, together with any Supplemental Declaration(s) or Amendments hereto, which may be recorded amongst the Public Records.

1.33 Deferred Maintenance shall mean planned maintenance to Association Property which does not occur in every budget year of the Association.

1.34 Dependents shall mean the biological or adopted children of Family, which shall be entitled to golf privileges if they meet all of the following conditions: (a) said child or children are age 21 or less; and (b) such child or children are not married or cohabitating with any third party; and (c) said child or children do not have custodial children of their own (i.e., grandchildren of the Family); and (d) said child or children reside with the Family on a permanent basis, or in the case of college or graduate students, at such times as the student is not enrolled in a college or university. The only exception to the requirements above is anyone who meets the IRS requirement as a Dependent and permanently resides in the Home.

1.35 Director shall mean a member of the Board.

1.36 Dominant Lot shall mean a Lot to which an easement over a Servient Lot created by Article 10 of this Declaration is appurtenant (i.e., a Lot owned by an Owner entitled to access such Owner's Lot over certain portions of an adjoining Lot). A Lot may be both a Dominant Lot and a Servient Lot as to different easements created by Article 10 hereof, but not as to the same easement.

1.37 Drainage System shall mean a system of structures and other improvements, including, without limitation, control structures, culverts, headwalls and/or swales, which is designed and constructed or installed to collect and convey rainwater runoff from Esplanade to the water management tracts (i.e., "Lakes", as hereinafter defined) within the Property and/or lakes adjacent to the Property. The Drainage System is located upon and designed to serve the Property.

1.38 Esplanade shall mean the planned development Esplanade Golf & Country Club at Lakewood Ranch located in the County which encompasses the Property.

1.39 Esplanade Documents shall mean in the aggregate this Declaration, the Articles, the Bylaws, the Plat, the Additional Plat, if any, and all of the instruments and documents referred to herein and therein, including, but not limited to, any Amendment(s) and Supplemental Declaration(s), all as may be further amended and/or supplemented from time to time.

1.40 Family shall mean one natural person or not more than two natural persons who are not related to each other by blood or adoption, who customarily reside and live together and otherwise hold themselves out as a single housekeeping unit. The decision as to whether two persons reside and constitute a qualifying Family unit shall be a matter for the Board in their reasonable discretion. Once designated and accepted by the Board as a qualifying Family unit, no change in persons so constituting the qualifying Family unit may be made except for one time in any calendar year., but in all events, such change in partner shall be subject to the Board's approval in its reasonable discretion.

1.41 Golf Member(s) shall mean the Owners of Lots within Esplanade to which a Golf Membership has been made an appurtenance.

1.42 Golf Membership shall mean the rights to use the golf course by a Golf Member. Use of the Golf Membership shall be limited to the persons comprising one (1) Family.

1.43 Golf Member Lot shall mean those Lots within Esplanade to which a Golf Membership has been made an appurtenance. The Owners of each Golf Member Lot are entitled (1) Golf Membership.

1.44 Golf Property shall mean the golf course, golf cart facilities, and other facilities and property directly related to the golf course.

1.45 Golf Property Net Surplus Revenue shall mean golf cart fees, green fees, pro shop revenues, bag storage revenue, handicap support revenues and golf lesson revenues paid by Members and their Guests, Tenants and their Guests, greens fees and cart fees paid by any reciprocal golf Guests minus any cost or expenses associated with such revenue; however, Individual Golf Member Assessments are explicitly excluded.

1.46 Golf Property Operating Expenses shall mean the operation and maintenance expenses as defined in Article 5.1.2 but excluding Common Property Operating Expenses; however, the expenses related to Golf Property Net Surplus Revenue shall not be deem Golf Property Operating Expenses.

1.47 Good Standing shall mean a Member who is current on all Assessments, fees, fines, penalty payments, and all other monetary obligations due or past due to Association and is not currently suspended under the provisions of this Declaration.

1.48 Guest(s) shall mean a person or persons that are non-Members who are invited by Members onto Association Property or into a Member Home.

1.49 Home shall mean a portion of the Property intended for development, use, and occupancy as an

attached or detached residence for a single-family, and shall, unless otherwise specified, include within its meaning (by way of illustration, but not of limitation) Condominium units, and single-family detached houses on separately platted Lots, all as may be developed, used, and defined as herein provided or as provided in Supplemental Declarations covering all or a part of the Property. The term shall include all portions of a Lot owned, including any structure thereon. In the case of a structure which contains multiple units, each unit shall be deemed to be a separate Home. No portion of any Community System, even if installed in a Home, shall be deemed to be a part of a Home.

1.50 Improvement shall mean all structures or artificially created conditions and appurtenances thereto of every type and kind, including any new structures, artificially created conditions and appurtenances and modifications/additions to existing structures, artificially created conditions and appurtenances located within Esplanade, including, but not limited to, buildings, walkways, recreation areas and facilities, parking areas, berms, fountains, sprinkler systems, gatehouses, streets, drives, roads, roadways, driveways, fences, retaining walls, underground footers and other foundation supports, stairs, Landscaping, trees, hedges, plantings, poles, sheds, play structures, tennis courts, basketball courts, backboards and hoops, soccer goals, jogging, bicycling and walking paths, swing sets, gym sets, athletic/play equipment, site and perimeter walls, gazebos, benches, mailboxes, topographical features, Landscaping, Lawn sculptures, fences, swimming pools, covered patios, screened enclosures, Street Lights and Decorative Street Lights and signs, irrigation systems, golf fairways, golf greens, golf bunkers, golf practice areas, and cart paths.

1.51 Individual Lot Assessment shall mean the Assessment to all Owners (as required under Article 5.2.1) of the total anticipated Common Property Operating Expenses as defined in Article 5.1.1.

1.52 Individual Golf Property Assessment shall mean the Assessment to all Golf Members (as required under Article 5.2.2) the Golf Property Operating Expenses as defined in Article 5.1.2.

1.53 Institutional Mortgage shall mean a mortgage held by an Institutional Mortgagee on any property within Esplanade.

1.54 Institutional Mortgagee or Institutional Lender shall mean any lending institution owning a first mortgage encumbering any Home or Lot within Esplanade, which owner and holder of said mortgage shall either be a bank, life insurance company, federal or state savings and loan association, real estate or mortgage investment trust, building and loan association, mortgage banking company licensed to do business in the State of Florida, or any subsidiary thereof, licensed or qualified to make mortgage loans in the State of Florida or a national banking association chartered under the laws of the United States of America or any "secondary mortgage market institution", including the Federal National Mortgage Association ("FNMA"), Government National Mortgage Club ("GNMA"), Federal Home Loan Mortgage Corporation ("FHLMC") and such other secondary mortgage market institutions as the Board shall hereafter approve in writing; any and all lenders, and the successors and assigns of such lenders, which have loaned money to the Association and which hold a mortgage on any portion of the Property securing any such loan; any pension or profit-sharing funds qualified under the Internal Revenue Code; the Veterans Administration, the Federal Housing Administration or the Department of Housing and Urban Development or such other lender as is generally recognized in the community as an institutional lender.

1.55 Interest shall mean the maximum non-usurious interest rate allowed by law on the subject debt or obligation, and if no such rate is designated by law, then eighteen percent (18%).

1.56 Landscape or Landscaping shall mean the areas on a Lot, on Common Property or on Golf Property which contain plantings and/or bushes, but not Lawn.

1.57 Lakes shall mean those portions of the Property designated on the Plat and/or Additional Plat, if any, as lakes, lake tracts or storm water management tracts.

- 1.58 Lake Lot** shall mean a Lot within Esplanade abutting one of the Lakes.
- 1.59 Landscape Modification and Design Standards and Guidelines** shall mean the modification, design standards and guidelines established by the ACC and approved by the Board of Directors.
- 1.60 Lawn** shall mean the areas on a Lot, on Common Property or on Golf Property which has grass or sod but does not include any areas deemed Landscape.
- 1.61 Legal Fees** shall mean reasonable fees for attorney and paralegal services and all court costs through and including all trial and appellate levels and post-judgment proceedings incurred in connection with: (i) negotiation and preparation for mediation, arbitration, or litigation, whether or not an action is actually begun, or (ii) collection of past due Assessments and/or other amounts due to the Association including, but not limited to, preparation of notices and liens.
- 1.62 Lot** shall mean and refer to any parcel of land within Esplanade which has been platted, upon which a Home is constructed, together with the Improvements thereon. The boundaries of each Lot are shown on the Plat; however, in the case of a building containing multiple Homes for independent sale (*e.g., Condominium Units*), each Home that may be sold independently shall be a separate Lot used interchangeably with the term "Condominium Unit."
- 1.63 Lot Owner** shall mean and refer to the recorded owner on the deed for a Lot, whether one or more persons or entities of the fee simple title to any Lot or Condominium Unit within Esplanade as evidenced by recordation of a deed in the public records of the County for property within Esplanade.
- 1.64 Majority** shall mean the approval of more than half.
- 1.65 Member(s)** shall mean and refer to all Lot Owners who are members of the Association, as provided herein.
- 1.66 Neighborhood** shall mean and refer to each separately developed and denominated residential area subject to this Declaration comprised of housing types, governed by an additional owners association, in which Owners may have common interests other than those common to all Members, such as a development name, and/or Common Areas and facilities which are not available for use by all Members. For example, and by way of illustration and not of limitation, each Condominium shall constitute a separate Neighborhood.
- 1.67 Neighborhood Association** shall mean any homeowners, condominium or other common interest association which is formed for a particular Neighborhood to govern the business affairs of any property within that Neighborhood.
- 1.68 Notice and Hearing** shall mean written notice and a hearing before a tribunal appointed by the Board at which the Owner concerned shall have an opportunity to be heard in person or by counsel, at the Owner's expense.
- 1.69 Operating Expenses** shall mean the expenses for which Owners are liable to the Association as described in this Declaration and any other Esplanade Documents and include, but are not limited to: (a) the costs and expenses incurred by the Association in owning, administering, operating, maintaining, financing, but not repairing, reconstructing, replacing or improving the Common Property and Golf Property or any portion thereof and Improvements thereon, all other property owned by the Association (including, without limitation, the Drainage System), and (b) all costs and expenses incurred by the Association in carrying out its powers and duties hereunder or under any other Esplanade Documents.
- 1.70 Original Resident Member(s)** shall mean the Owners of Original Resident Member Lots within Esplanade to which an Original Resident Membership has been made an appurtenance.
- 1.71 Original Resident Member Lot** shall mean those Lots within Esplanade to which an Original Resident Membership has been made an appurtenance.
- 1.72 Owner(s)** shall mean and refer to the recorded owner on the deed for the Lot, whether one or

more persons or entities, of the fee simple title to any Lot or Condominium Unit within Esplanade, but excluding therefrom those having such interest as security for the performance of an obligation.

1.73 Plat shall mean the plats of Esplanade, including but not limited to: **Esplanade, Phase I** recorded in Plat Book 55, Pages 11 through 21; **Esplanade, Phase I Subphase H & I** recorded in Plat Book 55, Pages 130 through 135; and **Esplanade, Phase II** recorded in Plat Book 55, Pages 146 through 150, **Esplanade, Phase III, Subphases A, B, C, D, J & F** recorded in Plat Book 56, Page 148 through 162, **Esplanade, Phase III, Revised Portion** recorded in Plat Book 57, Page 57 through 64, **Esplanade, Phase III, Subphases E, G, & H** recorded at Plat Book 57, Page 148 through 156, **Esplanade, Phase IV** recorded at Plat Book 59, Page 7 through 14, **Esplanade, Phase III** recorded at Plat Book 59, Page 83 through 87, **Esplanade, Phase V, Subphases A, B, C, D, E & F** recorded at Plat Book 60, Page 63 through 115, **Esplanade, Phase VII** recorded at Plat Book 61, Page 169 through 170, **Esplanade Phase V, Subphase E** recorded at Plat Book 62, Page 22 through 25, **Esplanade, Phase VIII, Subphases A & B** recorded at Plat Book 62, Page 152 through 163, **Esplanade, Phase V, Subphase G** recorded at Plat Book 63, page 12 through 14, **Esplanade, Phase VI** recorded at Plat Book 64, Page 178 through 183, all of the Public Records of the County. In the event an Additional Plat is recorded in the Public Records of the County, then the term "Plat" as used herein shall also mean and refer to the Additional Plat(s).

1.74 Property shall mean and refer to that certain real property, which includes Common Property, Golf Property and Lots described in Exhibit "A" attached hereto and made a part hereof, and thereafter, as applicable, to such additions thereto as may be brought within the jurisdiction of this Declaration and/or the Association.

1.75 Reserves shall mean and refer to the Assessments which are to be utilized for the repair and replacement of assets and existing Improvements.

1.76 Rules and Regulations shall mean the Rules and, as adopted and amended by the Board of Directors from time to time or required by law.

1.77 Servient Lot shall mean a Lot within Esplanade over which an easement is created by Article X of this Declaration in favor of a Dominant Lot (i.e., a Lot over certain portions of which the Owner of an adjoining Lot has a right of access). A Lot may be both a Servient Lot and a Dominant Lot as to different easements created by Article X hereof, but not as to the same easement.

1.78 Single Family Home Lot shall mean any Lot upon which a detached Home has been built. Condominium Units are not considered detached Homes.

1.79 Single Family Home Lot Landscape and Lawn Maintenance Benefitted Assessment shall mean the Assessment to Single Family Home Lots to cover the costs and expenses of providing Landscape and Lawn maintenance to Single Family Home Lots as defined in Article 5.2.3.4.

1.80 Space Available shall be related to the rights to book tee times on the Association golf course. The priority for booking rights for tee times shall be Golf Members and their Guests first, Club and Original Resident Members and their Guests second and Tenants and their Guests third. The Board shall adopt the rules, regulations and structures further defining these booking rights.

1.81 Stewardship District shall mean Lakewood Ranch Stewardship-District, an independent special district created pursuant to Chapter 2005-338, Laws of Florida. Owners acknowledge that Chapter 2005-338, Laws of Florida, as amended by Chapter 2009-263, Laws of Florida, constitutes the organizational document of the Stewardship District, and that such documents are publicly available.

1.82 Supplemental Declaration shall mean any instrument originally executed by Declarant or by the Association which, when recorded in the Public Records of the County, shall: (a) commit Additional Property, if any (provided Declarant or the Association is the owner thereof) to the

provisions of this Declaration, and shall be the only method of committing such property to the provisions of this Declaration, (b) withdraw any portion(s) of the Property from the lien and effect of this Declaration, (c) designate portion(s) of the Property or Additional Property to be or not to be Common Property or Golf Property hereunder, and/or (d) be for such other purposes as are provided in this Declaration. A Supplemental Declaration may also be used to impose additional covenants, restrictions, reservations, regulations, burdens, liens and easements upon the Property or any portion thereof and/or remove any of same. The Owners shall not be required to join in the execution of any Supplemental Declaration but shall nevertheless be bound thereby.

1.83 Tenant shall mean any person(s) which leases for consideration or some remuneration an Owner Home in compliance with the Esplanade Documents.

1.84 Voting Interests shall mean the voting rights distributed to the Association Members under the Esplanade Documents. There are a total of one thousand two hundred and fifty (1,250) Voting Interests in the Association.

1.85 Water Management District shall mean the Southwest Florida Water Management District.

1.86 Water Management District Permit shall collectively mean those certain permits issued by the Water Management District under Permit Nos. 44003052.200, 44003052.207 and 44003052.208, as same may be amended, modified, or supplemented from time to time. Copies of the Water Management District Permit and any future Water Management District actions shall be maintained by the Association for the Association's benefit.

1.87 Working Fund Account shall mean the separate account where Working Fund Contributions are deposited.

1.88 Working Fund Contribution shall mean the monies as generated under Article 5.4.1.

ARTICLE 2. DESCRIPTION OF ESPLANADE

2.1 GENERAL PLAN OF DEVELOPMENT

Esplanade comprises the Property encompassing Lots, Homes, the Common Property, and the Golf Property as more particularly defined by this Declaration.

2.2 ASSOCIATION PROPERTY

2.2.1 COMMON PROPERTY

The Common Property shall consist of: (a) the property indicated on the Plat and Additional Plat(s), if any, as Common Property or as property reserved for or dedicated to the Association, and (b) any other property designated as Common Property in this Declaration or any Supplemental Declaration. The Common Property shall be used for recreational and social purposes as well as other proper purposes by the Association, the Family, Dependents, Guests, and Tenants in accordance with the Esplanade Documents. Common Property may not be altered, improved, modified, removed or replaced by Owners, Members, Family, Dependents, Guests, or Tenants. Common Property includes without limitation those areas commonly referred to as the Amenity Center, all Association pools including the Messina Loop pool but excluding pools on Owner Lots, Wellness Center, Culinary Center, Bahama Bar, Pro Shop, tennis courts, pickle ball courts, bocce ball courts, parking lots, dog parks and children's play area, Lakes, ponds, green belt areas and monument, gazebos, storage sheds which are on Association Property but not on the Golf Property.

The portions of Esplanade described in this Article 2.2.1 shall also constitute Common Property and shall be used solely in accordance with the covenants, restrictions, reservations, regulations and burdens imposed upon the Common Property including, without limitation, the following:

2.2.1.1 ROADS AND SIDEWALKS

The streets, drives and roads ("Roads") which are reserved for or dedicated to the Association on any Plat, but specifically excluding any Roads dedicated to the public, shall be Common Property. The Roads shall be used as private roads by the Association and the Owners, Members, Owner and Member family members, Family, Dependents, Guests, and Tenants in accordance with the provisions of this Declaration. The Roads shall be maintained, administered, operated, and owned by the Association. Notwithstanding anything to the contrary, each Owner shall be responsible for the maintenance, repair and replacement of the entire driveway serving his or her Lot, unless the driveway was damaged by the Association in the fulfillment of its obligations and duties under this Declaration. The Association shall be responsible for the maintenance (including cleaning), repair, and replacement of the sidewalks within the Property, except for the paved pathway from the street or driveway to a Home.

2.2.1.2 LANDSCAPE AREAS AND LAWN AREAS

The Landscape areas and Lawn areas which are reserved for or dedicated to the Association on any Plat shall be Common Property and are to be used, kept and maintained as such by the Association, and used by the Owners, Members, Family, Dependents, Guests, and Tenants, in accordance with the provisions of this Declaration and the Rules and Regulations. Such Landscaped areas and Lawn areas shall be owned by the Association, and shall be maintained, administered, and operated by the Association in accordance with the provisions of this Declaration, the Rules and Regulations and the requirements of the appropriate governmental agencies. No Owner, Members, Family, Dependent, Guest or Tenant may directly or through the actions of another install or remove Landscaping or any other improvements in such Landscaped areas or Lawn areas.

2.2.1.3 DECORATIVE STREET LIGHTS

The Association reserves the right, but shall not be obligated, to install "Decorative Street Lights" in or near the entranceways and gatehouses to Esplanade. The Decorative Street Lights, if installed by Declarant or the Association, shall be Common Property and shall be repaired, replaced, relocated, maintained, and owned by the Association. If installed, such Decorative Street Lights will not be typical of what will be installed in and around the Lots. Nothing in this Declaration shall be construed to require the Association to install Decorative Street Lights within Esplanade.

2.2.1.4 GATEHOUSE, ENTRANCEWAY(S) AND ENTRY GATE(S)

Gatehouse(s), entranceway(s) and/or entry gate(s) shall be deemed Common Property and shall be administered, maintained, operated, repaired and/or replaced by the Association and the expense thereof shall be included as an Operating Expense. The gatehouse and/or entry gate(s) may or may not be staffed, as determined in the sole discretion of the Board of Directors. All other portions of the entranceway(s) shall also be owned and maintained by the Association. The Association does not make any representations whatsoever as to the security of the Property or the effectiveness of any gatehouse and/or entry gate(s). All Owners agree to hold the Association harmless from any loss or claim arising out of, in connection with or relating to the Property from the occurrence of a crime or other act, including without limitation, a loss or claim asserted against the Association by a third party. The Owners acknowledge that the gatehouse and entry

gate(s) are designed only to restrict vehicular access to Esplanade and are not intended to nor will they prevent crime.

2.2.1.5 BUFFERS

The Buffers are those portions of the Property which run along the outer perimeter of the Property, by Homes on the Property, adjacent to certain Roads on the Property and the berms throughout the Property. The Buffers shall be Common Property and shall be maintained by the Association in accordance with the provisions of this Declaration and the requirements of the appropriate governmental authorities. In order to preserve the aesthetic image of Esplanade and to help maximize the Owner's use and enjoyment thereof, no Improvements, Landscaping or other additions and/or deletions are permitted within the Buffers without the prior written consent of the Association and appropriate governmental agencies, excepting any Improvements, Landscaping or other additions made or originally installed or the Association, such as, but not limited to, berms, Landscaping, fences, sod, signs, walkways, walls and light poles, excluding the post lights originally installed in the front yards of Homes, which shall be maintained, repaired and replaced by the Owners.

2.2.1.6 DRAINAGE SYSTEM

The Association shall be responsible for all costs associated with all cleaning, maintenance, repair, and replacement of any portion of the Drainage System on the Property owned by the Association or subject to a drainage easement and necessary to maintain the system in its original condition and use, except for cleaning of the Drainage System on the Lot and except for any Drainage Systems that the Stewardship District is responsible for in Article 16.

2.2.1.7 IRRIGATION SYSTEM(S)

The irrigation system(s) within the Property shall be Association Property and the Association shall be responsible for all costs associated with the maintenance, repair, replacement, and any Improvement to any portion of the irrigation systems. The irrigation system(s) serving the Common Property and Golf Property and any or all of the Lots within Esplanade as described in Article 4.1.18 of this Declaration.

2.2.1.8 USE OF COMMON PROPERTY

Use of the Common Property shall be available to all Family, Dependents, Guests, Tenants, on a non-exclusive basis, subject to the terms, conditions, and restrictions of the Esplanade Documents.

2.2.1.8.1 SUBJECT TO RULES AND REGULATIONS

The right to use the Common Property shall be subject to the rules and regulations established by the Board of Directors as the same may be amended from time to time and the Esplanade Documents.

2.2.1.8.2 PROMULGATION OF RULES AND REGULATIONS

Use of the Common Property shall be available to all Family, Dependents, Guests, and Tenants, on a non-exclusive basis subject to the Rules and Regulations and the Esplanade Documents.

2.2.1.8.3 GUESTS

Guests accompanied by a Golf Member, Club Member or an Original Resident Member who are Family shall have the right to use the Common Property, as applicable, but only to the extent provided for in the Association's Rules and Regulations, and subject to the conditions, limitations and restrictions as may be stated therein.

2.2.1.8.4 TENANT(S)

A Tenant shall have the right to use the Common Property only when the Owner from whom the Tenant is leasing the Home has provided the required documentation to the Association documenting a delegation of use of Association Property for said Tenant as required under Article 2.2.6, but only to the extent provided for in the Association's Rules and Regulations, and subject to the conditions, limitations and restrictions as may be stated therein.

2.2.2 GOLF PROPERTY

2.2.2.1 DEFINITION OF GOLF PROPERTY

The Golf Property consists of the golf course, golf cart facilities, maintenance facilities, and other facilities and property directly related to the golf course and designated by the Association as Golf Property including without limitation those areas commonly referred to as cart paths, two restroom buildings, cart barn and the fuel and fertilizer storage sheds.

2.2.2.2 USE OF GOLF PROPERTY

Use of the Golf Property shall be available as provided in sub-articles to Article 2.2.2.2.

2.2.2.2.1 SUBJECT TO RULES AND REGULATIONS

The right to use the Golf Property shall be subject to the Rules and Regulations established by the Board of Directors as the same may be amended from time to time and the Esplanade Documents.

2.2.2.2.2 PROMULGATION OF RULES AND REGULATIONS

The Board of Directors may promulgate reasonable Rules and Regulations regarding use of the Golf Property consistent with the Esplanade Documents.

2.2.2.2.3 GOLF MEMBERS

Use of the Golf Property shall be available to Golf Members who are designated Family, and Dependents, Guests, and Tenants of such Golf Members so designated, on a non-exclusive basis subject to the Rules and Regulations and the Esplanade Documents.

2.2.2.2.4 CLUB MEMBERS

Club Members shall not have golfing privileges, except that Club Members who are designated Family and Dependents, Guest, Tenants of such Club Member so designated may use the golf course only on a Space Available basis, upon payment of greens fees, cart fees and any other fees established by the Board.

2.2.2.2.5 ORIGINAL RESIDENT MEMBERS

Original Resident Members shall not have golfing privileges, except that Original Resident Members who are designated Family and Dependents, Guest, Tenants of such Original Resident Member so designated may use the golf course only on a Space Available basis, upon payment of greens fees, cart fees and any other fees established by the Board.

2.2.2.2.6 GUESTS

Guests accompanied by a Golf Member, Club Member, Original Resident Member or Tenant who has provided the Association with the required documentation shall have the right to use the Golf

Property on a Space Available basis, as applicable, but only to the extent provided for in the Association's Rules and Regulations, and subject to the conditions, limitations and restrictions as may be stated therein.

2.2.2.2.7 TENANTS

Subject to the conditions, limitations and restrictions as may be stated therein, a Tenant shall have the right to use the Golf Property on a Space Available basis but only when the Owner from whom the Tenant is leasing the Home has provided the required documentation to the Association documenting a delegation of use of Association Property for said Tenant as required under Article 2.2.6 but only to the extent provided for in the Association's Rules and Regulations.

2.2.3 TITLE TO ASSOCIATION PROPERTY

The Association shall operate, maintain and hold record legal title to the Common Property and Golf Property.

2.2.4 PARKING RIGHTS

The Association may maintain upon the Common Property and the Golf Property parking spaces for Owners, Members, Family, Dependents, Guests, and Tenants. The use of such parking spaces by Owners, Members, Family, Dependents, Guests, and Tenants shall be subject to the Esplanade Documents and duly adopted Rules and Regulations of the Association, as the same may be amended from time to time.

2.2.5 PRIVATE USE

The Association Property is not for the use and enjoyment of the public but is expressly reserved for the private use and enjoyment of the Association, its Family, Dependents, Guests, and Tenants subject to the terms of the Esplanade Documents and the Rules and Regulations.

2.2.5.1 USE OF CULINARY CENTER

The Culinary Center shall not be made available by the Board or its managing agent for non-Member use at any time.

The Board and its managing agent shall only authorize private use by a Member, which eliminates the use of the Culinary Center bar and kitchen (but not the Pizza Café) by other Members, during the months of May through October subject to the following standards. Private use by a Member shall be allowed if the result of fees charged for such private use produce a minimum profit to the Association of \$2,000. The maximum number of private use events by Members of the Culinary Center, which eliminates the use of the Culinary Center by other Members, during the months of May through October, shall be no greater than two (2) during each of these months.

The Board and its managing agent shall only authorize private use by a Member, which eliminates the use of the Culinary Center bar and kitchen (but not the Pizza Café) by other Members, during the months of November through April subject to the following standards. Private use by a Member shall be allowed if the results of the fees charged for such private use produce a minimum profit to the Association of \$4,000. The maximum number of private use events by Members of the Culinary Center, which eliminates the use of the Culinary Center by other Members, during the months of November through April, shall be no greater than one (1) during each of these months.

The Board and its managing agent shall only authorize private use by a Member, on days and times which the Culinary Center is not available to Members, subject to the following standard. Private use by a Member shall be allowed if the result of fees charged for such private use produce a minimum profit of \$1,000 to the Association or the results of fees charged for such private use produce a minimum profit of \$1 to the Association but also in the judgment of the Board and the managing agent (if applicable) assist the Association in providing hours of work to staff which assists in the retention of staff.

2.2.5.2 NON-MEMBER USE OF GOLF PROPERTY

The Golf Property shall not be made available for non-Member play except for Guests of Golf Members who are Family, Club Members who are Family and Original Resident Members who are Family (subject to other provisions of the Declaration and the Rules and Regulations), Dependents, and Tenants (subject to the other provisions of the Declaration and Rules and Regulations). Members who wish to host a golf event for Guests may do so subject to the Rules and Regulations currently in place for the Association for such events. The Golf Property may be made available to non-Member use during the months of May through October if such availability is part of any reciprocal program with another golf course which is part of the annual reciprocal program of the Association. The Golf Property may also be made available to non-golf Members who participate in any Association sponsored inter-club tournaments.

Nothing contained in this Declaration shall be deemed to be a gift or dedication of all or any portion of the Common Property or Golf Property to the public, or for any public use.

2.2.6 DELEGATION OF USE OF ASSOCIATION PROPERTY

2.2.6.1 GUESTS

Guests of a Golf Member, Club Member or Original Resident Member who are designated Family shall have the right to use the Common Property subject to the Esplanade Documents and the Rules and Regulations of the Association. Guests of Golf Members, Club Members, Original Resident Members have the right to use the Golf Property, but only to the extent provided for in the Declaration and in compliance with the Association's Rules and Regulations, and subject to the conditions, limitations and restrictions contained in the Declaration. Members must register with the Association their Guests who will reside in a Member Home. Only Guests who are so registered and do continuously reside in a Member Home during the duration they are Guests shall be allowed to use Association amenities while not being accompanied by a Member. Guests who are continuously residing in a Member Home must show the Association provided Member Home Guest pass when accessing or using Association amenities. A Guest who is not continuously residing in the Member's Home may use the Association amenities but only if accompanied by the Member. All Guests must produce an ID, when requested, to utilize Association amenities when not accompanied by a Member. Any violation of this provision by a Member or their Guests shall be deemed a violation of the Rules and Regulations.

2.2.6.2 TENANTS

Upon the lease of a Home by an Owner, the lessor may either retain their respective rights and privileges related to the Common Property and/or the Golf Property (as applicable to their Lot) in their entirety, subject to other provisions in the Esplanade Documents and the Rules and Regulations; in which case the Tenant shall have no such rights. If an Owner delegates his or her rights and

privileges to a Tenant permanently residing in his or her Home, the Member is deemed to have delegated all rights and privileges for the entire term of the lease and the Owner, Member, Family, Dependents and Guests associated with such Owner Lot shall not be entitled to use of the Association facilities or amenities, except as a Guest of another Member, during the period of the delegation.

2.2.6.3 NOTICE OF DELEGATION TO A TENANT

An Owner who delegates their rights and privileges shall provide the Association with the required delegation documents of the Association. Failure to provide such delegation documents shall mean that the rights and privileges will remain with the Owner and their Tenant shall have no rights to use of the Association Property.

2.2.6.4 FEES

A fee may be imposed for such usage delegation, not necessarily limited by or related to the cost of processing the delegation. Tenant fees for use of Association Property, where fees apply, will be those documented as fees for Tenants usage of the Association Property.

2.2.6.5 OWNER REMAINS FINANCIALLY RESPONSIBLE

Each Owner shall be jointly and severally financially and legally responsible to the Association for the actions and debts to the Association of any person to whom the Owner has delegated his or her rights and privileges to the Common Property and/or Golf Property. The Owner may not delegate the obligation to pay Association Assessments or other monetary obligations to the Association.

2.2.7 VIEW IMPAIRMENT

The Association does not guarantee or represent that any view over and across the Golf Property or Common Property from Lots adjacent to the Golf Property or Common Property will be preserved without impairment. The Association shall have no obligation to prune or thin trees or other Landscaping, and shall have the right, in its sole and absolute discretion, to add trees and other Landscaping to the Golf Property or Common Property from time to time. In addition, the Association in its sole and absolute discretion, may change the location, configuration, size and elevation of the trees, bunkers, fairways, tees and greens from time to time. Further, the Golf Property facilities may be expanded in the future in such a manner as to encompass and contain through a conveyance or other transfer any vacant platted Lots or Association Property. Any such additions or changes may diminish or obstruct any view from the Lots and any express or implied easements for view purposes or for the passage of light and air are hereby expressly disclaimed.

2.2.8 ASSOCIATION RIGHTS RELATED TO THE GOLF PROPERTY

The Board of Directors may promulgate reasonable Rules and Regulations regarding use of the Golf Property consistent with the Esplanade Documents. Use of the Golf Property shall be available as provided in the Esplanade Documents. The Association shall have, without limitation, the following powers:

2.2.8.1 LEASE, ASSIGN OR TRANSFER RIGHTS TO A THIRD PARTY

To lease, assign or otherwise transfer the operating rights to, and any and all profits from, any restaurant, snack bar, pro shop or other facility on the Golf Property to a third party subject to the approval by the 2/3 of the total Voting Interests.

2.2.8.2 RESTRICT RECOVERY OF GOLF BALLS

To restrict or prohibit the recovery of lost golf balls on and around the golf course and in water hazards and to sell or assign the exclusive right to do so to commercial enterprises.

2.2.8.3 RESTRICT OR PROHIBIT USE OF GOLF COURSE

To restrict or prohibit use of the cart paths, and the golf course generally, for jogging, cycling, walking pets or other activities not directly related to the playing of golf.

2.2.8.4 EMPLOY PERSONNEL OR CONTRACTORS

To employ personnel or contractors as the Association shall determine to be necessary or desirable for the Golf Property.

2.2.8.5 EXERCISE RIGHTS

To exercise any rights, power or privilege given to it expressly by the Esplanade Documents or by the law, and every other right, power, or privilege reasonably inferable therefrom.

2.2.8.6 ACQUIRE, HOLD OR DISPOSE TANGIBLE OR INTANGIBLE PROPERTY

To acquire and hold tangible and intangible personal property and may dispose of the same by sale or otherwise.

2.2.9 WAIVER AND DISCLAIMER REGARDING GOLF COURSE

Each Owner shall accept the following inherent risks associated with the golf course:

2.2.9.1 EARLY AND LATE MAINTENANCE OPERATIONS

Maintenance on the golf course may begin early in the morning and extend late into the evening, ordinarily occurring from sunrise to sunset.

2.2.9.2 HEAVY USE OF FERTILIZERS

During certain periods of the year, the golfcourse will be heavily fertilized.

2.2.9.3 USE OF CHEMICALS

The maintenance of the golf course may require the use of chemicals and pesticides.

2.2.9.4 USE OF RECLAIMED WATER

The golf course may be watered with reclaimed water.

2.2.9.5 GOLF BALL DAMAGE OR INJURY

Golf balls are not susceptible of being easily controlled and may enter Owners' airspace, strike an Owner, Owner's and Family, Dependents, Tenants, Guests or third parties, yard, walls, roof, windows, screen, lanais, vehicles, windshields, Landscaping, and personal property causing personal injury and property damage and therefore Article 2.2.9.6 shall apply.

2.2.9.6 RELEASE OF LIABILITY

The Association, and its Owners, Members, Family, Dependents, Guests and Tenants, and any successor in title to the golf course, and any agents, servants, employees, Directors, officers affiliates, managers, management company, representatives, receivers, subsidiaries, predecessors, successors and assigns of any such party ("**Released Parties**"), all are not in any

way responsible for any claims, damages, losses, demands, liabilities, obligations, actions or causes of action whatsoever, including, without limitation, actions based on (a) any invasion of the use or enjoyment of the Lot, (b) improper design of the golf course, (c) the level of skill of any golfer (regardless of whether such golfer has the permission of the management to use the golf course), or (d) trespass by any golfer on the Lot, that may result from property damage or personal injury from golf balls (regardless of number) hit on the Lot or adjacent areas, or from the exercise by any golfer or the easements granted herein.

2.2.9.7 ASSUMPTION OF RISK

Furthermore, each Owner hereby assumes the risk inherent in owning property adjacent to or nearby a golf course, including, without limitation, the risk of personal injury and property damage from errant golf balls, and hereby indemnifies and agrees to hold the **Released Parties** harmless from any and all loss arising from claims by such Owner, or persons using or visiting such Owner's Lot, for any personal injury or property damage.

2.3 NO PERSONAL LIABILITY

The Owners shall have no personal liability for any damages: (i) for which the Association is legally liable, or (ii) arising out of, relating to, or in connection with the existence or use of any Common Property, the Golf Property or any other property required to be maintained by the Association.

2.4 TAXES ON PROPERTY

The Association shall be responsible for the payment of real estate taxes, if any, against the Common Property and the Golf Property including taxes on any Improvements and any personal property thereon.

2.5 COMMUNITY SYSTEMS

Without limiting the generality of any other applicable provisions of this Declaration, and without such provisions limiting the generality hereof, the Association hereby reserves and retains to itself:

2.5.1 TITLE

The title to any Community Systems and a perpetual exclusive easement over, under and across the Property for the placement and location thereof.

2.5.2 EXCLUSIVE RIGHT

The exclusive right to offer and provide from time to time to the Lots and the Lot Owners, any and all Bundled Services through the Community Systems.

2.6 NO LIABILITY FOR ASSOCIATION

Neither the Association nor any officer, Director, employee, Committee member or agent thereof (including any management company) shall be liable for any damage to property, personal injury or death arising from or connected with any act or omission of any of the foregoing during the course of performing any duty or exercising any right or privilege (including, without limitation, performing maintenance work which is the duty of the Association or exercising any remedial maintenance or alteration rights under this Declaration) required or authorized to be done by the Association, or any of the other aforesaid parties, under this Declaration or otherwise as required or permitted by law.

ARTICLE 3. ASSOCIATION MEMBERSHIP AND VOTING RIGHTS

3.1 MANDATORY MEMBERSHIP REQUIREMENT

Every Owner within Esplanade shall be either a Golf Member, a Club Member or an Original Resident Member subject to Article 3.2.3.1. of the Association. The rights, powers, duties, and privileges of Members shall be as set forth in this Declaration, and in the Articles and Bylaws of the Association.

3.2 CLASSIFICATION OF MEMBERSHIP AND VOTING RIGHTS

The Association will initially have three (3) classifications of voting Membership, as follows:

3.2.1 CLUB MEMBERS

The Club Members shall be the Owners of Club Member Lots within Esplanade to which a Club Membership has been made an appurtenance, each of whom shall be entitled to one (1) vote for each Lot owned. Club Members shall have all rights and privileges of use of the Common Property and use of the Golf Property, as defined in Article 2.2.2.3.4, when designated as Family., such as the Amenities Center, and shall have access to certain portions of the Golf Property (specifically the clubhouse, restaurant(s) and pro shop). A Club Membership shall not be assignable and/or transferable by any method other than through the sale, lease or conveyance of record legal title to the Club Member Lot to which it is appurtenant; however, an Owner of a Club Member Lot may delegate temporarily his or her Club Member Lot rights and privileges to a Tenant permanently residing in the Club Member's Home. Upon sale or other transfer of ownership of a Club Member Lot to which a Club Membership is appurtenant, the transferor shall be deemed to have automatically assigned and transferred the Club Membership with his or her Lot. Any attempt to separate the Club Membership from the Lot upon which it is based shall be null and void.

3.2.2 GOLF MEMBERS

The Golf Members shall be the Owners of Golf Member Lots within Esplanade to which a Golf Membership has been made an appurtenance, each of whom shall be entitled to one (1) vote for each Golf Member Lot owned. Golf Members shall have full rights and privileges of use in the Common Property and Golf Property and facilities, including full golfing privileges when designated as Family. A Golf Membership shall not be assignable and/or transferable by any method other than the sale, lease or conveyance of record legal title to the Golf Member Lot to which it is appurtenant, however an Owner of a Golf Member Lot may delegate temporarily his or her Golf Member Lot rights and privileges to a Tenant permanently residing in Golf Member's Home. Upon sale or other transfer of ownership of a Golf Member Lot to which a Golf Membership is appurtenant, the transferor shall be deemed to have automatically assigned and transferred the Golf Membership with his or her Lot. Any attempt to separate the Golf Membership from the Lot upon which it is based shall be null and void.

3.2.3 ORIGINAL RESIDENT MEMBERS

The Original Resident Members shall be the Owners of Lots within Esplanade to which an Original Resident Membership has been made an appurtenance, each of whom shall be entitled to one (1) vote

for each Lot owned. Original Resident Members shall have all rights and privileges to use the Common Property and use of the Golf Property, as defined in Article 2.2.2.3.5, when designated as Family. An Original Resident Membership shall not be transferable other than through the sale, lease or conveyance of record legal title to the Lot to which it is appurtenant; however, an Owner of Original Resident Member Lot may temporarily delegate his Original Member rights and privileges to a Tenant residing in the Original Resident Member's Home. Any attempt to separate the Original Resident Membership from the Lot upon which it is based shall be null and void.

3.2.3.1 CHANGE IN CLASSIFICATION

Upon the sale or conveyance of a Home by an Original Resident Member, the new Owner of the Home will automatically become a Club Member.

3.3 SEPARATION OF OWNERSHIP

The ownership of a Lot, and the ownership of a Home constructed thereon, may not be separated or separately conveyed. Golf, Club and Original Resident Membership is appurtenant to, and may not be separated from, ownership of a Lot.

3.4 ASSUMPTION OF RISK AND INDEMNIFICATION

3.4.1 ASSUMPTION OF RISK

Each Owner, by his/her purchase of a Lot in the vicinity of the Golf Property, hereby expressly assumes the risk of noise, personal injury or property damage caused by maintenance and operation of the Golf Property, including, without limitation: (a) noise from maintenance equipment (it being specifically understood that such maintenance typically takes place around sunrise or sunset); (b) noise caused by golfers and other users of the Golf Property; (c) use of pesticides, herbicides and fertilizers; (d) use of effluent in the irrigation or fertilization of any golf course or the grounds of the Golf Property; (e) reduction in privacy caused by constant user traffic on the golf course or at any other Golf Property or the removal or pruning of shrubbery or trees on the golf course or at any Golf Property; (f) errant golf balls, golf clubs and other equipment used at any Golf Property; and (g) design of the golf course.

3.4.2 INDEMNIFICATION

Each such Owner agrees that neither the Association nor any of the Association's affiliates or agents shall be liable to any Owner or any other person claiming any loss or damage, including, without limitation, indirect, special or consequential loss or damage arising from personal injury, destruction of property, trespass, loss of enjoyment or other alleged wrong or entitlement to remedy based upon, due to, arising from or otherwise, related to the proximity of such Owner's Lot to the golf course or any other Golf Property, including, without limitation, any claim arising in whole or in part from the negligence of the Association, any of the Association's affiliates or agents. Each Owner hereby agrees to indemnify and hold harmless the Association, the Association's affiliates and agents against any and all claims by such Owner's visitors, Guests, Tenants and others upon such Owner's Lot.

ARTICLE 4. THE ASSOCIATION

The administration, management, operation and maintenance of the Common Property and the Golf Property shall be the responsibility of the Association through its Board of Directors, as provided herein and

in the Esplanade Documents.

4.1 RIGHTS OF THE ASSOCIATION

Golf Members, Club Members and Original Resident Members, which are designated as Family, and are in Good Standing have the non-exclusive right to use the portions of the Association Property applicable to such Membership, as more fully provided in the Declaration, subject to:

4.1.1 BUDGET AND ASSESSMENT

The Association shall adopt the annual budget and determine the annual Assessments to be paid by Owners of Golf Member Lots, Club Member Lots and Original Resident Member Lots.

4.1.2 CHARGE ADMISSION, USE OR OTHER FEES

The Association may charge any admission, use or other fees for any areas as the Board may deem appropriate. The fees may be higher for non-owners than for Owners. The Board shall evaluate, on an annual basis, such admission, use or other fees prior to the submission of each annual budget. The Board shall utilize annual benchmarks available from reputable outside third parties, any benchmarks completed by the Long Range Planning Committee and relevant Southwest Florida CIRA community available benchmarks to inform its decisions on the application and changes to admission charges, use fees or any other fees for all aspects of the Association.

4.1.3 BORROW MONEY

The right of the Association in accordance with its Articles, Bylaws, and this Declaration, with the vote or written assent of two-thirds (2/3) of the total Voting Interests, except as provided to the contrary in this Declaration, to borrow money for the purpose of improving the Association Property and Improvements thereon, and, in aid thereof, to mortgage, pledge, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred, provided that the rights of such mortgagee shall be subordinated to the use rights of the Owners in the Association Property. Notwithstanding the foregoing, such two-thirds (2/3) vote or written assent of total Voting Interests shall not be required for such Improvements made for the sole purpose of preservation of, or prevention of damage to Association Property.

4.1.4 MAINTENANCE, PRESERVATION AND ARCHITECTURAL CONTROL OF LOTS, IMPROVEMENT AND OTHER PROPERTIES

The right of the Association to provide for the maintenance, preservation and architectural control of Lots, Improvements and other properties as set forth in this Declaration.

4.1.5 SUSPEND USE RIGHTS AND LEVY FINES

4.1.5.1 SUSPENSION DUE TO DELIQUENCY

The Association, by vote of the Board of Directors, may suspend an Owners, Members, Family, Dependents, Guests and Tenants right to use the Common Property and/or Golf Property, as applicable, for the period during which any Assessments, fines, fees, costs, expenses, charges, or penalties against the Owner's Lot remains unpaid and past due.

4.1.5.2 SUSPENSION DUE TO VIOLATION

The Association by vote of the Board of Directors, the Association may suspend Owners, Members, Family, Dependents, Guests, and Tenants right to use the Common Property and/or Golf Property for a reasonable period during or after any infraction of the Esplanade Documents or the Rules and Regulations by an Owner, Members, Family, Dependents, Guest or Tenants. The rights available to the Board under Article 4.1.5 are further subject to the provisions of Article 9.1.

4.1.5.3

The Board of Directors in its sole discretion may levy reasonable fines up to a maximum of \$500 per violation per day against an Owner(s) Lot for failure of such Owner(s), Members related to such Owner(s) Lot, Family related to such Owner(s) Lot, Dependents related to such Owner(s) Lot, such Owner(s) Tenant, or such Owner(s) Guest for the failure to comply with the Esplanade Documents or the Rules and Regulations of the Association. An Owner shall be jointly and severally liable for the payment of any fine levied against the Family, Dependents, Tenants, and Guests of such Owner's Lot. A fine may be levied by the Board for each day of a continuing violation, with a single notice and opportunity for a hearing, except that the fine for a single violation may not exceed \$25,000 in the aggregate. The rights available to the Board under Article 4.1.5 are further subject to the provisions of Article 9.1.

4.1.6 PROTECT PROPERTY

The Association, through the Board of Directors, may take such steps as are necessary to protect the Common Property and Golf Property.

4.1.7 LIMITED RIGHT TO RESTRICT ACCESS

The Association, by vote of the Board of Directors, may temporarily close or restrict access to the golf course or other Golf Property or Common Property for limited periods of time to conduct special events.

4.1.8 REGULATE VEHICLE USE

The Association may regulate parking and traffic on the private roads within Esplanade, including, without limitation, the use of access gates or speed bumps.

4.1.9 ACCESS AND PARKING

There is hereby established for the benefit of the Association and its Owners, Members, Family, Dependents, Guests, employees, agents, contractors and designees, a right and non-exclusive easement of access and use over all Roads located within Esplanade reasonably necessary to travel between the entrance of Esplanade and the Golf Property and over those portions of Esplanade (whether Common Property or otherwise) reasonably necessary to the operation, maintenance, repair and replacement of the Golf Property. Without limiting the generality of the foregoing, Owners, Members, Family, Dependents, Guests and Tenants shall have the limited right to park their vehicles on the Roads located within Esplanade at such locations and at such reasonable times and in such manner as determined by the Association from time to time before, during and after tournaments and other similar functions held by or at the Golf Property to the extent that the Association has insufficient parking to accommodate such vehicles.

4.1.10 ADOPT RULE AND REGULATIONS

The Association shall have the right by vote of the Board of Directors to establish, amend and/or abolish, from time to time, uniform Rules and Regulations pertaining to the operation, administration, use and enjoyment of the Association Property and the Lots.

4.1.11 ADOPT LANDSCAPE MODIFICATION STANDARDS AND GUIDELINES

The Association shall have the right, by vote of the Board of Directors, to adopt Landscape modification standards and guidelines to ensure the preservation of the existing harmonious design and to prevent the introduction of design that is not in keeping with Esplanade as provided under Article 7.

4.1.12 ADOPT COMMUNITY DESIGN STANDARDS

The Association shall have the right, by vote of the Board of Directors, to adopt Community Design Standards to ensure the preservation of the existing harmonious design and to prevent the introduction of design that is not in keeping with Esplanade as provided under Article 7.

4.1.13 TRANSFER ASSOCIATION PROPERTY TO GOVERNMENTAL ENTITY

The right of the Association, by vote of the Board of Directors, to dedicate, release, alienate, or transfer all or any part of the Association Property owned by the Association to any public agency, authority, or utility and to grant any covenant, restriction or reservation against the Association Property in favor of any such public agency, authority, or utility; provided, however, no such dedication, release, alienation, or transfer shall be effective unless Members entitled to cast two-thirds (2/3) of the total Voting Interests agree to such dedication, release, alienation or transfer.

4.1.14 GRANT EASEMENTS

The right of the Association, by vote of the Board of Directors, without any vote of the Owners, to grant easements and rights-of-way, where necessary or desirable, for utilities, water and sewer facilities, cable television, irrigation, drainage, and other services over the Association Property to serve the Association Property and other portions of the Property without vote of the Owners.

4.1.15 RIGHT TO MAKE IMPROVEMENTS

The Association reserves the right, but shall not be obligated, to construct additional Improvements and facilities upon the Association Property. The Association's decision as to whether to construct additional Improvements or facilities and the construction thereof shall be tied to the approved Association Rolling Five (5) Year Capital Plan or by vote of the Board of Directors as otherwise allowed by the Declaration.

4.1.15.1 APPROVAL STANDARDS FOR IMPROVEMENTS

The Association, by action of its Board of Directors, may make any Improvement to the Association Property having a cost not in excess of One Hundred Thousand Dollars (\$100,000.00) which is not included in the Rolling Five (5) Year Capital Plan. The funds to make such Improvements up to \$100,000 by the Board of Directors shall only be utilized from the funds in the Working Fund. All other alterations and Improvements to the Association Property must be contained in the Member approved Rolling Five (5) Year Capital Plan or be approved by at least two-thirds (2/3) of all Voting Interests represented in person or by proxy at a membership meeting at which a quorum is obtained that is called and held in accordance with the Bylaws.

4.1.16 MAINTAIN FOR USE

Such portions of the Association Property upon which Improvements have been constructed, or the

Association hereafter constructs, such Improvements shall be kept and maintained for use in a manner consistent with the nature of such Improvements located, or to be located, thereon.

4.1.17 ROLLING FIVE (5) YEAR CAPITAL PLAN

The Rolling Five (5) Year Capital Plan must be developed by the Board, approved by the Board and submitted by the Board to the Members for approval.

4.1.17.1 ROLLING FIVE (5) YEAR CAPITAL PLAN PROCESS

The Rolling Five (5) Year Capital Plan development shall be completed through the following process steps. The submission required documentation shall be defined by the Long Range Planning (LRP) Committee.

4.1.17.1.1 SUBMISSION BY ADVISORY COMMITTEES AND MANAGEMENT

The standing advisory Committees of the Board working with the operational management staff of the Association shall produce annually the capital projects to be considered for inclusion in the Rolling Five (5) Year Capital Plan.

4.1.17.1.2 VETTING OF PROPOSED CAPITAL PLAN

The list of proposed capital projects shall be first vetted by the Finance Committee related to the financial aspects of the proposed capital projects, then by the Infrastructure Committee for validation of the scope of work proposed and by the LRP to validate completeness of the submissions. Once these Committees have completed their reviews then the proposed projects shall be prioritized by the LRP utilizing the methodology adopted by the LRP and approved by the Board. Once the LRP completes its prioritization process the LRP shall hold town hall meeting(s) to gain feedback from Members prior to submission to the Board for approval for submission to the Members.

4.1.17.1.3 BOARD REVIEW AND SUBMISSION APPROVAL

Once submitted to the Board for approval the Board shall review the proposed Rolling Five (5) Year Capital Plan and approve to submit to Members for approval once any Board issues are resolved. As part of the submission for approval of the Rolling Five (5) Year Capital Plan the Board shall compare the Capital Account available funds plus projected funds from the Golf Property Net Surplus Revenue to be contributed to the Capital Account to determine if any additional Capital Assessment to Members is required to fully fund the Rolling Five (5) Year Capital Plan. This information shall be provided to Members as part of the submission for approval by Members of the Rolling Five (5) Year Capital Plan.

4.1.17.2 FINAL APPROVAL BY MEMBERS

The Rolling Five (5) Year Capital Plan shall be voted on by the Members on an annual basis. The annual vote by the Members is to approve the capital projects planned in the first and second year of the Rolling Five (5) Year Capital Plan and to approve the projected

capital funding needs of all Five (5) years of the Rolling Five (5) Year Capital Plan. The Rolling Five (5) Year Capital Plan shall not be effective until approved by at least two-thirds (2/3) of the Voting Interests present (in person or by proxy) at a membership meeting at which a quorum is obtained that is called and held in accordance with the Bylaws. Once approved by the Members the Board shall action the completion of the approved capital projects and finalize the Capital Assessment amounts (if any) required for the approved Rolling Five (5) Year Capital Plan

4.1.18 IRRIGATION SYSTEMS

The Association shall have the right, but not the obligation, to install one or more irrigation systems (referred to in this Declaration as the "Irrigation System(s)") for the Common Property, the Golf Property and/or any or all of the Lots within Esplanade. In the event the Association installs one or more Irrigation System(s) for the Common Property, the Golf Property and/or any or all of the Lots within Esplanade, the responsibility for operating, maintaining, repairing and replacing such system(s) shall be governed by the provisions of Article 8.1.4. The foregoing shall in no way obligate the Association to install the Irrigation System(s) for the Common Property, the Golf Property or within any or all of the Lots within Esplanade. All of costs of the Irrigation System(s) and all usage and consumption fees charged by Braden River Utilities, LLC, for use of water shall be part of the Operating Expenses of the Association.

4.2 REQUIRE THE USE OF CREDIT CARD POLICY

The Board shall adopt and may amend from time to time a written policy of not accepting cash payments, and may require that each Owner, Member, Family, and Dependents to charge to Association provided Member accounts. Tenants shall not be allowed to charge to their temporary member account they have been given by the Association and must charge to a nationally recognized credit card.

4.3 MINIMUM FOOD OR BEVERAGE PURCHASES

The Association, by vote of the Board of Directors, may implement a policy that requires the Owners (in the aggregate) of each Golf Member and/or Club Member to purchase at least a minimum amount of food or beverages from the Association or be billed for the minimum amount. Original Resident Members are exempt from this policy until such Original Resident Member sells their Home, at which time, the subsequent Owner(s) (in the aggregate) of the Home shall be required to purchase at least a minimum amount of food or beverages from the Association be billed for the minimum amount. The list of Original Resident Members shall be maintained by the Association until there are no longer any Original Resident Members. Such charge shall be payable within thirty (30) days of Members being billed for such minimum.

4.4 POWER OF ASSOCIATION WITH RESPECT TO NEIGHBORHOOD ASSOCIATIONS

4.4.1 POWER TO VETO

The Association by vote of the Board of Directors, shall have the power to veto any action taken or contemplated to be taken by any Neighborhood Association which the Board reasonably determines to be averse to the interest of the Association or its Members or inconsistent with the

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Community-Wide Standard. The Association shall also have the power to require specific action. To be taken by any Neighborhood Association in connection with its obligations and responsibilities hereunder or under any other covenants affecting the Property. Without limiting the generality of the foregoing, the Association may require specific maintenance or repairs or aesthetic changes to be effectuated by the Neighborhood Association, may require that a proposed budget include certain items and that expenditures be made therefor, and may require its prior approval of any contract providing for maintenance, repair, or replacement of the property governed by such Neighborhood Association.

4.4.2 WRITTEN NOTICE AND FAILURE TO COMPLY

Any action required by the Association in a written notice pursuant to the foregoing paragraph to be taken by a Neighborhood Association shall be taken within the time frame set by the Association in such written notice. If the Neighborhood Association fails to comply with the requirements set forth in such written notice, the Association shall have the right to effect such action on behalf of the Neighborhood Association and shall assess the Homes in such Neighborhood for their pro rata share of any expenses incurred by the Association under the circumstances (to cover the Association's administrative expenses in connection with the foregoing and to discourage failure to comply with the requirements of the Association) in the manner provided in Article 4 and Article 5. Such Assessments may be collected as a Benefited Assessment hereunder and shall be subject to all lien rights provided for herein.

ARTICLE 5: METHOD OF DETERMINING ASSESSMENTS AND ALLOCATING ASSESSMENTS

5.1 TWO ANNUAL BUDGETS

It shall be the duty of the Board of Directors to annually prepare a budget ("Budget") covering the estimated Operating Expenses of the Association. Separate Budgets shall be established for the operation and maintenance of the Common Property and the operation and maintenance of the Golf Property. These two Operating Expense annual budgets shall be the basis for the operation and management of the Association Property. The Board of Directors shall annually determine the allocation of Operating Expenses between the Golf Property and Common Property, including without limitation any future expansions or additions of Association Property.

5.1.1 OPERATION AND MAINTENANCE OF COMMON PROPERTY

5.1.1.1 OPERATION AND MAINTENANCE EXPENSES

The following expenses of the Association are hereby declared to be Operating Expenses of the Common Property which the Association is obligated to assess and collect, and which the Owners are obligated to pay as provided herein or as may be otherwise provided in the Esplanade Documents: (1) any and all taxes and tax liens which may be assessed or levied at any and all times against the Common Property, or against any and all personal property or Improvements thereon; (2) all charges levied for Community Systems or other utilities providing services for the Common Property or to Owners on a bulk basis, such as water, gas, electricity, telephone, cable television, sanitation, sewer and any type of utility or any other type of service charge which is not separately billed to an Owner; (3) the premiums on policies of insurance including, but not limited to, liability and casualty insurance for the Common Property and

directors and officers liability insurance for the officers and directors of the Association; (4) any sums necessary for the operations and maintenance of the Common Property and currently existing Improvements located thereon; (5) administrative and operational expenses related to the management of the Association and Common Property; (6) fees and other costs of water usage relating to the use, operations and maintenance of the Irrigation System(s) including, without limitation, all consumption and usage fees charged by Braden River Utilities, LLC for the Common Property; (7) all sums necessary for the operations and maintenance of the Drainage System, including, without limitation, work within retention areas, drainage structures and drainage easements; and (8) any and all expenses deemed to be Common Property Operating Expenses by the Association and/or under this Declaration.

5.1.1.2 EXCLUSIONS TO OPERATING EXPENSES

Any expense which is required by the Declaration to be the matter of Special Assessment shall not be deemed to be an Operating Expense. Expenses which are required to be the matter of Special Assessment include, by way of example but not by way of limitation, the following: the cost of reconstructing, replacing or improving the Common Property or any portion thereof or Improvements thereon; any casualty loss affecting the Association or the Common Property to the extent such loss exceeds the insurance proceeds, if any, receivable by the Association as a result of such loss; any judgment against the Association (or against a Director or Directors if and to the extent such Director is, or such Directors are, entitled to be indemnified by the Association therefor pursuant to the Articles) to the extent such judgment exceeds the insurance proceeds, if any, received by the Association as a result of such judgment, or an agreement by the Association (or such Director or Directors to whom indemnification is owed) to pay an amount in settlement of a lawsuit against it (or such Director or Directors) to the extent such settlement exceeds the insurance proceeds, if any, received by the Association as a result of such settlement agreement; and Legal Fees incurred by the Association in connection with litigation (whether incurred for the preparation, filing, prosecution or settlement thereof or otherwise), except Legal Fees incurred by the Association in connection with the collection of Assessments or other charges which Owners are obligated to pay pursuant to the Esplanade Documents or the enforcement of the use and occupancy restrictions contained in the Esplanade.

Any expense covered by Reserves for the repair, replacement or Deferred Maintenance of Common Property and any expense for Improvements of Common Property are not Operating Expenses of the Common Property

5.1.2 OPERATION AND MAINTENANCE OF GOLF PROPERTY

5.1.2.1 OPERATION AND MAINTENANCE EXPENSES

The following expenses of the Association are hereby declared to be Operating Expenses of the Golf Property which the Association is obligated to assess and collect, and which the Golf Member Lot Owners are obligated to pay, as provided herein or as may be otherwise provided in the Esplanade Documents; (1) any and all taxes and tax liens which may be assessed or levied at any and all times against the Golf Property, the Community Systems or against any and all personal property or Improvements thereon; (2) all charges levied for Community Systems or other utilities providing services for the Golf Property or sewer and any type of utility or any other type of service charge which is not separately billed; (3) the premiums on policies of insurance including, but not limited to, liability and casualty insurance for the Golf Property;

(4) any sums necessary for the operations and maintenance of the Golf Property and currently existing Improvements located thereon ; (5) administrative and operational expenses solely related to support of the Golf Property; (6) fees and other costs of water usage relating to the use, operations and maintenance of the Irrigation System(s) which are solely related to the Golf Property including, without limitation, all consumption and usage fees charged by Braden River Utilities, LLC; (7) all sums necessary for the operations and maintenance of the Drainage System, including, without limitation, work within retention areas, drainage structures and drainage easements; and (8) any and all expenses deemed to be Operating Expenses of the Golf Property by the Association and/or under this Declaration.

5.1.2.2 EXCLUSIONS TO OPERATING EXPENSES

Any expense which is required by the Declaration to be the matter of Special Assessment shall not be deemed to be an Operating Expense. Expenses which are required to be the matter of Special Assessment include, by way of example but not by way of limitation, the following: the cost of reconstructing, replacing or improving the Golf Property or any portion thereof or Improvements thereon; any casualty loss affecting the Association or the Golf Property to the extent such loss exceeds the insurance proceeds, if any, receivable by the Association as a result of such loss; any judgment against the Association (or against a Director or Directors if and to the extent such Director is, or such Directors are, entitled to be indemnified by the Association therefor pursuant to the Articles) to the extent such judgment exceeds the insurance proceeds, if any, received by the Association as a result of such judgment, or an agreement by the Association (or such Director or Directors to whom indemnification is owed) to pay an amount in settlement of a lawsuit against it (or such Director or Directors) to the extent such settlement exceeds the insurance proceeds, if any, received by the Association as a result of such settlement agreement; and Legal Fees incurred by the Association in connection with litigation (whether incurred for the preparation, filing, prosecution or settlement thereof or otherwise), except Legal Fees incurred by the Association in connection with the collection of Assessments or other charges which Owners are obligated to pay pursuant to the Esplanade Documents or the enforcement of the use and occupancy restrictions contained in the Esplanade.

Any expense covered by Reserves for the repair, replacement or Deferred Maintenance of Golf Property and any expense for Improvements of Golf Property are not Operating Expenses of the Golf Property

5.2 TYPE OF ASSESSMENTS AND DUE DATES

Assessments are allocated to Lots by allocating the expenses among the number of Lots within Esplanade.

5.2.1 INDIVIDUAL LOT ASSESSMENT

Each Lot shall be assessed its *pro rata* portion of the total Common Property Operating Expenses, which shall be the "Individual Lot Assessment" as to each Lot.

5.2.1.1 SHORTFALL IN INDIVIDUAL LOT ASSESSMENT

In the event of a shortfall (that is, the Individual Lot Assessments collected from Owners do not cover the Common Property Operating Expenses for the Common Property), the Board of Directors shall levy additional Individual Lot Assessments to all Owners to cover such shortfall or deficiency.

5.2.2 INDIVIDUAL GOLF PROPERTY ASSESSMENT

Each Golf Member Lot shall be assessed its *pro rata* portion of the total Golf Property Operating Expenses, which shall be the "Individual Golf Property Assessment" as to each Golf Member Lot.

5.2.2.1 SHORTFALL IN INDIVIDUAL GOLF PROPERTY ASSESSMENT

In the event of a shortfall (that is, the Golf Property Lot Assessments collected from Owners of Golf Lots do not cover the Golf Property Operating Expenses for the Golf Property), the Board of Directors shall levy additional Individual Golf Property Assessments to the Golf Owners of Golf Lots to cover such shortfall or deficiency.

5.2.3 BENEFITTED ASSESSMENT

The Association, by a vote of the Board of Directors, may levy Benefitted Assessments against one or more particular Lots as follows:

5.2.3.1 OWNER REQUESTED SERVICES

To cover the costs, including, without limitation, overhead and administrative costs, of providing services to a Lot upon request of the Owner pursuant to any menu of special services which the Association may offer or pursuant to a Supplemental Declaration. Benefitted Assessments for special services may be levied in advance of the provision of the requested services.

5.2.3.2 BRINGING LOT INTO COMPLIANCE

To cover costs incurred in bringing a Lot into compliance with the Esplanade Documents, or costs incurred as a consequence of the conduct of the Owner or occupants of the Lot, their agents, contractors, employees, licensees, Tenants, or Guests, including, without limitation, Legal Costs.

5.2.3.3 COMMUNITY SYSTEM AGREEMENTS COSTS

To cover the costs and expenses charged to the Association under the Community Systems agreements shall be apportioned equally, but only amongst those Homes with respect to which the Association is being charged under or pursuant to the Bundled Services Agreement.

5.2.3.4 SINGLE FAMILY HOME LOT LANDSCAPE AND LAWN MAINTENANCE

The Board shall, on an annual basis, allocate the costs and expenses for Single-Family Home Lot Landscape and Lawn Maintenance, provided by the Association, on a Benefitted Assessment basis. This Assessment includes all expenses associated with Lawn, Landscape, and Irrigation system maintenance.

The Association has 954 Lots to which the Association provides Single Family Lot Landscape and Lawn Maintenance services. The 954 Lots contain 209 Homes with Lot frontage size category of 45 feet, 383 Homes with Lot frontage size category of 52 feet, 257 Homes with Lot frontage size category of 62 feet, 80 Homes with Lot frontage size category of 76 feet and 25 Homes with Lot frontage size category of 90 feet.

The Board shall follow the process outlined below to assess the Single-Family Home Lot Landscaping and Lawn Maintenance service costs incurred by the respective Lot frontage size Category:

- The Board working with Landscape service provider shall determine annually the cost for Landscape services for each Lot frontage size category.
- The Board shall then determine the percentage each Lot frontage size Category makes up of the service provider's total cost.
- The Board shall then apply such determined cost percentages of Lot frontage size Category to allocate the total budgeted annual cost for all Single-Family Home Lot Landscape and Lawn Maintenance services to each Lot frontage size Category.
- The Board shall then determine Individual Single Family Home Lot Landscape and Lawn Maintenance Assessment by allocating equally to all Lots in the same Lot Frontage size category.

5.2.3.5 LOT IRRIGATION

To cover the costs and expenses charged to the Association for irrigation to the Lot are included in the Single Family Home Lot Assessment.

5.2.3.6 ASSESSED FEES BY COMMUNITY ACTIVITIES CORPORATION

To cover fees assessed by Community Activities Corporation, a non-profit organization that sponsors events and clubs that are open to all Lakewood Ranch residents.

5.2.4 SPECIAL ASSESSMENT

5.2.4.1 INCLUDED COSTS OR EXPENSES

Special Assessments include, in addition to other Assessments designated as Special Assessments in the Esplanade Documents and whether or not for a cost or expense which is included within the definition of "Operating Expenses," those Assessments which are levied for capital improvements which include the costs (whether in whole or in part) of constructing or acquiring Improvements for, or on, the Association Property or the cost (whether in whole or in part) of reconstructing or replacing such Improvements.

5.2.4.2 IN ADDITION TO OTHER ASSESSMENTS

Notwithstanding anything to the contrary herein contained, it is recognized and declared that Special Assessments shall be in addition to, and are not part of, any Individual Lot Assessment, Individual Golf Property Assessment, Benefitted Assessment, Association Property Capital Assessment or Association Property Reserve Assessment. Any Special Assessments assessed against Lots and the Owners thereof shall be paid by such Owners in addition to any other Assessments.

5.2.4.3 PAYMENT

Special Assessments shall be paid in such installments or in a lump sum as the Board shall, from time to time, determine.

5.2.4.4 APPROVAL

Notwithstanding the foregoing, the levying of any Special Assessment shall require the affirmative assent of at least two-thirds (2/3) of the Voting Interests represented in person or by proxy at a membership meeting at which a quorum is obtained and called and held in accordance with the Bylaws for all Special Assessments.

5.2.4.5 EXCEPTIONS TO LOT OWNER APPROVAL

Notwithstanding any other provision of this Declaration, membership approval shall not be required for one or more Special Assessments for the following purposes: (a) repair, reconstruction or replacement of damaged or destroyed Improvements previously existing on Association Property (including, without limitation, Landscaping), (b) capital improvements necessary or desirable for the sole purpose of preservation of, or prevention of damage to Association Property, or (c) up-righting or removing any fallen or dislodged trees as set forth in Article 8.1.11.

5.2.5 ASSOCIATION PROPERTY CAPITAL ASSESSMENT

Subject to the requirements of Article 4.1.17 the Association, through the Board of Directors, shall assess on an annual basis the Association Property Capital Assessment. All Lots shall be assessed their equal pro rata share of such total Association Property Capital Assessment. The Association Property Capital Assessment shall be based on and used to fund Improvements documented in the Association Property Rolling Five (5) Year Capital Plan. The Rolling Five (5) Year Capital Plan must be approved by at least two-thirds (2/3) of the Voting Interests present (in person or by proxy) at a membership meeting at which a quorum is obtained. Capital Assessments and Golf Property Net Surplus Revenue allocated to support the Association Property Rolling Five (5) Year Capital Plan shall be placed in the Capital Account of the Association and such Capital Account funds can only be used by the Board to support the Member approved Association Property Rolling Five (5) Year Capital Plan.

5.2.6 ASSOCIATION PROPERTY RESERVES ASSESSMENT

The Association, through the Board of Directors, shall assess on an annual basis an Assessment necessary to repair or replace Association Property. The Association shall assess on a *pro rata* basis to all Lots any increased amount necessary to fund at no less than ninety percent (90%) of the projected funds necessary to repair and replace the Association Property. Once the Board determines the amount of the Association Property Reserves Assessment then the Board shall reduce such Reserve Assessment amount by any Golf Property Net Surplus Revenue allocated to the Association Property Reserves Account. The Association shall then assess the net Association Property Reserves Assessment amount from this calculation. All Lots shall be assessed their pro rata share of such Association Property Reserves Assessment. The Association Property Reserves Assessment shall be used to fund the repair and replacement of Association assets and existing Improvements documented in the annual Board approved reserves analysis supported by a professional reserve study from an independent reserves analysis company that shall be conducted no less often than every three (3) years.

5.2.6.1 SEPARATE ACCOUNT(S)

Reserve funds, if collected, shall be held in a separate account or accounts from the operating and other funds of the Association.

5.2.6.2 USE OF RESERVE FUNDS

The reserve funds may be expended only for Deferred Maintenance, repair, or replacement of those assets and Improvements covered by the reserve budget pursuant to which they were collected. Subject to such limitation, the Board may adopt resolutions regarding the expenditure of any reserve funds including, without limitation, policies designating the nature of assets for which reserve funds may be expended.

5.2.6.3 RESERVES ARE NON-STATUTORY

Notwithstanding anything contained in this Article 5.2.6, or as may be otherwise set forth in this Declaration, any reserve funds so collected and/or paid pursuant hereto are not created or established in accordance with Section 720.303(6)(d) of the HOA ACT.

5.3 USE OF GOLF PROPERTY NET SURPLUS REVENUE

5.3.1 PRIORITIZATION OF USE

Except as provided in Article 5.3.2, any Golf Property Net Surplus Revenue shall be allocated first to fully fund the annual Association Property Reserve Assessment as determined by the Board of Directors, and then if funds remain in the Golf Property Net Surplus Revenue, they shall be used to fund Association Property Capital Assessment as determined by the Board of Directors.

5.3.2 LIMITATION ON USE

Any Golf Property Net Surplus Revenues which are not allocated to Association Property Reserve Assessment in 2023 shall be allocated 66% to pay for Common Property Operating Expenses and 33% to Association Property Capital Assessment. Any Golf Property Net Surplus Revenues which are not allocated to Association Property Reserve Assessment in 2024 shall be allocated 33% to pay for Common Property Operating Expenses and 66% to Association Property Capital Assessment. Starting the budget year of 2025 Golf Property Net Surplus Revenue will not be allocated to any Association Property Operating Expenses.

5.4 WORKING FUND CONTRIBUTION

5.4.1 CONTRIBUTIONS

5.4.1.1 HOME PURCHASES

Each subsequent Owner of a Lot (meaning any Owner who purchases a Lot from a previous Owner) shall pay to the Association a Working Fund Contribution at the time legal title is conveyed to such Owner by the previous Owner and such payments shall be deposited in the Working Fund Account. The amount of the Working Fund Contribution shall be adopted by the Board annually and will be the then current annual market benchmark amount for transfer fees due to HOA's as identified in the annual *RSM Global report related to SW Florida CIRA communities*, or similar benchmark report selected by the Board if RSM Global report is not produced, for the year in which such conveyance of property occurs. If the Board does not adopt a new amount, the amount of the Working Fund Contribution adopted by the Board for the previous year shall remain in effect until changed by the Board.

5.4.2 PURPOSE

The purpose of the Working Fund Contribution is to provide the Association with a source of funding and cash to apply to Association Property Reserve Accounts and/or Association Property Capital Accounts and/or to meet the various financial needs of the Association and/or to meet any unforeseen or unexpected expenditures of the Association, all as determined and approved by the Board.

5.4.3 INSTITUTIONAL MORTGAGEES

In the event an Institutional Mortgagee acquires title through foreclosure or a deed in lieu, the Institutional Mortgagee shall not be exempt from paying such Working Fund Contribution.

5.4.4 NOT ADVANCE PAYMENTS OR RESERVES

Working Fund Contributions are not advance payments of Individual Lot Assessments and shall have no effect on future Individual Lot Assessments, nor will they be held in reserve.

ARTICLE 6. COVENANT TO PAY ASSESSMENTS; LIENS; COLLECTION OF ASSESSMENTS

6.1 AFFIRMATIVE COVENANT TO PAY ASSESSMENTS

In order to: (a) fulfill the terms, provisions, covenants, conditions, restrictions, reservations, regulations, burdens, liens and easements contained in the Esplanade Documents; and (b) maintain, operate and preserve the Association Property for the use, safety, welfare and benefit of the Owners, Members, Family, Dependents, Guests, and Tenants, there is hereby imposed upon each Lot the affirmative covenant and obligation to pay to the Association commencing from and after the first conveyance of a deed to an Owner from Declarant as evidenced by the recordation of a deed in the Public Records of the County (in the manner herein set forth) all Assessments, including, but not limited to, the Individual Lot Assessments, Individual Golf Property Assessment (as hereafter defined), Benefited Assessments, Special Assessments, Association Property Capital Assessments and Association Property Reserve Assessments. Each Owner, by acceptance of a deed or other instrument of conveyance conveying a Lot within the Property, whether or not it shall be so expressed in such deed or instrument, shall be obligated and agrees to pay to the Association all Assessments in accordance with the provisions of the Esplanade Documents.

6.2 LIABILITY OF OWNERS FOR ASSESSMENTS

6.2.1 JOINTLY AND SEVERALLY LIABLE FOR ASSESSMENTS

By the acceptance of a deed or other instrument of conveyance of a Lot in the Property, each Owner thereof acknowledges and agrees that each Lot and the Owners thereof are jointly and severally liable for their own Individual Lot Assessments, any Individual Golf Property Assessments, any Benefited Assessments against their Lot, their applicable portion of any Special Assessments, any Association Property Capital Assessments and any Association Property Reserve Assessments as well as for any and all other Assessments for which they are liable, as provided for herein. Such Owners further recognize and covenant that they are jointly and severally liable with the Owners of all Lots for the Operating Expenses (subject to any specific limitations provided for herein such as, but not limited to, the limitation with respect to matters of Special Assessment and the limitations on the liability of Institutional Mortgagees and their successors and assigns).

6.2.2 FAILURE TO PAY ASSESSMENTS

Accordingly, subject to such specific limitations, it is recognized and agreed by each Owner, for such Owner and such Owner's heirs, executors, successors and assigns, that in the event any Owner fails or refuses to pay any Assessments, or any portion thereof, the Association through the Board of Directors shall have the following rights:

6.2.2.1 RIGHT TO ASSESS FOR FAILURE OF OTHER OWNERS TO PAY ASSESSMENTS

The Board of Directors shall have the right to make other Lot Owners responsible for increased Assessments due to the nonpayment by such other Owner, and such increased Assessment can and may be enforced by the Association in the same manner as all other Assessments hereunder as provided in the Esplanade Documents.

6.2.2.2 RIGHT TO CREDIT FROM COLLECTION OF DELINQUENT ASSESSMENTS

When the Association collects delinquent Assessments which were charged under Article 6.2.2.1 then such delinquent collected Assessment amounts shall be credited to such charged Owners under Article 6.2.2.1 against their future Assessments as determined by the Board of Directors.

6.3 ASSESSMENT DUE DATES

6.3.1 INDIVIDUAL LOT ASSESSMENT

Individual Lot Assessments shall be payable quarterly, in advance, on the first day of January, April, July and October of each year Individual Lot Assessments, and the quarterly installments thereof, may be adjusted from time to time by the Board to reflect changes in the Budget or in the event the Board determines that an Assessment or any installment thereof is either less than or more than the amount actually required.

6.3.2 INDIVIDUAL GOLF PROPERTY ASSESSMENT

Individual Golf Property Assessments shall be payable quarterly, in advance, on the first day of January, April, July and October of each year. Individual Golf Property Assessments, and the quarterly installments thereof, may be adjusted from time to time by the Board to reflect changes in the Budget, or in the event the Board determines that an Assessment or any installment thereof is either less than or more than the amount actually required.

6.3.3 BENEFITTED ASSESSMENT

Benefitted Assessments shall be payable quarterly, in advance, on the first day of January, April, July and October each year. Benefited Assessments, and the quarterly installments thereof, may be adjusted from time to time by the Board to reflect changes in the Budget, or in the event the Board determines that an Assessment or any installment thereof is either less than or more than the amount actually required.

6.3.4 ASSOCIATION PROPERTY CAPITAL ASSESSMENT

Association Property Capital Assessments shall be payable quarterly, in advance, on the first day of January, April, July and October each year. Individual Golf Property Assessments, and the quarterly installments thereof, may be adjusted from time to time by the Board to reflect changes in the Budget, or in the event the Board determines that an Assessment or any installment thereof is either less than or more than the amount actually required.

6.3.5 ASSOCIATION PROPERTY RESERVE ASSESSMENT

Association Property Reserve Assessments shall be payable quarterly, in advance, on the first day of January, April, July and October each year. Reserve Assessments, and the quarterly installments thereof, may be adjusted from time to time by the Board to reflect changes in the Budget, or in the event the Board determines that an Assessment or any installment thereof is either less than or more

than the amount actually required.

6.4 NO WAIVER OF USE

No Owner may exempt himself from personal liability for Assessments duly levied by the Association. No Owner may release the Lot owned by such Owner from the liens and charges hereof either by waiver of the use and enjoyment of the Association Property and/or the Golf Property and the facilities thereon or by abandonment of such Owner's Home.

6.5 ESTABLISHMENT OF ASSESSMENT LIEN

Each Assessment against a Lot, together with Interest thereon and costs of collection, including, but not limited to, Legal Fees, shall be the personal obligation of the Owner of such Lot. Any and all Assessments made by the Association in accordance with the provisions of the Esplanade Documents with Interest thereon and costs of collection, including, but not limited to, Legal Fees, are hereby declared to be a charge and continuing lien upon each Lot against which each such Assessment is made. Said lien shall be effective only from and after the time of the recordation amongst the Public Records of the County of a written, acknowledged statement by the Association setting forth the amount due to the Association as of the date the statement is signed. Upon full payment of all sums secured by that lien, the party making payment shall be entitled to a satisfaction of the statement of lien in recordable form. Notwithstanding anything to the contrary herein contained, in the event an Institutional Mortgagee of record obtains a deed or title to a Lot as a result of foreclosure of its first mortgage or deed in lieu of foreclosure, such acquirer of a deed or title, its successors or assigns, shall be liable for Assessments pertaining to such Lot or chargeable to the former Owner except and to the extent limited by applicable Florida Statutes.

6.6 COLLECTION OF DELINQUENT ASSESSMENTS

In the event any Owner shall fail to pay any Assessment, or installment thereof, charged to such Owner within fifteen (15) days after the same becomes due, then the Association, through its Board, shall have any and all of the following remedies to the extent permitted by law, which remedies are cumulative and which remedies are not in lieu of, but are in addition to, all other remedies available to the Association:

6.6.1 ACCELERATE ASSESSMENTS

To accelerate the entire amount of any Assessment for the remainder of the calendar year notwithstanding any provisions for the payment thereof in installments.

6.6.2 ADVANCED FUNDS

To advance on behalf of the Owner(s) in default funds to accomplish the needs of the Association up to and including the full amount for which such Owner(s) is (are) liable to the Association and the amount or amounts of monies so advanced, together with Interest and all costs of collection thereof, including, but not limited to, Legal Fees, may thereupon be collected by the Association from the Owner(s), and such advance by the Association shall not waive the default.

6.6.3 FORECLOSE LIEN

To file an action in equity to foreclose its lien at any time after the effective date thereof as provided in Article 6.5. The lien may be foreclosed by an action in the name of the Association in like manner

as a foreclosure of a mortgage on real property.

6.6.4 MONETARY JUDGEMENT

To file an action at law to collect said Assessment plus Interest and all costs of collection thereof, including, but not limited to, Legal Fees, without waiving any lien rights or rights of foreclosure of the Association.

6.6.5 CHARGE INTEREST AND LATE FEES

To charge Interest on such Assessment from the date it becomes due, as well as a late charge of a minimum of Twenty-Five and No/100 (\$25.00) Dollars or five percent (5%) of the past due amount, whichever is greater, to defray additional collection costs. This amount or percentage is subject to change in the Board's sole discretion but cannot be greater than allowable by law. The Association's management company shall also charge delinquent Owners reasonable collection fees and costs as authorized in the management company's management agreement.

6.6.6 SUSPEND USE RIGHTS

To suspend the use rights of the Owner(s) in default to the Association Property subject to the Notice and Hearing provisions in Article 9.1.

6.6.7 SUSPEND VOTING RIGHTS

To suspend the right of the Owner(s) in default to vote on any matter on which Owners have the right to vote if such Owner is delinquent in payment of Assessments or any other amounts due to the Association for more than ninety (90) days.

6.6.8 RENT DEMAND LETTER TO TENANT

To collect any monetary obligation, including delinquent Assessments due for the Home from the rents paid by any Tenant occupying the Home if the Owner has leased the Home. In such case, the Tenant shall remit such delinquent Assessments and other amounts due the Association directly to the Association upon written notice from the Association that the Owner is delinquent in the payment of its monetary obligations and the Tenant may deduct such amounts paid to the Association from the rent due to the Owner. The Association has the right to require Owners to use a lease addendum which provides, among other things, that the Tenant will pay the rent due under the lease directly to the Association upon receipt of notice from the Association that the Owner is delinquent in amounts due to the Association.

6.7 RIGHTS OF INSTITUTIONAL MORTGAGEES TO PAY ASSESSMENT AND RECEIVE DISBURSEMENTS

Prior to taking title via foreclosure of its mortgage or taking title via deed in lieu of foreclosure, an Institutional Mortgagee shall have the right, but not the obligation, jointly or individually to pay any of the Assessments which are in default by the Member, and which may or have become a charge against any Lot(s). Further, any Institutional Mortgagee shall have the right, but not the obligation, jointly or individually, to pay insurance premiums or fidelity bond premiums or other required items of Operating Expenses on behalf of the Lot Owner in the event the same are overdue and when lapses in policies or services may occur.

ARTICLE 7. ARCHITECTURAL CONTROL COMMITTEE

7.1 MEMBERS OF THE COMMITTEE

The Architectural Control Committee, sometimes referred to in this Declaration as the "ACC," shall be comprised of five (5) members. Each new member of the ACC shall be appointed by the Board and shall hold office until such time as such new member has resigned, has been removed by the Board, or such new member's successor has been appointed, as provided herein. Members of the ACC may be removed at any time without cause by the Board. The Board shall have the sole right to appoint and remove all members of the ACC.

7.2 REVIEW OF PROPOSED CONSTRUCTION

7.2.1 REVIEW REQUIREMENT

No Improvements, including, by way of example and not of limitation, accessory structures, exterior lighting fixtures, brick pavers, stamped concrete, concrete flatwork, basketball goals, gym sets and play structures, buildings, fences, walls, pools, roofs, gutters or rain spouts, antennae, aerials, microwave reception devices, mailboxes, external enclosures or attachments (including entry screen and patio screen enclosures), or Landscaping (including hedges, massed plantings and trees) shall be commenced, erected, installed, altered, modified, painted, planted, or maintained on the Property, including the Lots, nor shall any canopies, shutters, or window coverings be attached to or placed upon outside walls or roofs of any Home or building by any Owner other than the Association, unless such Improvements have been reviewed by and received the written approval of the ACC in accordance with Paragraph B below. Any Owner desiring to make Improvements shall submit a complete set of plans and specifications prepared by an architect, landscape architect, engineer or other person determined by the ACC to be qualified, showing the nature, dimensions, materials and location of the same, together with the security deposit if required by the ACC, to be held and disbursed by the Association in accordance with Article 7.3.

7.2.2 APPROVAL REQUIRED

The ACC shall approve proposed plans and specifications submitted for its approval only if it deems that the construction, alterations or additions contemplated will not be detrimental to the appearance of the surrounding area of the Property as a whole, and that the appearance of any structure affected thereby will be in harmony with the surrounding structures and is otherwise desirable. The ACC may also issue and amend from time-to-time rules or guidelines with approval of the Board of Directors setting forth procedures for the submission of plans and specifications. If the proposed construction, alterations or additions are to a portion of the Improvements which the Association is obligated to maintain, said approval shall also be subject to approval by the Board. The ACC may condition its approval of proposed plans and specifications in such a manner as it deems appropriate and may require the submission of additional information prior to approving or disapproving such plans. Pursuant to the approvals for the Property granted by the County, and notwithstanding anything to the contrary in the Esplanade Documents, exterior approved Color Package for Homes in Esplanade shall not duplicate the Color Package of a neighboring Lot on either side of the Home or across the street, or if a corner lot, the front or side street. The Color Package includes the entire house: exterior paint, doors, house trim, gutters, and roof tiles and if added exterior shutter casings must be part of the same Color Package. (The ACC shall have no obligation to and shall not approve (nor grant any variances for) any plans and specifications submitted if approval of same would result in failure to comply with the foregoing requirements.

7.2.3 TIMING OF APPROVAL

The ACC shall have forty-five (45) days after delivery of all required materials to give written approval or rejection of any such plans and, if written approval is not given within such forty-five (45) day period, such plans shall be deemed rejected, provided however, that, in any event, no such addition, construction or alteration shall be made by any Owner which is detrimental to or inconsistent with the harmony, appearance or general scheme of the Property as a whole.

7.2.4 LIMITATIONS ON LAKE LOTS

No Landscaping or other Improvements beyond the buildable areas on the Lake Lots which materially interfere (in the reasonable opinion of the ACC) with the view of the Lakes by immediate neighbors who are also Lake Lot Owners shall be permitted. In its review of proposed plans and specifications of Landscape design and materials for Lake Lots, including, but not limited to, any massed plantings, the ACC will take into consideration the effect on Lake views of such Landscaping, both at the proposed time of installation and at the time when maximum growth shall have occurred. No Owner shall be permitted to install any fence (or Landscaping) within any Lake Maintenance Easement or Lake Maintenance Access Easement whatsoever (Refer to Article 9.18 for additional restrictions regarding fences).

7.2.5 NO APPROVAL REQUIRED FOR CHANGES WITHIN HOME

Notwithstanding any provision in this Article to the contrary, the approval of the ACC shall not be required for any additions, changes, or alterations within any Home if such additions, changes, or alterations are not visible from the outside of such Home. All changes and alterations shall be subject, independently, to all applicable governmental laws, statutes, ordinances, codes, rules, and regulations.

7.2.6 SETBACK REQUIREMENTS

There shall be a minimum two-foot (2') setback requirement from the side yard lot line on the side of a Home near a Servient Lot for that portion of any open patio, screen enclosed patio and/or pool deck that extends beyond any masonry wall extending from such side of the Home (the "Privacy Wall"). In addition, if an Owner installs or constructs such open patio, screen enclosed patio and/or pool deck between two feet (2') and five feet (5') from the side yard lot line on the side of a Home near a Servient Lot, then a Hedge must also be installed by said Owner within the two foot (2') setback area along that portion of the open patio, screen enclosed patio and/or pool deck that extends beyond the Privacy Wall in order to provide a vegetative privacy barrier.

7.3 SECURITY DEPOSITS FOR IMPROVEMENT; INDEMNIFICATION

7.3.1 SECURITY DEPOSIT

Any Owner desiring to make Improvements may be required by the ACC, depending upon the Improvements being requested and the manner of installation of such Improvements, to provide to the ACC, at the time of the Owner's submission of plans and specifications for review and approval by the ACC, a security deposit in the amount required by the ACC and approved by the Board of Directors to cover costs of incidental damage caused to Common Property, Golf Property, an adjacent Home or Lot, or any other property (whether real or personal) by virtue of such Owner's construction of Improvements. A security deposit is not deemed to be the complete and sole remedy for incidental damage caused to Common Property, Golf Property, or to adjacent Home or Lot.

7.3.2 SOLE DISCRETION FOR A SECURITY DEPOSIT

The Board of Directors shall have the sole and absolute discretion to determine whether a security deposit is required for the Improvements being requested.

7.3.3 NO INTEREST ON SECURITY DEPOSITS

The Association shall not be obligated to place the security deposit in an interest-bearing account.

7.3.4 RETURN OF SECURITY DEPOSIT

The Owner shall be entitled to the return of the security deposit upon: (i) such Owner's written notice to the ACC that the Improvements covered by the security deposit have been completed in accordance with the plans and specifications approved by the ACC, and (ii) the ACC's (or its duly authorized representative's) inspection of such Improvements confirming completion; provided, however, should any incidental damage be caused to Common Property or Golf Property or an adjacent Home or Lot by virtue of such Owner's construction of Improvements, the security deposit shall not be returned to Owner until such damages have been repaired.

The Association's return of the security deposit does not and shall not be construed to constitute a determination by members and representatives of the ACC, the Association, of the structural safety, approval or integrity of any Improvement, conformance with building or other codes or standards, or the proper issuance of governmental permits and approvals for any Improvement. The return of any security deposit cannot occur until the Association and/or Adjacent Lot Owner has confirmed in writing that all damage caused by Owner's construction Improvements to Association, Home or Lot have been completed.

7.3.5 FAILURE TO REPAIR DAMAGES

7.3.5.1 ASSOCIATION RIGHTS

In the event that Owner has not repaired such damages to the Common Property or Golf Property or an adjacent Home or Lot to the satisfaction of the ACC and/or adjacent Home or Lot Owner, the Association shall have the right (but not the obligation), after five (5) days' notice to the offending Owner, to repair such incidental damage and to use so much of the security deposit held by the Association to reimburse itself for the costs of such work. Further, the offending Owner hereby agrees to indemnify and reimburse the Association for all reasonable costs expended by the Association that exceed the security deposit, including Legal Fees, if any, incurred in connection therewith.

7.3.5.2 ADJACENT LOT OWNER RIGHTS

Should any incidental damage be caused to an adjacent Lot or Home by virtue of such Owner's construction of Improvements, the Owner of the adjacent Lot (the "Adjacent Lot Owner") may, at such Adjacent Lot Owner's sole option: (a) remedy such damage and submit to the Association a receipt, invoice or statement for reimbursement from the offending Owner's security deposit and if such security deposit amount, required by the Association, is insufficient then require such shortfall to be reimbursed by the Association; or (b) allow the offending Owner to repair such incidental damage to the Adjacent Lot Owner's Lot or Home, at the offending Owner's sole cost and expense, and upon receipt by the Association of written notice from the Adjacent Lot Owner that such incidental damage has been repaired, the offending Owner shall be entitled to a

return of the balance of the security deposit being held by the Association, if any.

7.3.6 OWNER INDEMNIFICATION

By submitting a request for review and approval of proposed plans and specifications, along with the security deposit required hereunder, an Owner shall be deemed to have automatically agreed to hold harmless and indemnify the members and representatives of the ACC, the Association generally, from any loss, claim, damage or liability connected with or arising out of the Improvements or alterations, and/or the security deposit (including, without limitation, the disbursement thereof).

7.3.7 DISPUTES

In the event of any disagreement relating to the security deposit held by the Association or the disbursement thereof, the Association shall be entitled (but not obligated) to refuse to disburse the security deposit (or any portion thereof) as long as such disagreement may continue, and the Association shall not become liable in any way for such refusal. the Association shall have the right, at any time, after a dispute has arisen, to pay the security deposit (or any portion thereof) held by it into any court of competent jurisdiction for payment to the appropriate party, whereupon the Association's obligations hereunder shall terminate, and Association shall be automatically released of any and all obligations.

7.3.8 NO ASSOCIATION LIABILITY

The Association shall not be liable or responsible to anyone for any damages, losses or expenses resulting from the Association's holding of the security deposit or disbursement thereof unless same shall be caused by the gross negligence or willful malfeasance of the Association.

Notwithstanding anything contained in this Article to the contrary, the Association's return of the security deposit being held by it for any such Improvements shall be based solely on considerations set forth above.

7.4 MEETINGS OF THE ACC

The ACC shall meet from time to time as necessary to perform its duties hereunder. The vote of any three (3) members of the ACC shall constitute an act of the ACC.

7.5 NO WAIVER OF FUTURE APPROVALS

The approval of the ACC of any plans and specifications or drawings for any work performed or proposed shall not be deemed to constitute a waiver of any right to withhold approval or consent to any identical or similar proposal subsequently or additionally submitted for approval or consent, whether such submission is by that applicant or another applicant. Similarly, the denial of approval by the ACC of any plans and specifications or drawings for any work performed or proposed shall not be deemed to constitute a waiver of any right to approve or consent to any identical or similar proposal subsequently or additionally submitted for approval or consent, whether such submission is by that applicant or another applicant.

7.6 COMPENSATION OF ACC MEMBERS

The members of the ACC shall receive no compensation for services rendered, other than reimbursement for expenses incurred by them in the performance of their duties hereunder.

7.7 INSPECTION OF WORK

Inspection of work and correction of defects therein shall proceed as follows:

7.7.1 WRITTEN NOTICE OF COMPLETION FROM OWNER

Upon the completion of any work for which approved plans are required under this Article 7, the submitting party shall give written notice of completion to the ACC.

7.7.2 INSPECTION OF COMPLETED WORK

Within thirty (30) days after written notice of completion, the ACC or its duly authorized representatives may inspect such Improvement.

7.7.3 NOTICE OF NON-COMPLIANCE

If the ACC finds such work was not done in substantial compliance with the approved plans, it shall notify the submitting party in writing of such noncompliance within such thirty (30) day period, specifying the particulars of noncompliance, and shall require the submitting party to remedy such noncompliance.

7.7.4 FAILURE TO REMEDY NON-COMPLIANCE

If upon the expiration of fifteen (15) days from the date of such notification the submitting party shall have failed to remedy such noncompliance, notification shall be given to the Board in writing of such failure. Upon such notice, the Board shall determine whether there is a noncompliance and, if so, the nature thereof and the estimated cost of correcting or removing the same. If noncompliance exists, the submitting party shall remedy or remove the same within a period of not more than thirty (30) days from the date of announcement of the Board's ruling. If the submitting party does not comply with the Board's ruling within such period, the Board, at its option, may remove the Improvement, remedy the noncompliance, or proceed in court to compel compliance and the submitting party shall reimburse the Association, upon demand, for all expenses incurred in connection therewith, including Interest and Legal Fees. If such expenses are not promptly repaid by the submitting party to the Association, the Board shall levy an Assessment against such submitting party for reimbursement and said Assessment shall constitute a lien upon the applicable Lot and Home with the same force and effect as liens for Operating Expenses.

7.7.5 DEEMED COMPLIANCE

If, for any reason, notification is not given to the submitting party of acceptance within thirty (30) days after receipt of said written notice of completion from the submitting party, the Improvement and/or alteration shall be deemed to be in compliance with said approved plans.

7.8 NON-LIABILITY OF ACC MEMBERS

Neither the ACC nor any member thereof, nor its duly authorized ACC representative, nor the Association, shall be liable to the Association or to any Owner or any other person or entity for any loss, damage or injury arising out of or in any way connected with the performance of the ACC's duties hereunder, unless due to the willful misconduct or bad faith of a member and only that member shall have any liability. The ACC's review and approval or disapproval of plans submitted to it for any proposed Improvement shall be based solely on considerations of the overall benefit or detriment to the community as a whole. The ACC shall not be responsible for reviewing, nor shall its approval of any plan or design be deemed approval of, any plan or design from the standpoint of structural safety

or conformance with building or other codes or standards, and no member or representative of the ACC or the Association, shall be liable for the safety, soundness, workmanship, materials or usefulness for any purpose of any such Improvement or alteration proposed by the plans. By submitting a request for review and approval by the ACC, an Owner shall be deemed to have and does automatically agree to indemnify, defend and hold harmless the ACC, the Association from and against any and all claims, causes of action, losses, damages, liabilities, costs and expenses (including, without limitation, Legal Fees) arising from, relating to or in any way connected with the Improvement or alterations for which such request was submitted and/or the security deposit (including, without limitation, the disbursement thereof). Furthermore, approval by the ACC of any request does not excuse any Owner from also obtaining approvals from all applicable governmental authorities.

7.9 RIGHT TO GRANT VARIANCE

The ACC may authorize variances from compliance with any of the architectural provisions of this Declaration or any Supplemental Declaration, when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental considerations may require; provided, however, the ACC shall not give or authorize (and the ACC is hereby prohibited from giving or authorizing) any variance with respect to: (i) the diversity of architectural elevation and exterior color scheme requirements of Article 7.2.2; (ii) the type of fencing permitted by 7.2.4; and/or (iii) the displaying of any signs for the sale of the Home as prohibited in Article 9.12. If such variances are granted, no violation of the covenants, conditions and restrictions contained in this Declaration, or any Supplemental Declaration shall be deemed to have occurred with respect to the Improvements for which the variance was granted.

7.10 ADOPTION OF COMMUNITY AND LANDSCAPE STANDARDS

To ensure the preservation of the existing harmonious design and to prevent the introduction of design that is not in keeping with Esplanade, the Association hereby declares that the style and form of Esplanade, as originally constructed or approved by the Association, with respect to architectural style, colors and materials as the standard. This standard shall continue in effect until the adoption and publication of new guidelines and standards.

ARTICLE 8. MAINTENANCE AND REPAIR OBLIGATIONS

8.1 BY THE ASSOCIATION

The Association, at its expense, shall be responsible for the operation, maintenance, repair and replacement of all of the Improvements and facilities located over, through and upon the Common Property and the Golf Property as otherwise provided herein (except public utilities and Community Systems, to the extent same have not been made Common Property and Golf Property). Should any incidental damage be caused to any Home by virtue of the Association's failure to maintain the Common Property and Golf Property as herein required or by virtue of any work which may be performed or caused to be performed by the Association in the maintenance, repair or replacement of any Common Property and Golf Property, the Association shall, at its expense, repair such incidental damage. The Association shall not, however, be responsible for any loss of use, any hardship, an Owner's time or any other consequential or punitive damages.

All expenses incurred by the Association in connection with the services, operation, maintenance, repair, and replacement described in Articles 8.1.1 through 8.1.11, inclusive, are Operating Expenses,

payable by each Owner under the provisions of this Declaration concerning Assessments. Should the maintenance, repair or replacement provided for in Article 8 be caused by the negligence of or misuse by an Owner, Member, Dependents, Guests, servants, or Tenants, such Owner shall be responsible therefor, and the Association, by vote of the Board of Directors, shall have the right to levy an Assessment against such Owner's Lot and said Assessment shall constitute a lien upon the appropriate Lot and Home with the same force and effect as liens for Operating Expenses.

8.1.1 COMMON PROPERTY

All costs associated with operating, maintaining, repairing, and replacing the Common Property shall be the obligation of the Association.

8.1.2 GOLF PROPERTY

All costs associated with operating, maintaining, repairing, and replacing and the Golf Property shall be the obligation of the Association.

8.1.3 DRAINAGE SYSTEMS

The Association shall operate, maintain, repair and replace Drainage Systems per 2.2.1.6.

8.1.4 IRRIGATION SYSTEMS

The Association shall operate, maintain, repair, and replace the irrigation system(s) (including irrigation control and timer units) serving the Common Property, the Golf Property and the Lots. The Association shall be responsible for the costs of operation, maintenance, repair and replacement of such Irrigation System(s), including any monthly fees and other costs of water and/or electric usage, if any. There is hereby reserved in favor of the Association, the right to enter upon the Common Property and Golf Property and any and all Lots for the purpose of operating, maintaining, repairing and replacing the Irrigation System(s) over, through and upon the Common Property, the Golf Property and all of the Lots within the Property. Each Owner shall be jointly and severally liable and responsible for any damage caused to said Irrigation System(s) caused by such Owner, Member, Owner and Member, Family, Dependent, Tenants, or Guests and Owner shall indemnify, defend and hold Association harmless from and against any and all losses, claims damages and/or liabilities resulting from any such damage.

8.1.5 PRIVATE ROADS, STREETS AND DRIVES

The Association shall be responsible for the maintenance, repair and replacement of all private Roads located upon the Common Property and Golf Property and there is hereby reserved in favor of the Association the right to enter upon any and all parts of the Common Property, Golf Property and Lots for such purpose. The Association shall also be responsible for the sod, Landscaping and irrigation system located within any street, Drive, Road and/or Roadway cul-de-sac, as applicable.

8.1.6 SIDEWALKS

The Association shall be responsible for the maintenance (including cleaning), repair, and replacement of all sidewalks located upon the Property, except for the paved pathway from the street or driveway to a Home, and there is hereby reserved in favor of the Association the right to enter upon any and all parts of the Property and Lots for such purpose.

8.1.7 DECORATIVE STREET LIGHTS

The Association shall be responsible for the maintenance, repair and replacement of any Decorative

Street Lights located in Esplanade. The Decorative Street Lights described herein do not include the post lights that may be installed by the Association in the front yards of Lots. The "Street Lights" and any associated facilities placed within the Property and any street lights and associated facilities placed within public rights of way by agreement between the Association and the public utility responsible therefor, are or shall be installed by the public utility responsible therefor, and if installed, will be repaired, replaced, relocated, maintained and owned by the public utility responsible therefor, but the Association shall be responsible to pay all fees associated with the leasing of such Street Lights and for the furnishing of electricity thereto, at a set rate pursuant to a street lighting agreement entered into or to be entered into with such public utility. If the Association installs Street Lights, the Association will own the Street Lights and the Association will be responsible for the costs of maintaining, repairing, and replacing the Street Lights. Nothing in this Declaration shall be construed to require the Association to install Street Lights within Esplanade.

8.1.8 LAWNS AND LANDSCAPING OF THE LOTS

Except as otherwise provided herein, the Association shall be responsible for the mulch, maintenance (which includes, but is not limited to: routine mowing, edging, fertilizing, spraying, treatment for weeds, aeration and application of command soil), care, and replacement of Lawns and Landscaping located on the Lots; however, the Association is not responsible for: (1) replacing Lot Landscaping if the plant(s) are not listed on the Association's current approved plant list; (2) the plant(s) were previously approved by the ACC as part of a Landscape approval but are not on the Association current approved plant list, (3) replacement of trees, as provided in Article 8.2.10; (4) the replacement of Lawns or Landscaping killed, in whole or in part, by a hurricane, tropical storm, tornado, flood, freeze, or other acts of Nature or God, or (5) the replacement of Lawns or Landscaping killed, in whole or in part, due to the negligence, gross negligence, or intentional act of the Owner, Member, Family, Dependent, Tenant or Guest.

8.1.9 SITE OR LANDSCAPING LIGHTING

The Association shall be responsible for the maintenance, repair and replacement of any site or Landscape lighting and any associated facilities placed within the Property by the Association except Landscape lighting on Lots.

8.1.10 ORIGINAL WALL LOCATED ALONG REAR LOT LINES

The Association shall be responsible for the maintenance, repair and replacement of the walls constructed by the Association upon the rear Lot lines where the rear Lot line of one Lot abuts the rear Lot line of another Lot.

8.1.11 FALLEN OR DISLODGED TREES

Notwithstanding the foregoing, the Association shall have the right, but not the obligation, following a tropical storm, hurricane or other Act of God, to upright and/or remove any fallen or dislodged trees, at the respective Owner's cost and expense on (i) any Lot, and/or any grassed areas located between the front and/or side(s) of such Owner's Lot and the street; on behalf of the Owner of such Lot. The Owner of said Lot shall be required to reimburse the Association for the costs and expenses incurred by the Association in connection with the up righting and/or removal of any fallen or dislodged trees. In that regard, the Association may levy a Special Assessment against such Lot in connection with such costs and expenses, to the exclusion of all other Owners, without the need for obtaining the affirmative assent of at least two-thirds (2/3) of all Members as set forth in Article 5.2.4.5.

8.2 BY LOT OWNERS

8.2.1 LOT AND IMPROVEMENTS THEREON

The Owner of each Lot must keep and maintain the Lot and the Improvements thereon, including equipment and appurtenances, in good order, condition and repair, and must perform promptly all maintenance and repair work within, upon and outside of such Owner's Home which, if omitted, could adversely affect Esplanade, the other Owners or the Association and its Members, in the sole opinion of the Board.

8.2.2 HOME

In addition to the foregoing, the Owner of each Home shall be required to maintain appropriate climate control, keep the exterior of his or her Home clean, promptly repair any leaks and take necessary measures to retard and prevent mold, fungi, mildew, and mycotoxins from accumulating in the Home. Each Owner shall be required to properly maintain and have serviced on a regular basis, the Home's HVAC system. Each Owner of a Home shall be responsible for damage to such Owner's Home and personal property as well as any injury to the Owner of a Home and/or occupants of the Home resulting from the Owner's failure to comply with these terms. Each Owner of a Home shall be responsible for the repair and remediation of all damages to the Home caused by mold, fungi, mildew and mycotoxins. While the foregoing are intended to minimize the potential developments of molds, fungi, mildew and other mycotoxins, each Owner understands and agrees that there is no method for completely eliminating the development of same.

8.2.3 LOT'S PHYSICAL STRUCTURES

The Owner of each Lot shall be responsible for any damage caused by a failure to so maintain such Lot, Improvements and Home. The Owners' responsibility for maintenance, repair and replacement shall include, but not be limited to, all of the physical structures constructed in, upon, above or below the Lot, and physical items attached or connected to such structures that run beyond the boundary line of the Lot which exclusively service or benefit the Lot and Home. Additionally, the painting, caulking and maintenance of the exterior surface of all walls, doors, windows, and roof of the physical structure of the Home shall be performed by the Owner, and the exterior surface of such walls, doors, windows, and roof. Whenever the maintenance, repair and replacement of any items which an Owner is obligated to maintain, repair or replace at such Owner's own expense is occasioned by any loss or damage which may be covered by any insurance maintained in force by the Association, the proceeds of the insurance received by the Association shall be used for the purpose of making such maintenance, repair or replacement, except that the Owner shall be, in said instance, required to pay such portion of the costs of such maintenance, repair and replacement as shall, by reason of the applicability of any deductibility provision of such insurance or otherwise, reduce the amount of the insurance proceeds applicable to such maintenance, repair or replacement.

8.2.4 DRAINAGE STRUCTURES

Owner of each Lot shall keep all drainage structures (such as catch basins) located on the Owner's Lot clear of grass, leaves, and other debris.

8.2.5 DRIVEWAYS

Owners of Homes shall also clean, maintain, repair and replace the driveways located (which includes

entire driveway to the Association street) on their Lots.

8.2.6 PAVED PATHWAY FROM STREET OR DRIVE TO HOME

Any paved pathway leading from the street or driveway to the Home shall be maintained, repaired and replaced by the Owner of the Home to which such paved pathway leads.

8.2.7 UTILITIES

The Owner of a Lot further agrees to pay for all utilities (including, without limitation, those provided by the Community Systems), such as telephone, cable or satellite television, water (but excluding water associated with irrigation which shall be an Operating Expense of the Association), sewer, sanitation, electric, etc., that may be separately billed or charged to each Home.

8.2.8 INSECT AND PEST CONTROL

The Owner of each Lot shall be responsible for insect and pest control within the Home and the Lot.

8.2.9 ROOF

The roof shall at all times be maintained in a good and serviceable condition with no damage or other defect therein by the Owner. In addition to the above, Owners of all Homes shall be responsible to fix leaks in and otherwise maintain and repair the roofs of their Homes

8.2.10 REPLACE ANY DEAD OR DYING TREES ON THE LOT

Owners of all Homes shall be responsible to replace any dead or obviously dying trees on their Lots; except as otherwise provided in Article 8.1.11.

8.2.11 MAINTENANCE AND REPAIR OF FENCES ON LOTS

Owners of all Homes shall maintain, repair and replace any fences on their Lots.

8.2.12 DAMAGE CAUSED BY FIRE OR OTHER CASUALTY

If a Home is damaged by fire or other casualty, its Owner shall properly and promptly restore it to at least as good a condition as it was before the casualty occurred. Any such work shall be in accordance with the original plans and specifications of the Home unless otherwise authorized by the Board and shall be otherwise subject to all provisions of Article VII hereof.

8.2.13 INSURANCE REQUIREMENTS

Each Owner shall keep such Owner's Home insured in an amount not less than its full insurable value against loss or damage by fire or other hazards. Evidence of such coverage shall be furnished to the Association promptly upon the Board's request.

8.2.14 POST LIGHTS AND LIGHT BULBS

Owners are responsible for the replacement of the light bulbs, and the maintenance, repair and replacement of the post lights installed in their front yards. Owners are required to immediately replace any burned out bulbs in such post lights. If the Owner fails to perform its maintenance responsibility as required herein the Association may perform such maintenance and assess the

costs against the Owner as a Benefited Assessment.

8.2.15 FAILURE TO MAINTAIN AND REPAIR, REMEDIES OF THE ASSOCIATION

If a failure to comply with the provisions of this Article 8.2 relates to the Owner's obligation to maintain and care for the Home, Landscaping or any other area required to be maintained and cared for by the Owner, then, in addition to the exercise of all other remedies, the Association shall have the right but not the obligation, upon fifteen (15) days written notice, to enter upon the Lot of the Owner for the purpose of performing the maintenance and care referred to, set forth and described in the notice, and to levy on the offending Owner an Assessment equal to the cost of performing such maintenance and care. Any such Assessment shall constitute a lien upon the applicable Lot and Home with the same force and effect as a lien for Operating Expenses. The determination of whether an Owner is failing to properly maintain and care for the property for which he has the maintenance responsibility under this Declaration or any of the other Esplanade Documents shall be determined in the sole discretion of the Association.

8.2.16 FAILURE TO COMPLY WITH 8.2

If an Owner fails to comply with the foregoing provisions of Article 8.2, the Association may proceed in court to compel compliance. Further, if the failure to comply relates to the Owner's obligations to maintain insurance, the Association shall be entitled, although not obligated, to obtain the required coverage itself and to levy on the offending Owner an Assessment equal to the cost of premiums, and any such Assessment shall constitute a lien upon the applicable Lot and Home with the same force and effect as a lien for Operating Expenses.

8.3 BY THE NEIGHBORHOOD ASSOCIATION

Any Neighborhood Association having responsibility for maintenance of all or a portion of the Property within a particular Neighborhood pursuant to a Condominium Declaration affecting the Neighborhood shall perform such maintenance responsibility in a manner consistent with the Community-Wide Standard. If any such Neighborhood Association fails to perform its maintenance responsibility as required herein and in any such additional declaration, the Association may perform such maintenance and assess the costs against all Homes within such Neighborhood Association as a Special Assessment.

8.4 BY THE STEWARDSHIP DISTRICT

8.4.1 DRAINAGE SYSTEM

The Stewardship District shall be responsible for all costs associated with all cleaning, maintenance, repair, and replacement of any portion of the Drainage System on the Property owned by the Stewardship District and necessary to maintain the system in its original condition and use.

8.5 DAMAGE TO BUILDINGS

8.5.1 HOMES

The Owner of any Home which has suffered damage must apply to the ACC for approval for reconstruction, rebuilding, or repair of the Improvements therein.

8.5.2 APPROVAL BY ACC FOR HOMES

The ACC shall grant such approval only if, upon completion of the work, the exterior appearance of the Improvements will be substantially similar to that which existed prior to the date of the casualty.

8.5.3 APPROVAL BY ACC FOR ASSOCIATION

If the obligation for repair falls upon the Association, the ACC approval will not be required prior to the commencement of such work.

8.5.4 RECONSTRUCTION TIMELINE REQUIREMENTS

The Owner or Owners of any damaged building (including, without limitation, the Owner of a Lot and/or Home), the Association, and the Architectural Control ACC shall be obligated to proceed with all due diligence hereunder and the responsible parties shall commence reconstruction within three (3) months after the damage occurs and complete reconstruction within one (1) year after the damage occurs, unless prevented by causes beyond his or its reasonable control. The Association shall be exempt from the provisions of Article 8.5, provided that any such reconstruction, rebuilding or repairs made by the Association shall be consistent, as to the exterior appearance, with the Improvements as they existed prior to the damage or other casualty.

ARTICLE 9. USE RESTRICTIONS

All of the Property shall be held, used, and enjoyed subject to the following limitations and restrictions, and any and all additional Rules and Regulations which may, from time to time, be adopted by the Board of Directors of the Association.

9.1 ENFORCEMENT

9.1.1 FAILURE OF OWNER TO COMPLY

Failure of an Owner or other person to comply with any limitations or restrictions in this Declaration or any of the Esplanade Documents or with any Rules and Regulations promulgated by the Association shall be grounds for action which may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof. In addition, the Board may fine Owners or other persons for such failure and/or suspend such Owner's rights of use to Association Property.

9.1.2 RESPONSIBILITY FOR LEGAL FEES

Without limiting the generality of the foregoing, an Owner shall also be responsible for the payment of any and all Legal Fees incurred by the Association in connection with the enforcement of this Declaration or any of the Esplanade Documents or with any Rules or Regulations promulgated by the Association, whether or not an action is actually begun. Any such Legal Fees shall be paid not later than thirty (30) days after written notice thereof and if not paid within such thirty (30) day period, shall constitute a lien upon the applicable Lot and Home with the same force and effect as a lien for Operating Expenses.

9.1.3 NOTIFICATION OF NON-COMPLIANCE

The Association shall notify the Owner in writing of the non-compliance and set forth the corrective

action to be taken. Should the Owner still be in noncompliance, the noncompliance shall be presented to the Board after which the Board shall hear reasons why a fine should or should not be imposed. A written decision of the Board shall be submitted to the Owner, as applicable, within the time limits allowed by Florida law.

9.1.4 FINES OR SUSPENSION

The Board has the right to fine and/or suspend under Article 9.1.1 and Article 4.1.5. A fine or suspension of use rights may not be approved or rejected by the Appellate Committee without notice of at least fourteen (14) days to the Owner and person sought to be fined or suspended and an opportunity for a hearing before the Appellate Committee of at least three (3) members appointed by the Board who are not officers, Directors, or employees of the Association, or the spouse, parent, child, brother or sister of an officer, Director, or employee of the Association. If the Appellate Committee, by Majority vote, does not approve a proposed fine or suspension, it may not be imposed. At the Association's option, any fine may be levied on a daily basis in the event of a continuing violation without the necessity of a new hearing and without any limitation on the amount of such fine.

9.1.5 INJUNCTIVE RELIEF

The Association shall be entitled to injunctive relief for any actual or threatened interference with its rights under this Article 9 in addition to whatever remedies at law to which it might be entitled.

9.1.6 SUSPENSION OF RIGHTS

Suspension of use rights to Common Property and/or Golf Property shall not impair the right of an Owner or Tenant of a Lot and/or Home to have vehicular and pedestrian ingress to and egress from such Lot and/or Home, including, but not limited to, the right to park.

9.1.7 TREATMENT OF FINES

A fine shall be treated as an Assessment subject to the provisions of the collection of Assessments as otherwise set forth herein. A fine of One Thousand Dollars (\$1,000) or more may become a lien against the Lot. All monies received from fines shall be allocated as directed by the Board, subject always to the provisions of this Declaration. A fine shall be paid not later than thirty (30) days after notice of the imposition of the fine.

9.2 USE OF HOMES

Homes shall not be used for any commercial occupation or business activity except as such occupation or activity is permitted to be carried on by the Association under this Declaration.

9.3 HOME OWNED BY ENTITIES OR UNRELATED PERSONS

It is the intention that Homes be occupied for Family and Dependent use only. In the event an entity (for example, a trust, LLC, LLP, corporation, general partnership, land trust, etc.) owns a Home, the entity shall notify the Association in writing with the names of the Family who shall occupy the Home. In the event the Owners of the Home are unrelated either through blood or marriage, they shall be permitted to occupy the Home provided they live as a single family unit. No Home may be used as a rooming house, hostel, or hotel. Timesharing or other arrangements involving more than three ownership interests in a Lot (including ownership by more than three persons as joint tenants or tenants-in-common) or assigning separate use periods are prohibited.

9.4 NUISANCES

No obnoxious or offensive activity shall be carried on or about the Lots or in or about any Improvements, Homes, or on any portion of Esplanade nor shall anything be done therein which may be or become an unreasonable annoyance or a nuisance to the Association or to any Owner. No use or practice shall be allowed in or around the Homes which is a source of annoyance to Owners or occupants of Homes, or which interferes with the peaceful possession or proper use of the Homes or the surrounding areas. No loud noises or noxious odors shall be permitted in any Improvements, Homes or Lots. Without limiting the generality of any of the foregoing provisions, no horns, whistles, bells or other sound devices (other than security devices used exclusively for security purposes), noisy or smoky vehicles, unlicensed off-road motor vehicles or any items which may unreasonably interfere with television or radio reception of any Owner shall be located, used or placed on any Lot, or exposed to the view of other Owners without the prior written approval of the Board.

9.5 PARKING AND VEHICULAR RESTRICTIONS

Parking upon the Property shall be restricted to the driveway and garage located upon each Lot and designated parking areas within the Common Property and Golf Property. Parking on the driveway located on each Lot shall at no time block the right of way, including sidewalks. No parking on the streets or swales is permitted, however, if the Owner is having a private party or event, the Guests may park on the street for a period not to exceed eight (8) hours. Overnight parking on the streets is prohibited. No Owner shall keep any vehicle on any Lot which is deemed to be a nuisance by the Board. No Owner shall conduct repairs taking more than twenty-four (24) hours (except in an emergency or except within the garage of the Home with the garage door closed) or restorations of any motor vehicle, boat, trailer, or other vehicle upon any Lot. No Commercial Vehicle (excluding all police, fire and other public safety vehicles), trailer, recreational vehicle, boat or boat trailer may be parked or stored on the Property except in the garage of a Home located upon a Lot. No bus or tractor-trailer or any other truck larger than a full-size pickup truck may be parked on the Property, except temporarily as in the case of a moving van or other such vehicle necessary to provide service to an Owner and with the exception of any vehicles necessary for any construction activity being performed by or on behalf of the Association. Motor homes shall only be permitted to be parked in an Owner's driveway for a period not to exceed two (2) days before a trip and/or two (2) days after returning from a trip for the sole purposes of loading and unloading.

9.6 NO IMPROPER USE

No improper, offensive, hazardous, or unlawful use shall be made of any Home, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance or nuisance to any person using any portion of the Property. All valid laws, zoning ordinances, orders, rules, regulations, codes, and other requirements of all governmental bodies having jurisdiction thereover shall be observed. Violations of laws, ordinances, orders, rules, regulations, codes or other requirements of any governmental agency having jurisdiction thereover relating to any Home or Lot shall be corrected by, and at the sole expense of the Owner of said Home and/or Lot.

9.7 LEASES

9.7.1 NO ROOM RENTALS, SUBLEASE OR ASSIGNMENT

No portion of a Home (other than an entire Home) may be rented. All leases must be in writing and subleasing or assignment of a lease is not permitted.

9.7.2 MINIMUM LEASE TERM AND MAXIMUM LEASE FREQUENCY

No Single Family Home or Condominium shall be leased for a period of less than one (1) month, and No Single Family Home shall be leased more than four (4) times in any calendar year and no Condominium shall be leased more than five (5) times in any calendar year (with the leases counted in the calendar year in which the lease commences), even if a Tenant defaults on a lease or abandons the Home before expiration of the lease term. No lease shall provide for an early lease termination which would reduce a lease term to a period of less than said one (1) month, except in the event of a default by the tenant. Any lease terminated as a result of a default, abandonment or otherwise shall nevertheless still count towards the foregoing rental limitations. Condominium Declarations may impose leasing restrictions which are more restrictive.

9.7.3 RIGHT TO TERMINATE

All leases shall provide, and if they do not, then the leases shall be deemed to automatically provide, that the Association shall have the right to terminate the lease upon default by the Tenant in observing any of the provisions of this Declaration, the Articles, the Bylaws, applicable Rules and Regulations, or of any other agreement, document or instrument governing the Lots or Homes.

9.7.4 JOINT AND SEVERAL LIABILITY

The Owner of a leased Home shall be jointly and severally liable with such Owner's Tenant for compliance with the Esplanade Documents and the Association's Rules and Regulations and to the Association to pay any claim for injury or damage to property caused, in whole or in part, by the negligence, gross negligence, intentional misconduct or malfeasance of the Tenant or Tenant's family members or Guests.

9.7.5 TRANSFER FEE

The Association shall have the right to charge a transfer fee in an amount determined from time to time by the Board for each lease of a Home.

9.7.6 SUBORDINATION

Every lease shall be subordinate to the Esplanade Documents, the Rules and Regulations of the Association, and any lien filed by the Association whether before or after such lease was entered into.

9.7.7 DOCUMENTATION

Within five (5) days following execution of a lease for a Home, but in no event later than fourteen (14) days prior to occupancy of the Home by a Tenant, the Owner shall: (a) notify the Association in writing with the name of the Tenant and all of Tenant's family members or others that will be occupying the Home, (b) provide the Association with a true, correct and complete copy of the lease agreement, and (c) pay any applicable Transfer Fee. In the event Owner fails or refuses to timely comply with the foregoing, such lease shall be null and void and of no further force or effect, and Owner shall be in violation of this Declaration.

9.8 ANIMALS AND PETS

Only common domesticated household pets may be kept on any Lot or in a Home, but in no event for the purpose of breeding or for any commercial purposes whatsoever. No other animals, livestock, horses, reptiles, or poultry of any kind shall be kept, raised, bred or maintained on any portion of the

Property. Permitted pets shall only be kept subject to and kept in accordance with such Rules and Regulations as shall be promulgated from time to time by the Board. Any pet must be carried or kept on a leash when outside of a Home or fenced-in area except if the Lot has invisible fencing approved by the Association in writing with any required signage posted. No pet shall be kept tied up outside of a Home or in any screened porch or patio unless someone is present in the Home. The pet owner shall immediately pick up and remove any solid animal waste deposited by such pet on the Association Property or Lots. The Owner and the pet owner are jointly and severally responsible for the cost of repair or replacement of any Common Property and/or Golf Property damaged by such pet and any personal injuries caused by said pet.

Notwithstanding the foregoing, under no circumstances shall an Owner, Family Member, Dependent, Guest or Tenant, Tenant family or Guest be allowed to keep, have or maintain on Association Property, in an Owner Home or on an Owner Lot a Dangerous Dog/Animal. A Dangerous Dog/Animal is defined as a dog/animal which meets any one (1) of the following criteria: (a) has aggressively bitten, attacked, endangered or inflicted severe injury on a human being at any time whether on or off the Association Property or Owner Property, (b) has severely injured or killed a domestic animal at any time whether on or off the Association Property or Owner Property, or (c) has, when unprovoked, chased or approached any person upon the Roads and/or sidewalks, or any other portion of the Association Property or any Owner Property in a menacing fashion or apparent attitude of attack; provided, however, a dog/animal shall not be a "Dangerous Dog/Animal" if the threat, injury, death or damage was sustained by a person who, at the time, was unlawfully on the Property (or any portion thereof), or, while lawfully on the Property (or any portion thereof), was tormenting, abusing or assaulting the dog or its owner or a family member; provided further, that no dog/animal may be a "Dangerous Dog/Animal" if the dog/animal was protecting or defending a human being within the immediate vicinity of the dog/animal from an unjustified attack or assault.

Each Owner who determines to keep, have or maintain a pet hereby agrees to indemnify and defend the Association and hold the Association harmless against any damage, personal injury, lawsuit, loss or liability of any kind or character whatsoever arising from or growing out of such person keeping or having any animal on the Property.

9.9 ADDITIONS AND ALTERATIONS

No Home shall be enlarged by any addition thereto or to any part thereof, and no Owner shall make any Improvement, addition, or alteration to the exterior of such Owner's Home, including, without limitation, the painting, staining, or varnishing of the exterior of the Home, including doors, garage doors, driveways and walkways, unless being painted, stained or varnished using the same color as originally installed, or if replacing the roof, garage door or entry doors using the same color and type as originally installed, without the prior written approval of: (i) the ACC as set forth in Article VII of this Declaration, which approval may be withheld for purely aesthetic reasons, and (ii) all applicable governmental entities. Without limiting the generality of the foregoing, no planting, Landscaping and/or Improvements whatsoever shall be installed or constructed in: (a) the Lake Maintenance Easements adjacent to Lake Lots, and/or (b) in any Drainage Easements.

9.10 INCREASE IN INSURANCE RATES

No Owner may engage in any action which may reasonably be expected to result in an increase in the rate of any insurance policy or policies covering or with respect to any portion of the Property not

owned by such Owner.

9.11 SLOPES AND TREES

No Owner or other person may engage in any activity which will change, alter, improve, or modify the slope or drainage of a Lot including, without limitation, Lake bank slopes. No additional trees are permitted to be planted on the Property and no trees are permitted to be removed from the Property (other than dead or dying trees which are being replaced with trees from the Association's approved list of trees) without the prior written consent of the Association. No Owner or other person may alter the slopes, contours or cross-sections of the Lakes, Lake banks or littoral zones, or chemically, mechanically or manually remove, damage or destroy any plants in any littoral zones.

9.12 SIGNS

No sign, display, poster, advertisement, notice, lettering, or other advertising device of any kind whatsoever may be exhibited, displayed, inscribed, painted or affixed in public view of any portion of any building or other Improvement on the Property (including, without limitation, a Home) without the prior written consent of the ACC, which consent may be given, withheld or conditioned in the sole and absolute discretion of the ACC.

9.12.1 PERMITTED SIGNS

Notwithstanding the foregoing, the Association and the ACC shall permit Golf Member Lot Owners, Club Member Lot Owners and Original Resident Member Lot Owners to display one (1) "For Sale" sign, subject to Article 9.12.2-9.12.4 and restrictions ("Permitted Sign"). The Association may permit the display of additional signs that comply with the Association's Community Standards. In addition, a Member shall post and maintain one or more sign(s) approved by the Association indicating an invisible fence is installed on the Lot.

9.12.2 VIOLATION NOTIFICATION, FINES AND SUSPENSION

If any sign is erected in violation of this Article 9.12, the Association shall notify such violating Lot Owner in writing of the noncompliance and set forth the corrective action to be taken. The Association may also levy a fine against such violating Lot Owner for each day's signage violation and may impose a suspension of use rights to the Common Property and Golf Property against such violating Lot Owner, and such Lot Owner's Family, Dependents, Guest, Tenant, or employees, in accordance with the Association Documents.

9.12.3 ASSOCIATION RIGHT TO REMOVE NON-COMPLIANT SIGNS

The Association and /or ACC reserves the right (but not the obligation) to enter upon any Golf Members, Club Members Lot or Original Resident Member Lots on which a sign is displayed in violation of this Article 9.12 and immediately remove such sign.

9.12.4 ASSOCIATION SIGNS

The foregoing shall not apply to signs, banner, flags, billboards or advertisements used or erected by the Association, nor to entry and directional signs installed by the Association and any signs required by law.

9.13 TRASH AND OTHER MATERIALS

No rubbish, trash, garbage, refuse, or other waste material shall be kept or permitted on the Lots and/or Common Property, Golf Property, or other portions of the Property, except in sanitary

containers with lids located in appropriate areas (i.e., areas not visible from the street or any other Lot other than at times of scheduled trash pick-up), and no odor shall be permitted to arise therefrom so as to render the Property or any portion thereof unsanitary, offensive, detrimental or a nuisance to Owners or to any other property in the vicinity thereof or to its occupants. No clothing or other household items shall be hung, dried, or aired in such a way as to be visible from the Common Property, Golf Property or another Lot. No stripped vehicles, lumber or other building materials, grass, tree clippings, metals, scrap, automobile pieces or parts, refuse, or trash shall be stored or allowed to accumulate on any portion of the Property (except when accumulated during construction by the Association, during construction approved by the ACC, or when accumulated by the Association for imminent pick-up and discard).

9.14 TEMPORARY STRUCTURES

No tent, shack, shed or other temporary building or Improvement, to be used by the Association's affiliates, and/or their respective agents and contractors, for the construction, service and sale of Esplanade or other communities, shall be placed upon any portion of the Property, either temporarily or permanently. Except as provided above, no trailer, motor home or recreational vehicle shall be: (a) used as a residence, either temporarily or permanently, or (b) parked upon the Property.

9.15 OIL AND MINING OPERATIONS

No oil drilling, oil development operations, oil refining, boring or mining operations of any kind shall be permitted upon or on any Lot nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any Lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any Lot.

9.16 SEWAGE DISPOSAL

No individual sewage disposal system shall be permitted on any of the Property when a central sewage disposal system is being operated in accordance with the requirements of the governmental regulatory body having jurisdiction thereof.

9.17 WATER SUPPLY

No individual water supply system shall be permitted on any of the Property, provided that one or more central water supply systems are being operated in accordance with requirements of the governmental body having jurisdiction over said central system.

9.18 FENCES

9.18.1 APPROVAL REQUIRED

Any fence placed upon any Lot must be approved by the ACC, as provided in Article VII, prior to installation.

9.18.2 LIMITATIONS ON FENCE APPROVALS

In no event may the ACC approve any request for a fence to be placed in any of the following areas: (i) the area between the front of a Home and the Road at the front of the Lot on which the Home is situated, unless specifically required by the Manatee County Land Development Code; (ii) any Drainage Easement within the Property; or (iii) any Lake Maintenance Easement. Additionally, in no event may the ACC approve any request for a fence which is not compliant with the Community

Design Standards.

9.18.3 OWNER RESPONSIBLE FOR MAINTAINING FENCE

The Owner assumes complete responsibility to maintain the fence, including, but not limited to, trimming any grass, ivy, or other plants from the fence.

9.18.4 ASSOCIATION RIGHT TO REQUIRE LANDSCAPING

In the event the ACC approves the installation of a fence, it shall also have the right to require installation of Landscaping, also subject to the ACC's approval, at the time the fence is installed.

9.18.5 NO FENCING ALLOWED IN BUFFER, COMMON PROPERTY OR GOLF PROPERTY

No Owner shall be permitted to fence-in or enclose any portion of a Buffer or other Common Property or Golf Property

9.18.6 INSTALLATION IN EASEMENTS

In addition, the installation of any fence placed upon any Lot is subject to easements which run with the land. In the event that any fence is approved by the ACC and is permitted to cross any such easements, such ACC's approval is still subject to Owner first receiving written approval from the grantee of such easements and all other applicable governmental authorities. In the event the grantee of any such easement which runs with the land (i.e., utility provider or the County), its successors and/or assigns, requires the removal of any fence upon the Lot, then the Owner of said Lot shall, at the Owner's sole cost and expense, immediately remove the fence. Notwithstanding the foregoing or any permit or governmental approval to the contrary, no fence may be installed within any Drainage Easement(s) or Lake Maintenance Easement on the Property

9.18.7 COMPLIANCE WITH LAWS, ZONING, CODES, RULES, AND REGULATIONS

The Owner of a Lot, when installing any fence upon the Lot, shall comply with all valid laws, zoning ordinances, codes, rules and regulations of all applicable governmental bodies, as applicable, in addition to the ACC approval required by Article VII hereof.

9.18.8 FAILURE TO MEET GATE INSTALLATION REQUIREMENT

Notwithstanding anything contained to the contrary in this Declaration, an Owner of a Lot who elects to install a fence on any portion of his or her Lot must install a gate for the Association to access the portion of the Lot which becomes enclosed by the fence construction, for the maintenance and care of the Lawn and Landscaping.

9.18.9 FAILURE TO INSTALL A GATE

Notwithstanding any other provision of this Declaration, if Owner fails or refuses to install a gate such Owner shall be solely responsible for the Association obligations under Article 8.1.8 in the portion of the Lot which becomes enclosed by the fence construction. Such Owner of a Lot shall not be entitled to a reduction in Assessments in turn for being responsible for the obligations under Article 8.1.8. Additionally, for such portion of the Lot which becomes enclosed by the fence without a gate the Owner shall become responsible for all maintenance, care, repair, replacement or Improvement of the Irrigation System(s) or portion thereof. In the event the Owner fails to properly maintain his or her Lot and/or Home pursuant to this subparagraph, then the Association

shall have the right but not the obligation, upon fifteen (15) days written notice, to enter the property of the Owner for the purpose of performing the maintenance referred to, set forth and described in the notice. The determination of whether an Owner is failing to properly maintain and care for the property for which he has the maintenance responsibility shall be determined in the sole discretion of the Board of Directors. Further, if failure to comply relates to the Owner's obligations to maintain and care for such Owner's Lot, Home or other Improvement, the Association shall be entitled, but not obligated, to perform such maintenance and care itself and to levy on the offending Owner an Assessment equal to the cost of performing such maintenance and any such Assessment shall constitute a lien upon the applicable Lot and Home with the same force and effect as a lien for Operating Expenses.

9.18.10 INVISIBLE FENCING

Invisible fencing may be allowed if approved by the ACC. Any Owner permitted to install any invisible fencing acknowledges that the Association and the Landscape and Lawn maintenance company hired by the Association shall not be responsible for any damage caused to such invisible fencing by the Association's Landscape and Lawn maintenance company. Each Owner who is permitted to install invisible fencing on such Owner's Lot will be required to sign an acknowledgment that such Owner shall be responsible for any repairs and/or replacement of the invisible fencing, even if such repair and/or replacement was caused by the Association's Landscape and Lawn maintenance company in performing their responsibilities of Landscape and Lawn maintenance. Invisible fencing is not allowed in any Condominium.

9.19 ANTENNAE AND SATELLITE DISHES

No outside television, radio, or other electronic towers, aerials, antennae, satellite dishes or device of any type for the reception or transmission of radio or television broadcasts or other means of communication shall hereafter be erected, constructed, placed or permitted to remain on any portion of the Property or upon any improvements thereon, unless expressly approved in writing by the Association, except that this prohibition shall not apply to those satellite dishes that are one (1) meter (39.37 inches) in diameter or less, and specifically covered by 47 C.F.R. Part 1, Subpart S, Section 1.4000, as amended, promulgated under the Telecommunications Act of 1996, as amended from time to time. The Association is empowered to adopt, and amend from time to time, rules governing the types of antennae which may be permitted and restrictions relating to safety, location and maintenance of antennae. The Association may also adopt (and amend from time to time) and enforce reasonable rules limiting installation of permissible satellite dishes or antennae to certain specified locations, not visible from the street or neighboring properties, and integrated with the Property and surrounding Landscape, to the extent that reception of an acceptable signal would not be unlawfully impaired by such rules and provided the cost of complying with such rules would not unreasonably increase the cost of installation of permissible satellite dishes or antennae. Any permissible satellite dishes or antennae shall be installed in compliance with all federal, state and local laws and regulations, including zoning, land-use and building regulations. Further, any Owner desiring to install permissible satellite dishes or antennae may, but is not obligated to, submit plans and specifications for same to the ACC to ensure compliance with the Association's rules governing the types of permissible satellite dishes and antennae and restrictions relating to safety, location and maintenance of satellite dishes and antennae. This Article 9.19 shall not apply to the Association.

9.20 IMPROVEMENTS

No Improvements of any kind including, without limitation, any building, walkways, recreation areas and facilities, parking areas, berms, fountains, sprinkler systems, gatehouses, streets, drives, roads, Roads, driveways, fences, retaining walls, underground footers and other foundation supports, stairs, Landscaping, trees, hedges, plantings, poles, shed, play structure, tennis court, basketball courts, backboards and hoops, soccer goals, jogging, bicycling and walking paths, swing sets, gym sets, athletic/play equipment, site and perimeter walls, gazebos, benches, mailboxes, topographical feature, Landscaping, Lawn sculpture, fence, swimming pool, covered patios, screened enclosure, Street Lights, Decorative Street Lights and signs, shall be erected, placed or maintained, and no addition, alteration, modification or change to any such Improvement shall be made without the prior written approval of the ACC, including, but not limited to, painting the Home in a color other than the color originally placed by Declarant on the painted surface, replacing the roof using a different type or color than the roof originally installed, or replacing a garage door or entry doors using a different color and type than originally installed.

9.21 FLAGS

An Owner may display any flag that is protected or authorized by Federal or Florida laws in a respectful manner. No other flag may be displayed in or on a Lot, Home, or vehicle unless the flag complies with the Association's Community Standards.

9.22 FLORIDA GREEN BUILDING COALITION ("FGBC")

All Owners must adhere to the program standards of the Florida Green Building Coalition (FGBC) for new single family homes. Additionally, all Owners must apply these standards to any new Landscaping or Home improvement project conducted on their Lot and shall maintain and manage their Lot and Home in a manner that conserves and preserves natural resources.

9.23 GARAGES

No garage shall be erected which is separate from the Home. No garage shall be permanently enclosed so as to make such garage unusable by an automobile, and no portion of a garage originally intended for the parking of an automobile shall be converted into a living space or storage space and no garage opening shall have a screen covering without the prior written consent of the Association. All garage doors shall remain closed when vehicles are not entering or leaving the garage except when the Owners or residents are working on activities on Owner's Lot.

9.24 HURRICANE SHUTTERS

No hurricane shutters may be installed without the prior written consent of the Association and the ACC, which consent may not be unreasonably withheld. If the installation of hurricane shutters is made which does not conform with the specifications approved by the Association, with the Community Design Standards and the ACC, then the hurricane shutters will be made to conform by the Association at the Owner's expense or they shall be removed. Approved hurricane shutters shall only be installed or closed per the Association Rules and Regulations. Each Owner who plans to be absent from his or her Home during the hurricane season must prepare his or her Lot prior to such Owner's departure by (a) removing all furniture, potted plants and other movable objects from his or her porch, balcony or patio, if any; (b) designating a responsible firm or individual satisfactory to the Association to install and remove approved hurricane shutters in accordance with the Hurricane Shutter Time

Period requirements; and (c) designating a responsible firm or individual satisfactory to the Association to care for the Home should the Home suffer hurricane damage. Such firm or individual shall contact the Association for clearance to install or remove hurricane shutters.

9.25 GOLF PROPERTY

No Owner of any of Lot shall have any right, by virtue of Ownership of any Lot within Esplanade, whether or not contiguous to the Association's golf course, of access, entry, or other use of the Golf Property. While the Owners shall have the right to quiet enjoyment to their property, there shall be no activity on any Lots that are contiguous to the Golf Property, or any other portion of Esplanade located within a distance of one hundred feet (100') from the boundary of the Golf Property that unreasonably disturbs play or the enjoyment of the Golf Property by Golf Members and Guests thereof, including, without limitation, undue noise, unsightly trash and debris, or any other noxious or offensive activity. There shall be no fencing or other obstructions on the remainder within a distance of ten feet (10') from the boundary of the Golf Property without the prior written permission of the Board of Directors and the Architectural Control ACC. There shall be no fencing around or abutting the boundary of the Golf Property, except for temporary fencing erected during tournaments or for a limited time during any construction activity on the Golf Property.

ARTICLE 10. OWNER'S PROPERTY RIGHTS AND EASEMENTS

10.1 OWNER'S EASEMENT OF ENJOYMENT

Every Owner, Family, Dependent, Guest, Tenant, or agent shall, except as may otherwise be provided in this Declaration, have a permanent and perpetual, nonexclusive easement for ingress and egress over Association Property (except as may otherwise be specifically provided elsewhere in this Declaration), in common and on a non-exclusive basis with all other Owners, Members, Family, Dependents, Guests, Tenants, and agents, which easement shall be appurtenant to, and shall pass with a deed and/or title to, each Owner's Lot.

10.2 CONDITIONS AND LIMITATIONS OF OWNER'S RIGHTS

Owner's rights and easements shall be subject to the following conditions and limitations:

10.2.1 LIMITATION ON NUMBER OF GUESTS, VISITORS OR TENANTS

The right and duty of the Association to reasonably limit the number of Guests or Tenants of an Owner using the Association Property.

10.2.2 LEVY OF ASSESSMENTS

The right and duty of the Association to levy Assessments against each Lot for the purpose of operating, maintaining, repairing, and replacing the Association Property and Improvements thereon in compliance with the provisions of this Declaration and the restrictions on portions of the Property from time to time recorded by the Association.

10.2.3 CHANGES TO RULES AND REGULATION FOR USE OF ASSOCIATION PROPERTY

The right of the Association, by vote of the Board of Directors, to establish, amend and/or abolish,

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from time to time, uniform Rules and Regulations pertaining to the use of the Association Property.

10.2.4 CHANGES TO RULE AND REGULATIONS RELATED TO LOTS

The right of the Association, by vote of the Board of Directors, to establish, amend and/or abolish from time to time, uniform Rules and Regulations pertaining to the Lots for the purposes of enhancing the aesthetic uniformity of the Property.

10.2.5 ASSOCIATION RIGHTS TO TRANSFER ASSOCIATION PROPERTY

The right of the Association, by vote of the Board of Directors, to dedicate, release, alienate, or transfer all or any part of the Association Property owned by the Association to any public agency, authority, or utility and to grant any covenant, restriction or reservation against the Association Property in favor of any such public agency, authority, or utility; provided, however, no such dedication, release, alienation, or transfer shall be effective unless Members entitled to cast two-thirds (2/3) of the total Voting Interests agree to such dedication, release, alienation or transfer.

10.2.6 ASSOCIATION RIGHTS TO GRANT EASEMENTS AND RIGHTS-OF-WAY

The right of the Association, by vote of the Board of Directors, to grant easement and rights-of-way, where necessary or desirable, for utilities, water and sewer facilities, cable television, irrigation, drainage, and other services over the Association Property to serve the Association Property and other portions of the Property without vote of the Owners.

10.2.7 ASSOCIATION RIGHTS TO RECONSTRUCT, REPLACE OR REFINISH

The right of the Association, by vote of the Board of Directors, to reconstruct, replace, or refinish any Improvement or portion thereof upon the Association Property, in accordance with the original design, finish, or standard of construction of such Improvement.

10.2.8 ASSOCIATION RIGHTS REPLACE LANDSCAPING

The right, however, not the duty, of the Association to replace destroyed trees or other vegetation and plant trees, shrubs, sod, grass, and ground cover upon any portion of the Association Property.

10.2.9 ASSOCIATION RIGHTS TO VACATE PUBLIC STREETS OR EASEMENTS

The right, however, not the duty, of the Association by action of the Board to seek the vacation of publicly dedicated streets and/or easements, if any, upon the Property.

10.2.10 ASSOCIATION RIGHTS FOLLOWING A TROPICAL STORM

The right, however, not the duty, of the Association, following a tropical storm, hurricane or other Act of God, to upright and/or remove any fallen or dislodged trees on: (i) any Lot, and/or (ii) any grassed areas located between the front and/or side(s) of such Owner's Lot and the street; all as more particularly set forth in Article 8.1.11.

10.2.11 EASEMENTS PROVIDED WITHIN DECLARATION

The easements provided elsewhere in this Declaration, designated on the Plat, or on the Additional Plat(s), if any, including, but not limited to, those set forth in this Article 10.

10.2.12 ASSOCIATION RIGHTS OF MAINTENANCE AND ARCHITECTURAL CONTROLS

The right of the Association, by vote of the Board of Directors, to provide for the maintenance,

preservation and architectural control of Lots, Improvements, and other properties as set forth in this Declaration.

10.2.13 ASSOCIATION DUTIES AND OBLIGATIONS

The right of the Association respective employees, agents, licensees, and invitees to come upon the Property as may be necessary or convenient for the Association to carry on their respective duties, obligations, responsibilities under, and all other work referred to in, this Declaration.

10.3 DELEGATION OF USE

Any Owner may delegate, in accordance with the Bylaws and Declaration, such Owner's right of enjoyment of the Association Property and also subject to, all of the Rules and Regulations presently in effect and any which may become effective in the future, and subject further to reasonable regulation by the Board.

10.4 RECOGNITION OF EASEMENTS

Each Owner, by acceptance of a deed or other instrument of conveyance, recognizes and consents to the easements reserved and/or granted with respect to the Property under this Declaration.

10.5 EASEMENTS FOR VEHICULAR TRAFFIC

In addition to the general easements for use of the Association Property reserved herein, there shall be, and the Association hereby reserves, grants, and covenants for itself and all future Owners, Members, Family, Dependents, Guests and Tenants, Institutional Mortgagees of the Property (or portions thereof), and to the Association, that all of the foregoing shall have a perpetual nonexclusive easement for vehicular traffic over (i) all streets within or upon the Property dedicated to the public use, if any (as well as alcoves, cul-de-sacs, and other private, paved areas abutting or serving the same), and (ii) any private Roads within or upon the Property.

10.6 ACCESS EASEMENTS

The Association hereby reserves perpetual, nonexclusive easements of ingress and egress over and across: (i) any and all streets within or upon the Property dedicated to the public use, if any (as well as alcoves, cul-de-sacs, and other private, paved areas abutting or serving the same), (ii) any private Roads and driveways within or upon the Property, and (iii) all other portions of the Property, any of the foregoing of which are necessary or convenient for enabling the Association to carry on and complete the work and/or exercise its rights referred to in this Declaration. All of the foregoing easements shall be for the use of the Association, Association's employees, contractors and agents, Association's successors and assigns, Owners, and the respective Tenants, employees, agents, Guests, and licensees of Owners.

10.7 GRANT AND RESERVATION OF EASEMENTS

The Association hereby grants the following perpetual, nonexclusive easements over and across the Property as covenants running with the Property for the benefit of the Association and Owners, as hereinafter specified for the following purposes:

10.7.1 UTILITY AND SERVICES EASEMENTS

All of the Property shall be subject to an easement or easements to provide for: (i) installation, service,

repair and maintenance of the equipment required to provide utility services other than Community Systems to the Common Property, the Golf Property and the Lots, including, but not limited to, electric, telephone, gas, water, sewer, irrigation and drainage, and (ii) governmental services, including, but not limited to, police, fire, mail, health, sanitation and other public service personnel, including reasonable rights of access for persons and equipment necessary for such purposes for the benefit of the appropriate utility companies, agencies, franchises or governmental agencies.

10.7.2 EASEMENTS FOR ENCROACHMENT AND SIDEWALKS

All of the Property shall be subject to an easement or easements for encroachment in favor of each Owner in the event any portion of such Owner's Home or appurtenant Improvements installed by the Association such as stucco, a fence or underground footer now or hereafter encroaches upon any of the Lots as a result of minor inaccuracies in survey or construction, by design, or due to settlement or movement. Such encroaching Improvements the Association shall remain undisturbed for so long as the encroachment exists. Any easement for encroachment shall include an easement for the maintenance and use of the encroaching Improvements in favor of the Owner thereof or such Owner's designees.

The Association grants easements of encroachment, and for maintenance and use of any permitted encroachment, between each Lot and any adjacent Common Property and between adjacent Lots. Such easement shall permit encroachments between Lots only by a structure or fixture (i) which has been built by Declarant or a Builder or approved in accordance with Article 10 of this Declaration, or (ii) which is unintentionally constructed on another's property. An encroachment easement between Lots shall not exist if the encroachment results from willful and knowing conduct on the part of, or with the knowledge and consent of, the person claiming the benefit of such easement. All Lots shall be subject to an easement for any Association sidewalks placed upon such Lots.

10.7.3 SIDE ENTRY MAINTENANCE EASEMENTS

A portion of the Homes in Esplanade may be designed, and site planned as "side entry" Homes, such that each side entry Home is constructed so that all or portions of one side of such Home are situated on or near the side boundary lines of the Lot. Because of this design, it is necessary to provide a means by which the Owner of a Lot ("Dominant Lot") containing such a Home may have access to all sides of the Home (and other portions of such Owner's Lot and Home) in order to maintain portions of the Lot, the side(s) of the Home, the roof and other applicable portions of the Home and Lot, and so that rain water may run off the roof of a particular Home onto the easement area described below. Because such access must be, of necessity, over those portions of the neighboring Lot or Lots ("Servient Lot[s]") adjacent to the side of such a Home near the Servient Lot, the Association hereby makes provision for the "Maintenance Easements" declared and regulated pursuant to Article 10.7 (as well as similar easements for the aforesaid purposes which may, but need not, appear on the Plat).

10.7.3.1 CREATION AND EXTENT OF MAINTENANCE EASEMENT

The Association hereby reserves a permanent and perpetual non-exclusive maintenance easement in favor of each Dominant Lot over the unimproved portion of the Servient Lot(s) adjacent to the building lines of the "side entry" Home located on the Dominant Lot, which building lines are co-extensive with the Lot lines dividing the aforesaid Lots ("Maintenance Easement"). Said

Maintenance Easement shall be appurtenant to and pass with the deed or title of the Dominant Lot and the Servient Lot(s). The Maintenance Easement shall be only as extensive as reasonably necessary to permit the Owner of a Dominant Lot to make the uses described above, and for rainwater run-off, but in no event less than seven (7) feet off the face of the Home or as may be otherwise shown as a maintenance, access or similar easement on the Plat. In order for an Owner to access the Maintenance Easement described herein, such Owner must provide the neighboring Owner with at least 48 hours, except in the case of an emergency, advance notice of needing to utilize the Maintenance Easement.

10.7.3.2 USE AND CONDITIONS OF MAINTENANCE EASEMENT

The Owner of a Dominant Lot, such Owner's Guests, Tenants, contractors, subcontractors, suppliers, laborers and other service personnel, shall be entitled to enter onto the appurtenant Maintenance Easement for purposes of maintaining, repairing and replacing portions of such Owner's Lot and Home including, without limitation, the Home's walls, roof, fence, Landscaping and other installations which cannot be conveniently or properly maintained, repaired or replaced solely from the Dominant Lot. The right of each Owner of the Dominant Lot to use the Maintenance Easement shall be limited to the aforesaid uses, and such Owner shall not do anything within the Servient Lot(s) which shall cause damage to the Servient Lot(s) or any Improvement or Landscaping thereon which is not promptly and fully remedied by said Owner by returning such damaged Improvement or Landscaping to the condition immediately preceding said damage, shall create an undue hazard to persons or pets located on or coming into the Servient Lot(s) or is in furtherance of any activity as to the Dominant Lot or the Home thereon which is, or would result in, a violation of the restrictions set forth in the Esplanade Documents. The Owner of the Dominant Lot shall, by virtue of making use of any Maintenance Easement, be deemed to indemnify the Owner of a Servient Lot for any and all losses, costs, expenses or damage to any person or property incurred by reason of the former's violations of the restrictions contained herein.

10.7.3.3 SERVIENT LOT OWNER DUTIES

Owners of Servient Lots shall not make any Improvement to the Servient Lot, including, without limitation, the placement of fences or Landscaping, which would unreasonably interfere with the permissible uses of any maintenance or access easement appurtenant to the adjoining Dominant Lot reserved hereby or with the flowage easement. Notwithstanding the foregoing, except as provided in Article 9.18, the Owner of a Servient Lot may install a fence or Landscaping thereon provided such installation is approved by the ACC pursuant to Article 9.18, and such fence must contain a gate to permit the maintenance or access easement and to permit the Association access for maintenance of the Lawn and Landscaping.

10.7.3.4 RECIPROCITY

Each Owner, by acceptance of a deed or title for a Lot containing a side entry Home, hereby acknowledges and agrees that such Owner's Lot may not only be a Dominant Lot having rights across adjacent Servient Lot(s) as hereinbefore described, but also a Servient Lot encumbered by the easement rights hereinbefore described in favor of the Dominant Lots adjacent to such Owner's Lot.

10.7.4 EASEMENT TO ENTER UPON LOTS

An easement or easements for ingress and egress in favor of the Association, including the Board or the designee of the Board, to enter upon the Lots for the purposes of fulfilling its

duties and responsibilities of ownership, maintenance and/or repair in accordance with the Esplanade Documents, including, by way of example, the making of such repairs, maintenance or reconstruction as are necessary for the Common Property and the Golf Property and to maintain the Landscaping on the Lot as required herein.

10.7.5 EASEMENT OVER COMMON PROPERTY

An easement of ingress and egress in favor of all Owners, Members, Owner, Family, Dependents, Guests, and Tenants in and to the Common Property which shall be appurtenant to and shall pass with a deed or title to every Lot in the Property, subject to the following:

10.7.5.1 RIGHT TO SUSPEND DUE TO UNPAID ASSESSMENTS

The right of the Association to suspend the right to use the Common Property of any Owner, Member, Owner, Family, Dependents, Guest and Tenants, Guests and Tenants for any period during which Assessments against such Owner's Lot remain unpaid, subject to the Notice and Hearing provisions in Article 9.1.3.

10.7.5.2 RIGHT TO GRANT PERMITS, LICENSES AND EASEMENTS

The right of the Association to grant permits, licenses, and easements over the Common Property for utilities and other purposes reasonably necessary or useful for the proper maintenance or operation of the Property.

10.7.5.3 AS SET FORTH IN ESPLANADE DOCUMENTS

All provisions set forth in the Esplanade Documents.

10.7.6 EASEMENT OVER GOLF PROPERTY

An easement of ingress and egress in favor of all Owners, Members, Family, Dependents, Guests, and Tenants in and to the Golf Property which shall be appurtenant to and shall pass with a deed or title to every Golf Member Lot in the Property, subject to the following:

10.7.6.1 RIGHT TO SUSPEND DUE TO UNPAID ASSESSMENTS

The right of the Association to suspend the right to use the Golf Property of any Owner, Member, Owner, Family, Dependents, Guests and Tenants for any period during which Assessments against such Golf Member's Lot remain unpaid, subject to the Notice and Hearing provisions in Article 9.1.3.

10.7.6.2 RIGHT TO GRANT PERMITS, LICENSES AND EASEMENTS

The right of the Association to grant permits, licenses, and easements over the Golf Property for utilities and other purposes reasonably necessary or useful for the proper maintenance or operation of the Golf Property.

10.7.6.3 AS SET FORTH IN ESPLANADE DOCUMENTS

All provisions set forth in the Esplanade Documents.

10.7.7 SIDE ENTRY HOME EASEMENT FOR ROOF OVERHANG

An easement or easements to provide for the roof overhang of a side entry Home constructed in favor of the Owner thereof, including rights of access for persons or equipment necessary to maintain, repair and replace such roof overhang.

10.7.8 DRAINAGE EASEMENT

An easement over, under and upon all of the Property for the Drainage System and access to install, operate, maintain, alter, inspect, remove, relocate, repair and/or replace the Drainage System. By this easement, the Association shall have the right to enter upon any portion of a Lot which is part of the Drainage System, at a reasonable time and in a reasonable manner, to operate, maintain and repair the Drainage System as required by the Water Management District or the County. No Owner shall install any plantings, Landscaping, fences and/or other Improvements whatsoever in, on, over or across any Drainage Easement.

There are off-site drainage easements as recorded in Official Records Book 2412, Page 3780, and in Official Records Book 2412, Page 3788, all of the Public Records of the County.

10.7.9 DRAINAGE SYSTEM ENCROACHMENT EASEMENTS

An easement for encroachment over, under and upon the drainage easements located within the Lots, as designated on the Plat and Additional Plat(s), if any, in favor of: (i) the Owner of the Lot upon which the drainage easement is located for the existence of any driveway and/or sidewalk or irrigation system or part thereof, encroaching over, under and upon such drainage easement, and (ii) the Association for reasonable rights of access for persons and equipment to construct, install, maintain, alter, inspect, remove, relocate and repair any driveway and/or sidewalk, or irrigation system or part thereof installed or located over, under and upon such drainage easement. In the event the Association requires access to any Drainage System improvements within a drainage easement located within a Lot upon which any such driveway and/or sidewalk or irrigation system encroaches, the Association has the obligation, at its own cost and expense, to remove and replace any such encroachment, and to return it to its condition immediately preceding such removal and replacement once access to the drainage easement is no longer required. The flowage easements providing for drainage run between each of the Lots parallel to and over the side lot line thereof, draining either from the rear to the front, or from the front to the rear of the Lots. In addition, the Association may, but is not obligated to, convey easements to the owner(s) of adjacent properties (or portions thereof) to provide legal positive outfall for runoff from such adjacent properties.

10.7.10 IRRIGATION EASEMENT

An easement for irrigation over, under and upon the Property, including, without limitation, each of the Lots, in favor of the Association, including, but not limited to, reasonable rights of access for persons and equipment to construct, install, maintain, alter, inspect, remove, relocate, repair and/or replace the Irrigation System, including, without limitation, irrigation pipes and related equipment. Notwithstanding the foregoing, in the event of any damage caused by an Owner to the Irrigation System or any part thereof (including, without limitation, any portions located upon such Owner's Lot) the cost of the repairs and/or replacement resulting from such damage shall be paid by such Owner.

10.7.11 LAKE MAINTENANCE EASEMENT

Easements granted in favor of the Association, the County, the Stewardship District and/or the Water Management District for the purpose of accessing the Lakes to perform Lake maintenance and to perform stormwater management and drainage facilities maintenance. The Lake Maintenance Easements and Lake Maintenance Access Easements are the perpetual maintenance obligation of the Association.

10.7.12 NON-EXCLUSIVE UTILITY EASEMENT FOR LIFT STATION

An off-site Non- Exclusive Utility Easement in favor of the County for ingress, egress and access to and from lift station tract(s) for the installation, repair, maintenance and service of equipment, lines and other structures necessary to supply sanitary sewer services to and from Esplanade, as recorded in Official Records Book 2412, Page 3776, of the Public Records of the County.

10.7.13 BUFFER EASEMENTS

An easement or easements in favor of the Association for Landscape, Buffer, drainage and utility purposes.

10.8 EASEMENT FOR COMMUNITY SYSTEMS

Notwithstanding anything to the contrary in this Declaration, the Association and its affiliates and their respective designees shall have a perpetual exclusive easement over, across, upon and under the Common Property, the Golf Property and the Lots for the installation, operation, maintenance, repair, replacement, alteration, and expansion of Community Systems.

10.9 UNDERGROUND UTILITY EASEMENT AGREEMENT

The Property is subject to that certain Underground Utility Easement Agreement by and between the Association and SMR North 70, LLC, a Florida limited liability company, recorded in Official Records Book 2388, Page 2215, of the Public Records of Manatee County, Florida, for the purpose of SMR installing, using, operating and maintaining utilities including, but not limited to, drainage, potable water, irrigation water, sewer, gas, electric and telecommunications.

10.10 GOLF COURSE AND DRAINAGE EASEMENT

A perpetual non-exclusive easement across the land described as "15.00' D.E." on that certain plat of Esplanade, Phase IV, recorded in Plat Book 59, Pages 7 through 14, of the Public Records of Manatee County, Florida ("Golf Course and Drainage Easement") for the purposes of accessing, locating, maintaining repairing and replacing drainage areas, drainage facilities, irrigation lines, sprinkler heads and related facilities for irrigation of the golf course, together with a flowage easement across such area for the benefit of Esplanade Golf & Country Club and the Golf Property. The Association reserves unto itself, its successors or assigns, the right to the continued free use and enjoyment of the Golf Course and Drainage Easement, for any purposes which are not inconsistent with the rights declared, created and established herein, specifically including but not limited to: (a) the right to submit the Golf Course and Drainage Easement to the purview of the Declaration, and (b) the right to convey such Golf Course and Drainage Easement or portions thereof to Adjacent Lot Owners or as it otherwise desires, and (c) the right to continued use of the Golf Course and Drainage Easement for golf course play and facilities related thereto that do not adversely affect the drainage and flowage easement granted hereunder. The Association shall maintain the Golf Course and Drainage Easement, including maintaining, repairing, and replacing all drainage and irrigation facilities located therein as needed, all at the Association's expense.

10.11 EASEMENT FOR GOLF PROPERTY MAINTENANCE, GOLF BALLS, OVERSPRAY AND BENEFIT OF USERS OF GOLF COURSE

10.11.1 EASEMENT FOR GOLF BALLS

Every Lot and the Common Area adjacent to the Golf Property is burdened with an easement

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permitting golf balls hit from the Golf Property to unintentionally come upon and to fly over the Lot and for golfers at reasonable times and in a reasonable manner to come upon the exterior portions of the Lot to retrieve errant golf balls; provided, however, if the Lot is fenced or walled, the golfer shall seek the Owner's or occupant's permission before entry. All Owners, by acceptance and delivery of a deed to a Lot, assume all risks associated with errant golf balls, and all Owners agree and covenant not to make any claim or institute any action whatsoever against the Association, the golf course designer, or any other party other than the golfer who caused the property damage or personal injury, arising or resulting from any errant golf balls, any property damage or personal injury that may be caused thereby, or for negligent design of the golf course, modification of the golf course or siting of the Lot or improvements thereon. Nothing in this paragraph shall in any way relieve golfers from liability for damages resulting from errant golf balls.

10.11.2 EASEMENT FOR GOLF PROPERTY MAINTENANCE

The Association, and its agents, shall at all times have a right and non-exclusive easement of access and use over those portions of the Property reasonably necessary to the operation, maintenance, repair and replacement of the Golf Property.

10.11.3 EASEMENT FOR OVERSPRAY

The portion of Esplanade immediately adjacent to the Golf Property is hereby burdened with a non-exclusive easement in favor of the Association for overspray of water from the irrigation system serving the Golf Property, from the spraying of fertilizer, pesticides and other chemicals used at the Golf Property and for the incursion onto that portion of Esplanade by maintenance and other vehicles performing work on the Golf Property.

10.11.4 EASEMENT FOR BENEFIT OF USERS OF GOLF COURSE

Non-specific, non-exclusive easements are hereby created for the benefit of users of the golf course over all Lots, Homes and Common Property areas adjacent to the golf course to permit every act necessary, incidental or appropriate to the playing of golf. These acts include, without limitation, recovery by golfers of errant golf balls, the flight of golf balls over and across such Lots, Homes or Common Property areas, the use of necessary and usual golf carts and maintenance equipment upon the golf course (and this golf course easement over as herein set out), the usual and common noises and other disturbances created by maintenance of the course and the playing of the game of golf, including occasional tournaments, together with all other common and usual occurrences normally associated with the existence and operation of a golf course.

10.12 RIGHT OF ACCESS UPON THE PROPERTY AND LOT

The Association has a reasonable right of entry upon any Lot to make emergency repairs and to do other work reasonably necessary for the proper maintenance and operation of Esplanade.

10.13 ASSIGNMENTS; ADDITIONAL EASEMENTS

The easements reserved hereunder may be assigned by the Association in whole or in part to any city, county or state government or agency thereof, or any duly licensed or franchised public utility, or any other designee of the Association. The Association shall have and hereby reserves the right to grant and/or reserve additional easements over, under and upon the Property or portions thereof (including the portions of Lots where no physical structure of the Home is located) which may be necessary or desirable by the Association. The Owners hereby authorize the Association to execute, on their behalf and without any further authorization, such grants of easement or other instruments as may

from time to time be necessary to grant easements over and upon the Property or portions thereof in accordance with the provisions of this Declaration.

Notwithstanding anything in this Declaration to the contrary, the easement rights granted to or reserved by the Association hereunder are not to be construed as creating an affirmative obligation to act on the part of the Association.

ARTICLE 11. DAMAGE OR DESTRUCTION TO ASSOCIATION PROPERTY AND GOLF PROPERTY

Damage to or destruction of all or any portion of the Common Property and/or Golf Property shall, notwithstanding any provision in this Declaration to the contrary, be handled as follows:

11.1 INSURANCE SUFFICIENT PROCEEDS

If insurance proceeds are sufficient to effect total restoration of damaged or destroyed Common Property and/or Golf Property, then the Association shall cause such Common Property and/or Golf Property to be repaired and reconstructed substantially as it previously existed.

11.2 INSURANCE INSUFFICIENT PROCEEDS

If insurance proceeds are insufficient to effect total restoration, and the cost of restoration exceeds such proceeds by less than or equal to the approval limits in Article 4.1.15.1, then the Association shall cause, subject to sufficiency of funds in the Working Contribution fund or Reserves fund (whichever is applicable to the restoration activities), the Common Property and/or Golf Property to be repaired and reconstructed substantially as it previously existed and the difference between the insurance proceeds and the actual cost shall be levied as a Special Assessment proportionately against each of the Lots in accordance with the provisions of Articles V and X herein.

If the insurance proceeds are insufficient to effect total restoration and the cost of restoration of the Common Property and/or Golf Property, or the cost of the restoration exceeds the approval limits in Article 4.1.15.1 and/or there are insufficient funds in the Working Contribution fund or Reserves fund (whichever is applicable to the restoration activities), then by Majority Vote, shall determine whether: (i) to rebuild and restore either: (a) in substantially the same manner as the Improvements existed prior to the damage or destruction; or (b) in a manner less expensive, and in the event of (a) or (b) to raise the necessary rebuilding and restoration funds by levying pro rata restoration and construction Special Assessments against all Lots; or (ii) to not rebuild and to retain available insurance proceeds. In the event it is decided that the damaged or destroyed Common Property and/or Golf Property shall not be rebuilt, the remains of any structure or structures shall be torn down and hauled away, so as not to be a safety hazard or visual nuisance, and the land shall be fully sodded and/or Landscaped or otherwisetreated in an attractive manner.

11.3 OWNER LIABILITY

Each Owner shall be liable to the Association for any damage to the Common Property and/or Golf Property not fully covered or collected by insurance which may be sustained by reason of the

negligence, gross negligence, or willful misconduct of said Owner, Members related to Owner Lot, said Owner, Family, Dependents or of such Owner's Tenants, and Guests related to such Owners Lot, both minors and adults.

11.4 SPECIAL ASSESSMENT FOR REPAIRS AND REPLACEMENTS

In the event that the repairs and replacements were paid for by any Special Assessments as well as insurance proceeds and regular Assessments, then, if after the completion of and payment for the repair, replacement, construction or reconstruction there shall remain any excess in the hands of the Association, it shall be presumed that the monies disbursed in payment of any repair, replacement, construction and reconstruction were first disbursed from insurance proceeds and regular Assessments and any remaining funds shall be deemed to be the remaining Special Assessments which shall be returned to the Owners by means of a *pro rata* distribution in accordance with the collection of such Special Assessments.

ARTICLE 12. INSURANCE

The Association shall use its best efforts to obtain and maintain the following insurance coverages subject to the following provisions, and the cost of the premiums therefore shall be a part of the Operating Expenses. The Board shall also have the right and obligation to identify any new insurance coverages through its insurance broker that would be advisable for the Association to acquire and shall approve such acquisition by a vote of the Board.

12.1 CASUALTY INSURANCE

Property and casualty insurance in an amount equal to or greater than the then full replacement cost, exclusive of land, foundation, excavation and other items normally excluded from such coverage, of all Improvements and personal property which are owned by the Association and now or hereafter located upon the Common Property and/or Golf Property, which insurance shall afford protection against such risks, if any, as shall customarily be covered with respect to areas similar to the Common Property and/or Golf Property in developments similar to Esplanade in construction, location and use. The coverage provided by such casualty insurance must be commensurate with a third-party appraisal updated at least every three (3) years inclusive of new additions and Improvements.

12.2 PUBLIC LIABILITY INSURANCE

A comprehensive policy of public liability insurance naming the Association as named insureds thereof insuring against any and all claims or demands made by any person or persons whomsoever for personal injuries or property damage received in connection with, or arising from, the operation, maintenance and use of the Common Property and/or Golf Property and any Improvements located thereon, and for any other risks insured against by such policies with limits of not less than One Million Dollars (\$1,000,000.00) for damages incurred or claimed by any one person for any one occurrence; not less than Three Million Dollars (\$3,000,000.00) for damages incurred or claimed by more than one person for any one occurrence; and for not less than Fifty Thousand Dollars (\$50,000.00) property damage per occurrence with no separate limits stated for the number of claims. The Association may also obtain worker's compensation insurance and other liability insurance including, but not limited to, insurance for lawsuits related to employment contracts in which the Association is a party, as it may deem desirable.

12.3 FIDELITY BONDING OR INSURANCE

As required by Section 720.3033(5), Florida Statutes, the Association shall maintain insurance or a fidelity bond for all persons who control or disburse funds of the Association. The insurance policy or fidelity bond must cover the maximum funds that will be in the custody of the Association or its management agent at any one time. As used in this subsection, the term "persons who control or disburse funds of the Association" includes, but is not limited to, persons authorized to sign checks on behalf of the Association, and the President, Secretary, and Treasurer of the Association. The Association shall bear the cost of any insurance or bond. If annually approved by a Majority of the Voting Interests present at a properly called members meeting of the Association, the Association may waive the requirement of obtaining an insurance policy or fidelity bond for all persons who control or disburse funds of the Association.

12.4 DIRECTORS AND OFFICERS LIABILITY INSURANCE

Adequate directors' and officers' ("D&O") liability coverage, which coverage shall be effective from and after the date the Association is created. The amount of the D&O insurance shall be determined by the Board, after consultation with its insurance agent and an assessment of the liability and risk exposure.

12.5 WIND INSURANCE

The Association shall use its best efforts, which are commercially financially reasonable, to obtain and maintain wind insurance in an amount that is equal to or greater than the amount recommended or suggested by the Association insurance agency.

12.6 HURRICANE INSURANCE

The Association shall use its best efforts, which are commercially and financially reasonable, to obtain and maintain hurricane insurance in an amount equal to or greater than the amount recommended or suggested by the Association insurance agency.

12.7 UMBRELLA INSURANCE AND COMMERCIAL EXCESS

The Association shall use its best efforts, which are commercially and financially reasonable, to obtain and maintain umbrella insurance and commercial impairment insurance in an amount that is equal to or greater than the amount recommended or suggested by the Association insurance agency.

12.8 INLAND MARINE/EQUIPMENT INSURANCE

The Association shall use its best efforts, which are commercially and financially reasonable, to obtain and maintain inland marine/equipment insurance in an amount that is equal to or greater than the amount recommended or suggested by the Association insurance agency.

12.9 STORAGE TANK INSURANCE

The Association shall use its best efforts, which are commercially and financially reasonable, to obtain and maintain storage tank insurance in an amount that is equal to or greater than the amount recommended or suggested by the Association insurance agency.

12.10 ENVIRONMENTAL IMPAIRMENT INSURANCE

The Association shall use its best efforts, which are commercially and financially reasonable, to obtain and maintain environmental impairment insurance in an amount that is equal to or greater than the

amount recommended by the Association insurance agency

12.11 FLOOD INSURANCE

If determined appropriate by the Board or if required by an Institutional Mortgagee, a master or blanket policy of flood insurance covering the Common Property and/or Golf Property, if available under the National Flood Insurance Program, shall be purchased, which flood insurance shall be in the form of a standard policy issued by a member of the National Flood Insurers Club, and the amount of the coverage of such insurance shall be the lesser of the maximum amount of flood insurance available under such program, or one hundred percent (100%) of the current replacement cost of all buildings and other insurable property located in the flood hazard area.

12.12 OTHER INSURANCE

The Board may obtain such other forms of insurance as the Board may determine and, in such coverage amounts as the Board shall determine to be required or beneficial for the protection or preservation of the Common Property and/or Golf Property and any Improvements now or hereafter located thereon or in the best interests of the Association and/or its officers and directors.

12.13 CANCELLATION OR MODIFICATION

All insurance policies purchased by the Association shall provide that they may not be canceled (including for nonpayment of premiums) or substantially modified without at least ten (10) days prior written notice to the Association and to each first mortgage holder, if any, named in the mortgage clause.

12.14 WAIVER OF SUBROGATION

As to each policy of insurance maintained by the Association which will not be voided or impaired thereby, the Association hereby waives and releases all claims against the Board, the Owners, the Association and the agents and employees of each of the foregoing, with respect to any loss covered by such insurance, whether or not caused by negligence of or breach of any agreement of said persons, but only to the extent that such insurance proceeds are received in compensation for such loss.

12.15 DEDUCTIBLES

Insurance policies purchased by the Association may include deductibles as determined by the Board. The deductibles must be consistent with industry standards and prevailing practice for communities of similar size and age and having similar construction and facilities in the locale where the Property is situated. The deductibles may be based upon available funds, including reserve accounts, or predetermined Assessment authority at the time the insurance is obtained.

ARTICLE 13. CONDEMNATION

In the event the Association receives any award or payment arising from the taking of any Common Property and/or Golf Property or any part thereof as a result of the exercise of the right of condemnation or eminent domain, the net proceeds thereof shall first be applied to the restoration of such taken areas and improvements thereon to the extent deemed advisable by the Board and approved by at least two-thirds (2/3) of the total Voting Interests, and the remaining balance thereof, if any, shall then be distributed pro rata to Owners and mortgagees of Lots as their

respective interests may appear.

ARTICLE 14. GENERAL PROVISIONS

14.1 CONFLICT WITH OTHER ESPLANADE DOCUMENTS

In the event of any conflict between the provisions of this Declaration and the provisions of the Articles and/or Bylaws and/or Rules and Regulations promulgated by the Association, the provisions of this Declaration, the Articles, the Bylaws and the Rules and Regulations shall control, in that order.

14.2 NOTICES

Any notice or other communication required or permitted to be given or delivered hereunder shall be deemed properly given and delivered upon the mailing thereof by United States mail, postage prepaid, to: (i) each Owner, at the address of the person whose name appears as the Owner on the records of the Association at the time of such mailing and, in the absence of any specific address, at the address of the Home owned by such Owner; and (ii) the Association, certified mail, return receipt requested, at 12951 Malachite Dr., Lakewood Ranch, FL 34211, or such other address or addresses as the Association shall hereafter notify the Association of in writing, any such notice to the Association of a change in the Association's address being deemed notice to the Owners.

14.3 ENFORCEMENT

The covenants and restrictions herein contained herein and in the Association's Rules and Regulations may, but there shall be no legal duty or obligation, be enforced by the Association, any Owner and any Institutional Mortgagee holding a mortgage on any portion of the Property in any judicial proceeding seeking any remedy recognizable at law or in equity, including damages, injunction or any other form of relief against any person, firm or entity violating or attempting to violate any covenant, restriction or provision hereunder. The failure by any party to enforce any such covenant, restriction or provision herein contained shall in no event be deemed a waiver of such covenant, restriction or provision or of the right of such party to thereafter enforce such covenant, restriction or provision. The prevailing party in any such litigation shall be entitled to reimbursement of all costs thereof including, but not limited to, Legal Fees, from the non-prevailing party.

14.4 INTERPRETATION OF ESPLANADE DOCUMENTS

The provisions of the Esplanade Documents and the Rules and Regulations shall be liberally construed to effectuate its purpose of creating a uniform plan for the development of a residential community and for the maintenance of recreational facilities and Common Property and Golf Property. Article, Section and Paragraph captions, headings and titles inserted throughout this Declaration are intended as a matter of convenience only and in no way shall such captions, headings or titles define, limit or in any way affect the subject matter or any of the terms and provisions thereunder or the terms and provisions of this Declaration. Whenever the context so requires or permits, any pronoun used herein may be deemed to mean the corresponding masculine, feminine or neuter form thereof, and the singular form of any nouns and pronouns herein may be deemed to mean the corresponding plural form thereof and vice versa. If a term or phrase is not defined in the HOA Act or in the Declaration, the Board may adopt a resolution defining such a term or phrase.

The Board may rely upon any dictionary definition of the term or phrase or upon historical practice and usage as it determines appropriate. The Board's definition of a term or phrase shall be binding on all parties unless determined to be arbitrary in a court of law.

14.5 SEVERABILITY

In the event any of the provisions of the Esplanade Documents or the Rules and Regulations shall be deemed invalid by a court of competent jurisdiction, said judicial determination shall in no way affect any of the other provisions hereof, which shall remain in full force and effect, and any provisions of said documents deemed invalid by a court of competent jurisdiction by virtue of the term or scope thereof shall be deemed limited to the maximum term and scope permitted by law. In the event that any court should hereafter determine that any provision of this Declaration is in violation of the rule of property known as the "rule against perpetuities" or any other rule of law because of the duration of a time period, such provision shall not thereby become invalid, but instead the duration of such time period shall be reduced to the maximum period allowed under such rule of law, and in the event the determination of the duration of such time period requires measuring lives, such measuring life shall be that of the incorporator of the Association.

14.6 DISPUTES AS TO USE

In the event there is any dispute as to whether the use of the Property or any portion or portions thereof complies with the covenants, restrictions, easements or other provisions contained in this Declaration or the Rules and Regulations, such dispute shall be referred to the Board, and a determination rendered by the Board with respect to such dispute shall be final and binding on all parties concerned therewith. Notwithstanding anything to the contrary herein contained, any use by the Association of the Property shall be deemed a use which complies with this Declaration and shall not be subject to a contrary determination by the Board.

14.7 DELEGATION

The Association, pursuant to a resolution duly adopted by the Board, shall have the continuing authority to delegate all or any portion of its responsibilities for maintenance, operation and administration, as provided herein, to any managing agency or entity selected by the Board from time to time and whether or not related to the Association.

14.8 TERM

This Declaration and the terms, provisions, conditions, covenants, restrictions, reservations, regulations, burdens and liens contained herein shall run with and bind the Property, and inure to the benefit of the Association, and the Owners and their respective legal representatives, heirs, successors and assigns for a term of fifty (50) years from the date of recording this Declaration amongst the Public Records of the County, after which time this Declaration shall be automatically renewed and extended for successive periods often (10) years each unless at least one (1) year prior to the termination of such fifty (50)-year term or any such ten (10)-year extension there is recorded amongst the Public Records of the County an instrument agreeing to terminate this Declaration signed by Owners owning two-thirds (2/3) of the Lots and Institutional Mortgagees holding first mortgages encumbering two-thirds (2/3) of all Lots encumbered by first mortgages held by Institutional Mortgagees, upon which event this Declaration shall be terminated upon the expiration of the fifty (50)-year term or the ten (10)-year extension during which such instrument was

recorded.

In the event this Declaration is terminated or the Association ceases to exist for any reason, the Owners shall be jointly and severally responsible for the costs to maintain and shall maintain the Common Property and Golf Property in the manner described herein. This provision may not be amended or deleted without the prior written consent of the County and this provision shall survive the termination of this Declaration and shall run with the Property in perpetuity. Any Owner may, however, petition the Circuit Court for the appointment of a Receiver to manage the affairs of the Association in the event of dissolution of the Association.

14.9 RIGHTS OF MORTGAGEES

14.9.1 RIGHT TO NOTICE

The Association shall make available for inspection upon request, during normal business hours or under reasonable circumstances, the Esplanade Documents and the books, records and financial statements of the Association to Owners and the holders, insurers or guarantors of any first mortgages encumbering any portion of the Property. In addition, evidence of insurance shall be issued to each Owner and mortgagee holding a mortgage encumbering a Home upon written request to the Association.

14.9.2 RIGHTS OF LISTED MORTGAGEE

Upon written request to the Association, identifying the name and address of the holder, insurer, or guarantor (such holder, insurer or guarantor is herein referred to as a "Listed Mortgagee") of a mortgage encumbering a Lot and the legal description of such Lot, the Association shall provide such Listed Mortgagee with timely written notice of the following:

14.9.2.1 CONDEMNATION, LOSS OR CASUALTY LOSS

Any condemnation, loss or casualty loss which affects any material portion of the Common Property and/or Golf Property.

14.9.2.2 LAPSE, CANCELLATION OR MODIFICATION OF INSURANCE

Any lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Association.

14.9.2.3 ACTION REQUIRING CONSENT

Any proposed action which would require the consent of mortgagees holding a mortgage encumbering a Lot; and

14.9.2.4 FAILURE OF OWNER TO PAY

Any failure by an Owner owning a Lot encumbered by a mortgage held, insured or guaranteed by such Listed Mortgagee to perform such Owner's obligations under the Esplanade Documents, including, but not limited to, any delinquency in the payment of Assessments, or any other charge owed to the Association by said Owner where such failure or delinquency has continued for a period of sixty (60) days.

14.9.3 RIGHT OF LISTED MORTGAGEE TO RECEIVE FINANCIAL STATEMENT

Right of Listed Mortgagee to Receive Financial Statement. Any Listed Mortgagee shall, upon written

request made to the Association, be entitled to financial statements of the Association for the prior fiscal year free of charge and the same shall be furnished within a reasonable time following such request

14.10 APPROVAL OF ASSOCIATION LAWSUITS WITH MEMBERS

Before commencing litigation against any party in the name of the Association involving amounts in controversy in excess of One Hundred Thousand Dollars (\$100,000.00), the Association must obtain the affirmative approval of a Majority of the Voting Interests at a meeting of the membership at which a quorum has been attained. This subsection does not limit any statutory or common-law right of any individual Member or class of Members to bring any action without participation by the Association.

14.11 COMPLIANCE WITH PROVISIONS

Every person who owns, occupies or acquires any right, title, estate or interest in or to any Lot except as elsewhere herein provided does consent and agree to, and shall be conclusively deemed to have consented and agreed to, every limitation, restriction, easement, reservation, condition and covenant contained herein, whether or not any reference to these restrictions is contained in the instrument by which such person acquired an interest in such property. the Association shall not in any way or manner be held liable or responsible for any violation of this Declaration by any person other than the Association.

14.12 SECURITY

The Association may, but shall not be obligated to, maintain, or support certain activities within the Property designed to make the Property safer than it otherwise might be. Notwithstanding the foregoing, THE ASSOCIATION DOES NOT MAKE ANY REPRESENTATIONS WHATSOEVER AS TO THE SECURITY OF THE PREMISES OR THE EFFECTIVENESS OF ANY MONITORING SYSTEM OR SECURITY SERVICE WHETHER SAME ARE PROVIDED THROUGH THE COMMUNITY SYSTEMS OR OTHERWISE. ALL OWNERS, BY ACCEPTANCE OF A DEED OR TITLE TO A LOT, AGREE TO HOLD THE ASSOCIATION HARMLESS FROM ANY LOSS OR CLAIM ARISING FROM THE OCCURRENCE OF ANY CRIME OR OTHER ACT. THE ASSOCIATION, THE ASSOCIATION, NOR ANY SUCCESSOR TO THE ASSOCIATION SHALL IN ANY WAY BE CONSIDERED INSURERS OR GUARANTORS OF SECURITY OR SAFETY WITHIN THE PROPERTY, AND NEITHER THE ASSOCIATION, NOR ANY SUCCESSOR TO THE ASSOCIATION GUARANTEE OR WARRANT, EXPRESSLY OR IMPLIEDLY, THE MERCHANT ABILITY OR FITNESS FOR USE OF ANY SUCH MONITORING SYSTEM OR SECURITY SERVICE, OR THAT ANY SYSTEM OR SERVICES WILL PREVENT INTRUSIONS, FIRES, DAMAGE, INJURY, DEATH OR OTHER OCCURRENCES, OR THE CONSEQUENCES OF SUCH OCCURRENCES, REGARDLESS OF WHETHER OR NOT THE SYSTEM OR SERVICES ARE DESIGNED TO MONITOR SAME. THE ASSOCIATION, NOR ANY SUCCESSOR TO THE ASSOCIATION SHALL BE HELD LIABLE FOR ANY LOSS OR DAMAGE BY REASON OF FAILURE TO PROVIDE ADEQUATE SECURITY OR INEFFECTIVENESS OF SECURITY MEASURES UNDERTAKEN, IF ANY, EVEN IF CAUSED BY THE NEGLIGENCE OF THE ASSOCIATION, AND/OR ANY SUCCESSOR TO THE ASSOCIATION. ALL MEMBERS, OWNERS AND OCCUPANTS OF ANY LOT OR HOME, AND TENANTS AND GUESTS OF ANY OWNER ACKNOWLEDGE THAT THE ASSOCIATION AND ITS BOARD, AND ANY SUCCESSOR TO THE ASSOCIATION DO NOT REPRESENT OR WARRANT THAT: (a) ANY FIRE PROTECTION SYSTEM, BURGLAR

ALARM SYSTEM OR OTHER SECURITY SYSTEM (WHETHER SAME ARE PROVIDED THROUGH THE COMMUNITY SYSTEMS OR OTHERWISE), IF ANY, RECOMMENDED BY OR INSTALLED ACCORDING TO GUIDELINES ESTABLISHED BY THE ASSOCIATION OR THE ARCHITECTURAL CONTROL COMMITTEE MAY NOT BE COMPROMISED OR CIRCUMVENTED, OR (b) THAT ANY FIRE PROTECTION OR BURGLAR ALARM SYSTEMS OR OTHER SECURITY SYSTEM (WHETHER SAME ARE PROVIDED THROUGH THE COMMUNITY SYSTEMS OR OTHERWISE) WILL IN ALL CASES PROVIDE THE DETECTION OR PROTECTION FOR WHICH THE SYSTEM IS DESIGNED OR INTENDED. EACH MEMBER, OWNER AND OCCUPANT OF ANY LOT OR HOME, AND EACH TENANT AND GUEST OF AN OWNER ACKNOWLEDGES AND UNDERSTANDS THAT THE ASSOCIATION, ITS BOARD AND THE ARCHITECTURAL CONTROL COMMITTEE, , AND ANY SUCCESSOR TO THE ASSOCIATION ARE NOT INSURERS OR GUARANTORS AND THAT EACH MEMBER, OWNER AND OCCUPANT OF ANY LOT OR HOME, AND EACH TENANT, GUEST AND INVITEE OF ANY MEMBER OR OWNER ASSUMES ALL RISKS FOR LOSS OR DAMAGE TO PERSONS, TO LOTS OR HOMES, AND TO THE CONTENTS OF LOTS OR HOMES AND FURTHER ACKNOWLEDGES THAT THE ASSOCIATION, ITS BOARD AND THE ARCHITECTURAL CONTROL COMMITTEE, , AND ANY SUCCESSOR TO THE ASSOCIATION HAVE MADE NO REPRESENTATIONS, WARRANTIES AND/OR GUARANTIES, NOR HAS ANY OWNER. MEMBER, OCCUPANT, TENANT AND GUEST RELIED UPON ANY REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE, RELATIVE TO ANY FIRE AND/OR BURGLAR ALARM SYSTEMS OR OTHER SECURITY SYSTEMS (WHETHER SAME ARE PROVIDED THROUGH THE COMMUNITY SYSTEMS OR OTHERWISE) RECOMMENDED OR INSTALLED, IF ANY, OR ANY SECURITY MEASURES UNDERTAKEN WITHIN THE PROPERTY.

14.13 COVENANT RUNNING WITH THE LAND

All provisions of this Declaration shall, to the extent applicable and unless otherwise expressly provided herein to the contrary, be construed to be covenants running with the Lots and Homes and the Property and with every part thereof and interest therein, and all of the provisions hereof shall be binding upon and inure to the benefit of the Association and subsequent Owner(s) of the Homes, Lots and Property or any part thereof, or interest therein, and their respective heirs, successors, and assigns. However, the same are not intended to create nor shall they be construed as creating any rights in or for the benefit of the general public, unless specifically provided herein to the contrary. All present and future Owners, Tenants, and occupants of the Lots and Homes, as applicable, shall be subject to and shall comply with the provisions of this Declaration and the Articles, Bylaws and applicable Rules and Regulations as they exist and may from time to time be amended. The acceptance of a deed of conveyance of a Lot, or the entering into a lease of or occupancy of a Home, shall constitute an adoption and ratification by such Owner, Tenant, or occupant of the provisions of this Declaration, and the Articles, Bylaws, and applicable Rules and Regulations of the Association, as they may be amended from time to time. In the event that any easements granted herein shall fail for want of a grantee in being or for any other purpose, the same shall constitute and be covenants running with the land.

14.14 NO PUBLIC RIGHT OR DEDICATIONS

Nothing contained in this Declaration shall be deemed to be a gift or dedication of all or any portion of the Common Property or Golf Property to the public, or for any public use.

14.15 NO REPRESENTATIONS OR WARRANTIES

NO REPRESENTATIONS OR WARRANTIES OF ANY KIND, EXPRESS OR IMPLIED, HAVE BEEN GIVEN OR MADE BY THE ASSOCIATION OR ITS AGENTS OR EMPLOYEES IN CONNECTION WITH ANY PORTION OF THE COMMON PROPERTY AND/OR THE GOLF PROPERTY, THEIR PHYSICAL CONDITION, ZONING, COMPLIANCE WITH APPLICABLE LAWS, FITNESS FOR INTENDED USE, OR IN CONNECTION WITH THE SUBDIVISION, SALE, OPERATION, MAINTENANCE, COST OF MAINTENANCE, TAXES OR REGULATION THEREOF, EXCEPT AS SPECIFICALLY AND EXPRESSLY SET FORTH IN THIS DECLARATION.

14.16 SURROUNDING AGRICULTURAL USES AND DEVELOPMENT

By acceptance of a deed or title to a Lot, each Owner acknowledges and agrees that Esplanade lies in an area where (a) several of the adjacent and nearby properties are presently zoned for and/or may be used for agricultural uses, a permissive zoning designation allowing, among other things, groves/row crops, livestock raising, private kennels, stables, farm worker quarters, and others, (b) several of the adjacent and nearby properties are presently zoned for and/or may be used for commercial development, which may include a variety of retail, office, hotel and entertainment uses, and (c) properties currently zoned for agriculture may be rezoned for residential or commercial uses. The Association cannot and does not represent, warrant or guaranty the manner in which such properties are now or in the future will be used, or how same will affect Esplanade, and the Association shall have absolutely no liability whatsoever therefor.

14.17 ASSOCIATION AS ATTORNEY-IN-FACT

Each Owner, by reason of having acquired ownership of a Lot, whether by purchase, gift, operation of law or otherwise, and each occupant of a Home, by reason of his or her occupancy, is hereby declared to have acknowledged and agreed to his or her automatic consent to any rezoning, replating, covenant in lieu of unity of title, change, addition or deletion made in, on or to Esplanade by the Association (hereinafter, collectively, the "Modifications") and, in respect thereto, each Owner of a Lot and occupant of a Home hereby designates the Association to act as agent and attorney in fact on behalf of such Owner or occupant to consent to any such Modification. If requested by the Association, each Owner shall evidence his or her consent to a Modification in writing (provided, however, that any refusal to give such written consent shall not obviate the automatic effect of this provision). Further, each Owner, by reason of having acquired ownership of a Lot, hereby agrees to execute, at the request of the Association, any document and/or consent which may be required by any government agency.

ARTICLE 15. AMENDMENT

This Declaration may be amended in the following manner:

15.1 PROPOSAL

A Majority of the Board may adopt a resolution proposing an amendment to the Declaration setting

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For Esplanade Golf & Country Club at Lakewood Ranch

forth the proposed amendment and directing that it be submitted to a vote at a meeting of the Members, which may be at either the Annual Members' Meeting or a special meeting. Any number of proposed Amendments may be submitted to the Members and voted upon by them at one (1) meeting.

15.2 NOTICE

Written notice setting forth the proposed amendment or a summary of the changes to be affected thereby shall be given to each Member within the time and in the manner provided in the Bylaws for the giving of notice of Members Meetings.

15.3 APPROVAL

The Declaration may be amended upon the consent of at least two-thirds (2/3) of the total Voting Interests of the Association together with the approval or ratification of a Majority of the Board. The aforementioned consent of the Voting Interests may be evidenced by a writing signed by the required number of Owners or by the affirmative vote of the required number of Owners at any Annual or special membership meeting of the Association called and held in accordance with the Bylaws and evidenced by a certificate of amendment signed by the appropriate officers of the Association. Amendments for correction of scrivener's errors or other nonmaterial changes may be made by the Board thereafter and without the need of consent of the Owners.

15.4 SWFWMD AMENDMENT

Any proposed amendment to the Declaration which would affect the surface water management system (including environmental conservation areas and the water management portions of the Common Property or Golf Property), shall be submitted to the Water Management District if necessary and any other governmental or quasi-governmental agency having jurisdiction over the surface water management system for a determination of whether the proposed amendment necessitates a modification of the surface water management permit for the Property.

15.5 LIMITATION ON AMENDMENT

Notwithstanding anything to the contrary herein contained, no amendment to this Declaration shall be effective which shall impair or prejudice the rights or priorities of the Association or of any Institutional Mortgagee under the Esplanade Documents without the specific written approval of such party affected thereby.

ARTICLE 16. LAKEWOOD RANCH STEWARDSHIP DISTRICT

The Property lies within the Lakewood Ranch Stewardship District (the "Stewardship District"), an independent special district created pursuant to Chapter 2005-338, Laws of Florida. Owners acknowledge that Chapter 2005-338, Laws of Florida, as amended by Chapter 2009-263, Laws of Florida, constitutes the organizational document of the Stewardship District, and that such documents are publicly available. The Property is subject to the assessment lien of certain Stewardship District debt, such debt currently being documented by Special Assessment Revenue Bonds, Series 2011, Lakewood Centre and Northwest Sector Projects. Owners acknowledge that the Stewardship District may, at a time chosen by the Stewardship District, sell replacement bonds or separate bonds for other purposes, on such terms and conditions as deemed appropriate by the Stewardship

District, and levy an assessment on the Property for bonded debt. The Property is also subject to the assessment lien of the Stewardship District for annual maintenance and operation costs of the Stewardship District, which are allocated by the Stewardship District lands according to procedures and formulas adopted by the District.

16.1 DRAINAGE SYSTEM

The Stewardship District shall operate, maintain, and repair the Drainage System constructed over, through and upon the Property. There is hereby reserved in favor of the Stewardship District the right to enter upon the Common Property, the Golf Property, and the Lots for the purpose of operating, maintaining, repairing, and replacing the Drainage System over, through and upon the Property. The Stewardship District shall be responsible for all costs associated with its obligations relating to the cleaning, maintenance, repairs and replacement of any portion of the Drainage System as may be necessary to maintain the system in its original condition and use. In the event the Stewardship District fails to maintain the Drainage System in accordance with this Declaration and/or the Water Management District Permit, then the Water Management District shall have the right to commence an enforcement action against the Stewardship District, including, without limitation, monetary penalties and injunctive relief, to compel the Stewardship District to maintain the Drainage System in accordance with this Declaration and/or the Water Management District Permit. The Water Management District Permit, together with any action(s) taken by the Water Management District with respect to the Water Management District Permit, shall be maintained by the Stewardship District.

16.2 LAKES AND WETLANDS

The "Lakes," and wetlands, if any, within the Property shall always be kept and maintained as Lakes for water retention, drainage, irrigation, littoral plantings, and water management purposes in compliance with all applicable governmental requirements including, without limitation, the requirements of the Water Management District. The Lakes shall be maintained, administered, operated and ultimately owned by the Stewardship District. In furtherance of the foregoing, the Association hereby reserves and grants an easement in favor of the Stewardship District throughout all portions of Esplanade as may be necessary for the purpose of accessing, maintaining, and administering the Lakes and wetlands, if any, and no Owner shall do any act which may interfere with the performance by the Stewardship District of its obligations hereunder.

THE ASSOCIATION AND THE STEWARDSHIP DISTRICT SHALL NOT BE OBLIGATED TO PROVIDE SUPERVISORY PERSONNEL, INCLUDING, BUT NOT LIMITED TO, LIFEGUARDS, FOR THE AMENITY CENTER, WELLNESS CENTER, MESSINA LOOP POOL, THE LAKES, AND/OR ANY OTHER PORTIONS OF THE COMMON PROPERTY OR GOLF PROPERTY. ANY INDIVIDUAL USING THE AMENITY CENTER, THE LAKES, AND/OR ANY OTHER PORTIONS OF THE COMMON PROPERTY OR GOLF PROPERTY SHALL DO SO AT HIS OR HER OWN RISK AND HEREBY HOLDS THE ASSOCIATION AND THE STEWARDSHIP DISTRICT HARMLESS FROM AND AGAINST ANY CLAIM OR LOSS (INCLUDING, WITHOUT LIMITATION, THOSE FROM PROPERTY DAMAGE, INJURY AND/OR DEATH) ARISING FROM SUCH USE.

EACH OWNER, BY THE ACCEPTANCE OF A DEED OR TITLE TO A LOT, ACKNOWLEDGES THAT THE LAKES ARE EXTREMELY DEEP AND DANGEROUS. NEITHER THE ASSOCIATION OR THE STEWARDSHIP DISTRICT, NOR ANY OF THEIR RESPECTIVE OFFICERS, DIRECTORS, PARTNERS, COMMITTEE MEMBERS, EMPLOYEES,

MANAGEMENT AGENTS, CONTRACTORS OR SUBCONTRACTORS (COLLECTIVELY, THE "LISTED PARTIES") SHALL BE LIABLE OR RESPONSIBLE FOR MAINTAINING OR ASSURING THE SAFETY, WATER QUALITY OR WATER LEVEL OF/IN ANY LAKE, POND, CREEK, STREAM OR OTHER WATER BODY WITHIN OR AROUND ESPLANADE, EXCEPT AS SUCH RESPONSIBILITY MAY BE SPECIFICALLY IMPOSED BY, OR CONTRACTED FOR WITH, AN APPLICABLE GOVERNMENTAL OR QUASI-GOVERNMENTAL AGENCY OR AUTHORITY. FURTHER, NONE OF THE LISTED PARTIES SHALL BE LIABLE FOR ANY PROPERTY DAMAGE, PERSONAL INJURY OR DEATH OCCURRING IN, OR OTHERWISE RELATED TO, ANY WATER BODY, ALL PERSONS USING SAME DOING SO AT THEIR OWN RISK. ALL OWNERS AND USERS OF ANY PORTION OF ESPLANADE SHALL BE DEEMED, BY VIRTUE OF THEIR ACCEPTANCE OF A DEED OR TITLE TO OR USE OF SUCH PROPERTY, TO HAVE AGREED TO RELEASE THE LISTED PARTIES FROM ALL CLAIMS FOR ANY AND ALL CHANGES IN THE SAFETY, QUALITY AND LEVEL OF THE WATER IN SUCH BODIES. ALL PERSONS ARE HEREBY NOTIFIED THAT FROM TIME TO TIME WILDLIFE MAY INHABIT OR ENTER INTO WATER BODIES WITHIN OR NEARBY ESPLANADE AND MAY POSE A THREAT TO PERSONS, PETS AND PROPERTY, BUT THAT THE LISTED PARTIES ARE UNDER NO DUTY TO PROTECT AGAINST, AND DONOT IN ANY MANNER WARRANT OR INSURE AGAINST, ANY DEATH, INJURY OR DAMAGE CAUSED BY SUCH WILDLIFE.

Neither the Association nor any Owner shall alter the slopes, contours, or cross- sections of the Lakes, Lake banks, and littoral zones or chemically, mechanically, or manually remove, damage or destroy any plants in any of the littoral zones, Lake Maintenance Easements or Lake Maintenance Access Easements except upon the written approval from the applicable governmental authority. The Association shall be responsible for maintaining the required survivorship and coverage of any planted littoral areas, to ensure the ongoing removal of prohibited and invasive non-native plant species from these areas, and to comply with all governmental regulations, including, without limitation, all permits issued by governmental and/or quasi- governmental authorities, applicable to the Lakes, Lake banks and littoral zones.

16.3 WATER LEVELS

Water levels in the Lakes within and adjacent to the Property may rise and fall significantly due to, among other things, certain natural causes including, without limitation, rain, sun, and fluctuations in ground water elevations within the surrounding areas. Each Owner, by acceptance of a deed or title to a Lot, hereby releases the Association, the Stewardship District and the County from and against any and all losses, claims, demands, liabilities, damages, costs and expenses of whatever nature or kind (including, without limitation, Legal Fees), related to, arising out of and/or resulting from water levels in the Lakes regardless of the cause thereof.

16.4 RULES AND REGULATIONS

Notwithstanding anything contained herein to the contrary, and subject to the rights and obligations of the Stewardship District to maintain the Lakes as described in this Declaration for water retention, drainage, irrigation and water management purposes for all of Esplanade, and the right of the Stewardship District to adopt rules from time to time with respect to the use of the Lakes for such purposes, the Lakes shall be reserved for the private use and enjoyment of all Owners, Members, , Family, Dependents, Guests, and Tenants, but only in accordance with this Declaration.

16.5 SWIMMING, FISHING AND BOATING

No swimming, fishing, boating or other water vehicle or craft shall be permitted on the Lakes, except as described herein. The Association may permit Owners, Members, Family, Dependents, Guests and Tenants to operate non-motorized watercraft on the Lake adjacent to the Amenity Center parcel and described herein as the Recreation Lake. Watercraft shall be limited in size to eighteen feet (18') in length. No other persons shall be entitled to operate watercraft in the Recreation Lake. ""

16.6 PLANTS, FENCING AND OTHER IMPROVEMENTS

No planting, fencing or other Improvements or additions to the Landscaped or Lawn areas or grassed areas surrounding a Lake and outside the Lot or within a Lake Maintenance Easement or Lake Maintenance Access Easement is permitted. No installation of sand or other materials intended to simulate a beach shall be permitted along the Lake banks or within the Lake Maintenance Easements or Lake Maintenance Access Easements or rear yards of Lake Lots; provided, however, the Association shall have the right, but not the obligation, to install sand along the Lake banks (and/or within the Lake Maintenance Easements and/or Lake Maintenance Access Easements) that are adjacent to the Amenity Center, and if Association installs such sand, it shall be the Associations' obligation to maintain and replace the same, and the expense thereof shall be included as an Operating Expense. The Lake Maintenance Easement is for the use of the Association, the County, the Water Management District, the Stewardship District and any other governmental or quasi-governmental agency for access to the Lakes for maintenance of the Lakes and littoral plantings and other proper purposes. No alteration, relocation, removal or damage to littoral plantings, wetland plantings or upland plantings located in Lake Maintenance Easements is permitted by any Owner.

16.7 LAKE MAINTENANCE EASEMENTS

Easements granted in favor of the Association, the County, the Stewardship District and/or the Water Management District for the purpose of accessing the Lakes to perform Lake maintenance and to perform stormwater management and drainage facilities maintenance. The Lake Maintenance Easements and Lake Maintenance Access Easements are the perpetual maintenance obligation of the Association.

ARTICLE 17. COUNTY REQUIREMENTS

17.1 COMPLIANCE WITH COUNTY REQUIREMENTS AND LAND DEVELOPMENT CODE

The provisions contained in this Article are mandated by the Manatee County Land Development Code or the County, are applicable to Esplanade and are subject to amendment from time to time by the County. The language used in this Article was required by the County.

17.2 SETBACK

Lot setbacks shall be as follows: front minimum setback of 25' to the garage portion of the structure, the remaining habitable portion of the structure may be setback 20' feet; the front yard setback for structures with side-loaded garages shall be 20', side minimum setbacks of 6', rear yard minimum setback of 15', and a maximum height of 35', and the side entry alternative allows a side setback of

11'11' minimum with a building separation of no less than 12'. Setbacks requirements may be amended from time to time by the County, in which event the Association shall have the right to amend this Declaration without joinder of any Owner or other party to reflect such County revised setbacks. Lots shall be deemed to have more than one (1) front for purposes of determining the required front setback lines if the Lot is bounded by a road, street or other easement on more than one (1) side, as permitted by Section 720.3035(3), Florida Statutes, as amended, and as required by the Manatee County Land Development Code.

17.3 RIGHT OF COUNTY TO MAINTAIN IF ASSOCIATION FAILS TO DO SO

In the event the Association fails to maintain the Association Property in reasonable order and condition in accordance with applicable Governmental Approvals, the County may, upon specified notice and hearing, to enter the Association Property for the purpose of maintaining same. The cost of such maintenance by the County shall be assessed pro-rata against the Lots and such charges are payable by the Owner within sixty (60) days after receipt of a statement therefore from the County, and, if unpaid at the end of such period, shall become a lien on the Lots.

17.4 FURTHER DISPOSITION OF OPEN SPACE

With respect to such portions of the Association Property or any interest therein that may be deemed required common open space under applicable governmental regulations, subsequent to the conveyance to the Association, there shall be no further disposition of such Association Property that is real property by sale, dissolution of the Association or otherwise, except to the Stewardship District or an organization conceived and organized to own and maintain such property, without first offering to dedicate the same to the County or other appropriate governmental agency.

17.5 PLANNING DEPARTMENT

No portion of the Association Property shall be denuded, defaced or otherwise disturbed in any manner at any time, except for maintenance, repair and improvement, without the prior written approval of both the Association and the director of the County's Planning Department, or such successor agency as may assume the duties of that department.

17.6 RIGHT OF ENTRY BY COUNTY

A right of entry upon the Association Property is hereby granted to County and other governmental law enforcement officers, health and pollution control personnel, emergency medical service personnel and firefighting personnel, and to governmental suppliers of utilities, while in the pursuit of their duties. All such governmental personnel are further granted authority to enforce cleared emergency vehicle access in the performance of their duties to the extent the same may be reasonably necessary.

17.7 COMPLIANCE WITH LAW

Notwithstanding any other provision of this Declaration, to the contrary, there shall be no violation of federal, state or local law permitted within the Property.

17.8 REQUIRED MATERIAL

The Land Development Code or the County may mandate certain documents be submitted to the Planning Director of the County, which documents may be reviewed and approved by the planning

director and once approved, said documents shall be recorded as part of the documentation for the Property.

EXHIBIT A

Legal Description of Property

ALL THOSE TRACTS OR PARCELS OF LAND SHOWN ON THAT CERTAIN PLAT OF ESPLANADE, PHASE I, RECORDED IN PLAT BOOK 55, PAGES 11 THROUGH 21 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; **LESS AND EXCEPT TRACTS 800 THROUGH 803 AND RANGELAND PARKWAY;**

AND

ALL THOSE TRACTS OR PARCELS OF LAND SHOWN ON THAT CERTAIN PLAT OF ESPLANADE, PHASE I SUBPHASE H & I, RECORDED IN PLAT BOOK 55, PAGES 130 THROUGH 135, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA;

AND

ALL THOSE TRACTS OR PARCELS OF LAND SHOWN ON THAT CERTAIN PLAT OF ESPLANADE, PHASE II, RECORDED IN PLAT BOOK 55, PAGES 146 THROUGH 150, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA;

AND

ALL THOSE TRACTS OR PARCELS OF LAND SHOWN ON THAT CERTAIN PLAT OF ESPLANADE, PHASE III, RECORDED IN PLAT BOOK 56, PAGES 148 THROUGH 162, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA;

AND

ALL THOSE TRACTS OR PARCELS OF LAND SHOWN ON THAT CERTAIN PLAT OF ESPLANADE, PHASE III, REVISED PORTION, RECORDED IN PLAT BOOK 57, PAGES 57 THROUGH 64, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA;

AND

ALL THOSE TRACTS OR PARCELS OF LAND SHOWN ON THAT CERTAIN PLAT OF ESPLANADE, PHASE III, RECORDED IN PLAT BOOK 57, PAGES 148 THROUGH 156, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA;

AND

ALL THOSE TRACTS OR PARCELS OF LAND SHOWN ON THAT CERTAIN PLAT OF ESPLANADE, PHASE III, PARTIAL REPLAT, RECORDED IN PLAT BOOK 59, PAGES 83 THROUGH 87, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA;

AND

ALL THOSE TRACTS OR PARCELS OF LAND SHOWN ON THAT CERTAIN PLAT OF ESPLANADE, PHASE IV, RECORDED IN PLAT BOOK 59, PAGES 7 THROUGH 14, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA;

AND

ALL THOSE TRACTS OR PARCELS OF LAND SHOWN ON THAT CERTAIN PLAT OF ESPLANADE, PHASE V, RECORDED IN PLAT BOOK 60, PAGES 63 THROUGH 115, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA;

AND

ALL THOSE TRACTS OR PARCELS OF LAND SHOWN ON THAT CERTAIN PLAT OF ESPLANADE, PHASE V, RECORDED IN PLAT BOOK 62, PAGES 22 THROUGH 25, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA;

AND

ALL THOSE TRACTS OR PARCELS OF LAND SHOWN ON THAT CERTAIN PLAT OF ESPLANADE, PHASE V, RECORDED IN PLAT BOOK 63, PAGES 12 THROUGH 14, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA;

AND

ALL THOSE TRACTS OR PARCELS OF LAND SHOWN ON THAT CERTAIN PLAT OF ESPLANADE, PHASE VI, RECORDED IN PLAT BOOK 64, PAGES 178 THROUGH 183, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA;

AND

ALL THOSE TRACTS OR PARCELS OF LAND SHOWN ON THAT CERTAIN PLAT OF ESPLANADE, PHASE VII, RECORDED IN PLAT BOOK 61, PAGES 169 THROUGH 170, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA;

AND

ALL THOSE TRACTS OR PARCELS OF LAND SHOWN ON THAT CERTAIN PLAT OF ESPLANADE, PHASE VIII, RECORDED IN PLAT BOOK 62, PAGES 152 THROUGH 163, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

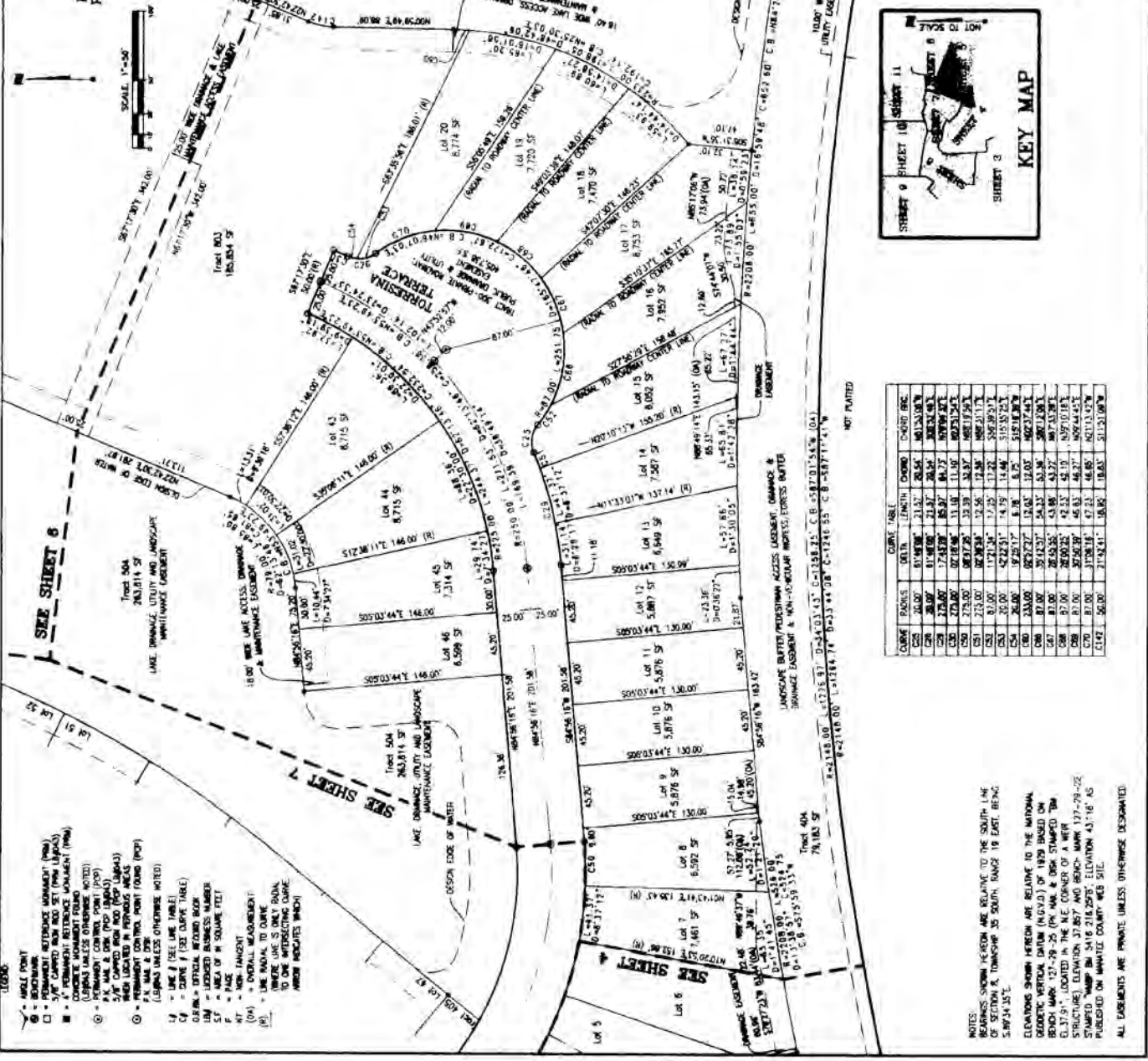
AND

ALL ADDITIONAL LAND PREVIOUSLY SUBMITTED VIA SUPPLEMENTAL DECLARATIONS TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR ESPLANADE GOLF & COUNTY CLUB AT LAKEWOOD RANCH

PLAT BOOK 55 PAGE 15
 SHEET 5 OF 11

ESPLANADE, PHASE I
 IN SECTIONS 9 & 10, TOWNSHIP 35 SOUTH,
 RANGE 19 EAST, MANATEE COUNTY, FLORIDA

TYPICAL LOT LINE EASEMENTS
 Easements of 10' along all front, side and rear lot lines for the installation of utility lines for the underground water, gas, electric and underground utilities. Vile lots (1-46 & 119-144) have side setbacks of 3.5' and 6.5' with a total setback between buildings of 15'.



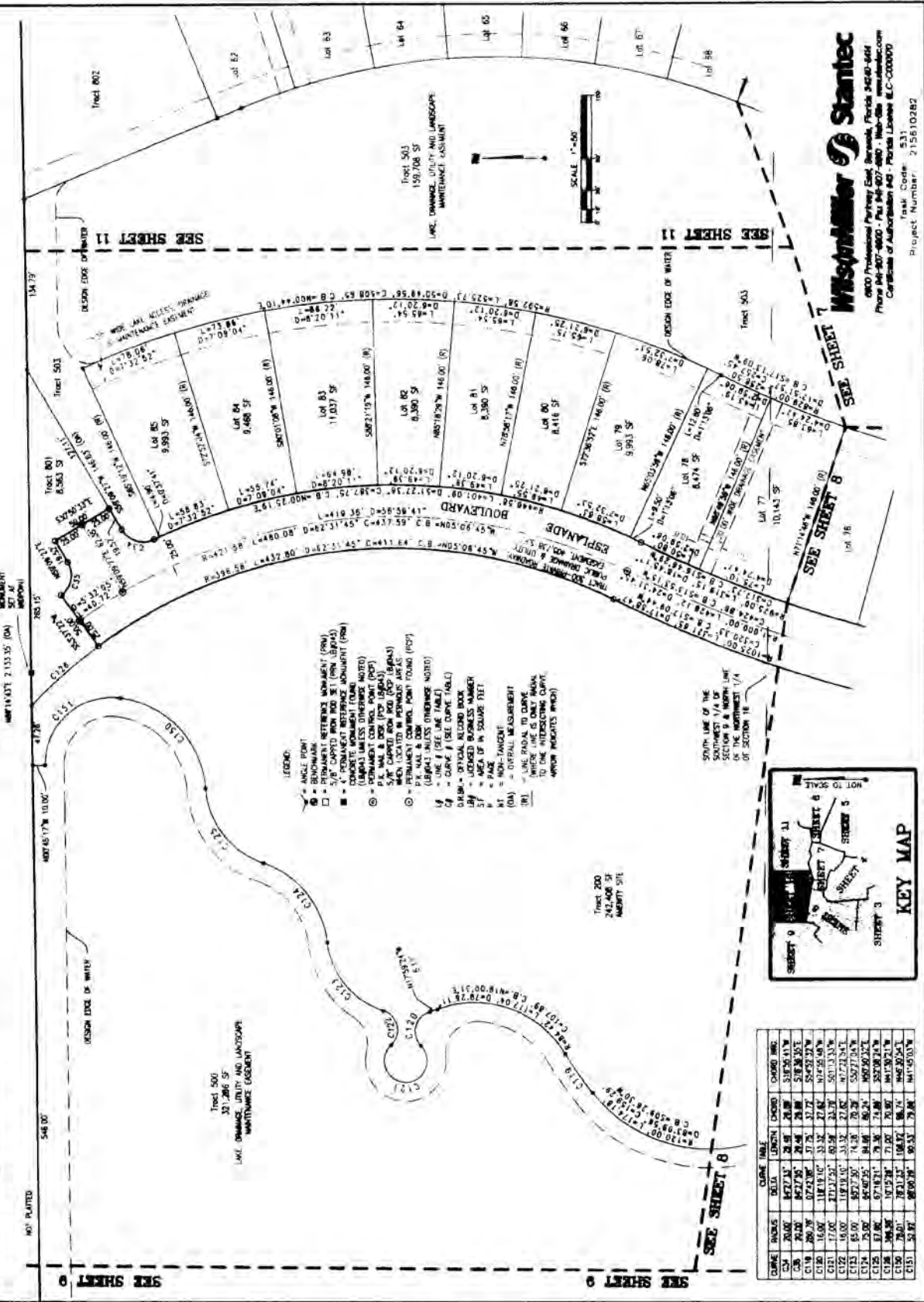
CURVE	POINTS	BATH	LENGTH	CHORD	CHORD BEC
C1	100	81.88	31.37	28.54	101.54
C2	101	17.88	14.37	14.37	33.24
C3	102	27.80	20.84	11.00	40.23
C4	103	27.80	20.84	11.00	40.23
C5	104	81.88	31.37	28.54	101.54
C6	105	81.88	31.37	28.54	101.54
C7	106	17.88	14.37	14.37	33.24
C8	107	17.88	14.37	14.37	33.24
C9	108	81.88	31.37	28.54	101.54
C10	109	81.88	31.37	28.54	101.54
C11	110	17.88	14.37	14.37	33.24
C12	111	17.88	14.37	14.37	33.24
C13	112	81.88	31.37	28.54	101.54
C14	113	81.88	31.37	28.54	101.54
C15	114	17.88	14.37	14.37	33.24
C16	115	17.88	14.37	14.37	33.24
C17	116	81.88	31.37	28.54	101.54
C18	117	81.88	31.37	28.54	101.54
C19	118	17.88	14.37	14.37	33.24
C20	119	17.88	14.37	14.37	33.24
C21	120	81.88	31.37	28.54	101.54
C22	121	81.88	31.37	28.54	101.54
C23	122	17.88	14.37	14.37	33.24
C24	123	17.88	14.37	14.37	33.24
C25	124	81.88	31.37	28.54	101.54
C26	125	81.88	31.37	28.54	101.54
C27	126	17.88	14.37	14.37	33.24
C28	127	17.88	14.37	14.37	33.24
C29	128	81.88	31.37	28.54	101.54
C30	129	81.88	31.37	28.54	101.54
C31	130	17.88	14.37	14.37	33.24
C32	131	17.88	14.37	14.37	33.24
C33	132	81.88	31.37	28.54	101.54
C34	133	81.88	31.37	28.54	101.54
C35	134	17.88	14.37	14.37	33.24
C36	135	17.88	14.37	14.37	33.24
C37	136	81.88	31.37	28.54	101.54
C38	137	81.88	31.37	28.54	101.54
C39	138	17.88	14.37	14.37	33.24
C40	139	17.88	14.37	14.37	33.24
C41	140	81.88	31.37	28.54	101.54
C42	141	81.88	31.37	28.54	101.54
C43	142	17.88	14.37	14.37	33.24
C44	143	17.88	14.37	14.37	33.24
C45	144	81.88	31.37	28.54	101.54
C46	145	81.88	31.37	28.54	101.54
C47	146	17.88	14.37	14.37	33.24
C48	147	17.88	14.37	14.37	33.24
C49	148	81.88	31.37	28.54	101.54
C50	149	81.88	31.37	28.54	101.54
C51	150	17.88	14.37	14.37	33.24
C52	151	17.88	14.37	14.37	33.24
C53	152	81.88	31.37	28.54	101.54
C54	153	81.88	31.37	28.54	101.54
C55	154	17.88	14.37	14.37	33.24
C56	155	17.88	14.37	14.37	33.24
C57	156	81.88	31.37	28.54	101.54
C58	157	81.88	31.37	28.54	101.54
C59	158	17.88	14.37	14.37	33.24
C60	159	17.88	14.37	14.37	33.24
C61	160	81.88	31.37	28.54	101.54
C62	161	81.88	31.37	28.54	101.54
C63	162	17.88	14.37	14.37	33.24
C64	163	17.88	14.37	14.37	33.24
C65	164	81.88	31.37	28.54	101.54
C66	165	81.88	31.37	28.54	101.54
C67	166	17.88	14.37	14.37	33.24
C68	167	17.88	14.37	14.37	33.24
C69	168	81.88	31.37	28.54	101.54
C70	169	81.88	31.37	28.54	101.54
C71	170	17.88	14.37	14.37	33.24
C72	171	17.88	14.37	14.37	33.24
C73	172	81.88	31.37	28.54	101.54
C74	173	81.88	31.37	28.54	101.54
C75	174	17.88	14.37	14.37	33.24
C76	175	17.88	14.37	14.37	33.24
C77	176	81.88	31.37	28.54	101.54
C78	177	81.88	31.37	28.54	101.54
C79	178	17.88	14.37	14.37	33.24
C80	179	17.88	14.37	14.37	33.24
C81	180	81.88	31.37	28.54	101.54
C82	181	81.88	31.37	28.54	101.54
C83	182	17.88	14.37	14.37	33.24
C84	183	17.88	14.37	14.37	33.24
C85	184	81.88	31.37	28.54	101.54
C86	185	81.88	31.37	28.54	101.54
C87	186	17.88	14.37	14.37	33.24
C88	187	17.88	14.37	14.37	33.24
C89	188	81.88	31.37	28.54	101.54
C90	189	81.88	31.37	28.54	101.54
C91	190	17.88	14.37	14.37	33.24
C92	191	17.88	14.37	14.37	33.24
C93	192	81.88	31.37	28.54	101.54
C94	193	81.88	31.37	28.54	101.54
C95	194	17.88	14.37	14.37	33.24
C96	195	17.88	14.37	14.37	33.24
C97	196	81.88	31.37	28.54	101.54
C98	197	81.88	31.37	28.54	101.54
C99	198	17.88	14.37	14.37	33.24
C100	199	17.88	14.37	14.37	33.24
C101	200	81.88	31.37	28.54	101.54
C102	201	81.88	31.37	28.54	101.54
C103	202	17.88	14.37	14.37	33.24
C104	203	17.88	14.37	14.37	33.24
C105	204	81.88	31.37	28.54	101.54
C106	205	81.88	31.37	28.54	101.54
C107	206	17.88	14.37	14.37	33.24
C108	207	17.88	14.37	14.37	33.24
C109	208	81.88	31.37	28.54	101.54
C110	209	81.88	31.37	28.54	101.54
C111	210	17.88	14.37	14.37	33.24
C112	211	17.88	14.37	14.37	33.24
C113	212	81.88	31.37	28.54	101.54
C114	213	81.88	31.37	28.54	101.54
C115	214	17.88	14.37	14.37	33.24
C116	215	17.88	14.37	14.37	33.24
C117	216	81.88	31.37	28.54	101.54
C118	217	81.88	31.37	28.54	101.54
C119	218	17.88	14.37	14.37	33.24
C120	219	17.88	14.37	14.37	33.24
C121	220	81.88	31.37	28.54	101.54
C122	221	81.88	31.37	28.54	101.54
C123	222	17.88	14.37	14.37	33.24
C124	223	17.88	14.37	14.37	33.24
C125	224	81.88	31.37	28.54	101.54
C126	225	81.88	31.37	28.54	101.54
C127	226	17.88	14.37	14.37	33.24
C128	227	17.88	14.37	14.37	33.24
C129	228	81.88	31.37	28.54	101.54
C130	229	81.88	31.37	28.54	101.54
C131	230	17.88	14.37	14.37	33.24
C132	231	17.88	14.37	14.37	33.24
C133	232	81.88	31.37	28.54	101.54
C134	233	81.88	31.37	28.54	101.54
C135	234	17.88	14.37	14.37	33.24
C136	235	17.88	14.37	14.37	33.24
C137	236	81.88	31.37	28.54	101.54
C138	237	81.88	31.37	28.54	101.54
C139	238	17.88	14.37	14.37	33.24
C140	239	17.88	14.37	14.37	33.24
C141	240	81.88	31.37	28.54	101.54
C142	241	81.88	31.37	28.54	101.54
C143	242	17.88	14.37	14.37	33.24
C144	243	17.88	14.37	14.37	33.24
C145	244	81.88	31.37	28.54	101.54
C146	245	81.88	31.37	28.54	101.54
C147	246	17.88	14.37	14.37	33.24
C148	247	17.88	14.37	14.37	33.24
C149	248	81.88	31.37	28.54	101.54
C150	249	81.88	31.37	28.54	101.54
C151	250	17.88	14.37	14.37	33.24
C152	251	17.88	14.37	14.37	33.24
C153	252	81.88	31.37	28.54	101.54
C154	253	81.88	31.37	28.54	101.54
C155	254	17.88	14.37	14.37	33.24
C156	255	17.88	14.37	14.37	33.24
C157	256	81.88	31.37	28.54	101.54
C158	257	81.88	31.37	28.54	101.54
C159	258	17.88	14.37	14.37	33.24
C160	259	17.88	14.37	14.37	33.24
C161	260	81.88	31.37	28.54	101.54
C162	261	81.88	31.37	28.54	101.54
C163	262	17.88	14.37	14.37	33.24
C164	263	17.88	14.37	14.37	33.24
C165	264	81.88	31.37	28.54	101.54
C166	265	81.88	31.37	28.54	101.54
C167	266	17.88	14.37	14.37	33.24
C168	267	17.88	14.37	14.37	33.24
C169	268	81.88	31.37	28.54	101.54
C170	269	81.88	31.37	28.54	101.54
C171	270	17.88			

PLAT BOOK 55 PAGE 20
 SHEET 10 OF 11

ESPLANADE, PHASE I
 IN SECTIONS 9 & 16, TOWNSHIP 35 SOUTH,
 RANGE 19 EAST, MANATEE COUNTY, FLORIDA

TYPICAL LOT LINE EASEMENTS
 Easements of 10' shown on Tract 5 along all side & rear lot lines for the purpose of accommodating surface and underground drainage and utility lines. The lot width between the easement lines shall be at least 5.5' and 6.5' with a total easement width of 15'.

NOTES:
 1. DIMENSIONS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 19 EAST, BEING S.89°24.34'E.
 2. DIMENSIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1989 BASED ON BENCH MARK 127-29-25 (P.W. MARK & CORNER STAMPED "M.E. 11.57.91", LOCATED IN THE N.E. CORNER OF A WOOD STRUCTURE). ELEVATION 37.857 AND BENCH MARK 127-29-22 STAMPED "M.P. 3418 216.259", ELEVATION 43.118 AS PUBLISHED ON MANATEE COUNTY WEB SITE.
 3. ALL EASEMENTS ARE PRIVATE UNLESS OTHERWISE DESIGNATED.



CLUMP	RADIUS	DELTA	LENGTH	CHORD	CHORD BEG.	CHORD END.
C10	70.00	85°27.34'	28.58	28.58	518°31.15'	518°31.15'
C11	70.00	85°27.34'	28.58	28.58	518°31.15'	518°31.15'
C12	70.00	85°27.34'	28.58	28.58	518°31.15'	518°31.15'
C13	70.00	85°27.34'	28.58	28.58	518°31.15'	518°31.15'
C14	70.00	85°27.34'	28.58	28.58	518°31.15'	518°31.15'
C15	70.00	85°27.34'	28.58	28.58	518°31.15'	518°31.15'
C16	70.00	85°27.34'	28.58	28.58	518°31.15'	518°31.15'
C17	70.00	85°27.34'	28.58	28.58	518°31.15'	518°31.15'
C18	70.00	85°27.34'	28.58	28.58	518°31.15'	518°31.15'
C19	70.00	85°27.34'	28.58	28.58	518°31.15'	518°31.15'
C20	70.00	85°27.34'	28.58	28.58	518°31.15'	518°31.15'



WisdomMatter Stantec
 6800 Professional Parkway East, Sarasota, Florida 34230-6644
 Phone 941-557-6600 • Fax 941-557-6600 • Web: www.wisdommatter.com
 Certificate of Authorization #01 - Florida License #LC-000000
 Project Number: 215610282
 Task Code: 531

PLAT BOOK **53** PAGE **117**
 SHEET **1** OF **5**

ESPLANADE, PHASE II

A SUBDIVISION
 IN SECTIONS 8 AND 9, TOWNSHIP 36 SOUTH,
 RANGE 10 EAST,
 MANATEE COUNTY, FLORIDA

KEY MAP



DESCRIPTION (as prepared by certifying Surveyor and Mapper)
 A plat of land being Sections 8 and 9, Township 36 South, Range 10 East, Manatee County, Florida are as delineated as follows:
 Section 8 is the northeast corner of Section 8, Tract 301 as shown on the plat of Esplanade, Phase I, Subdivision in Manatee County, Florida, Tracts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 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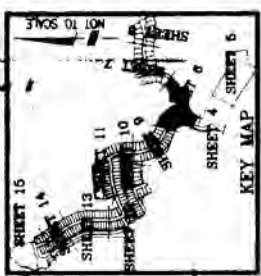
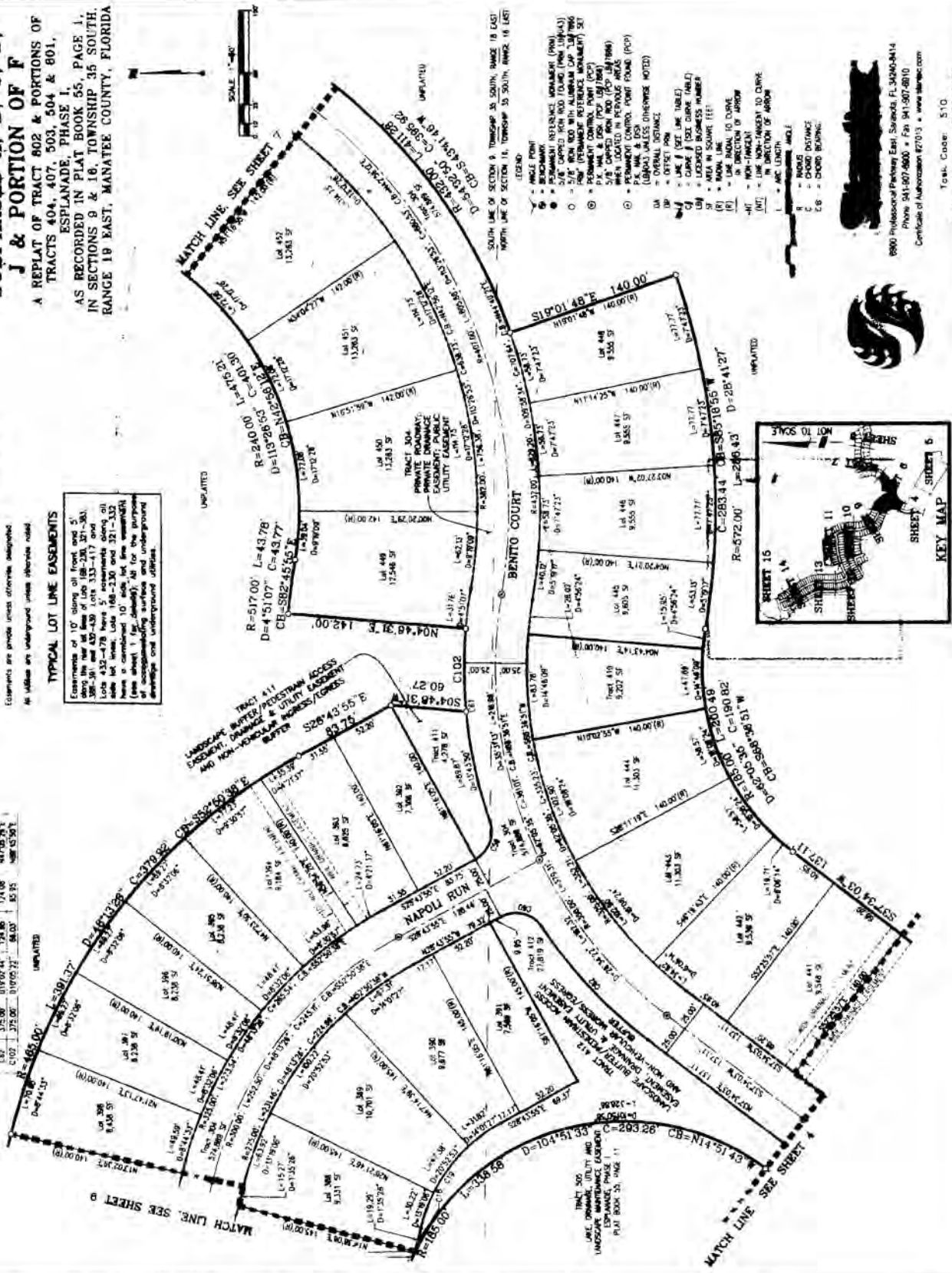
**ESPLANADE, PHASE III,
 SUBPHASES A, B, C, D,
 J & PORTION OF F**
 A REPLAT OF TRACT 802 & PORTIONS OF
 TRACTS 404, 407, 503, 504 & 801,
 ESPLANADE, PHASE I,
 AS RECORDED IN PLAT BOOK 55, PAGE J,
 IN SECTIONS 9 & 18, TOWNSHIP 35 SOUTH,
 RANGE 19 EAST, MANATEE COUNTY, FLORIDA

NOTES
 Bearings shown herein are arbitrary and are based on the north line of
 Esplanade, Phase I having a bearing of N89°14'11"E and do not refer to true
 bearings.
 Easements are shown unless otherwise depicted.
 All utilities are underground unless otherwise noted.

TYPICAL LOT LINE EASEMENTS

Easements of 10' along all front and 5'
 along the rear lot lines of Lots 188-230, 321-361,
 362-381 and 432-439. Lots 333-417 and
 Lots 432-478 have 5'-0" setbacks on all
 sides. Lots 479-503 have 5'-0" setbacks on all
 sides. A combined 10' side lot line easement
 (see sheet 1 for details). All for the purpose
 of accommodating surface and underground
 utility and underground utilities.

LINE	MARK	BOLTA	ARC	CHORD	CHORD BEARING
C18	845.00'	807.9111'	18.40'	19.45'	S79°09'17"E
C19	136.00'	128.7728'	7.2272'	7.8000'	S52°30'28"E
C20	25.00'	24.611448'	0.388552'	0.392343'	S85°23'45"E
C21	75.00'	69.570427'	5.429573'	5.831591'	N13°39'28"E
C22	125.00'	114.620144'	10.379856'	11.141008'	N17°02'29"E
C23	175.00'	159.670144'	15.329856'	16.341008'	N17°02'29"E
C24	225.00'	214.720144'	20.279856'	21.591008'	N17°02'29"E
C25	275.00'	269.770144'	25.229856'	26.901008'	N17°02'29"E



- LEGEND**
- PERMANENT EASEMENT
 - PERMANENT REFERENCE MONUMENT (PRM)
 - 5/8" CAPPED IRON ROD FOUND (FIR) (LH-1)
 - 5/8" IRON ROD WITH ALUMINUM CAP (LH-2)
 - 5/8" CAPPED IRON ROD WITH ALUMINUM CAP (LH-3)
 - PERMANENT CONTROL POINT (PCP)
 - 5/8" CAPPED IRON ROD (CIR) (LH-4)
 - 5/8" CAPPED IRON ROD (CIR) (LH-5)
 - PERMANENT CONTROL POINT FOUND (PCF)
 - 5/8" IRON ROD (IR) (LH-6)
 - 5/8" IRON ROD (IR) (LH-7)
 - 5/8" IRON ROD (IR) (LH-8)
 - 5/8" IRON ROD (IR) (LH-9)
 - 5/8" IRON ROD (IR) (LH-10)
 - 5/8" IRON ROD (IR) (LH-11)
 - 5/8" IRON ROD (IR) (LH-12)
 - 5/8" IRON ROD (IR) (LH-13)
 - 5/8" IRON ROD (IR) (LH-14)
 - 5/8" IRON ROD (IR) (LH-15)
 - 5/8" IRON ROD (IR) (LH-16)
 - 5/8" IRON ROD (IR) (LH-17)
 - 5/8" IRON ROD (IR) (LH-18)
 - 5/8" IRON ROD (IR) (LH-19)
 - 5/8" IRON ROD (IR) (LH-20)
 - 5/8" IRON ROD (IR) (LH-21)
 - 5/8" IRON ROD (IR) (LH-22)
 - 5/8" IRON ROD (IR) (LH-23)
 - 5/8" IRON ROD (IR) (LH-24)
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 - 5/8" IRON ROD (IR) (LH-43)
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 - 5/8" IRON ROD (IR) (LH-99)
 - 5/8" IRON ROD (IR) (LH-100)

Task Order: 510
 Project Number: 215611426
 8900 Professional Parkway East, Sarasota, FL 34240-0414
 Phone: 941-907-6600 • Fax: 941-907-6610
 Certificate of Authorization #27013 • www.manateec.com

PLAT BOOK 510 PAGE 154

SHEET 7 OF 15
ESPLANADE, PHASE III,
SUBPHASES A, B, C, D,
Y & PORTION OF F,
 A REPLAT OF TRACT #62 & PORTIONS OF
 TRACTS 404, 407, 503, 504 & 601,
 ESPLANADE, PHASE I,
 AS RECORDED IN PLAT BOOK 55, PAGE 1,
 IN SECTIONS 9 & 16, TOWNSHIP 35 SOUTH,
 RANGE 19 EAST, MANATEE COUNTY, FLORIDA

TYPICAL LOT LINE EASEMENTS
 Easements of 10' along on front and 5' along the rear of Lots 108-124, 201-203, 306-311 and 431-435. Lots 333-417 and 420-430 have a 10' front and 5' rear easement. Easements of 10' along on front and 5' rear of Lot 431-435. All for the purpose of accommodating surface and underground storage and underground utilities.

- 1 - EASEMENT
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- 100 - EASEMENT

Scale: 1"=30'

KEY MAP

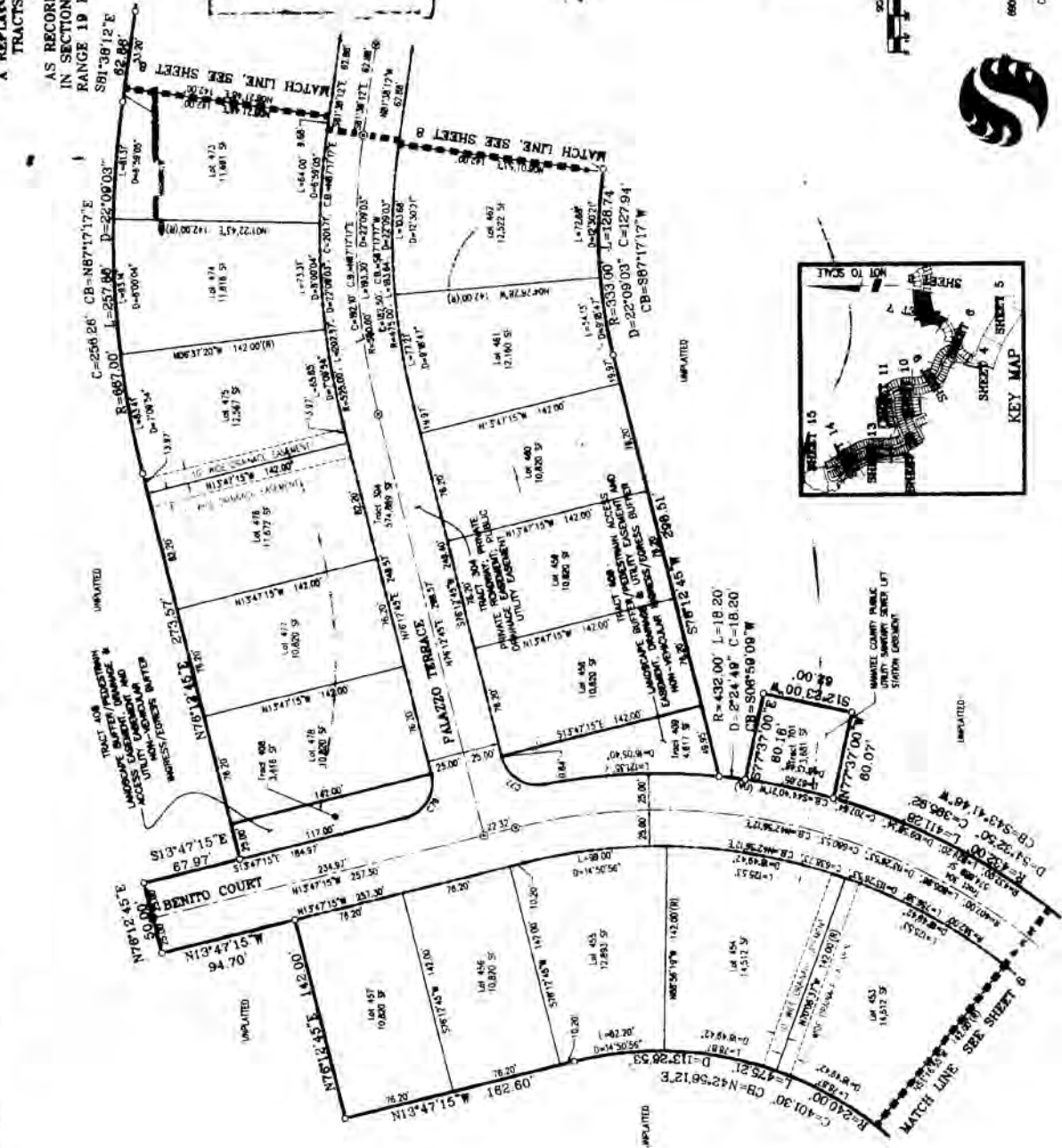
SWANSON

6600 Professional Parkway East, Sarasota, FL 34240-8114
 Phone: 941-567-6900 • Fax: 941-567-6910
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Task Code: 510
 Project Number: 215611428

CLASS	REMARKS	DATE	BY
1	CHANGED	02/21/23	AS
2	CHANGED	02/21/23	AS
3	CHANGED	02/21/23	AS
4	CHANGED	02/21/23	AS
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90	CHANGED	02/21/23	AS
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97	CHANGED	02/21/23	AS
98	CHANGED	02/21/23	AS
99	CHANGED	02/21/23	AS
100	CHANGED	02/21/23	AS

NOTES:
 1. Easements shown herein are arbitrary and are based on the north line of Esplanade, Phase I, Subphase A, B, C, D, Y & Z and do not refer to the true meridian.
 2. Easements are shown unless otherwise designated.
 3. All utilities are underground unless otherwise noted.



PLAT BOOK 530 PAGE 150
 SHEET 9 OF 13

**ESPLANADE, PHASE III,
 SUBPHASES A, B, C, D,
 J & PORTION OF F**

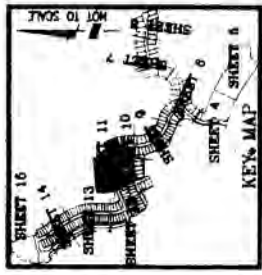
A REPLAT OF TRACT 602 & PORTIONS OF
 TRACTS 404, 407, 503, 504 & 801,
 ESPLANADE, PHASE I,
 AS RECORDED IN PLAT BOOK 55, PAGE 1,
 IN SECTIONS 9 & 10, TOWNSHIP 35 SOUTH,
 RANGE 19 EAST, MANATEE COUNTY, FLORIDA

NOTES:
 Bearings shown herein are arbitrary and are based on the north line of
 Esplanade, Phase I having a bearing of S89°11'41" W and do not refer to the
 true meridian.
 Easements are shown unless otherwise indicated.
 All utilities are underground unless otherwise noted.

TYPICAL LOT LINE EASEMENTS
 Easements of 10' along all front and 5' side
 lines for lots 335, 337, 339, 341, 343, 345,
 347, 349, 351, 353, 355, 357, 359, 361,
 363, 365, 367, 369, 371, 373, 375, 377,
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 4013, 4015, 4017, 4019, 4021, 4023, 4025,
 4027, 4029, 40

PLAT BOOK 510 PAGE 156
 SHEET 11 OF 15

**ESPLANADE, PHASE III,
 SUBPHASES A, B, C, D,
 J & PORTION OF R**
 A REPLAT OF TRACT 802 & PORTIONS OF
 TRACTS 404, 407, 503, 504 & 801,
 ESPLANADE, PHASE I,
 AS RECORDED IN PLAT BOOK 55, PAGE 1,
 IN SECTIONS 9 & 16, TOWNSHIP 35 SOUTH,
 RANGE 19 EAST, MANATEE COUNTY, FLORIDA



CURVE	DELTA	ARC	CHORD BEARING
C1	72.00	0.075307	78.97
C2	22.80	0.023035	43.36
C3	22.80	0.023035	43.36
C4	22.80	0.023035	43.36
C5	22.80	0.023035	43.36
C6	22.80	0.023035	43.36
C7	22.80	0.023035	43.36
C8	22.80	0.023035	43.36
C9	22.80	0.023035	43.36
C10	22.80	0.023035	43.36
C11	22.80	0.023035	43.36
C12	22.80	0.023035	43.36
C13	22.80	0.023035	43.36
C14	22.80	0.023035	43.36
C15	22.80	0.023035	43.36
C16	22.80	0.023035	43.36
C17	22.80	0.023035	43.36
C18	22.80	0.023035	43.36
C19	22.80	0.023035	43.36
C20	22.80	0.023035	43.36

TYPICAL LOT LINE EASEMENTS

Easements of 10' along all front and 5' along all side lines of Lots 115-228, 231-261, 264-296, 299-331, 334-366, 369-401, 404-436, 439-471, 474-506, 509-541, 544-576, 579-611, 614-646, 649-681, 684-716, 719-751, 754-786, 789-821, 824-856, 859-891, 894-926, 929-961, 964-996, 999-1031, 1034-1066, 1069-1101, 1104-1136, 1139-1171, 1174-1206, 1209-1241, 1244-1276, 1279-1311, 1314-1346, 1349-1381, 1384-1416, 1419-1451, 1454-1486, 1489-1521, 1524-1556, 1559-1591, 1594-1626, 1629-1661, 1664-1696, 1699-1731, 1734-1766, 1769-1801, 1804-1836, 1839-1871, 1874-1906, 1909-1941, 1944-1976, 1979-2011, 2014-2046, 2049-2081, 2084-2116, 2119-2151, 2154-2186, 2189-2221, 2224-2256, 2259-2291, 2294-2326, 2329-2361, 2364-2396, 2399-2431, 2434-2466, 2469-2501, 2504-2536, 2539-2571, 2574-2606, 2609-2641, 2644-2676, 2679-2711, 2714-2746, 2749-2781, 2784-2816, 2819-2851, 2854-2886, 2889-2921, 2924-2956, 2959-2991, 2994-3026, 3029-3061, 3064-3096, 3099-3131, 3134-3166, 3169-3201, 3204-3236, 3239-3271, 3274-3306, 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ESPLANADE, PHASE III, REVISED PORTION

A REPLAT OF LOTS 385-387,
392-417 AND LOTS 440-478
ESPLANADE, PHASE III, SUBPHASES
A, B, C, D, J, & PORTION OF F,
PAGE 148 AND A PORTION OF
TRACT 407, ESPLANADE, PHASE I,
AS RECORDED IN PLAT BOOK 55,
PAGE 11, LOCATED IN SECTIONS 8
& 16, TOWNSHIP 35 SOUTH, RANGE
18 EAST, MANATEE COUNTY,
FLORIDA

DESCRIPTION (continued):

The following three (3) calls are along the southerly line of said Palozzo Terrace (Tract 304) and the easterly line of Benito Court (Tract 304): thence S.76°12'45"W, a distance of 0.84 feet to the point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 86°31'41"; thence southerly along the arc of said curve, a distance of 37.75 feet to the point of reverse curvature of a curve to the right having a radius of 437.00 feet and a central angle of 81°17'07"; thence southerly along the arc of said curve, a distance of 812.86 feet to the end of said curve; said point being the northeast corner of the abovementioned Lot 448; thence S.15°01'48"E, along the easterly line of said Lot 448 and the southerly extension thereof, a distance of 155.00 feet to the point of curvature of a non-tangent curve to the right, having a radius of 587.00 feet and a central angle of 28°41'27"; thence westerly along the arc of said curve, a distance of 283.94 feet, said curve having a chord bearing and distance of S.36°19'55"W, 290.88 feet, to the point of reverse curvature of a curve to the left having a radius of 70.00 feet and a central angle of 04°35'24"; thence westerly along the arc of said curve, a distance of 14.66 feet to the end of said curve; thence N04°43'14"E, along the westerly line of the abovementioned Lot 445 and the southerly extension thereof, a distance of 155.00 feet to the point of curvature of a non-tangent curve to the left, having a radius of 325.00 feet and a central angle of 14°48'03"; thence westerly along the arc of said curve, a distance of 83.78 feet, said curve having a chord bearing and distance of S.87°02'10"W, 83.54 feet, to the northeast corner of the abovementioned Lot 444; thence S.10°02'55"E, along the easterly line of said Lot 444 and the southerly extension thereof, a distance of 150.00 feet to the point of curvature of a non-tangent curve to the left, having a radius of 170.00 feet and a central angle of 42°23'02"; thence southerly along the arc of said curve, a distance of 125.76 feet, said curve having a chord bearing and distance of S.58°45'34"W, 122.91 feet, to the point of tangency of said curve; thence S.37°34'03"W, a distance of 137.11 feet to the point of curvature of a curve to the left having a radius of 740.00 feet and a central angle of 14°02'48"; thence southerly along the arc of said curve, a distance of 34.32 feet to the end of said curve; thence N.66°29'49"W, along the southerly line of the abovementioned Lot 440 and the easterly extension thereof, a distance of 155.00 feet to the point of curvature of a non-tangent curve to the right, having a radius of 295.00 feet and a central angle of 14°02'48"; the following three (3) calls are along the southerly line of Benito Court (Tract 403): thence northwesterly along the arc of said curve, a distance of 72.32 feet, said curve having a chord bearing and distance of N.30°32'35"E, 72.14 feet, to the point of tangency of said curve; thence N.37°14'03"E, a distance of 137.11 feet to the point of curvature of a curve to the right having a radius of 325.00 feet and a central angle of 22°23'06"; thence northwesterly along the arc of said curve, a distance of 126.97 feet to the end of said curve; thence N.28°43'55"W, along the westerly line of Napoli Run (Tract 403) and the southerly extension thereof, a distance of 153.69 feet to the point of curvature of a curve to the left having a radius of 275.00 feet and a central angle of 48°13'26"; thence northwesterly along the arc of said curve, said curve being the westerly line of Napoli Run (Tract 403), a distance of 231.46 feet to the point of reverse curvature of a curve to the right having a radius of 550.00 feet and a central angle of 01°35'26"; thence westerly along the arc of said curve, a distance of 15.27 feet to the end of said curve; said point being the northeast corner of the abovementioned Lot 387; the following four (4) calls are along the westerly and southerly lines of said Lot 387: thence N.14°28'06"W, a distance of 145.00 feet to the point of curvature of a non-tangent curve to the right, having a radius of 695.00 feet and a central angle of 00°00'45"; thence westerly along the arc of said curve, a distance of 0.15 feet, said curve having a chord bearing and distance of N.75°21'32"W, 0.15 feet, to the point of curvature of a non-tangent curve to the left, having a radius of 165.00 feet and a central angle of 03°00'35"; thence northwesterly along the arc of said curve, a distance of 9.72 feet, said curve having a chord bearing and distance of S.27°42'30"W, a distance of 4.21 feet to the point of curvature of a non-tangent curve to the right, having a radius of 695.00 feet and a central angle of 17°46'31"; thence northwesterly along the arc of said curve, a distance of 154.96 feet, said curve having a chord bearing and distance of N.65°09'19"W, 154.64 feet, to the end of said curve; thence N.30°13'58"E, along the westerly line of the abovementioned Lot 385 and the north and southerly extension thereof, a distance of 195.00 feet to the point of curvature of a non-tangent curve to the right, having a radius of 500.00 feet and a central angle of 59°46'04"; said point being a point on the northwesterly line of Napoli Run (Tract 403); the following four (4) calls are along said northwesterly and easterly line of said curve having a chord bearing and distance of N.29°53'02"W, 498.74 feet, to the point of tangency of said curve; thence N.00°00'00"E, a distance of 152.50 feet, to the point of curvature of a curve to the left having a radius of 550.00 feet and a central angle of 32°49'05"; thence northwesterly along the arc of said curve, a distance of 313.43 feet to the point of reverse curvature of a curve to the right having a radius of 700.00 feet and a central angle of 05°16'17"; thence northwesterly along the arc of said curve, a distance of 84.40 feet to the POINT OF BEGINNING.

DESCRIPTION

A tract of land lying in Sections 9 and 16, Township 35 South, Range 18 East, Manatee County, Florida, containing all of Lots 385 through 417, 440 through 478, of the plat of Esplanade, Phase II, Subphases A, B, C, D, J, & Portion of F, as recorded in Plat Book 56, Page 148, of the Public Records of Manatee County, Florida and a portion of Tract 407 of the Esplanade, Phase I, recorded in Plat Book 55, Page 11 of said Public Records, along with an additional fifteen (15) feet along the rear of said Lots 392 through 417 and Lots 440 through 478 and being more particularly described as follows:
BEGIN at the northeast corner of said Lot 417 of the plat of Esplanade, Phase II, Subphases A, B, C, D, J, & Portion of F; thence N.62°37'12"E, along the northerly line of said Lot 417 and its northwesterly extension, a distance of 155.00 feet to the point of curvature of a non-tangent curve to the left, having a radius of 945.00 feet and a central angle of 05°16'17"; thence southerly along the arc of said curve, a distance of 50.14 feet, said curve having a chord bearing and distance of S.37°03'58"E, 50.12 feet, to the point of reverse curvature of a curve to the right having a radius of 705.00 feet and a central angle of 32°39'05"; thence southerly along the arc of said curve, a distance of 401.76 feet to the point of tangency of said curve; thence S.00°00'00"E, a distance of 152.50 feet to the point of curvature of a curve to the left having a radius of 345.00 feet and a central angle of 76°57'21"; thence southerly along the arc of said curve, a distance of 463.38 feet to the point of reverse curvature of a curve to the right having a radius of 480.00 feet and a central angle of 46°13'26"; thence southerly along the arc of said curve, a distance of 404.00 feet to the point of tangency of said curve; thence S.28°43'55"E, a distance of 83.75 feet; thence S.61°16'05"W, along the southerly line of the abovementioned Lot 392 and its easterly extension, a distance of 155.00 feet to the point of curvature of a non-tangent curve to the left, having a radius of 25.00 feet and a central angle of 86°16'46"; the following two (2) calls are along the northerly line of Benito Court (Tract 304): thence westerly along the arc of said curve, a distance of 35.03 feet, said curve having a chord bearing and distance of S.66°52'18"E, 32.23 feet, to the point of reverse curvature of a curve to the right, having a radius of 375.00 feet and a central angle of 23°48'12"; thence easterly along the arc of said curve, a distance of 155.80 feet to the end of said curve, also being the southwest corner of the abovementioned Lot 448; thence N.04°48'31"E, along the westerly line of said Lot 448 and the northerly extension thereof, a distance of 157.00 feet to the point of curvature of a non-tangent curve to the right, having a radius of 532.00 feet and a central angle of 04°51'07"; thence easterly along the arc of said curve, a distance of 45.05 feet, said curve having a chord bearing and distance of S.82°45'55"E, 45.04 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 11°29'55"; thence northwesterly along the arc of said curve, a distance of 445.51 feet to the point of tangency of said curve; thence N.13°47'15"W, a distance of 162.60 feet; thence N.76°12'45"E, along the northerly line of the abovementioned Lot 457 and the westerly extension thereof, a distance of 157.00 feet to a point on the westerly right-of-way line of Benito Court (Tract 304); thence S.13°47'15"E, along said westerly right-of-way line, a distance of 115.27 feet; thence N.76°12'45"E, a distance of 75.00 feet to the southwest corner of the abovementioned Lot 478; thence N.34°15'15"W, along the westerly line of said Lot 478 and the northerly extension thereof, a distance of 157.00 feet; thence N.76°12'45"E, a distance of 248.57 feet to the point of curvature of a curve to the right having a radius of 582.00 feet and a central angle of 27°09'03"; thence easterly along the arc of said curve, a distance of 263.66 feet to the point of tangency of said curve; thence S.81°38'17"E, a distance of 82.88 feet to the point of curvature of a curve to the left having a radius of 318.00 feet and a central angle of 34°58'26"; thence easterly along the arc of said curve, a distance of 194.11 feet to the point of tangency of said curve; thence N.63°23'22"E, a distance of 38.10 feet; thence S.28°38'35"E, along the easterly line of the abovementioned Lot 489 and the northerly extension thereof, a distance of 162.13 feet to the point of curvature of a non-tangent curve to the right, having a radius of 59.00 feet and a central angle of 11°42'27"; thence southerly along the arc of said curve, said curve being the easterly arc of Palozzo Terrace (Tract 304), a distance of 117.43 feet, said curve having a chord bearing and distance of S.35°06'37"E, 98.99 feet, to the end of said curve; said point being the northeast corner of the abovementioned Lot 488; thence S.20°32'22"E, along the easterly line of said Lot 468 and the southerly extension thereof, a distance of 176.18 feet; thence S.69°22'35"W, a distance of 113.57 feet to the point of curvature of a curve to the right having a radius of 97.00 feet and a central angle of 58°18'10"; thence westerly along the arc of said curve, a distance of 96.70 feet to the point of reverse curvature of a curve to the left, having a radius of 63.00 feet and a central angle of 47°46'26"; thence westerly along the arc of said curve, a distance of 52.53 feet to the point of reverse curvature of a curve to the right having a radius of 582.00 feet and a central angle of 18°22'25"; thence easterly along the arc of said curve, a distance of 218.71 feet to the point of tangency of said curve; thence N.81°38'17"E, a distance of 82.88 feet to the point of curvature of a curve to the left, having a radius of 318.00 feet and a central angle of 27°09'03"; thence westerly along the arc of said curve, a distance of 122.94 feet, said curve having a chord bearing and distance of S.87°17'17"W, 122.18 feet, to the point of tangency of said curve; thence S.76°12'45"W, a distance of 248.57 feet; thence N.13°47'15"W, along the westerly line of the abovementioned Lot 458 and the southerly extension thereof, a distance of 157.00 feet to a point on the southerly line of said Palozzo Terrace (Tract 304);



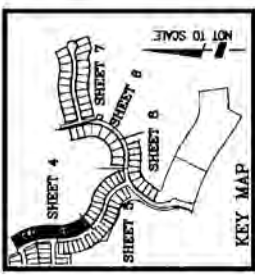
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Project Number: 215011426

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 SHEET 4 OF 8

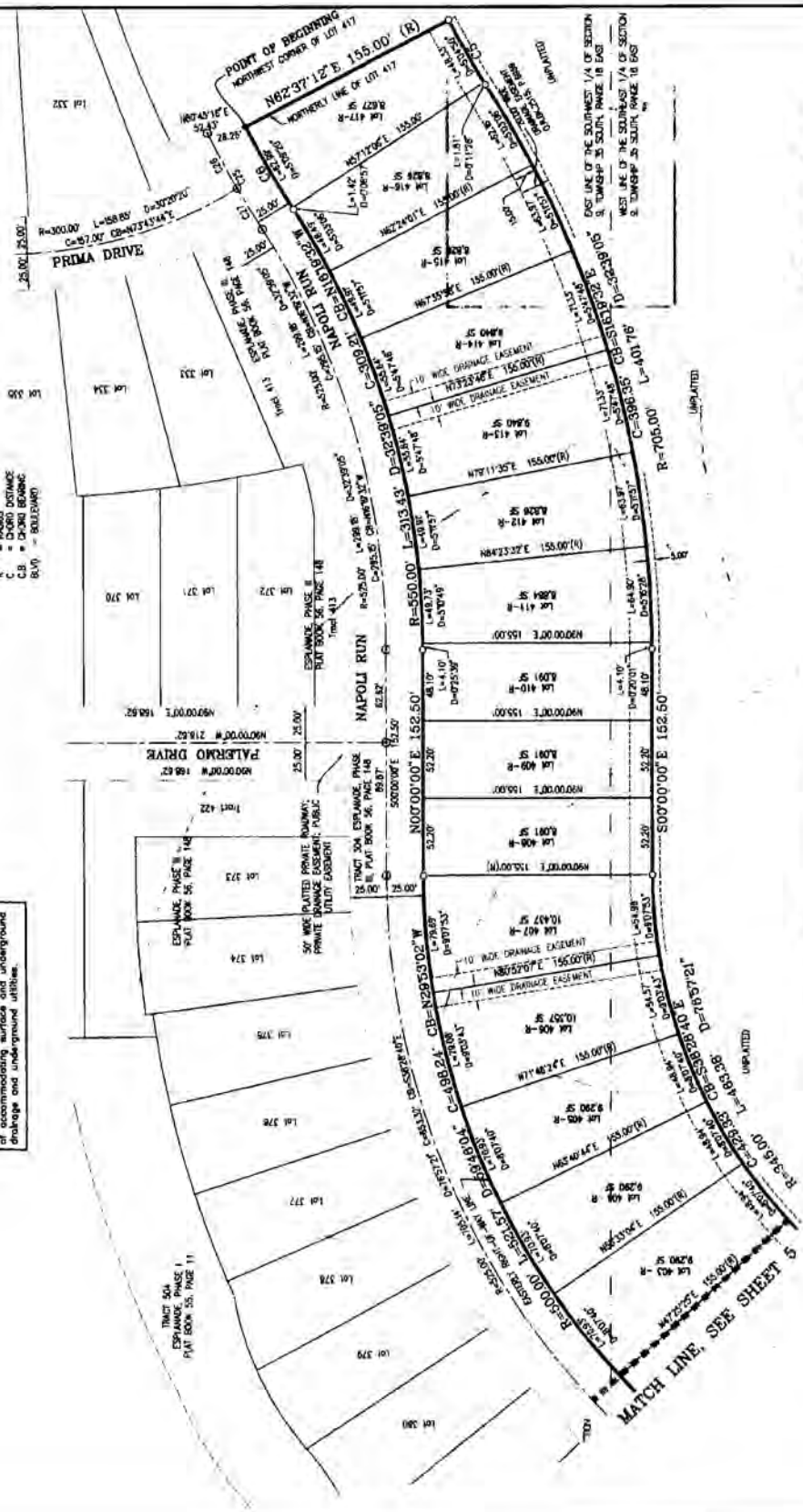
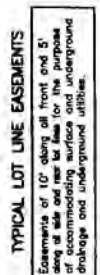
**ESPLANADE, PHASE III,
 REVISED PORTION**
 A REPLAT OF LOTS 385-387, 392-417
 AND LOTS 440-478, ESPLANADE, PHASE
 III, SUBPHASES A, B, C, D, J, &
 PORTION OF F, AS RECORDED IN PLAT
 BOOK 56, PAGE 148 AND A PORTION OF
 TRACT 407, ESPLANADE, PHASE I, AS
 RECORDED IN PLAT BOOK 55, PAGE 11,
 LOCATED IN SECTIONS 9 & 10,
 TOWNSHIP 35 SOUTH, RANGE 19 EAST,
 MANATEE COUNTY, FLORIDA

- LEGEND:**
- BENCHMARK
 - PERMANENT REFERENCE MONUMENT
 - (P.M.) 5/8" CAPTED SPOT ROD
 - 1/4" ALUMINUM
 - 5/8" BOLLARD WITH ALUMINUM
 - 1/4" ALUMINUM PERMANENT REFERENCE MONUMENT SET
 - PERMANENT CONTROL POINT (C.P.)
 - 5/8" CAPTED SPOT ROD (P.M.)
 - 1/4" ALUMINUM W/OT LOCATED IN PERMANENT RECORDS
 - FOUND POINT, P.C., P.T., I.P.C. & J.O.C. (UNLESS OTHERWISE NOTED)
 - LINE (SEE LINE TABLE)
 - CURVE (SEE CURVE TABLE)
 - CENTERLINE (SEE CURVE TABLE)
 - ARC LENGTH
 - CENTRAL ANGLE
 - BEARS
 - CHORD DISTANCE
 - CHORD BEARING
 - BEARING
 - SLOPE (PERCENT)



NOTES:

- Bearings shown herein are arbitrary and are based on the north line of Esplanade, Phase I having a bearing of N89°14'51"E and do not refer to true north.
- Lot lines are shown as solid lines unless otherwise designated.
- Slide plate conductors shown herein were established using a Trimble model 1802 GPS receiver. Control stations used to establish the datum were 1-75 84 JAM (scale factor = 0.00000000) and M016 (scale factor = 0.00000000) North American Datum of 1983 (NAD83) Florida North Zone.
- All utilities are underground unless otherwise noted.



CURVE	RADIUS	BEARING	ARC	CHORD	CHORD BEARING
C5	543.00'	051°18'17"	50.14'	530.00'	51°18'17"
C6	700.00'	051°18'17"	64.40'	630.00'	51°18'17"
C7	750.00'	055°02'07"	74.80'	714.34'	52°21'34.9"
C8	750.00'	032°23'59"	71.30'	66.30'	62°24'21.9"
C9	750.00'	025°24'21.9"	51.57'	51.212151'	

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 Project Number: 215611426

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 SHEET 8 OF 8

**ESPLANADE, PHASE III,
 REVISED PORTION**
 A REPLAT OF LOTS 385-387, 392-417
 AND LOTS 440-478, ESPLANADE, PHASE
 III, SUBPHASES A, B, C, D, J, &
 PORTION OF F, AS RECORDED IN PLAT
 BOOK 56, PAGE 148 AND A PORTION OF
 TRACT 407, ESPLANADE, PHASE I, AS
 RECORDED IN PLAT BOOK 55, PAGE 11,
 LOCATED IN SECTIONS 9 & 10,
 TOWNSHIP 35 SOUTH, RANGE 19 EAST,
 MANATEE COUNTY, FLORIDA

- LEGEND:**
- 1 - BENCHMARK
 - 2 - PERMANENT REFERENCE MONUMENT (PRM) 3/4" CAPTED IRON ROD
 - 3 - 1/4" CAPTED IRON ROD
 - 4 - 1/2" CAPTED IRON ROD
 - 5 - 3/4" CAPTED IRON ROD
 - 6 - 1" CAPTED IRON ROD
 - 7 - 1 1/2" CAPTED IRON ROD
 - 8 - 2" CAPTED IRON ROD
 - 9 - 3" CAPTED IRON ROD
 - 10 - 4" CAPTED IRON ROD
 - 11 - 6" CAPTED IRON ROD
 - 12 - 8" CAPTED IRON ROD
 - 13 - 10" CAPTED IRON ROD
 - 14 - 12" CAPTED IRON ROD
 - 15 - 14" CAPTED IRON ROD
 - 16 - 16" CAPTED IRON ROD
 - 17 - 18" CAPTED IRON ROD
 - 18 - 20" CAPTED IRON ROD
 - 19 - 24" CAPTED IRON ROD
 - 20 - 30" CAPTED IRON ROD
 - 21 - 36" CAPTED IRON ROD
 - 22 - 42" CAPTED IRON ROD
 - 23 - 48" CAPTED IRON ROD
 - 24 - 54" CAPTED IRON ROD
 - 25 - 60" CAPTED IRON ROD
 - 26 - 72" CAPTED IRON ROD
 - 27 - 84" CAPTED IRON ROD
 - 28 - 96" CAPTED IRON ROD
 - 29 - 108" CAPTED IRON ROD
 - 30 - 120" CAPTED IRON ROD
 - 31 - 144" CAPTED IRON ROD
 - 32 - 168" CAPTED IRON ROD
 - 33 - 192" CAPTED IRON ROD
 - 34 - 216" CAPTED IRON ROD
 - 35 - 240" CAPTED IRON ROD
 - 36 - 270" CAPTED IRON ROD
 - 37 - 300" CAPTED IRON ROD
 - 38 - 324" CAPTED IRON ROD
 - 39 - 360" CAPTED IRON ROD
 - 40 - 408" CAPTED IRON ROD
 - 41 - 456" CAPTED IRON ROD
 - 42 - 504" CAPTED IRON ROD
 - 43 - 540" CAPTED IRON ROD
 - 44 - 576" CAPTED IRON ROD
 - 45 - 612" CAPTED IRON ROD
 - 46 - 648" CAPTED IRON ROD
 - 47 - 684" CAPTED IRON ROD
 - 48 - 720" CAPTED IRON ROD
 - 49 - 756" CAPTED IRON ROD
 - 50 - 792" CAPTED IRON ROD
 - 51 - 828" CAPTED IRON ROD
 - 52 - 864" CAPTED IRON ROD
 - 53 - 900" CAPTED IRON ROD
 - 54 - 936" CAPTED IRON ROD
 - 55 - 972" CAPTED IRON ROD
 - 56 - 1008" CAPTED IRON ROD
 - 57 - 1044" CAPTED IRON ROD
 - 58 - 1080" CAPTED IRON ROD
 - 59 - 1116" CAPTED IRON ROD
 - 60 - 1152" CAPTED IRON ROD
 - 61 - 1188" CAPTED IRON ROD
 - 62 - 1224" CAPTED IRON ROD
 - 63 - 1260" CAPTED IRON ROD
 - 64 - 1296" CAPTED IRON ROD
 - 65 - 1332" CAPTED IRON ROD
 - 66 - 1368" CAPTED IRON ROD
 - 67 - 1404" CAPTED IRON ROD
 - 68 - 1440" CAPTED IRON ROD
 - 69 - 1476" CAPTED IRON ROD
 - 70 - 1512" CAPTED IRON ROD
 - 71 - 1548" CAPTED IRON ROD
 - 72 - 1584" CAPTED IRON ROD
 - 73 - 1620" CAPTED IRON ROD
 - 74 - 1656" CAPTED IRON ROD
 - 75 - 1692" CAPTED IRON ROD
 - 76 - 1728" CAPTED IRON ROD
 - 77 - 1764" CAPTED IRON ROD
 - 78 - 1800" CAPTED IRON ROD
 - 79 - 1836" CAPTED IRON ROD
 - 80 - 1872" CAPTED IRON ROD
 - 81 - 1908" CAPTED IRON ROD
 - 82 - 1944" CAPTED IRON ROD
 - 83 - 1980" CAPTED IRON ROD
 - 84 - 2016" CAPTED IRON ROD
 - 85 - 2052" CAPTED IRON ROD
 - 86 - 2088" CAPTED IRON ROD
 - 87 - 2124" CAPTED IRON ROD
 - 88 - 2160" CAPTED IRON ROD
 - 89 - 2196" CAPTED IRON ROD
 - 90 - 2232" CAPTED IRON ROD
 - 91 - 2268" CAPTED IRON ROD
 - 92 - 2304" CAPTED IRON ROD
 - 93 - 2340" CAPTED IRON ROD
 - 94 - 2376" CAPTED IRON ROD
 - 95 - 2412" CAPTED IRON ROD
 - 96 - 2448" CAPTED IRON ROD
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 - 102 - 2664" CAPTED IRON ROD
 - 103 - 2700" CAPTED IRON ROD
 - 104 - 2736" CAPTED IRON ROD
 - 105 - 2772" CAPTED IRON ROD
 - 106 - 2808" CAPTED IRON ROD
 - 107 - 2844" CAPTED IRON ROD
 - 108 - 2880" CAPTED IRON ROD
 - 109 - 2916" CAPTED IRON ROD
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 - 112 - 3024" CAPTED IRON ROD
 - 113 - 3060" CAPTED IRON ROD
 - 114 - 3096" CAPTED IRON ROD
 - 115 - 3132" CAPTED IRON ROD
 - 116 - 3168" CAPTED IRON ROD
 - 117 - 3204" CAPTED IRON ROD
 - 118 - 3240" CAPTED IRON ROD
 - 119 - 3276" CAPTED IRON ROD
 - 120 - 3312" CAPTED IRON ROD
 - 121 - 3348" CAPTED IRON ROD
 - 122 - 3384" CAPTED IRON ROD
 - 123 - 3420" CAPTED IRON ROD
 - 124 - 3456" CAPTED IRON ROD
 - 125 - 3492" CAPTED IRON ROD
 - 126 - 3528" CAPTED IRON ROD
 - 127 - 3564" CAPTED IRON ROD
 - 128 - 3600" CAPTED IRON ROD
 - 129 - 3636" CAPTED IRON ROD
 - 130 - 3672" CAPTED IRON ROD
 - 131 - 3708" CAPTED IRON ROD
 - 132 - 3744" CAPTED IRON ROD
 - 133 - 3780" CAPTED IRON ROD
 - 134 - 3816" CAPTED IRON ROD
 - 135 - 3852" CAPTED IRON ROD
 - 136 - 3888" CAPTED IRON ROD
 - 137 - 3924" CAPTED IRON ROD
 - 138 - 3960" CAPTED IRON ROD
 - 139 - 3996" CAPTED IRON ROD
 - 140 - 4032" CAPTED IRON ROD
 - 141 - 4068" CAPTED IRON ROD
 - 142 - 4104" CAPTED IRON ROD
 - 143 - 4140" CAPTED IRON ROD
 - 144 - 4176" CAPTED IRON ROD
 - 145 - 4212" CAPTED IRON ROD
 - 146 - 4248" CAPTED IRON ROD
 - 147 - 4284" CAPTED IRON ROD
 - 148 - 4320" CAPTED IRON ROD
 - 149 - 4356" CAPTED IRON ROD
 - 150 - 4392" CAPTED IRON ROD
 - 151 - 4428" CAPTED IRON ROD
 - 152 - 4464" CAPTED IRON ROD
 - 153 - 4500" CAPTED IRON ROD
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SHEET 2 OF 9

ESPLANADE, PHASE III, SUBPHASES E, G & H

A SUBDIVISION
LOCATED IN SECTION 9, TOWNSHIP
35 SOUTH, RANGE 19 EAST,
MANATEE COUNTY, FLORIDA

DESCRIPTION: (Prepared by the signing Surveyor & Mapper)

A tract of land lying in Section 9, Township 35 South, Range 19 East, Manatee County, Florida and further described as follows:

BEGIN at the southeast corner of Tract 201, Esplanade, Phase III, Subphases A, B, C, D, J & Portion of F, as recorded in Plat Book 56, Pages 148 through 162, in the Public Records of Manatee County, Florida, said point also being on the north right-of-way line of Melochite Drive as shown on said plat; thence N.79°25'33"E., a distance of 304.00 feet; thence N.13°34'27"W., a distance of 80.00 feet; thence N.22°41'26"E., a distance of 133.86 feet to the point of curvature of a non-tangent curve to the left, having a radius of 170.00 feet and a central angle of 36°15'53"; thence easterly along the arc of said curve, a distance of 107.60 feet, said curve having a chord bearing and distance of S.85°28'31"E., 105.81 feet, to the point of tangency of said curve; thence N.79°25'33"E., a distance of 124.31 feet to the point of curvature of a curve to the right having a radius of 405.00 feet and a central angle of 49°35'12"; thence easterly along the arc of said curve, a distance of 350.51 feet to the point of tangency of said curve; thence S.53°59'15"E., a distance of 643.67 feet to the point of curvature of a curve to the left having a radius of 370.00 feet and a central angle of 40°11'43"; thence easterly along the arc of said curve, a distance of 259.57 feet to the point of tangency of said curve; thence N.85°49'07"E., a distance of 242.76 feet; thence S.04°10'58"E., a distance of 155.00 feet; thence N.85°49'07"E., a distance of 10.00 feet; thence S.04°10'58"E., a distance of 50.00 feet; thence S.85°49'07"W., a distance of 252.76 feet to the point of curvature of a curve to the right having a radius of 575.00 feet and a central angle of 0°23'11"0"; thence westerly along the arc of said curve, a distance of 23.61 feet to the end of said curve; thence S.19°48'07"W., a distance of 60.21 feet; thence S.70°13'53"E., a distance of 15.00 feet; thence S.19°48'07"W., a distance of 274.85 feet to the point of curvature of a curve to the left having a radius of 545.00 feet and a central angle of 47°06'55"; thence southerly along the arc of said curve, a distance of 448.46 feet to end of said curve, being the northeastern corner of Lot 417-R, Esplanade, Phase III Revised Portion as recorded in Plat Book 57, Page 57, said Public Records; thence S.62°37'12"W., along the northerly line of said Lot 417-R, a distance of 155.00 feet to a point on the boundary line of said Esplanade, Phase III, Subphases A, B, C, D, J & Portion of F; thence along said boundary line for the following eighteen (18) calls: (1) thence S.80°45'16"W., a distance of 52.43 feet to the point of curvature of a non-tangent curve to the right, having a radius of 750.00 feet and a central angle of 2°01'07"; (2) thence northerly along the arc of said curve, a distance of 262.04 feet, said curve having a chord bearing and distance of N.16°07'28"W., 260.71 feet, to the end of said curve; (3) thence S.86°55'36"W., a distance of 578.56 feet; (4) thence S.00°00'00"E., a distance of 170.17 feet to the point of curvature of a curve to the left having a radius of 275.00 feet and a central angle of 18°15'35"; (5) thence southerly along the arc of said curve, a distance of 92.44 feet to the point of tangency of said curve; (6) thence S.19°15'35"E., a distance of 56.69 feet to the point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 88°19'46"; (7) thence southeasterly along the arc of said curve, a distance of 38.54 feet to the point of curvature of a non-tangent curve to the left, having a radius of 1,690.00 feet and a central angle of 0°7'14"24"; (8) thence westerly along the arc of said curve, a distance of 213.55 feet, said curve having a chord bearing and distance of S.68°47'28"W., 213.41 feet, to the end of said curve; (9) thence N.24°17'30"W., a distance of 89.28 feet; (10) thence N.16°05'46"W., a distance of 70.56 feet; (11) thence N.00°00'00"E., a central angle of 347.76 feet to the point of curvature of a curve to the left having a radius of 665.00 feet and a point of compound curvature of a curve to the left having a radius of 1,040.00 feet and a central angle of 1°53'34"; (12) thence northerly along the arc of said curve, a distance of 197.72 feet to the point of tangency of said curve; thence N.29°41'23"W., a distance of 128.09 feet to the point of curvature of a curve to the left having a radius of 1,605.00 feet and a central angle of 1°53'10"; (14) thence northwesterly along the arc of said curve, a distance of 303.95 feet to the point of reverse curvature of a curve to the right having a radius of 515.00 feet and a central angle of 2°59'03"; (15) thence northwesterly along the arc of said curve, a distance of 186.62 feet to the end of said curve; (16) thence N.13°34'27"W., non-tangent to the last stated curve, a distance of 27.59 feet; (17) thence S.76°25'33"W., a distance of 78.75 feet; (18) thence N.13°34'27"W., a distance of 50.00 feet to the POINT OF BEGINNING.



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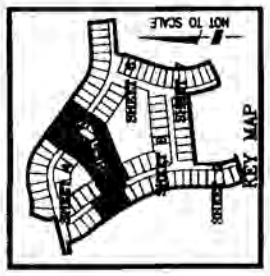
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 SHEET **5** OF **9**

**ESPLANADE, PHASE III,
 SUBPHASES E, G & H**

A SUBDIVISION
 LOCATED IN SECTION 9, TOWNSHIP
 35 SOUTH, RANGE 19 EAST,
 MANATEE COUNTY, FLORIDA.

SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 35 SOUTH, RANGE 19 EAST
 NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 35 SOUTH, RANGE 19 EAST

NOTES:
 1. All easements are shown in yellow and are based on the plat book 57, page 12A, subphase E, G & H. A portion of E recorded in Plat Book 56, page 12A, having a bearing of S 84°55'36"W and do not refer to the true meridian.
 2. All easements are private unless otherwise designated.
 3. All easements are underground unless otherwise designated.
 4. All easements shall be maintained per the Land Development Code of Manatee County, Florida.
 5. All lines intersecting with a curve which are not designated with (R) are non roads.
 6. 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.



- LEGEND:**
- ▲ ANGLE POINT
 - PERMANENT REFERENCE MONUMENT FOUND (TYPE AND YEAR)
 - 5/8" IRON ROD WITH ALUMINUM CAP (1" DIA) (PERMANENT REFERENCE MONUMENT) SET (DATE)
 - ⊙ 1/2" GALV. IRON ROD (TOP SURFACE) (DATE)
 - ⊙ 1/2" GALV. IRON ROD (TOP SURFACE) (DATE)
 - ⊙ PERMANENT CONTROL POINT FOUND (DATE), P.A. MAL & ASS (DATE) (UNLESS OTHERWISE NOTED)
 - LINE (SEE LINE LABEL)
 - CURVE (SEE CURVE LABEL)
 - CENTERLINE OF ROAD (SEE ROAD LABEL)
 - AREA IN SQUARE FEET
 - ARC LENGTH
 - CONTROL ANGLE
 - RADIUS
 - BEARING
 - CURVE BEARING
 - ROAD BEARING
 - ROADWAY
 - (OA) — OVERALL

CURVE	MARKS	DELTA	ARC	DIVIDED	CHORD BEARING
C12	1,845.00'	105°10'	303.50'	303.50'	N55°06'24"W
C26	1,745.00'	105°10'	303.50'	303.50'	N55°06'24"W
C30	1,795.00'	105°10'	303.50'	303.50'	N55°06'24"W

FILED AND RECORDED
 1/28/2019 @ 4:11:41 PM
 R.B. SHORE, CLERK
 MANATEE COUNTY, FLA.

TYPICAL LOT LINE EASEMENTS
 Comments of 10' along all front, 5' along all side and 5' along all rear. All easements are shown in yellow and are based on the plat book 57, page 12A, subphase E, G & H. A portion of E recorded in Plat Book 56, page 12A, having a bearing of S 84°55'36"W and do not refer to the true meridian. All easements are private unless otherwise designated. All easements are underground unless otherwise designated. All easements shall be maintained per the Land Development Code of Manatee County, Florida. All lines intersecting with a curve which are not designated with (R) are non roads. 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
 9900 Professional Parkway East, Sarasota, FL 34240-0414
 Phone 941.907.4600 • Fax 941.907.2610
 Florida Professional Engineer License No. 12000
 License Expiration Date: 12/31/2025

Task Code: 510
 Project Number: 215611426

PLAT BOOK 59, PAGE 83
 SHEET 1 OF 5
 3477531

ESPLANADE, PHASE III, PARTIAL REPLAT

A SUBDIVISION CONSISTING OF LOTS 254 THROUGH 261 & LOTS 313 THROUGH 320, ESPLANADE, PHASE III, SUBPHASES E, G, & H AS RECORDED IN PLAT BOOK 57, PAGE 148 AND A PORTION OF TRACT 423, ESPLANADE, PHASE III, SUBPHASES A, B, C, D, J, & PORTION OF F AS RECORDED IN PLAT BOOK 56, PAGE 148 LOCATED IN SECTION 9, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be superseded in authority by any other graphic or digital form. There may be additional restrictions that are not shown on this plat that may be found in the public records of this county.

The Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for the "Phase III" portion of the subject property is recorded in Public Record Book 2485, Page 2080 of the Public Records of Manatee County, Florida.

RESERVATION OF EASEMENTS

There are hereby expressly reserved easements of ten (10) feet in width along all front and rear (5) feet in width along all side and rear lots. The purpose of these easements are for accommodating surfaces and underground drainage and underground utilities. Such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services, provided, however, no such construction, installation, maintenance, or operation shall be required to be shown on this plat. There shall also be reserved easements for electric, telephone, gas or other utilities. Where more than one lot is situated on a building site, the outside boundaries of said building shall carry said easements and the intervening portion of the easement shall not exist. Where said lots are combined, a utility company shall be permitted to run on or over the portion of the facilities provided by the combining of said lots. All other easements shown on this plat are hereby reserved in perpetuity for the purposes noted.

There are hereby expressly reserved for Hecce River Electric Cooperative, Inc., its successors and/or assigns, ten (10) foot wide non-exclusive utility easements with parallel and contiguous boundaries and easements for the construction, installation, maintenance and operation of construction, installation, maintenance and operation of electrical facilities.

There are hereby expressly reserved for TECO energy, its successors and/or assigns and other private utility companies providing service to the subdivision, ten (10) foot wide non-exclusive easements with parallel and contiguous boundaries and easements for the construction, installation, maintenance and operation of gas facilities.

There are hereby expressly reserved for Manatee County, its successors and/or assigns, a ten (10) foot wide non-exclusive utility easements with parallel and contiguous boundaries and easements for the construction, installation, maintenance and operation of water and sewer facilities.

There are hereby expressly reserved for Verizon Florida LLC, a Florida limited liability company, its successors and/or assigns, ten (10) foot wide non-exclusive utility easements with parallel and contiguous boundaries and easements for the construction, installation, maintenance and operation of communication facilities.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
 COUNTY OF MANATEE) SS

I, the undersigned, Taylor Morrison of Florida, Inc., a Florida Corporation, do hereby certify that the plat described herein and has caused the plat entitled "ESPLANADE, PHASE III, PARTIAL REPLAT" to be made and does hereby dedicate the following:

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

A) Easement to Manatee County contained in the Reservation of Easements in PARCEL 254 of the Plat of January 11, 2016.

IN WITNESS WHEREOF, I have hereunto set my hand and have affixed the seal of the Corporation this 25th day of January, 2016.

BY: TAYLOR MORRISON OF FLORIDA, INC.
 a Florida Corporation
 By: *John Seven Kempton*
 JOHN SEVEN KEMPTON, Vice President

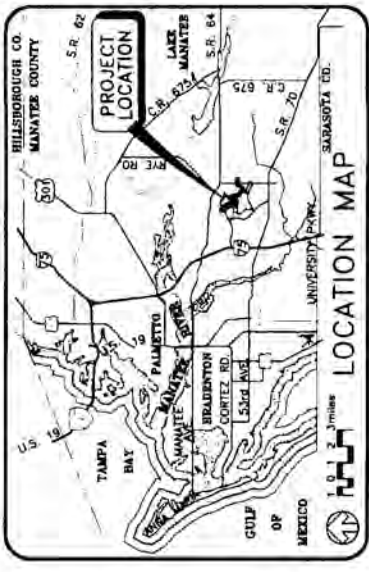
NOTARY ACKNOWLEDGMENT

STATE OF FLORIDA)
 COUNTY OF MANATEE) SS

I, the undersigned, *Robert K. Gaudin*, a Notary Public in and for the State of Florida, do hereby certify that the foregoing instrument was duly executed by the parties thereto on the 25th day of January, 2016, at the office of the Notary Public, located at *10000 US Highway 90, Suite 200, Palmetto, Florida 34550*.

My Commission Expires: *8-11-2016*

FF 246010



NOTES:

1. Bearings shown herein are ordinary and are based on the south line of Tract 302 (Trinity Church, Episcopal, Phase II, Subpart 1, 2, 3 & a Portion of F, recorded in Plat Book 56, Page 148, being a bearing of N84°55'36"E and do not refer to the true meridian.

All easements are private unless otherwise designated. Installation of a above subdivision with a permittee within the Lake Access & Drainage Maintenance Easements shown herein.

All utilities are underground unless otherwise noted.

Project contains 160,999 square feet or 3.8131 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 (R), are non radial.

Numerical expressions when herein to the nearest foot or tenth of a foot one to be interpreted as having a precision to the nearest one hundredth of a foot, receding in the case of an "irregular" boundary or water course.

CERTIFICATE OF SURVEYOR

I, the undersigned Professional Land Surveyor, hereby certify that this plat is a true and correct representation of the lands surveyed, that the same were surveyed by me or under my direct supervision, that the survey data complies with the planning requirements of Chapter 177, Part 1 of the Florida Statutes and the Land Development Code of Manatee County, Florida. Appropriate Reference Measurements have been indicated. The Lot Corners are certified by an official affidavit within one (1) year of recording, in prior to the release of the subdivision plat.

DATE OF CERTIFICATION: *1/23/2016*
 SIGNATURE: *Robert K. Gaudin*
 Robert K. Gaudin, PLS
 Florida Certified Professional Land Surveyor

(Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper)

CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA)
 COUNTY OF MANATEE) SS

It is hereby certified that this plat has been officially approved for record and all other of Manatee County, Florida, in accordance with the requirements of Manatee County, Florida, Chapter 177, Part 1 of the Florida Statutes and the Land Development Code of Manatee County, Florida.

ATTEST: *Angela M. Hill*
 Clerk of the Board of County Commissioners

CERTIFICATE OF APPROVAL OF CIRCUIT COURT

STATE OF FLORIDA)
 COUNTY OF MANATEE) SS

I, Magistrate Elizabeth, 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, Chapter 177, Part 1 of the Florida Statutes and the Land Development Code of Manatee County, Florida. The appropriate fees have been verified.

People's Magistrate *Elizabeth*
 Clerk of the Circuit Court
 Manatee County, Florida

CERTIFICATE OF APPROVAL OF COUNTY SURVEYOR

STATE OF FLORIDA)
 COUNTY OF MANATEE) SS

It is hereby certified that this plat has been reviewed for conformity with the planning requirements of Chapter 177, Part 1 of the Florida Statutes and the Land Development Code of Manatee County, Florida. The appropriate fees have been verified.

DATE: *1/23/2016*
 By: *Robert K. Gaudin*
 Robert K. Gaudin, PLS
 Florida Certified Professional Land Surveyor



6900 Professional Parkway East Sarasota, FL 34243-8414
 Phone 941.507.6900 • Fax 941.507.6910
 Certificate of Authorization #27013 • www.stantec.com
 Licensed Business Number 799

ESPLANADE, PHASE IV

A SUBDIVISION IN SECTION 9, TOWNSHIP 35 SOUTH,
RANGE 19 EAST MANATEE COUNTY, FLORIDA

PLAT BOOK 59 PAGE 7
SHEET 1 OF 8
3106570

CERTIFICATE OF OWNERSHIP DEDICATION

STATE OF FLORIDA
COUNTY OF SARASOTA 55

PURSUANT TO FLORIDA STATUTE 171.081, THE UNDERSIGNED, TAYLOR MORRISON OF FLORIDA, INC., LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, CERTIFIES OWNERSHIP OF THE PROPERTY DESCRIBED HEREIN AND HAS CAUSED THIS PLAT TO BE RECORDED IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. THE ESPLANADE, PHASE IV TO BE MADE AND DOES HEREBY DEDICATE THE FOLLOWING:

- TO MANATEE COUNTY FOR USE BY THE GENERAL PUBLIC FOREVER THE FOLLOWING:
 - A) A PUBLIC UTILITY EASEMENT ACROSS TRACT 306 TOGETHER WITH A TEN (10) FOOT NON-VEHICULAR INGRESS/EGRESS BUFFER (ESPLANADE) LIVING PARALLEL AND CONTIGUOUS WITH THE OUTSIDE BOUNDARY OF TRACT 306 FOR THE PURPOSES OF THE PUBLIC WATER AND WASTEWATER OPERATION AND MAINTENANCE OF THE PUBLIC WATER AND WASTEWATER INFRASTRUCTURE FACILITIES AND WATER READING.
 - B) A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT TO EMERGENCY, LAW ENFORCEMENT AND MANATEE COUNTY MAINTENANCE PERSONNEL OVER TRACT 306.
- TO THE LAKEWOOD RANCH STEWARDSHIP DISTRICT, AN INDEPENDENT SPECIAL DISTRICT CREATED BY LOCAL BILL NO. 1429, COOPED AT CHAPTER 2005-33R, LAWS OF FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR USE BY THE GENERAL PUBLIC FOREVER, THE FOLLOWING:
 - (A) AN NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT ACROSS TRACT 306 AND TRACT 431 FOR LAKE MAINTENANCE ACCESS.
 - (B) TRACTS 309 AND 310.

IN WITNESS WHEREOF, I HAVE HERETOBY SET MY HAND AND HAVE AFFIXED THE SEAL OF THE CORPORATION THIS 30 DAY OF JANUARY, 2015

WITNESSES:
(Signature)
BY: TAYLOR MORRISON OF FLORIDA, INC.
(Signature)
BY: ANTHONY J. SAUTIERI, VICE PRESIDENT
A PROFESSIONAL CORPORATION

NOTARY ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF SARASOTA 55

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF JANUARY, 2015, BY ANTHONY J. SAUTIERI, AS VICE PRESIDENT OF TAYLOR MORRISON OF FLORIDA, INC. ON BEHALF OF THE CORPORATION AND WHO IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

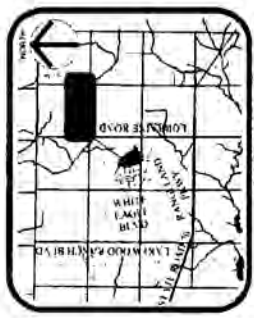


CERTIFICATE OF ACCEPTANCE

THE DEDICATIONS TO LAKEWOOD RANCH STEWARDSHIP DISTRICT ACCEPTED AT AN OPEN MEETING OF THE LAKEWOOD RANCH STEWARDSHIP DISTRICT BY THE BOARD OF SUPERVISORS OF LAKEWOOD RANCH STEWARDSHIP DISTRICT, AN INDEPENDENT SPECIAL DISTRICT CREATED BY LOCAL BILL NO. 1429, COOPED AT CHAPTER 2005-33R, LAWS OF FLORIDA, AS AMENDED THIS 1st DAY OF DECEMBER, 2015.

LAKEWOOD RANCH STEWARDSHIP DISTRICT, AN INDEPENDENT SPECIAL DISTRICT CREATED BY LOCAL BILL NO. 1429, COOPED AT CHAPTER 2005-33R, LAWS OF FLORIDA.
ATTEST:
BY: *(Signature)* REBECCA JENSEN, CHAIRMAN

THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES, P.S.M. #5739
RHODES & RHODES
LAND SURVEYING, INC.
28100 BONITA GRANDE DRIVE, SUITE #107
BONITA SPRINGS, FLORIDA 34135
(239) 405-8166 FAX NO. (239) 405-8163
FLORIDA BUSINESS LICENSE NO. LB 6897



- ### TRACT DESIGNATION AND EASEMENTS
- TRACT 108 - PRIVATE ROADWAY, PRIVATE BRANCH EASEMENT, PUBLIC UTILITY EASEMENT, ESPLANADE, GOLF & COUNTRY CLUB AT LAKEWOOD RANCH, INC. TO OWN & MAINTAIN.
 - TRACT 431 - LANDSCAPE BUFFER, DRAINAGE AND UTILITY EASEMENT, LAKE MAINTENANCE EASEMENT, NON-VEHICULAR INGRESS/EGRESS BUFFER (ESPLANADE) GOLF & COUNTRY CLUB AT LAKEWOOD RANCH, INC. TO OWN & MAINTAIN.
 - TRACT 432 - LANDSCAPE BUFFER, DRAINAGE AND UTILITY CLUB NON-VEHICULAR INGRESS/EGRESS BUFFER (ESPLANADE) GOLF & COUNTRY CLUB AT LAKEWOOD RANCH, INC. TO OWN & MAINTAIN.
 - TRACT 309 AND 310 - LAKE, DRAINAGE, UTILITY AND LANDSCAPE MAINTENANCE EASEMENT (LAKEWOOD RANCH STEWARDSHIP DISTRICT TO OWN & MAINTAIN).
 - TRACT 600 - GOLF COURSE, DRAINAGE, IRRIGATION AND ACCESS EASEMENT (ESPLANADE GOLF & COUNTRY CLUB AT LAKEWOOD RANCH, INC. TO OWN & MAINTAIN).
- ### NOTES
- ALL LOT LINES ARE RADIAL TO THE CURVES THEY INTERSECT UNLESS OTHERWISE NOTED. WHERE A LOT LINE IS NOT RADIAL TO AN INTERSECTED CURVE, THE DIRECTION OF THE CURVE TO WHICH IT IS NOT RADIAL.
 - UNLESS OTHERWISE NOTED, ALL CURVES ARE TANGENTIAL AND CIRCULAR.
 - BEARINGS ARE BASED ON THE NORTHERLY BOUNDARY OF LOT 417-R ESPLANADE PHASE II, REVISED PORTIONS, PLAT BOOK 57, PAGES 57 THROUGH 64 (INCLUDING) AS BEING N07Y 82°37'2" EAST AND RELATE TO THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 1986 ADJUSTMENT.
 - ELEVATIONS REFER TO NATIONAL GEODETIC VERTICAL DATUM (NGVD 29) BASED ON THE NATIONAL GEODETIC SURVEY (NGS) VERTICAL DATA FOR DESIGNATIONS GDS 014 WITH A PUBLISHED ELEVATION OF 33.06 FEET AND M 017 WITH A PUBLISHED ELEVATION OF 35.95 FEET.
 - STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON HADRS (1990) FLORIDA WEST ZONE AND ARE BASED ON MANATEE COUNTY CONTROL STATIONS 0-75 84 404 (SCALE FACTOR = 0.9999548) AND M016 (SCALE FACTOR = 0.9998654).
 - ALL EASEMENTS ARE PRIVATE UNLESS OTHERWISE DESIGNATED. INSTALLATION OF A SLOPE STABILIZATION WALL IS PERMISSIBLE WITHIN THE LAKE ACCESS & DRAINAGE MAINTENANCE EASEMENTS SHOWN HEREON.
 - ALL UTILITIES ARE UNDERGROUND UNLESS OTHERWISE NOTED.
 - PROJECT CONTAINS 1,872,859 SQUARE FEET OR 42,940 ACRES, MORE OR LESS.
 - VEGETATION TRIANGLES MUST BE MAINTAINED PER THE LAND DEVELOPMENT CODE OF MANATEE COUNTY, FLORIDA.
 - EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, NUMERICAL EXPRESSIONS SHOWN HEREON TO THE NEAREST FOOT OR TENTH OF A FOOT, SHALL BE INTERPRETED AS HAVING A PRECISION TO THE NEAREST HUNDREDTH OF A FOOT.
 - AS OF MARCH 14, 2014, THIS PROJECT LIES IN FLOOD ZONE "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANELS 120803033 E AND 120803034 E. PRIOR TO CONSTRUCTION VERIFY MOST CURRENT DATA WITH FEMA.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT. THE ORIGINAL GRAPHIC FORM OF THIS PLAT IS THE ONLY COPY THAT WILL BE RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY.

THE UNDERSIGNED AND BESTATED DECLARATION OF GOVERNMENT RESTRICTIONS, EASEMENTS AND EASEMENTS FOR ESPLANADE GOLF & COUNTRY CLUB AT LAKEWOOD RANCH (THE "DECLARATION") WAS RECORDED IN OFFICIAL RECORD BOOK 2489, PAGE 2080 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

THE SUPPLEMENTAL DECLARATION TO THE UNDERSIGNED AND BESTATED DECLARATION OF GOVERNMENT RESTRICTIONS, EASEMENTS AND EASEMENTS FOR ESPLANADE GOLF & COUNTRY CLUB AT LAKEWOOD RANCH ("SUPPLEMENTAL DECLARATION") IS RECORDED SIMULTANEOUSLY WITH THIS PLAT. THE NOTICE TO PURCHASER IS RECORDED SIMULTANEOUSLY WITH THIS PLAT AS AN EXHIBIT TO THE SUPPLEMENTAL DECLARATION.

RESERVATION OF EASEMENT

THERE ARE HEREBY EXPRESSLY RESERVED, EASTMENTS OF TEN (10) FEET IN WIDTH ALONG ALL FRONT FIVE (5) FEET IN WIDTH ALONG ALL SIDE AND FIFTEEN (15) FEET IN WIDTH ALONG ALL REAR BOUNDARIES OF THE TRACTS SHOWN ON THIS PLAT, ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, TELEVISION SERVICES SHALL HEREIN WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES WHERE MORE THAN ONE LOT IS INTERFERED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL INTERFERE WITH THE INTERFERING LOT LINE EASEMENT. THE INTERFERING LOT LINE WHERE SAID LOTS ARE CONTIGUOUS TO THE INTERFERING LOT LINE EASEMENT. FOR THE RELOCATION OF ITS FACILITIES AFFECTED BY THE COMBINING OF SAID LOTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSES NOTED.

THERE ARE HEREBY EXPRESSLY RESERVED FOR PEACE RIVER ELECTRIC COOPERATIVE, INC., ITS SUCCESSORS AND/OR ASSIGNS, TEN (10) FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENTS LIVING PARALLEL, AND CONTIGUOUS WITH THE OUTSIDE PERIMETERS OF THE TRACTS SHOWN ON THIS PLAT, FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ELECTRICAL FACILITIES.

THERE ARE HEREBY EXPRESSLY RESERVED FOR TECO ENERGY, ITS SUCCESSORS AND/OR ASSIGNS AND OTHER PRIVATE UTILITY COMPANIES PROVIDING SERVICE TO THE TRACTS SHOWN ON THIS PLAT, TEN (10) FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENTS LIVING PARALLEL, AND CONTIGUOUS WITH THE OUTSIDE PERIMETERS OF THE TRACTS SHOWN ON THIS PLAT, FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF GAS FACILITIES.

THERE ARE HEREBY EXPRESSLY RESERVED FOR VERTON FLORIDA LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, TEN (10) FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENTS LIVING PARALLEL, AND CONTIGUOUS WITH THE OUTSIDE PERIMETERS OF THE PUBLIC AND PRIVATE ROADS, FOR THE EXPRESS PURPOSES OF THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF COMMUNICATION FACILITIES.



CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT
STATE OF FLORIDA
COUNTY OF MANATEE 55

ANGELINA COLONNESO, CLERK OF THE CIRCUIT COURT OF MANATEE COUNTY, FLORIDA, HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT CONFORMS WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN THE PLAT BOOK 59 PAGE 7 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 11th DAY OF DECEMBER, 2015.

CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS
STATE OF FLORIDA
COUNTY OF MANATEE 55

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS 11th DAY OF DECEMBER, 2015.



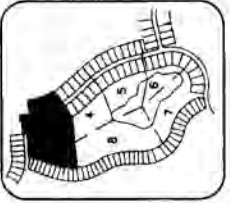
(Signature)
CHAIRMAN
BOARD OF COUNTY COMMISSIONERS
C
CERTIFICATE OF APPROVAL OF THE COUNTY SURVEYOR
STATE OF FLORIDA
COUNTY OF MANATEE 55

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 172, PART 1 OF THE FLORIDA STATUTES AND THE LAND DEVELOPMENT CODE OF MANATEE COUNTY, FLORIDA. THE GEOMETRIC DATA HAS NOT BEEN REVERIFIED.
12/13/2015
DATE
TOOK OATH BEFORE ME AND I AM A NOTARY PUBLIC IN AND FOR MANATEE COUNTY, FLORIDA

ESPLANADE, PHASE IV

A SUBDIVISION IN SECTION 9, TOWNSHIP 35 SOUTH,
 RANGE 19 EAST MANATEE COUNTY, FLORIDA

TYPICAL LOT LINE EASEMENTS
 EASEMENTS OF TEN (10) FEET IN WIDTH
 ALONG ALL FRONT, SIDE AND REAR LOT BOUNDARIES
 WITHIN THE SUBDIVISION ARE TO BE MAINTAINED
 WITHIN THE BOUNDARIES OF THE LOTS. THESE
 EASEMENTS WILL BE USED FOR THE
 PURPOSE OF ACCOMMODATING SURFACE
 AND UNDERGROUND UTILITIES.



CURVE TABLE (SHEET 3)

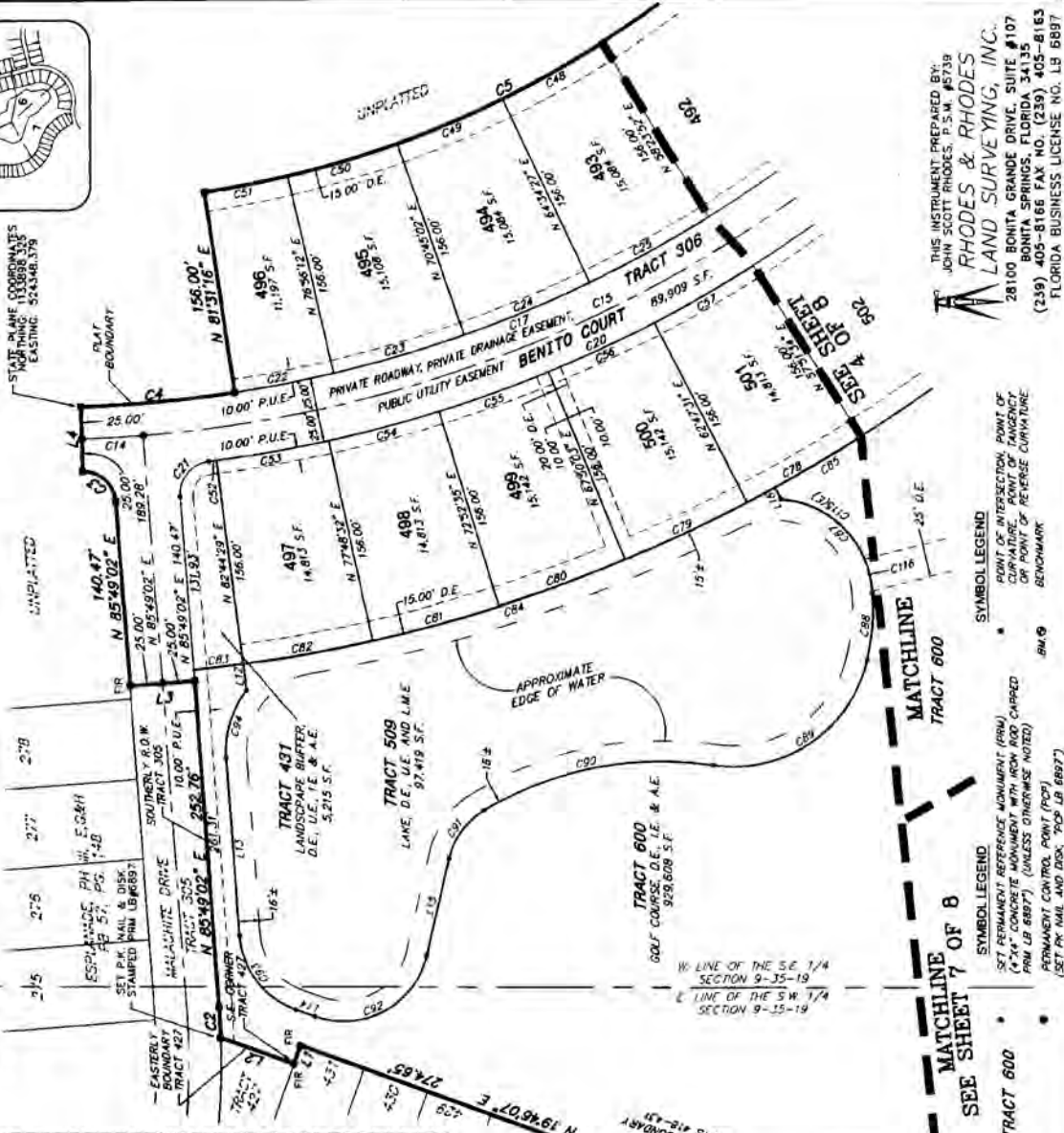
CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	543.00'	47.08°35"	448.48'	415.93'	N. 01°48'31" W.
C2	573.00'	22°10'30"	423.81'	24.81'	N. 86°59'37" E.
C3	25.00'	87°16'14"	38.06'	34.50'	N. 42°10'55" E.
C4	975.00'	7°01'36"	119.35'	119.49'	S. 04°51'58" E.
C5	819.00'	54°08'38"	497.67'	480.49'	S. 20°32'13" E.
C6	1000.00'	2°43'46"	47.64'	47.64'	N. 02°49'05" W.
C7	1000.00'	58°24'44"	620.42'	637.94'	N. 23°21'20" W.
C8	1025.00'	59°40'58"	638.35'	658.09'	N. 24°45'13" W.
C9	875.00'	87°18'14"	39.08'	34.50'	N. 50°35'21" W.
C10	875.00'	4°55'04"	78.02'	77.89'	N. 10°46'16" W.
C11	875.00'	67°11'00"	103.82'	103.82'	N. 18°59'33" W.
C12	875.00'	57°03'55"	103.10'	103.00'	N. 22°30'15" W.
C13	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C14	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C15	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C16	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C17	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C18	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C19	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C20	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C21	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C22	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C23	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C24	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C25	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C26	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C27	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C28	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C29	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C30	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C31	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C32	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C33	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C34	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C35	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C36	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C37	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C38	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C39	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C40	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C41	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C42	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C43	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C44	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C45	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C46	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C47	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C48	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C49	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C50	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C51	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C52	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C53	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C54	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C55	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C56	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C57	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C58	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C59	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C60	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C61	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C62	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C63	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C64	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C65	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C66	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C67	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C68	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C69	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C70	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C71	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C72	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C73	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C74	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C75	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C76	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C77	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C78	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C79	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C80	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C81	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C82	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C83	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C84	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C85	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C86	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C87	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C88	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C89	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C90	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C91	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C92	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C93	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C94	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C95	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C96	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C97	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C98	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C99	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.
C100	875.00'	67°10'35"	103.10'	103.00'	N. 28°30'30" W.

LINE TABLE (SHEET 3)

LINE	LENGTH	BEARING
L1	15.00'	N. 79°15'31" W.
L2	60.21'	N. 19°46'07" E.
L3	50.00'	N. 64°10'58" W.
L4	30.00'	N. 68°32'49" E.
L5	25.00'	N. 64°44'47" E.
L6	13.36'	N. 33°46'07" E.
L7	38.22'	N. 33°46'07" E.
L8	10.34'	N. 28°33'53" W.
L9	10.34'	N. 61°56'33" W.

LEGEND

P.S.M. PROFESSIONAL SURVEYOR & MAPPER
 B.O.B. BASE OF BEARING
 R.O.M. RIGHT-OF-WAY
 P.R. PLAT RECORDS BOOK
 N/R. NON-RENTAL
 E. EASEMENT
 L.B. LICENSED BUSINESS
 P.R.M. PERMANENT REFERENCE MONUMENT
 P.P.P. PERMANENT REFERENCE MONUMENT WITH FOUNDATION CAP
 A.L.C. ALUMINUM CAP
 L.N. LINE NUMBER
 C.S. CURVE NUMBER
 D.E. DRAINAGE EASEMENT
 I.E. IRRIGATION EASEMENT
 P.U.E. PUBLIC UTILITY EASEMENT
 L.A.E. LANDSCAPE MAINTENANCE EASEMENT
 N.W.I.E.B. NATURE WILDLIFE EASEMENT
 B. BUFFER



THIS INSTRUMENT PREPARED BY:
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RHODES & RHODES
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 (239) 405-8166 FAX NO. (239) 405-8163
 FLORIDA BUSINESS LICENSE NO. LB 6897

SYMBOL LEGEND

POINT OF INTERSECTION
 POINT OF BEGINNING
 POINT OF REVERSE CURVATURE
 BENCHMARK
 SET PERMANENT REFERENCE MONUMENT (PRM)
 (4"x4" CONCRETE MONUMENT APPROX. 300 CAPPED
 FROM LB 6897) (UNLESS OTHERWISE NOTED)
 SET PERMANENT CONTROL POINT (PCP)
 (SET PER MAIL AND DISK, PCP LB 6897)

SEE SHEET 7 OF 8
 MATCHLINE TRACT 600
 MATCHLINE TRACT 600



ESPLANADE, PHASE IV

A SUBDIVISION IN SECTION 9, TOWNSHIP 35 SOUTH,
 RANGE 19 EAST MANATEE COUNTY, FLORIDA

- LEGEND**
- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
 - P.O.B. BASIS OF BEARING
 - P.O.W. RIGHT-OF-WAY
 - P.O.R. OFFICIAL RECORDS BOOK
 - P.M. METRIC
 - P.V. NON-RADIAL
 - P.T. EASEMENT TR
 - P.L. LICENSED BUSINESS
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - P.A.P. PERMANENT CONTROL POINT
 - P.A.L. ALUMINUM CAP
 - P.A.P. (STAVTEC P.M. LB#7868)
 - L# LINE NUMBER
 - C# CURVE NUMBER
 - A# AREA
 - D# DRAINAGE EASEMENT
 - I# IRRIGATION EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - L.M.E. LANDSCAPE MAINTENANCE EASEMENT
 - N.V.E. NATURE VEHICLE ACCESS/EGRESS
 - B.U.T. BUTTED

- TYPICAL LOT LINE EASEMENTS**
- EASEMENTS OF TEN (10) FEET IN WIDTH SHALL BE SET ALONG ALL LOT LINES, EXCEPT ALONG SIDE AND REAR LOTS LINES. THESE EASEMENTS WILL BE USED FOR THE INSTALLATION OF UNDERGROUND SURFACE AND UNDERGROUND UTILITIES, DRAINAGE AND UNDERGROUND UTILITIES.



CURVE TABLE (SHEET 4)

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C5	818.00'	14106.50"	482.67'	480.49'	S 23°12'13" E
C6	1408.00'	28348.27"	706.99'	699.50'	S 28°31'28" E
C15	1020.00'	3974.44"	670.42'	657.84'	N 83°32'20" W
C16	293.00'	2848.77"	618.99'	609.45'	N 28°31'28" W
C17	925.00'	41709.30"	700.11'	685.16'	N 23°01'27" W
C18	1450.00'	28548.27"	638.49'	621.89'	N 28°31'28" W
C19	1400.00'	28548.27"	603.35'	597.01'	N 28°31'28" W
C20	1020.00'	35402.86"	638.35'	628.09'	N 84°45'13" W
C21	925.00'	4199.00"	108.10'	105.05'	N 34°41'25" W
C22	1450.00'	28548.27"	78.16'	76.80'	N 40°13'25" W
C23	1450.00'	28548.27"	78.16'	76.80'	N 40°13'25" W
C24	818.00'	6101.55"	68.20'	66.84'	N 40°13'25" W
C25	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C26	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C27	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C28	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C29	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C30	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C31	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C32	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C33	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C34	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C35	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C36	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C37	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C38	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C39	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C40	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C41	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C42	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C43	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C44	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C45	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C46	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C47	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C48	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C49	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C50	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C51	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C52	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C53	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C54	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C55	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C56	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C57	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C58	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C59	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C60	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C61	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C62	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C63	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C64	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C65	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C66	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C67	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C68	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C69	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C70	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C71	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C72	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C73	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C74	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C75	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C76	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C77	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C78	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C79	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C80	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C81	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C82	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C83	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C84	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C85	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C86	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C87	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C88	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C89	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C90	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C91	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C92	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C93	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C94	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C95	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C96	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C97	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C98	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C99	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W
C100	1020.00'	4553.57"	68.24'	66.87'	N 34°41'25" W

THIS INSTRUMENT PREPARED BY
 JOHN SCOTT RHODES, P.S.M. #5739
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 28100 BONITA GRANDE DRIVE, SUITE #107
 BONITA SPRINGS, FLORIDA 34135
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 FLORIDA BUSINESS LICENSE NO. LB 6897

SYMBOL LEGEND

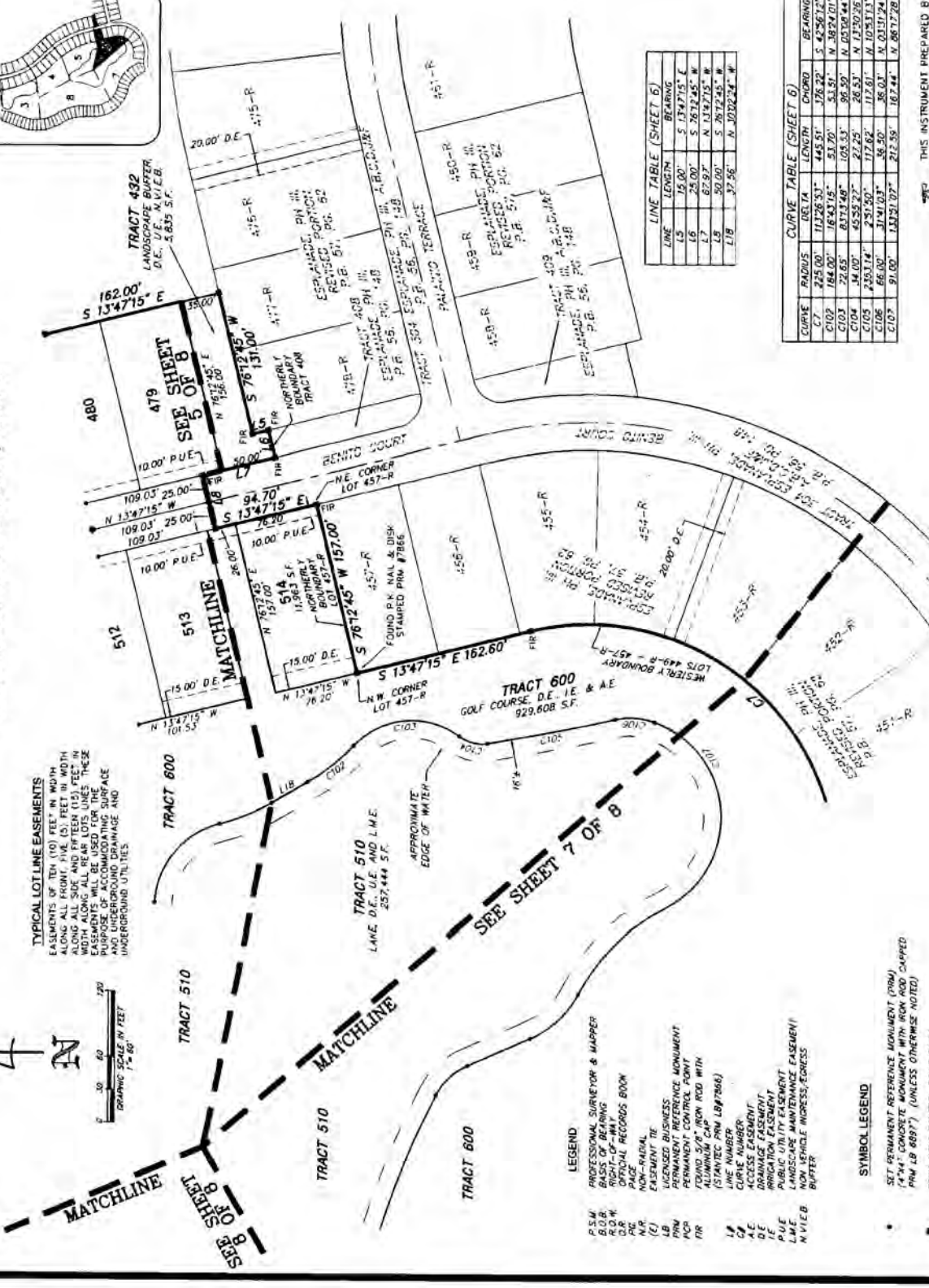
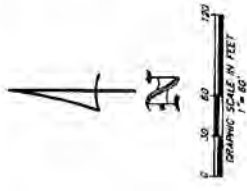
- SET PERMANENT REFERENCE MONUMENT (PRM)
- 4" X 4" CONCRETE MONUMENT WITH IRON ROD CAPPED
- PRM LB 6897 (UNLESS OTHERWISE NOTED)
- PERMANENT CONTROL POINT (PCP)
- SET PK NAIL AND DISK "TOP LB 6897"
- POINT OF INTERSECTION POINT OF CURVATURE POINT
- OF TANGENCY OR POINT OF REVERSE CURVATURE
- B.M. BENCHMARK

ESPLANADE, PHASE IV

A SUBDIVISION IN SECTION 9, TOWNSHIP 35 SOUTH,
 RANGE 19 EAST MANATEE COUNTY, FLORIDA



TYPICAL LOT LINE EASEMENTS
 EASEMENTS OF TEN (10) FEET IN WIDTH
 ALONG ALL FRONT AND REAR LOT BOUNDARIES
 WITHIN THE SUBDIVISION. THESE EASEMENTS
 WILL BE USED FOR THE PURPOSE OF ACCOMMODATING SURFACE
 AND UNDERGROUND UTILITIES.



LINE TABLE (SHEET 6)

LINE	LENGTH	BEARING
L5	15.00'	S 13°47'15" E
L6	25.00'	S 76°12'45" W
L7	67.92'	N 13°47'15" W
L8	50.00'	S 76°12'45" W
L19	37.56'	N 10°02'24" W

CURVE TABLE (SHEET 6)

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C7	225.00'	112°28'53"	443.51'	378.22'	S 42°56'12" W
C8	184.00'	16°43'15"	53.70'	53.51'	N 38°24'01" W
C9	22.63'	63°23'46"	103.53'	96.59'	N 03°08'44" W
C10	22.63'	59°26'51"	77.25'	76.53'	N 12°50'35" E
C10B	66.00'	31°41'03"	56.66'	16.01'	N 10°51'15" E
C10C	91.00'	133°21'02"	212.58'	182.44'	N 88°17'28" E

- LEGEND**
- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
 - B.O.B. BASIS OF BEARING
 - R.O.W. RIGHT-OF-WAY
 - P.C. PLAT RECORDS BOOK
 - N.R. NON-RADIAL
 - (E) EASEMENT TO
 - L.B. LICENSED BUSINESS
 - P.M. PERMANENT MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - ALUMINUM CAP IRON ROD WITH STANTEC P.M. LB#7865
 - L.P. LINE NUMBER
 - C.P. CURVE POINT
 - D.E. DELTA
 - D.M. DAMAGE EASEMENT
 - I.E. IRRIGATION EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - L.M.E. LANDSCAPE MAINTENANCE EASEMENT
 - N.V.I.E.B. NATURE VEGETATION BUFFER

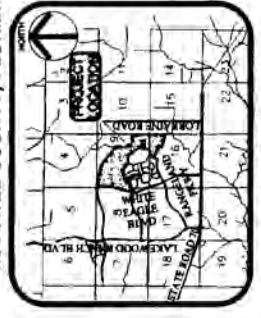
- SYMBOL LEGEND**
- SET PERMANENT REFERENCE MONUMENT (PRM) (4"x4" CONCRETE MONUMENT WITH IRON ROD CAPPED P.M. LB# 8897) (UNLESS OTHERWISE NOTED)
 - PERMANENT CONTROL POINT (PCP)
 - (SET P.K. NAIL AND DISK, T.C.P. LB# 6897)
 - POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE
 - BM @ BENCHMARK

THIS INSTRUMENT PREPARED BY:
 JOHN SCOTT RHODES, P.S.M. #5739
RHODES & RHODES
 LAND SURVEYING, INC.
 28100 BONITA GRANDE DRIVE, SUITE #107
 BONITA SPRINGS, FLORIDA 34135
 (339) 405-8168 FAX NO. (239) 405-8163
 FLORIDA BUSINESS LICENSE NO. LB 6997

PLAT BOOK 60 PAGE 63
SHEET 1 OF 53
20164102839

ESPLANADE, PHASE V SUBPHASES A, B, C, D, E & F

A REPLAT OF ALL OF LOT 496, ESPLANADE, PHASE IV, RECORDED IN PLAT BOOK 59, PAGE 7 THROUGH 14 AND ALL OF TRACT 201, ESPLANADE, PHASE III, SUBPHASES A, B, C, D, J, & A PORTION OF F, PLAT BOOK 56, PAGES 148 THROUGH 162, TOGETHER WITH PORTIONS OF SECTIONS 8, 9 AND 16, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA



NOT TO SCALE
TRACT DESIGNATION AND EASEMENTS

- TRACT 201-R - AMENITY SITE (ESPLANADE GOLF & COUNTRY CLUB AT LAKEWOOD, INC TO OWN AND MAINTAIN)
- TRACT 202 - GOLF MAINTENANCE FACILITY (ESPLANADE GOLF & COUNTRY CLUB AT LAKEWOOD, INC TO OWN AND MAINTAIN)
- TRACTS 307, 308 AND 309 - PRIVATE ROADWAY; PRIVATE DRAINAGE EASEMENT; PUBLIC UTILITY EASEMENT (ESPLANADE GOLF & COUNTRY CLUB AT LAKEWOOD RANCH, INC TO OWN & MAINTAIN)
- TRACTS 436, 439 AND 440 - LANDSCAPE BUFFER, DRAINAGE AND UTILITY EASEMENT; LAKE MAINTENANCE EASEMENT; NON-VEHICULAR INGRESS/EGRESS BUFFER (ESPLANADE GOLF & COUNTRY CLUB AT LAKEWOOD RANCH, INC. TO OWN & MAINTAIN)
- TRACTS 433, 434, 437 AND 438 - LANDSCAPE BUFFER, DRAINAGE AND UTILITY EASEMENT; NON-VEHICULAR INGRESS/EGRESS BUFFER (ESPLANADE GOLF & COUNTRY CLUB AT LAKEWOOD RANCH, INC. TO OWN & MAINTAIN)
- TRACTS 511 THROUGH 525 - LAKE DRAINAGE, UTILITY AND LANDSCAPE MAINTENANCE EASEMENT (LAKEWOOD RANCH STEWARDSHIP DISTRICT TO OWN & MAINTAIN)
- TRACTS 604 AND 605 - CONSERVATION EASEMENT (LAKEWOOD RANCH STEWARDSHIP DISTRICT TO MAINTAIN)
- TRACT 700, 701, 702, 703 AND 704 - GOLF COURSE, DRAINAGE, IRRIGATION AND ACCESS EASEMENT (ESPLANADE GOLF & COUNTRY CLUB AT LAKEWOOD RANCH, INC TO OWN & MAINTAIN)
- TRACTS 805 AND 806 - FUTURE DEVELOPMENT AREA (RETAINED BY DEVELOPER)

NOTARY ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF SARASOTA 55
I, THE UNDERSIGNED PROFESSIONAL SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY PERSONAL SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, OF THE FLORIDA STATUTES AND THE PERMANENT RECORDS HAVE BEEN INSTALLED. THE PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE CERTIFIED BY AN OFFICIAL AFFIDAVIT WITHIN ONE (1) YEAR OF THE RECORDING OR PRIOR TO THE RELEASE OF THE IMPROVEMENT SURVEY.

DATE 7/11/2016
JOHN SCOTT RHODES, P.S.M.
FLORIDA CERTIFICATE NO. 5739

NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL RECORDATION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLEMENTED BY ANY OTHER 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.

RESERVATION OF EASEMENT

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF TEN (10) FEET IN WIDTH ALONG ALL FRONT, FIVE (5) FEET IN WIDTH ALONG ALL SIDE AND FIVE (5) FEET IN WIDTH ALONG ALL REAR BOUNDARIES OF THE PLAT. THIS EASEMENT IS FOR ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES SUCH AS EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES WHERE MORE THAN ONE BUILDING SITE SHALL CARRY SAID EASEMENTS AND THE INTERFERING LOT LINE EASEMENT SHALL NOT EXIST WHERE SAID LOTS ARE COMBINED. A UTILITY COMPANY SHALL BE REIMBURSED FOR ANY RELOCATION OF ITS FACILITIES CAUSED BY THE COMINGLING OF LOTS. OTHER EASEMENTS HEREBY RESERVED ON THIS PLAT ARE HEREBY RESERVED IN FAVOR OF THE PURPOSES NOTED.

THERE ARE HEREBY EXPRESSLY RESERVED FOR PEACE RIVER ELECTRIC COMPANY, ITS SUCCESSORS AND/OR ASSIGNS AND/OR PRIVATE UTILITY COMPANIES PROVIDING SERVICE TO THE SUBDIVISION, TEN (10) FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC AND PRIVATE ROADS FOR THE EXPRESS PURPOSES OF CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF GAS FACILITIES.

THERE ARE HEREBY EXPRESSLY RESERVED FOR VERIZON FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, TEN (10) FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENTS LYING PARALLEL AND CONTIGUOUS WITH THE OUTSIDE PERIMETERS OF THE PUBLIC AND PRIVATE ROADS FOR THE EXPRESS PURPOSES OF CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF COMMUNICATION FACILITIES.

CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF MANATEE 55
ANGELINA COLONNESO, CLERK OF THE CIRCUIT COURT OF MANATEE COUNTY, COMPLETES 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 60, COUNTY OF MANATEE, FLORIDA, THIS 11th DAY OF JULY 2016.

CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA
COUNTY OF MANATEE 55
IT IS HEREBY CERTIFIED THAT THIS PLAT WAS BEING OFFICIALLY APPROVED FOR RECORD AND ALL OFFENSES DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS 11th DAY OF JULY 2016.

CERTIFICATE OF APPROVAL OF THE COUNTY SURVEYOR

STATE OF FLORIDA
COUNTY OF SARASOTA 55
IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH ALL THE STATUTE REQUIREMENTS OF CHAPTER 177, PART 1, OF THE FLORIDA STATUTES AND THE LAND DEVELOPMENT CODE OF MANATEE COUNTY, FLORIDA. THE CERTIFYING DATA HAS BEEN VERIFIED.

STATE OF FLORIDA
COUNTY OF SARASOTA 55
PURSUANT TO FLORIDA STATUTE 177.08(1), THE UNDERSIGNED, ANTHONY J. SOUTHERN, AS VICE PRESIDENT OF THE BOARD OF SUPERVISORS OF THE LAKEWOOD RANCH STEWARDSHIP DISTRICT, AN INDEPENDENT SPECIAL DISTRICT CREATED BY LOCAL BILL NO. 1429, COPIED AT CHAPTER 2005-336, LAWS OF FLORIDA, AS AMENDED DOES HEREBY DEDICATE THE FOLLOWING:

- 1. TO MANATEE COUNTY FOR USE BY THE GENERAL PUBLIC FOR THE FOLLOWING:
 - A. A PUBLIC UTILITY EASEMENT ACROSS TRACTS 307, 308, AND 309, TOGETHER WITH A 10 FOOT WIDE PUBLIC UTILITY EASEMENT LYING PARALLEL AND CONTIGUOUS WITH THE OUTSIDE PERIMETER OF SUCH TRACT FOR INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC WATER AND WASTEWATER INFRASTRUCTURE FACILITIES AND METER MAINTENANCE, REPLACEMENT AND READING.
 - B. A 10 FOOT WIDE COUNTY UTILITY EASEMENT OVER, UNDER AND ACROSS THE AREA SHOWN ON TRACT 702 BETWEEN LOTS 618 & 619 AS TO C.U.E., TOGETHER WITH (5) FOOT WIDE PUBLIC UTILITY EASEMENTS OVER, UNDER AND ACROSS THE AREA SHOWN ON LOTS 618 AND 619 SHOWN AS "S" P.U.E. FOR A TOTAL EASEMENT WIDTH OF 20 FEET FOR THE OPERATION, MAINTENANCE AND REPAIR OR REPLACEMENT OF WASTEWATER FACILITIES.
 - C. A 20 FOOT WIDE COUNTY UTILITY EASEMENT OVER, UNDER AND ACROSS THE AREA SHOWN ON TRACT 702 AS "20" C.U.E. FOR THE OPERATION, MAINTENANCE, AND REPAIR OR REPLACEMENT OF WASTEWATER FACILITIES.
 - D. A 5 FOOT WIDE PUBLIC UTILITY EASEMENT OVER, UNDER AND ACROSS THE AREA SHOWN ON LOTS 619 & 620 AS "S" P.U.E. FOR A TOTAL EASEMENT WIDTH OF 10 FEET FOR THE OPERATION, MAINTENANCE, AND REPAIR OR REPLACEMENT OF POTABLE WATER FACILITIES.
 - E. AN EXCLUSIVE MANATEE COUNTY LEFT STATION EASEMENT SHOWN ON TRACT 702 AS "MANATEE COUNTY LEFT STATION EASEMENT" FOR INSTALLATION, OPERATION AND MAINTENANCE OF A PUBLIC LEFT STATION AND ASSOCIATED APPURTENANCES.
 - F. A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT ACROSS TRACTS 307, 308, AND 309 FOR EMERGENCY, LAW ENFORCEMENT AND MANATEE COUNTY MAINTENANCE PERSONNEL.
 - G. A 25 FOOT WIDE NON-EXCLUSIVE PUBLIC UTILITY EASEMENT OVER, UNDER AND ACROSS THE AREA SHOWN ON TRACT 201-R AS "25" P.U.E. FOR THE OPERATION, MAINTENANCE, AND REPAIR OR REPLACEMENT OF WASTEWATER FACILITIES.
 - H. A 20 FOOT WIDE PUBLIC UTILITY EASEMENT OVER, UNDER AND ACROSS THE AREA SHOWN ON TRACT 806 AS "20" P.U.E. FOR THE OPERATION, MAINTENANCE, AND REPAIR OR REPLACEMENT OF POTABLE WATER AND WASTEWATER FACILITIES.
 - I. A 20 FOOT WIDE PUBLIC UTILITY EASEMENT OVER, UNDER AND ACROSS THE AREA SHOWN ON TRACTS 805 & 806 AS "20" P.U.E. FOR THE OPERATION, MAINTENANCE, AND REPAIR OR REPLACEMENT OF POTABLE WATER AND WASTEWATER FACILITIES.

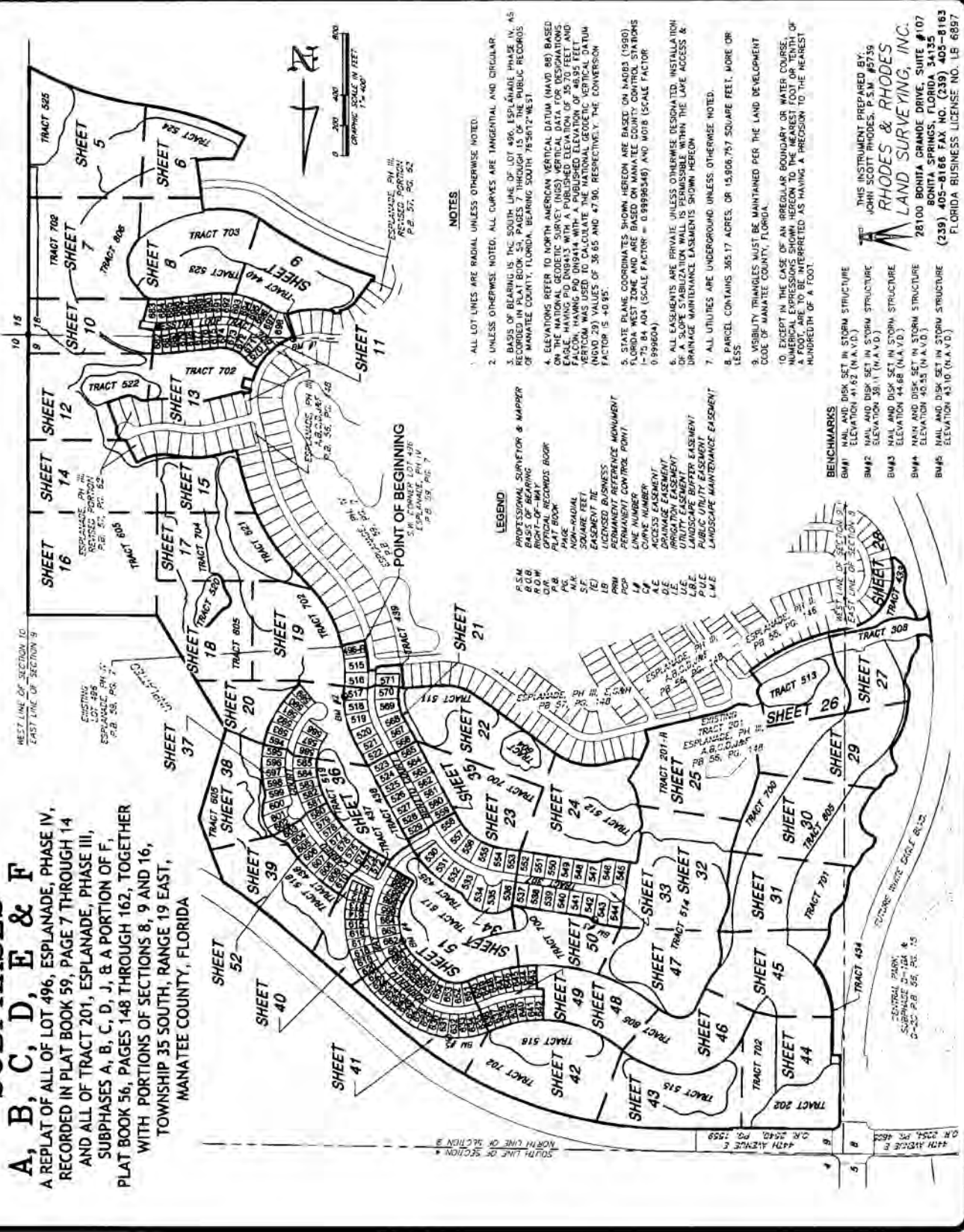
CERTIFICATE OF ACCEPTANCE

THE DEDICATIONS TO LAKEWOOD RANCH STEWARDSHIP DISTRICT ACCEPTED AT AN OPEN MEETING OF THE LAKEWOOD RANCH STEWARDSHIP DISTRICT BY THE BOARD OF SUPERVISORS OF LAKEWOOD RANCH STEWARDSHIP DISTRICT, AN INDEPENDENT SPECIAL DISTRICT CREATED BY LOCAL BILL NO. 1429, COPIED AT CHAPTER 2005-336, LAWS OF FLORIDA, AS AMENDED THIS 11th DAY OF JULY 2016.

LAKEWOOD RANCH STEWARDSHIP DISTRICT AN INDEPENDENT SPECIAL DISTRICT CREATED BY LOCAL BILL NO. 1429, COPIED AT CHAPTER 2005-336, LAWS OF FLORIDA
ATTEST: *[Signature]*
BY: ANTHONY J. SOUTHERN, VICE PRESIDENT

THIS INSTRUMENT PREPARED BY
RHODES & RHODES
LAND SURVEYING, INC.
28100 BONITA GRANDE DRIVE, SUITE #107
BONITA SPRINGS, FLORIDA 34135
(239) 405-8166 FAX NO. (239) 405-8163
FLORIDA BUSINESS LICENSE NO. LB 6887

**ESPLANADE, PHASE V
 SUBPHASES
 A, B, C, D, E & F**
 A REPLAT OF ALL OF LOT 496, ESPLANADE, PHASE IV,
 RECORDED IN PLAT BOOK 59, PAGE 7 THROUGH 14
 AND ALL OF TRACT 201, ESPLANADE, PHASE III,
 SUBPHASES A, B, C, D, J, & A PORTION OF F,
 PLAT BOOK 56, PAGES 148 THROUGH 162, TOGETHER
 WITH PORTIONS OF SECTIONS 8, 9 AND 16,
 TOWNSHIP 35 SOUTH, RANGE 19 EAST,
 MANATEE COUNTY, FLORIDA



- NOTES**
1. ALL LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.
 2. UNLESS OTHERWISE NOTED, ALL CURVES ARE TANGENTIAL AND CIRCULAR.
 3. BASIS OF BEARING IS THE SOUTH LINE OF LOT 496, ESPLANADE PHASE IV, AS RECORDED IN PLAT BOOK 59, PAGES 7 THROUGH 14 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEARING SOUTH 78°56'17" WEST.
 4. ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM (NAVD 83) BASED ON THE NATIONAL GEODETIC SURVEY (NGS) VERTICAL DATA FOR OBSERVATIONS MADE, HAVING PID 094113 WITH A PUBLISHED ELEVATION OF 25.70 FEET AND FALCON, HAVING PID 094114 WITH A PUBLISHED ELEVATION OF 46.95 FEET VERTICAL. WAS USED TO CALCULATE THE NATIONAL GEODETIC VERTICAL DATUM (NGVD 29) ELEVATIONS OF 36.85 AND 47.90, RESPECTIVELY. THE CONVERSION FACTOR IS 40.85.
 5. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NAD83 (1983) FLORIDA WEST ZONE AND ARE BASED ON MANATEE COUNTY CONTROL STATION 0-79 84 ADA (SCALE FACTOR = 0.99999546) AND MO16 (SCALE FACTOR = 0.9999604).
 6. ALL EASEMENTS ARE PRIVATE UNLESS OTHERWISE DESIGNATED. INSTALLATION OF A SLOPE STABILIZATION WALL IS PERMISSIBLE WITHIN THE LAKE ACCESS & DRAINAGE MAINTENANCE EASEMENTS SHOWN HEREON.
 7. ALL UTILITIES ARE UNDERGROUND UNLESS OTHERWISE NOTED.
 8. PARCEL CONTAINS 38517 ACRES, OR 15,906,757 SQUARE FEET, MORE OR LESS.
 9. VISIBILITY TRIANGLES MUST BE MAINTAINED PER THE LAND DEVELOPMENT CODE OF MANATEE COUNTY, FLORIDA.
 10. EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, NUMERICAL EXPRESSIONS SHOWN HEREON TO THE NEAREST FOOT OR TENTH OF A FOOT, ARE TO BE INTERPRETED AS HAVING A PRECISION TO THE NEAREST HUNDREDTH OF A FOOT.

LEGEND

PROFESSIONAL SURVEYOR & MAPPER
 BASIS OF BEARING
 RIGHT-OF-WAY
 RECORDED PORTION
 PLAT BOOK
 PHASE
 NON-RADIAL
 EASEMENT
 LICENSED BUSINESS
 PERMANENT REFERENCE MONUMENT
 PERMANENT CONTROL POINT
 CURVE NUMBER
 LINE NUMBER
 CURVE NUMBER
 DRAINAGE EASEMENT
 IRRIGATION EASEMENT
 UTILITY EASEMENT
 PUBLIC USE EASEMENT
 LAKE ACCESS EASEMENT
 LANDSCAPE MAINTENANCE EASEMENT

- BENCHMARKS**
- BW1 NAIL AND DISK SET IN STORM STRUCTURE ELEVATION 41.62 (N.A.V.D.)
 - BW2 NAIL AND DISK SET IN STORM STRUCTURE ELEVATION 38.11 (N.A.V.D.)
 - BW3 NAIL AND DISK SET IN STORM STRUCTURE ELEVATION 44.68 (N.A.V.D.)
 - BW4 NAIL AND DISK SET IN STORM STRUCTURE ELEVATION 40.55 (N.A.V.D.)
 - BW5 NAIL AND DISK SET IN STORM STRUCTURE ELEVATION 43.10 (N.A.V.D.)

THIS INSTRUMENT PREPARED BY:
 JOHN SCOTT RHODES, P.S.M. #7559
**RHODES & RHODES
 LAND SURVEYING, INC.**
 28100 BONITA GRANDE DRIVE, SUITE #107
 BONITA SPRINGS, FLORIDA 34135-8163
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 FLORIDA BUSINESS LICENSE NO. 1E 6687

PLAT BOOK 690 PAGE 67
 SHEET 5 OF 53

ESPLANADE, PHASE V SUBPHASES

A, B, C, D, E & F
 A REPLAT OF ALL OF LOT 496, ESPLANADE, PHASE IV,
 RECORDED IN PLAT BOOK 59, PAGE 7 THROUGH 14
 AND ALL OF TRACT 201, ESPLANADE, PHASE III,
 SUBPHASES A, B, C, D, J, & A PORTION OF F,
 PLAT BOOK 56, PAGES 148 THROUGH 162, TOGETHER
 WITH PORTIONS OF SECTIONS 8, 9 AND 16,
 TOWNSHIP 35 SOUTH, RANGE 19 EAST,
 MANATEE COUNTY, FLORIDA



LINE TABLE (SHEET 5)

LINE	LENGTH	BEARING
L104	55.95'	N. 89°00'00" W
L182	15.63'	N. 29°50'00" W
L183	15.63'	N. 21°55'31" E
L184	31.04'	N. 02°10'18" E
L185	11.36'	N. 82°25'59" E
L186	22.13'	N. 84°11'54" W
L187	25.77'	N. 89°47'50" W

CURVE TABLE (SHEET 5)

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C48	2148.00'	21°41'45"	813.36'	808.51'	N. 71°40'54" W
C50	2018.00'	19°10'36"	691.68'	686.49'	N. 52°42'07" W
C52	1245.00'	31°16'54"	679.21'	671.32'	N. 6°21'45" E
C229	1245.00'	31°17'34"	71.55'	71.54'	N. 53°14'00" E
C230	50.00'	152°19'41"	132.87'	97.08'	N. 68°52'31" E
C231	61.40'	60°21'01"	54.32'	61.42'	N. 48°58'18" W
C232	85.60'	50°33'01"	89.77'	85.88'	N. 03°50'59" W
C233	138.60'	54°42'27"	132.34'	127.37'	N. 52°31'45" E
C234	85.40'	42°44'54"	64.46'	63.98'	N. 58°30'32" E
C235	150.00'	63°16'15"	165.61'	157.35'	N. 68°46'13" E
C236	2746.00'	754°25'	296.43'	296.19'	N. 64°46'54" W
C237	2746.00'	13°42'20"	516.84'	515.69'	N. 25°32'47" W
C240	50.00'	55°35'52"	45.92'	45.92'	N. 41°51'11" W
C241	60.00'	57°22'44"	60.17'	59.82'	N. 19°43'50" E
C242	100.00'	46°02'01"	122.67'	122.67'	N. 02°43'58" E
C243	80.00'	38°44'23"	82.81'	82.81'	N. 21°30'13" E
C244	100.00'	45°51'11"	95.89'	95.89'	N. 15°30'11" E
C245	100.00'	45°51'11"	95.89'	95.89'	N. 41°08'31" E
C246	100.00'	45°51'11"	95.89'	95.89'	N. 41°08'31" E
C247	50.00'	51°30'40"	44.91'	44.91'	N. 64°26'41" E
C248	50.00'	48°32'55"	46.19'	46.12'	N. 80°21'32" W
C249	5.00'	108°48'14"	8.50'	8.13'	N. 54°20'19" E

THIS INSTRUMENT PREPARED BY:
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 FLORIDA BUSINESS LICENSE NO. LB 6897



TRACT 806
 15,000 D.E.
 MATCHLINE
 SEE SHEET 7

TRACT 524
 LAKE, D.E., U.E. AND L.M.E.
 236,146 SF.
 MATCHLINE
 SEE SHEET 6

TRACT 702
 GOLF COURSE, D.E., U.E. & A.E.
 2,568,950 SF.
 MATCHLINE
 SEE SHEET 7

TRACT 525
 LAKE, D.E., U.E. AND L.M.E.
 136,066 SF.
 MATCHLINE
 SEE SHEET 7

TRACT 605
 CONSERVATION EASEMENT
 2,193,037 SF.
 MATCHLINE
 SEE SHEET 7



LEGEND
 P.S.M. PROFESSIONAL SURVEYOR & MAPPER
 R.O.M. RIGHT-OF-WAY
 R.O.W. RIGHT-OF-WAY
 O.P.B. OPTICAL RECORDS BOOK
 P.L.B. PLAT BOOK
 P.B. PLOT BOOK
 N.R. NON-RADIAL
 S.F. SQUARE FEET
 (E) EASEMENT FEET
 L.B.S. LICENSED BUSINESS SURVEYOR
 P.M. PERMANENT REFERENCE MONUMENT
 P.P. PERMANENT CONTROL POINT
 P.P.M. PERMANENT REFERENCE MONUMENT
 P.P.M. PERMANENT CONTROL POINT
 C# CURVE NUMBER
 A.E. ACCESS EASEMENT
 D.E. DRAINAGE EASEMENT
 I.E. IRRIGATION EASEMENT
 L.E. LANDSCAPE BUFFER EASEMENT
 P.U.E. PUBLIC UTILITY EASEMENT
 L.M.E. LANDSCAPE MAINTENANCE EASEMENT

SYMBOL LEGEND
 SET PERMANENT REFERENCE MONUMENT (PRM) (4"x4" CONCRETE MONUMENT WITH IRON ROD CAPPED PERM LB 6897)
 PERMANENT CONTROL POINT (PCP) (SET PERM. NAIL AND DISK, "TOP LB 6897")
 CONSERVATION WITNESS MONUMENT (SET 3"x8" x 18" IRON ROD CAPPED REFERENCE LB 6897)
 POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE
 B.M. BENCHMARK

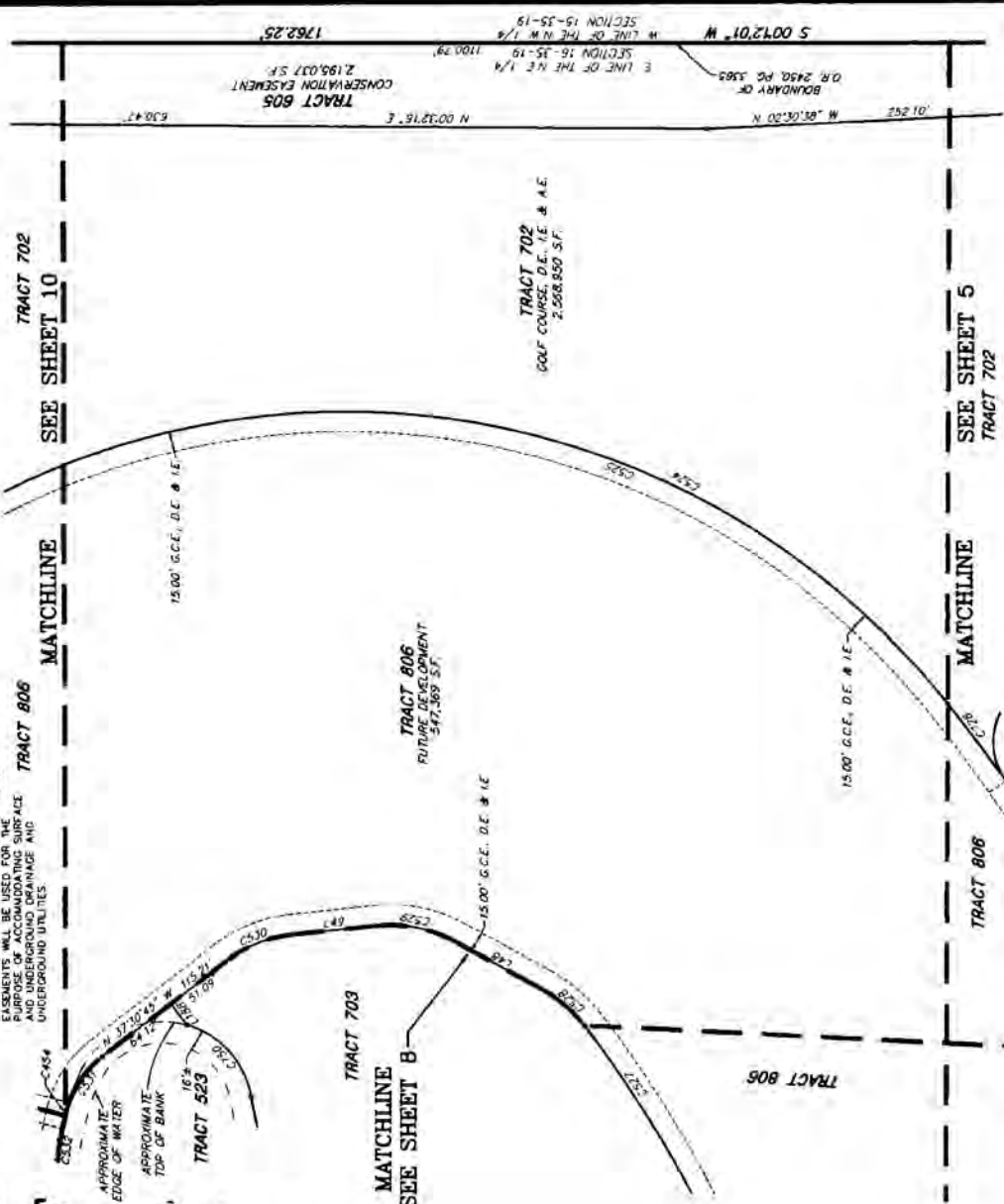
TYPICAL LOT LINE EASEMENTS
 EASEMENTS OF TEN (10) FEET IN WIDTH
 ALONG ALL FRONT, FIVE (5) FEET IN WIDTH
 ALONG ALL SIDE AND REAR LINES THESE
 WIDTHS APPLY TO ALL LOTS WITHIN THESE
 EASEMENTS FOR THE PURPOSE OF RECORDING SURFACE
 AND UNDERGROUND UTILITIES

ESPLANADE, PHASE V SUBPHASES A, B, C, D, E & F

A REPLAT OF ALL OF LOT 496, ESPLANADE, PHASE IV, RECORDED IN PLAT BOOK 59, PAGE 7 THROUGH 14 AND ALL OF TRACT 201, ESPLANADE, PHASE III, SUBPHASES A, B, C, D, J, & A PORTION OF F, PLAT BOOK 56, PAGES 148 THROUGH 162, TOGETHER WITH PORTIONS OF SECTIONS 8, 9 AND 16, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA



TYPICAL LOT LINE EASEMENTS
 EASEMENTS OF TEN (10) FEET IN WIDTH ALONG ALL FRONT, FIVE (5) FEET IN WIDTH ALONG ALL SIDE AND REAR LOT LINES. THESE EASEMENTS WILL BE USED FOR THE PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND UTILITIES.



- LEGEND**
- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
 - B.O.B. BASIS OF BEARING
 - D.R. DEED RECORD
 - P.B. PLAT BOOK
 - P.C. PAGE
 - S.F. SQUARE FEET
 - E.E. EXEMPT
 - L.B. LICENSED BUSINESS
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L.P. LINE NUMBER
 - A.E. ACCESS EASEMENT
 - D.E. DRAINAGE EASEMENT
 - I.E. IRRIGATION EASEMENT
 - L.U.E. LANDSCAPE BUFFER EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - L.M.E. LANDSCAPE MAINTENANCE EASEMENT

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C544	215.00'	170°55.3"	63.37'	N 75°07'18" W	
C545	675.00'	14°27'15.2"	143.81'	N 2°20'55.41" W	
C554	575.00'	156°15.50"	1025.78'	N 172°02'42" W	
C556	1245.00'	31°16.55"	678.23'	N 67°13'45" E	
C557	885.00'	31°16.55"	465.16'	N 67°42'42" E	
C558	100.00'	24°12'29"	42.81'	N 42°51'42" E	
C559	100.00'	31°42'54"	59.36'	N 117°17'28" E	
C530	25.00'	37°04'48"	48.54'	N 56°13'09" W	
C528	215.00'	217°10.6"	79.30'	N 85°11'06" W	
C729	1245.00'	31°21.4"	71.55'	N 53°14'02" E	
C728	1245.00'	27°59'20"	600.18'	N 68°52'31" E	
C750	66.00'	63°40'12"	75.95'	N 47°58'50" E	

LINE TABLE (SHEET 7)

LINE	LENGTH	BEARING
L48	74.77'	N 28°12'44" E
L49	63.21'	N 03°47'51" W
L106	20.00'	N 52°29'15" E

- SYMBOL LEGEND**
- SET PERMANENT REFERENCE MONUMENT (PRM) (4"x4" CONCRETE MONUMENT WITH IRON ROD CAPPED PRM LB 6897)
 - PERMANENT CONTROL POINT (PCP) (SET PK NAIL AND DISK, TOP LB 6897)
 - CONSERVATION WITNESS MONUMENT (SET 5/8" x 18" IRON ROD CAPPED REFERENCE LB 6897)
 - POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE
 - BENCHMARK

THIS INSTRUMENT PREPARED BY:
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 LAND SURVEYING, INC.
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 BONITA SPRINGS, FLORIDA 34135
 (339) 405-8166 FAX NO. (339) 405-8163
 FLORIDA BUSINESS LICENSE NO. LB 6897

PLAT BOOK 50 PAGE 30
 SHEET 8 OF 53



ESPLANADE, PHASE V SUBPHASES A, B, C, D, E & F

A REPLAT OF ALL OF LOT 496, ESPLANADE, PHASE IV, RECORDED IN PLAT BOOK 59, PAGE 7 THROUGH 14
 AND ALL OF TRACT 201, ESPLANADE, PHASE III, SUBPHASES A, B, C, D, J, B, A PORTION OF F,
 PLAT BOOK 56, PAGES 148 THROUGH 162, TOGETHER WITH PORTIONS OF SECTIONS 8, 9 AND 16,
 TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY:
 JOHN SCOTT RHODES, P.S.M. #5739
RHODES & RHODES
 LAND SURVEYING, INC.
 28100 BOHITA GRANDE DRIVE, SUITE #107
 BOHITA SPRINGS, FLORIDA 34135
 (239) 405-8166 FAX NO. (239) 405-8163
 FLORIDA BUSINESS LICENSE NO. LB 6697



- LEGEND**
- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
 - R.O.B. BASIS OF BEARING
 - R.O.W. RIGHT-OF-WAY
 - D.P. OPTICAL RECORDS BOX
 - P.B. PLAT BOOK
 - N.R. NON-RADIAL
 - S.F. SQUARE FEET
 - (E) EASEMENT TR
 - LB LICENSED BUSINESS
 - LM LANDSCAPE MAINTENANCE EASEMENT
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - PCN PERMANENT CONTROL POINT
 - LN LINE NUMBER
 - CA ACCESS EASEMENT
 - DE DRAINAGE EASEMENT
 - UE UTILITY EASEMENT
 - LBE LANDSCAPE BUFFER EASEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - LME LANDSCAPE MAINTENANCE EASEMENT

LINE TABLE (SHEET 8)

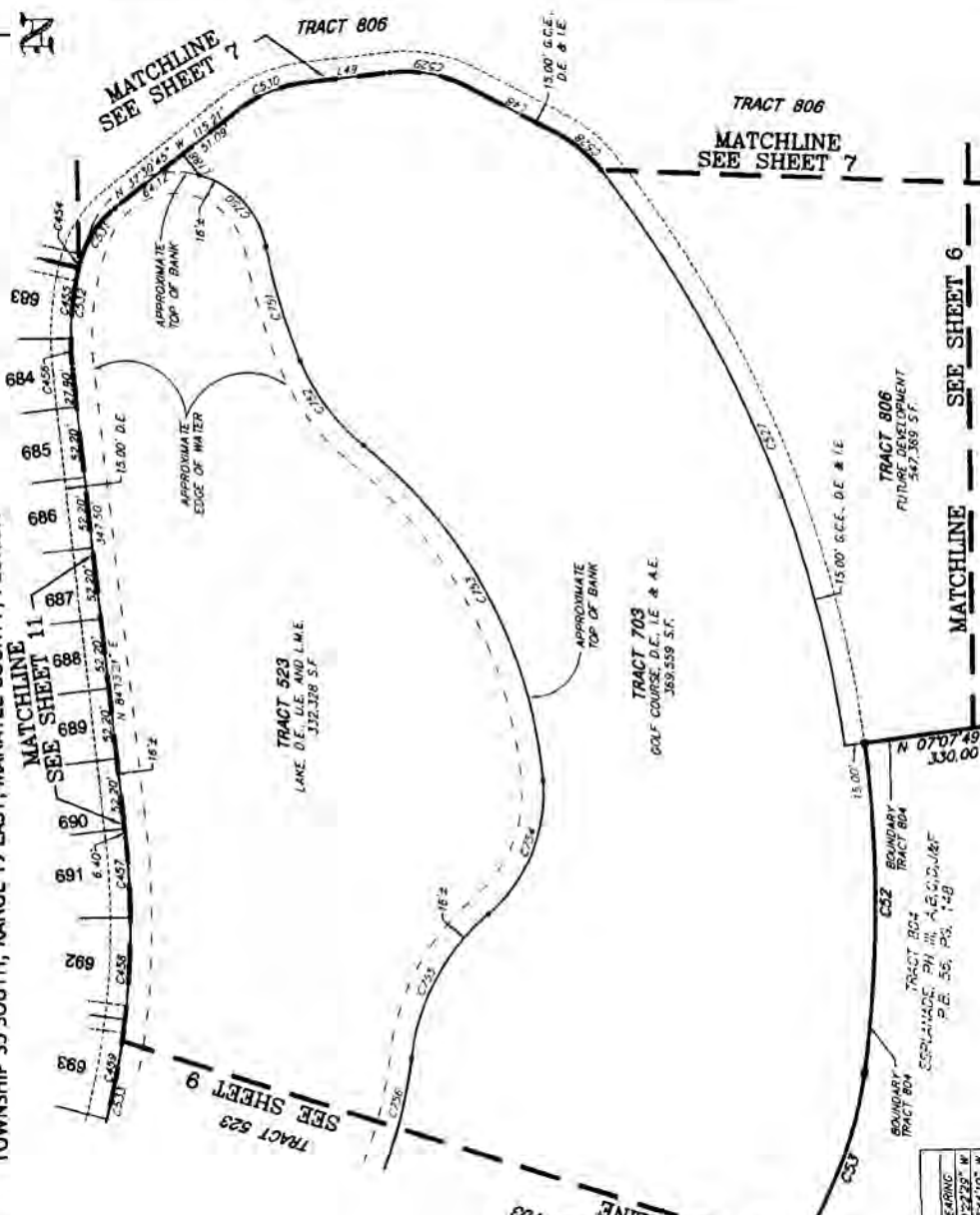
LINE	LENGTH	BEARING
L-48	24.17'	N 28°12'41" E
L-49	63.43'	N 05°52'11" W
L-88	20.00'	N 92°29'12" E

CURVE TABLE (SHEET 8)

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C-53	593.00'	153.04°	241.65'	242.90'	N 89°22'29" W
C-54	295.00'	274.56°	142.96'	141.56'	N 67°44'10" W
C-55	255.00'	165.51°	84.13'	83.91'	N 63°16'52" W
C-56	215.00'	179.55°	49.37'	49.17'	N 79°19'28" W
C-57	215.00'	179°55'	52.30'	52.25'	N 69°24'12" E
C-58	500.00'	53.04°	59.06'	59.04'	N 67°15'11" E
C-59	500.00'	774.56°	75.07'	75.07'	N 86°24'08" W
C-60	500.00'	774.56°	75.07'	75.07'	N 78°19'12" W
C-61	850.00'	301.66°	145.16'	145.84'	N 67°49'42" E
C-62	100.00'	24.32°	49.61'	49.51'	N 40°28'58" E
C-63	100.00'	31.00°	59.56'	59.49'	N 17°27'58" E
C-64	75.00'	374.48°	48.54'	47.69'	N 58°03'59" W
C-65	215.00'	171.76°	79.50'	79.04'	N 85°17'06" W

CURVE TABLE (SHEET 8)

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C-33	580.00'	40.40°	412.76'	404.10'	N 75°17'15" W
C-34	68.00'	61.90°	73.58'	71.31'	N 55°59'59" E
C-35	68.00'	114.72°	92.97'	87.83'	N 21°54'49" E
C-36	159.00'	40.74°	207.63'	208.64'	N 53°19'39" E
C-37	356.00'	84.74°	426.65'	426.65'	N 62°22'05" E
C-38	116.00'	84.74°	123.57'	120.28'	N 61°02'04" W
C-39	116.00'	84.74°	123.57'	120.28'	N 61°02'04" W
C-40	116.00'	84.74°	123.57'	120.28'	N 61°02'04" W
C-41	116.00'	84.74°	123.57'	120.28'	N 61°02'04" W
C-42	116.00'	84.74°	123.57'	120.28'	N 61°02'04" W



- SET PERMANENT REFERENCE MONUMENT (PRM) (6"x4" CONCRETE MONUMENT WITH IRON ROD CAPPED FROM LB 6897)
- PERMANENT CONTROL POINT (PCP) (SET PERMANENT REFERENCE MONUMENT WITH IRON ROD CAPPED REFERENCE LB 6897)
- CONSERVATION WITNESS MONUMENT (SET 5.00' x 1.00' IRON ROD CAPPED REFERENCE LB 6897)
- POINT OF INTERSECTION, POINT OF DIVERTURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE
- BENCHMARK

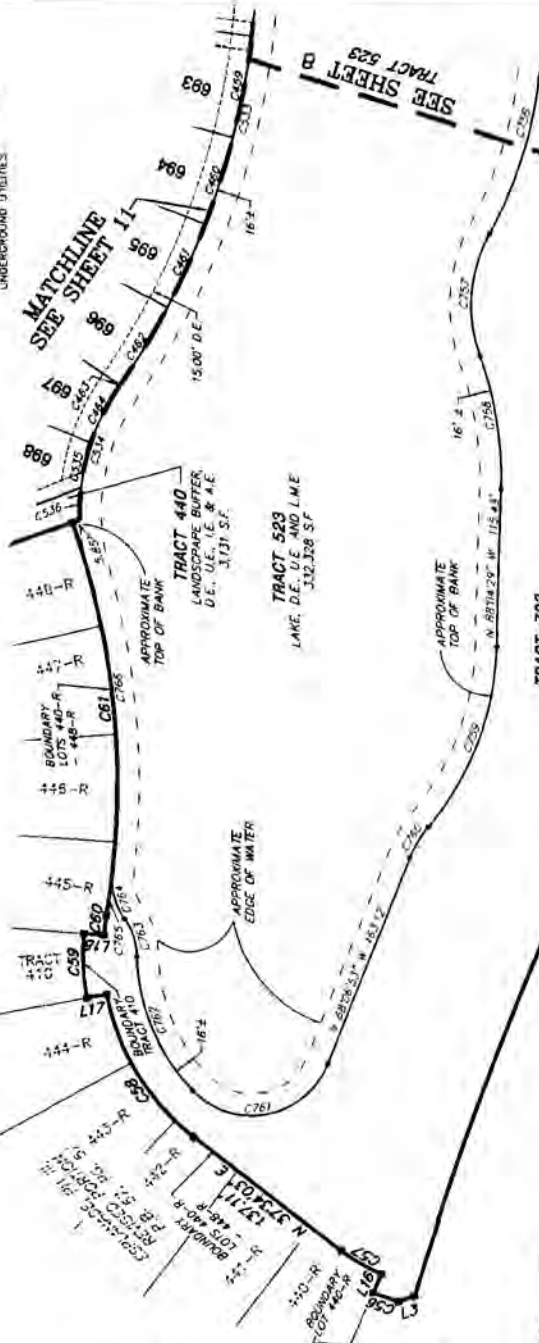
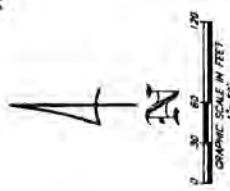
TYPICAL LOT LINE EASEMENTS
 EASEMENTS OF TEN (10) FEET IN WIDTH
 ALONG ALL FRONT, FIVE (5) FEET IN WIDTH
 ALONG ALL SIDE AND FIVE (5) FEET IN WIDTH
 ALONG ALL REAR BOUNDARIES. THESE
 EASEMENTS ARE FOR THE PURPOSES OF
 ACCOMMODATING SURFACE AND
 UNDERGROUND UTILITIES.

PLAT BOOK 60 PAGE 7A
 SHEET 9 OF 53

ESPLANADE, PHASE V SUBPHASES A, B, C, D, E & F

A REPLAT OF ALL OF LOT 496, ESPLANADE, PHASE IV, RECORDED IN PLAT BOOK 59, PAGE 7 THROUGH 14
 AND ALL OF TRACT 201, ESPLANADE, PHASE III, SUBPHASES A, B, C, D, J, & A PORTION OF F,
 PLAT BOOK 56, PAGES 148 THROUGH 162, TOGETHER WITH PORTIONS OF SECTIONS 8, 9 AND 16,
 TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

TYPICAL LOT LINE EASEMENTS
 EASEMENTS OF TEN (10) FEET IN WIDTH
 ALONG FRONT FIVE (5) FEET IN WIDTH
 ALONG ALL SIDE AND FIVE (5) FEET IN
 WIDTH ALONG ALL REAR LOT LINES. THESE
 EASEMENTS WILL BE USED FOR THE
 INSTALLATION OF UTILITY LINES, SURFACE
 AND UNDERGROUND DRAINAGE AND
 UNDERGROUND UTILITIES.



LINE TABLE (SHEET 9)

LINE	LENGTH	BEARING
L1	14.26'	N 89°11'18" W
L16	14.00'	N 89°02'55" E
L17	14.00'	N 04°53'14" W
L18	14.00'	S 04°53'14" W

CURVE TABLE (SHEET 9)

CURVE	RADIUS	CHORD	CHORD BEARING
C51	293.00'	272.9536'	N 87°44'10" W
C52	293.00'	144.895'	N 87°44'10" W
C53	293.00'	73.8108'	N 87°44'10" W
C54	293.00'	19.665'	N 87°44'10" W
C55	140.00'	14.0000'	N 07°12'16" E
C56	140.00'	14.0000'	N 07°12'16" E
C57	140.00'	14.0000'	N 07°12'16" E
C58	170.00'	14.94306'	N 07°12'16" E
C59	170.00'	14.94306'	N 07°12'16" E
C60	170.00'	14.94306'	N 07°12'16" E
C61	507.00'	284.1277'	N 85°18'55" E
C62	507.00'	284.1277'	N 85°18'55" E
C63	507.00'	284.1277'	N 85°18'55" E
C64	507.00'	284.1277'	N 85°18'55" E
C65	507.00'	284.1277'	N 85°18'55" E
C66	507.00'	284.1277'	N 85°18'55" E
C67	507.00'	284.1277'	N 85°18'55" E
C68	507.00'	284.1277'	N 85°18'55" E
C69	507.00'	284.1277'	N 85°18'55" E
C70	507.00'	284.1277'	N 85°18'55" E
C71	507.00'	284.1277'	N 85°18'55" E
C72	507.00'	284.1277'	N 85°18'55" E
C73	507.00'	284.1277'	N 85°18'55" E
C74	507.00'	284.1277'	N 85°18'55" E
C75	507.00'	284.1277'	N 85°18'55" E
C76	507.00'	284.1277'	N 85°18'55" E
C77	507.00'	284.1277'	N 85°18'55" E
C78	507.00'	284.1277'	N 85°18'55" E
C79	507.00'	284.1277'	N 85°18'55" E
C80	507.00'	284.1277'	N 85°18'55" E
C81	507.00'	284.1277'	N 85°18'55" E
C82	507.00'	284.1277'	N 85°18'55" E
C83	507.00'	284.1277'	N 85°18'55" E
C84	507.00'	284.1277'	N 85°18'55" E
C85	507.00'	284.1277'	N 85°18'55" E
C86	507.00'	284.1277'	N 85°18'55" E
C87	507.00'	284.1277'	N 85°18'55" E
C88	507.00'	284.1277'	N 85°18'55" E
C89	507.00'	284.1277'	N 85°18'55" E
C90	507.00'	284.1277'	N 85°18'55" E
C91	507.00'	284.1277'	N 85°18'55" E
C92	507.00'	284.1277'	N 85°18'55" E
C93	507.00'	284.1277'	N 85°18'55" E
C94	507.00'	284.1277'	N 85°18'55" E
C95	507.00'	284.1277'	N 85°18'55" E
C96	507.00'	284.1277'	N 85°18'55" E
C97	507.00'	284.1277'	N 85°18'55" E
C98	507.00'	284.1277'	N 85°18'55" E
C99	507.00'	284.1277'	N 85°18'55" E
C100	507.00'	284.1277'	N 85°18'55" E

- SYMBOL LEGEND
- SET PERMANENT REFERENCE MONUMENT (PRM) (4"x4" CONCRETE MONUMENT WITH IRON ROD CAPPED PER LB 6897)
 - PERMANENT REFERENCE MONUMENT WITH IRON ROD CAPPED (SET PER MAIL AND DISC, PER LB 6897)
 - CONSERVATION WITNESS MONUMENT (SET 5/8" x 1/8" IRON ROD CAPPED REFERENCE LB 6897)
 - POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE
 - BOUNDARY
 - BOUNDARY TRACT 804
 - APPROXIMATE TOP OF BANK
 - APPROXIMATE EDGE OF WATER
 - LANDSCAPE BUFFER, D.E., U.E., I.E. & A.E. 3,131 S.F.
 - LAKE, D.E., U.E. AND L.W.E. 312,328 S.F.
 - GOLF COURSE, D.E., I.E. & A.E. 368,359 S.F.

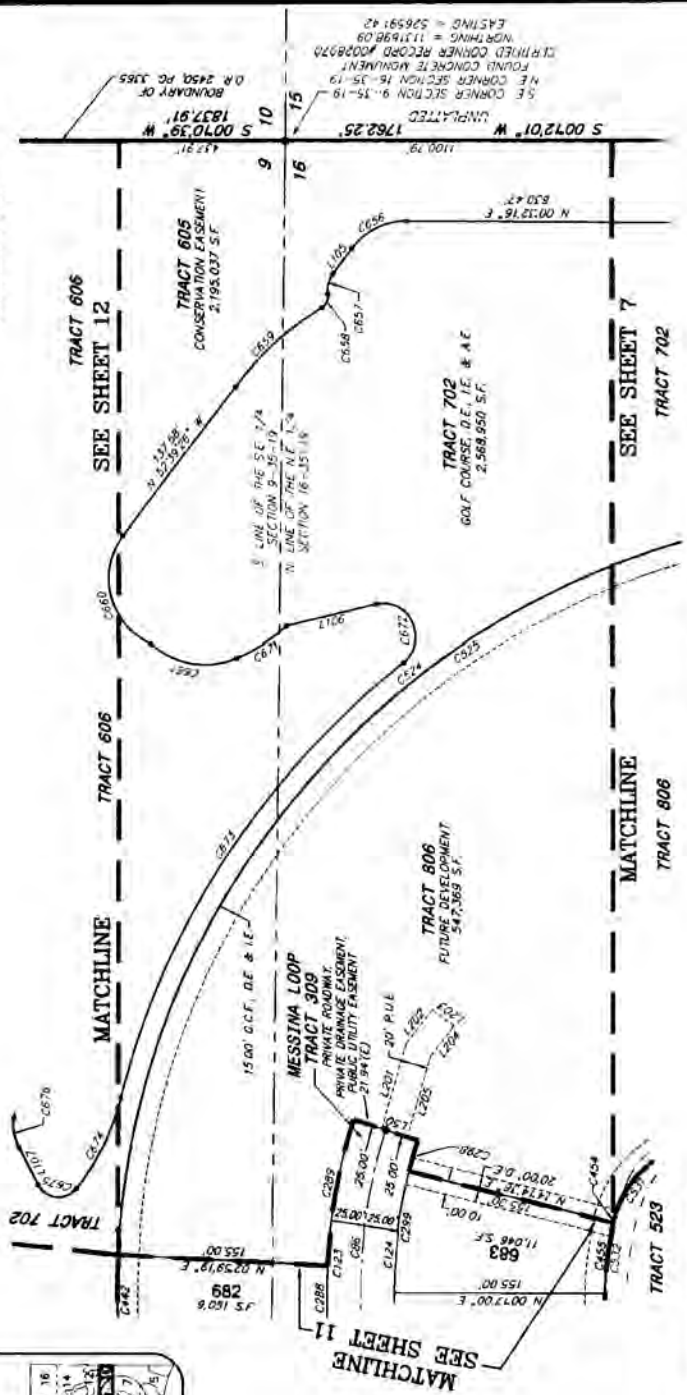
THIS INSTRUMENT PREPARED BY
 JOHN SCOTT RHODES, P.S.M. #5739
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 BONITA SPRINGS, FLORIDA 34135
 (239) 405-8166 FAX NO. (239) 405-8163
 FLORIDA BUSINESS LICENSE NO. LB 6897

PLAT BOOK 60 PAGE 7B
 SHEET 10 OF 53

ESPLANADE, PHASE V SUBPHASES A, B, C, D, E & F

A REPLAT OF ALL OF LOT 496, ESPLANADE, PHASE IV, RECORDED IN PLAT BOOK 59, PAGE 7 THROUGH 14
 AND ALL OF TRACT 201, ESPLANADE, PHASE III, SUBPHASES A, B, C, D, J & A PORTION OF F,
 PLAT BOOK 56, PAGES 148 THROUGH 162, TOGETHER WITH PORTIONS OF SECTIONS 8, 9 AND 16,
 TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

TYPICAL LOT LINE EASEMENTS
 EASEMENTS OF TEN (10) FEET IN WIDTH
 ALONG ALL FRONT, FIVE (5) FEET IN WIDTH
 ALONG ALL SIDE AND FIVE (5) FEET IN
 WIDTH, ALONG ALL REAR LOTS LINES THESE
 EASEMENTS ARE TO BE SET FOR THE
 PURPOSE OF ACCOMMODATING SURFACE
 AND UNDERGROUND DRAINAGE AND
 UNDERGROUND UTILITIES



LEGEND

- PROFESSIONAL SURVEYOR & MAPPER
- BOUNDARY
- RIGHT-OF-WAY
- OPTIONAL RECORDS BOOK
- PLAT BOOK
- NON-RADIAL
- SQUARE FEET
- EASEMENT
- PERMANENT REFERENCE MONUMENT
- PERMANENT CONTROL POINT
- CURVE NUMBER
- ACCESS EASEMENT
- DRAINAGE EASEMENT
- UTILITIES EASEMENT
- LANDSCAPE BUFFER EASEMENT
- PUBLIC UTILITY EASEMENT
- LANDSCAPE MAINTENANCE EASEMENT

SYMBOL LEGEND

- SET PERMANENT REFERENCE MONUMENT (PRM)
- 1.4" x 1.4" CONCRETE MONUMENT WITH IRON ROD CAPPED
- PRM LB 68977
- PERMANENT CONTROL POINT (PCP)
- SET PERMANENT REFERENCE MONUMENT (PRM)
- SET 5/8" x 16" IRON ROD CAPPED
- PRM LB 68977
- POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE
- BENCHMARK

LINE TABLE (SHEET 10)

LINE	LENGTH	BEARING
L50	50.00'	N. 125.370° E.
L105	21.29'	N. 53.083° W.
L106	68.00'	N. 137.427° W.
L201	61.06'	N. 62.268° E.
L202	63.20'	N. 73.449° E.
L203	31.92'	N. 51.583° E.
L204	28.08'	N. 31.268° E.
L205	61.52'	N. 71.449° W.

CURVE TABLE (SHEET 10)

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C06	395.00'	2.539239°	163.16'	162.00'	N. 83.564° W.
C13	420.00'	2.339239°	171.48'	172.25'	N. 83.564° W.
C124	370.00'	2.639239°	152.83'	151.25'	N. 83.564° W.
C266	400.00'	6.4329°	49.30'	49.30'	N. 69.273° E.
C269	400.00'	14.5410°	109.22'	108.92'	N. 79.143° E.
C296	370.00'	3.1844°	23.54'	23.54'	N. 73.582° W.
C299	370.00'	3.37218°	20.15'	20.15'	N. 82.441° W.
C442	275.00'	6.4329°	67.49'	67.45'	N. 69.273° E.
C454	275.00'	1.9925°	4.37'	4.37'	N. 75.022° W.
C455	275.00'	1.9925°	52.38'	52.38'	N. 82.441° W.
C524	275.00'	14.2915°	147.81'	147.81'	N. 22.054° W.
C525	275.00'	1.9925°	1.9925'	1.9925'	N. 17.4242° W.
C531	275.00'	3.7744°	49.54'	47.69'	N. 56.030° W.
C532	275.00'	2.71168°	78.50'	78.04'	N. 65.716° W.
C536	275.00'	5.37870°	46.53'	44.87'	N. 26.293° W.
C558	20.00'	45.3427°	15.96'	15.94'	N. 29.324° W.
C559	20.00'	63.0223°	11.35'	10.25'	N. 69.152° W.
C560	20.00'	24.0418°	87.35'	86.71'	N. 54.242° W.
C561	20.00'	121.3572°	17.27'	17.27'	N. 69.152° W.
C571	20.00'	153.000°	41.61'	41.61'	N. 69.152° W.
C572	20.00'	153.000°	65.05'	65.05'	N. 69.152° W.
C573	580.00'	17.5470°	180.00'	181.27'	N. 59.511° W.
C574	172.28'	24.2025°	74.71'	74.11'	N. 63.232° W.
C575	17.00'	11.51140°	31.79'	28.50'	N. 04.592° E.
C576	33.00'	26.0126°	24.01'	21.64'	N. 69.268° E.

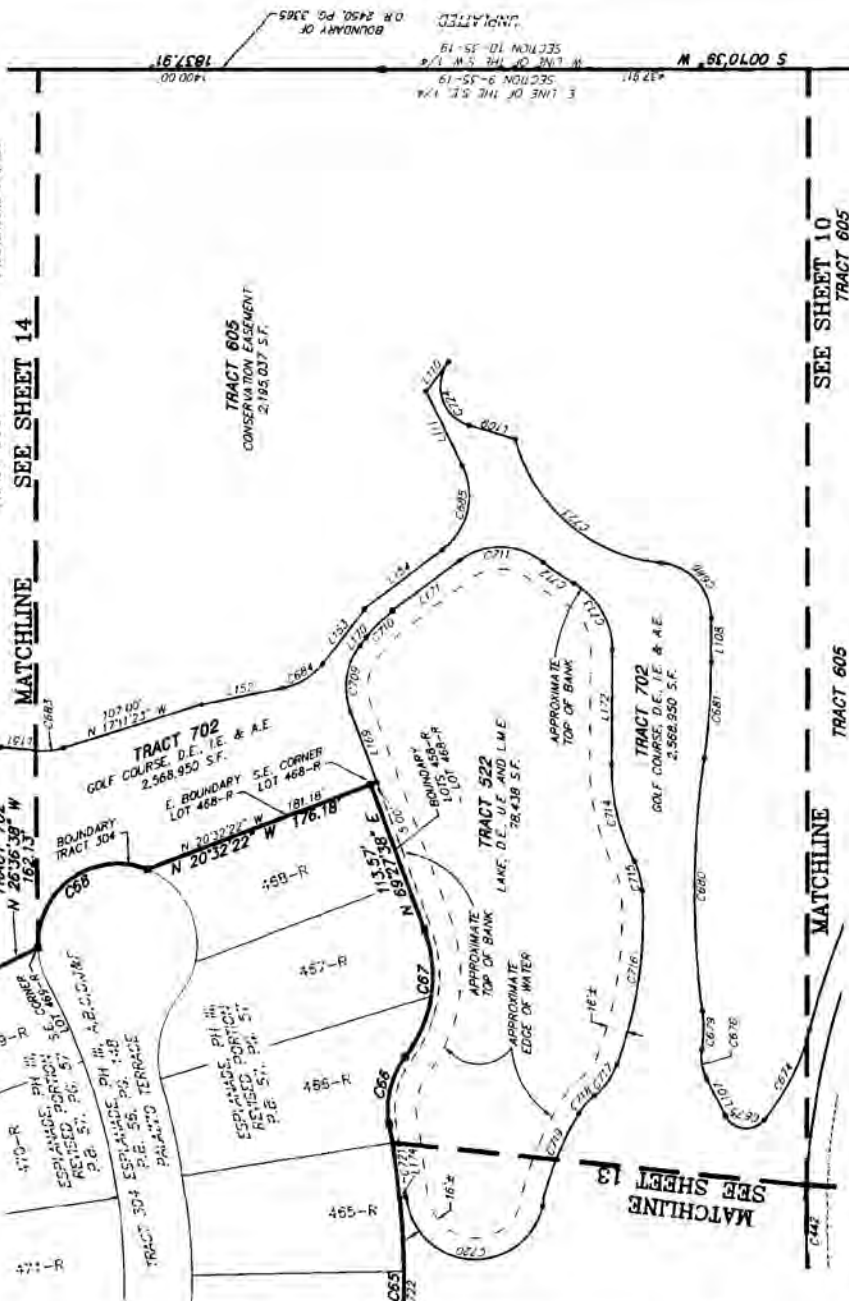
THIS INSTRUMENT PREPARED BY:
 JOHN S. RHODES, S.L.C. #739
RHODES & RHODES, INC.
 LAND SURVEYING, INC.
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 BONITA SPRINGS, FLORIDA 34135
 (351) 403-8166 FAX NO. (351) 403-8163
 FLORIDA BUSINESS LICENSE NO. LB 68977

PLAT BOOK 460 PAGE 314
 SHEET 12 OF 53

**ESPLANADE, PHASE V
 SUBPHASES A, B, C, D, E & F**

A REPLAT OF ALL OF LOT 496, ESPLANADE, PHASE IV, RECORDED IN PLAT BOOK 59, PAGE 7 THROUGH 14
 AND ALL OF TRACT 201, ESPLANADE, PHASE III, SUBPHASES A, B, C, D, J, & A PORTION OF F,
 PLAT BOOK 56, PAGES 148 THROUGH 162, TOGETHER WITH PORTIONS OF SECTIONS 8, 9 AND 16,
 TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

TYPICAL LOT LINE EASEMENTS
 EASEMENTS OF TEN (10) FEET IN WIDTH
 ALONG ALL FRONT, FIVE (5) FEET IN WIDTH
 ALONG ALL SIDE AND FIVE (5) FEET IN
 WIDTH ALONG ALL REAR BOUNDARIES. THESE
 EASEMENTS SHALL BE USED FOR THE
 PURPOSE OF ACCOMMODATING SURFACE
 AND UNDERGROUND DRAINAGE AND
 UNDERGROUND UTILITIES



TRACT 605
 CONSERVATION EASEMENT
 2,185,017 S.F.

TRACT 702
 GOLF COURSE, D.E., I.E. & A.E.
 LOT 468-R
 2,568,950 S.F.

TRACT 522
 LAKE, D.E., U.E. AND L.M.E.
 78,438 S.F.

TRACT 605
 GOLF COURSE, D.E., I.E. & A.E.
 2,568,950 S.F.



LINE TABLE (SHEET 12)

LINE	LENGTH	BEARING
L107	31.06'	N 63°56'13.1" E
L108	32.36'	N 89°46'18.5" W
L109	35.36'	N 16°39'13.1" E
L110	27.47'	N 52°16'17.7" W
L111	61.91'	N 6°35'09.9" E
L112	25.85'	N 08°24'29.8" E
L113	61.37'	N 11°24'53.1" W
L114	50.71'	N 51°38'21.1" W
L115	72.14'	N 36°43'39.9" W
L116	59.02'	N 68°22'30.9" E
L117	7.84'	N 52°00'19.9" W
L118	62.33'	N 36°15'10.9" W
L119	84.20'	N 69°33'50.9" W
L120	5.00'	N 05°24'08.9" W

LEGEND

P.S.M. PROFESSIONAL SURVEYOR & MAPPER
 R.O.M. RIGHT-OF-WAY
 R.O.W. RIGHT-OF-WAY
 O.P. OPTIONAL RECORDS BOOK
 P.B. PLAT BOOK
 S.C. SQUARE FEET
 N/R. NON-RADIAL
 S.F. SQUARE FEET
 EASEMENT TR.
 L.B. LICENSED BUSINESS
 PERMANENT REFERENCE MONUMENT
 PERMANENT CONTROL POINT
 P.C.P. PLAT NUMBER
 C.F. CURVE NUMBER
 A.E. ACCESS EASEMENT
 D.E. DRAINAGE EASEMENT
 I.E. IRRIGATION EASEMENT
 L.M.E. LANDSCAPE MAINTENANCE EASEMENT
 P.U.E. PUBLIC UTILITY EASEMENT
 C.M.E. LANDSCAPE MAINTENANCE EASEMENT

THIS INSTRUMENT PREPARED BY:
 JOHN SCOTT RHODES, P.S.M. #87339
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LAND SURVEYING, INC.
 28100 BONITA GRANDE DRIVE, SUITE #107
 BONITA SPRINGS, FLORIDA 34135
 (339) 405-8166 FAX NO. (339) 405-8163
 FLORIDA BUSINESS LICENSE NO. LB 5897

SYMBOL LEGEND

- SET PERMANENT REFERENCE MONUMENT (PRM) (7"x4" CONCRETE MONUMENT WITH IRON ROD CAPPED PRM LB 6897)
- PERMANENT CONTROL POINT (PCP) (SET PK NAIL AND DISK, "POP LB 6897")
- CONSERVATION WITNESS MONUMENT (SET 5/8" x 18" IRON ROD CAPPED REFERENCE LB 6897)
- POINT OF INTERSECTION POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE BENCHMARK

CURVE TABLE (SHEET 12)

CURVE	RADIUS	DELTA	CHORD	BEARING
C711	50.00'	2531.32"	63.91'	N 01°30'58" E
C712	100.00'	952.55"	22.60'	N 34°10'54" E
C713	55.00'	6102.44"	56.60'	N 59°54'49" E
C714	150.00'	2802.74"	73.40'	N 79°23'03" E
C715	55.00'	2148.17"	22.86'	N 74°18'15" W
C716	500.00'	8424.54"	129.48'	N 81°28'38" W
C717	55.00'	3076.45"	29.21'	N 53°20'24" W
C718	50.00'	2071.04"	17.64'	N 17°45' N 03°42'47" W
C719	228.15'	18720.16"	74.40'	N 71°05' N 68°02'19" W
C720	51.00'	1671.60"	144.00'	N 100°71' N 86°27'59" E
C721	682.00'	4395.34"	54.87'	N 54°05' N 46°37'08" W
C722	682.00'	1345.53"	163.84'	N 163°45' N 86°37'08" W
C723	73.01'	2194.04"	151.72'	N 142°29' N 40°17'21" E
C724	30.00'	11702.30"	59.14'	N 48°46' N 72°10'29" E

CURVE TABLE (SHEET 13)

CURVE	RADIUS	DELTA	CHORD	BEARING
C65	682.00'	18222.26"	218.71'	N 217°27' N 89°10'15" E
C66	61.00'	4746.26"	54.51'	N 51°02' S 26°10'25" E
C67	97.00'	5076.00"	94.70'	S 81°23'17" W
C68	59.00'	11402.27"	117.43'	N 98°09' N 35°06'11" W
C69	575.00'	6432.99"	67.40'	N 89°39'14" E
C70	172.89'	2450.55"	74.71'	N 74°13' N 63°29'35" W
C71	17.00'	11531.40"	33.79'	N 03°59'23" E
C72	35.00'	3670.28"	22.01'	N 21°64' N 60°56'55" E
C73	100.00'	1676.51"	28.32'	N 89°10'48" W
C74	695.79'	15380.99"	186.41'	N 89°30'09" W
C75	500.00'	6195.31"	70.62'	N 65°24'50" W
C76	50.00'	2315.51"	20.59'	N 05°24'57" W
C77	50.00'	4078.98"	35.39'	N 37°28'08" W
C78	50.00'	7916.74"	69.16'	N 76°24'51" W
C79	40.00'	8570.55"	59.47'	N 47°12'57" E
C80	50.00'	5633.24"	51.08'	N 48°89' N 81°16'50" W
C81	100.00'	15345.02"	32.48'	N 22°41' N 44°02'44" W

SEE SHEET 10
 TRACT 605

TRACT 605

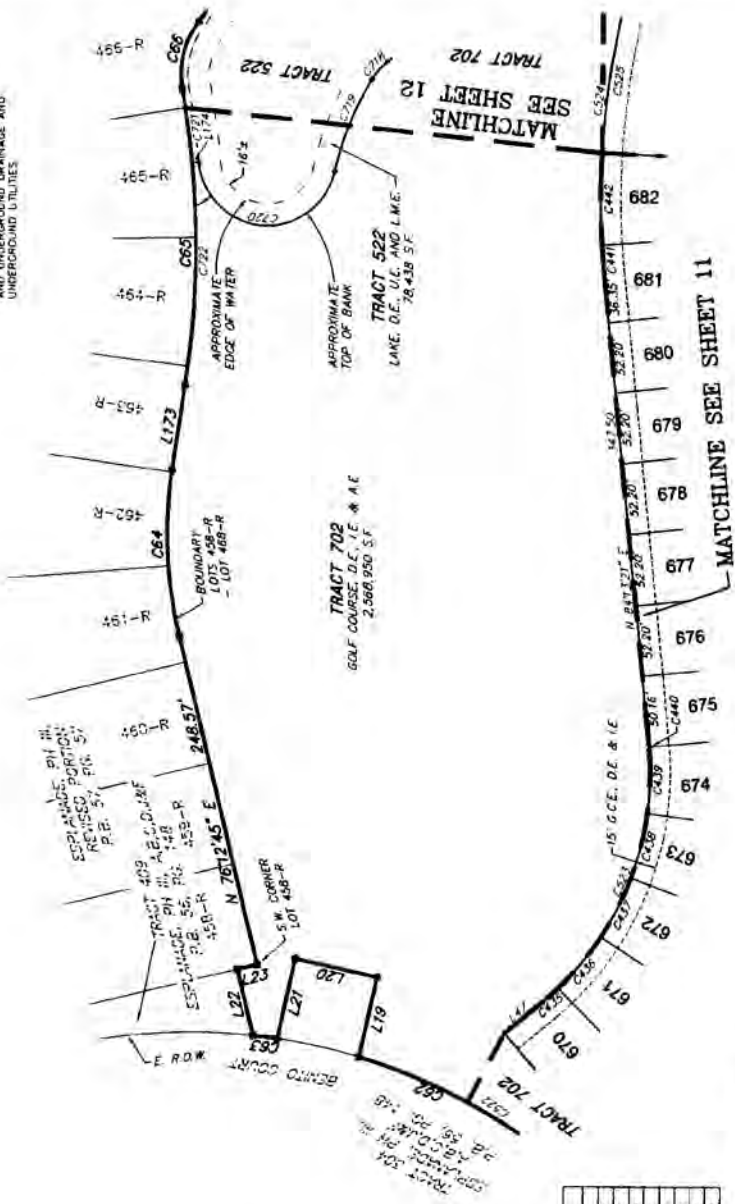
TRACT 605

SEE SHEET 13
 MATCHLINE

ESPLANADE, PHASE V SUBPHASES A, B, C, D, E & F

A REPLAT OF ALL OF LOT 496, ESPLANADE, PHASE IV, RECORDED IN PLAT BOOK 59, PAGE 7 THROUGH 14
 AND ALL OF TRACT 201, ESPLANADE, PHASE III, SUBPHASES A, B, C, D, J, & A PORTION OF F,
 PLAT BOOK 56, PAGES 148 THROUGH 162, TOGETHER WITH PORTIONS OF SECTIONS 8, 9 AND 16,
 TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

TYPICAL LOT LINE EASEMENTS
 EASEMENTS OF TEN (10) FEET IN WIDTH
 SHALL BE SHOWN WITH DASHED LINES
 ALONG ALL SIDE AND END LINES WITH
 WIDTH ALONG ALL BEAR LINES. THESE
 EASEMENTS WILL BE USED FOR THE
 INSTALLATION OF SEWER, WATER, GAS,
 AND UNDERGROUND UTILITIES.



LINE TABLE (SHEET 13)

LINE	LENGTH	BEARING
L178	80.07'	S 77°13'00" E
L177	92.00'	N 12°23'00" E
L176	60.16'	N 27°19'00" W
L175	49.95'	N 26°12'45" E
L174	15.00'	S 13°47'05" E
L173	35.67'	N 40°14'04" W
L172	62.88'	N 81°28'12" W
L171	5.00'	N 05°24'08" W

CURVE TABLE (SHEET 13)

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C62	432.00'	34°32'30"	417.28'	355.92'	N 43°41'46" E
C63	432.00'	22°44'30"	18.20'	18.20'	N 08°59'59" E
C64	318.00'	22°59'00"	722.94'	722.10'	N 82°52'11" E
C65	682.00'	18°22'08"	218.71'	217.77'	N 89°10'35" E
C66	652.00'	42°36'26"	52.51'	51.08'	S 28°02'25" E
C67	652.00'	42°36'26"	15.45'	15.45'	N 89°10'35" W
C68	220.00'	12°45'12"	48.97'	48.97'	N 03°20'52" W
C69	220.00'	12°45'12"	48.97'	48.97'	N 88°34'08" W
C70	220.00'	02°29'55"	1.91'	1.91'	N 84°28'18" W
C71	575.00'	21°02'29"	20.49'	20.49'	N 89°17'35" E
C72	575.00'	6°41'29"	67.49'	67.49'	N 29°49'50" E
C73	432.00'	28°46'57"	202.19'	200.35'	N 68°00'20" W
C74	240.00'	55°32'35"	213.22'	208.02'	N 22°05'41" W
C75	575.00'	14°27'57"	1478.91'	1103.68'	N 17°42'42" W
C76	525.00'	148°35'59"	1399.94'	1025.26'	N 40°43'31" W
C77	500.00'	20°13'04"	17.64'	17.55'	N 68°00'12" W
C78	225.12'	18°20'18"	23.40'	23.08'	N 82°17'39" E
C79	51.00'	161°46'17"	144.00'	100.71'	N 43°42'42" E
C80	682.00'	4°38'38"	54.97'	54.89'	N 82°17'39" E
C81	682.00'	134°53'31"	163.84'	163.45'	N 88°21'08" W

- SYMBOL LEGEND
- SET PERMANENT REFERENCE MONUMENT (FORM 4744) CONCRETE MONUMENT WITH IRON ROD CAPPED FROM LB 6897
 - PERMANENT CONTROL POINT (COP) (SET IN MAIL AND DISK "PCP LB 6897")
 - ◻ CONSERVATION WINGNESS MONUMENT (REFERENCE LB 6897)
 - ✦ POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE
 - BM BENCHMARK

- LEGEND
- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
 - B.O.B. BASIS OF BEARING
 - R.O.W. RIGHT-OF-WAY
 - D.E. OPTICAL RECORDS BOOK
 - P.B. PLAT BOOK
 - N.R. NON-RIDAL
 - S.F. SQUARE FEET
 - EASEMENT TO LICENSED BUSINESS
 - LB LICENSED BUSINESS REFERENCE MONUMENT
 - PERMANENT CONTROL POINT
 - LINE NUMBER
 - C.P. CURVE NUMBER
 - A.E. ACCESS EASEMENT
 - D.E. DRAINAGE EASEMENT
 - U.E. UTILITY EASEMENT
 - L.B.E. LANDSCAPE BUFFER EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - L.M.E. LANDSCAPE MAINTENANCE EASEMENT

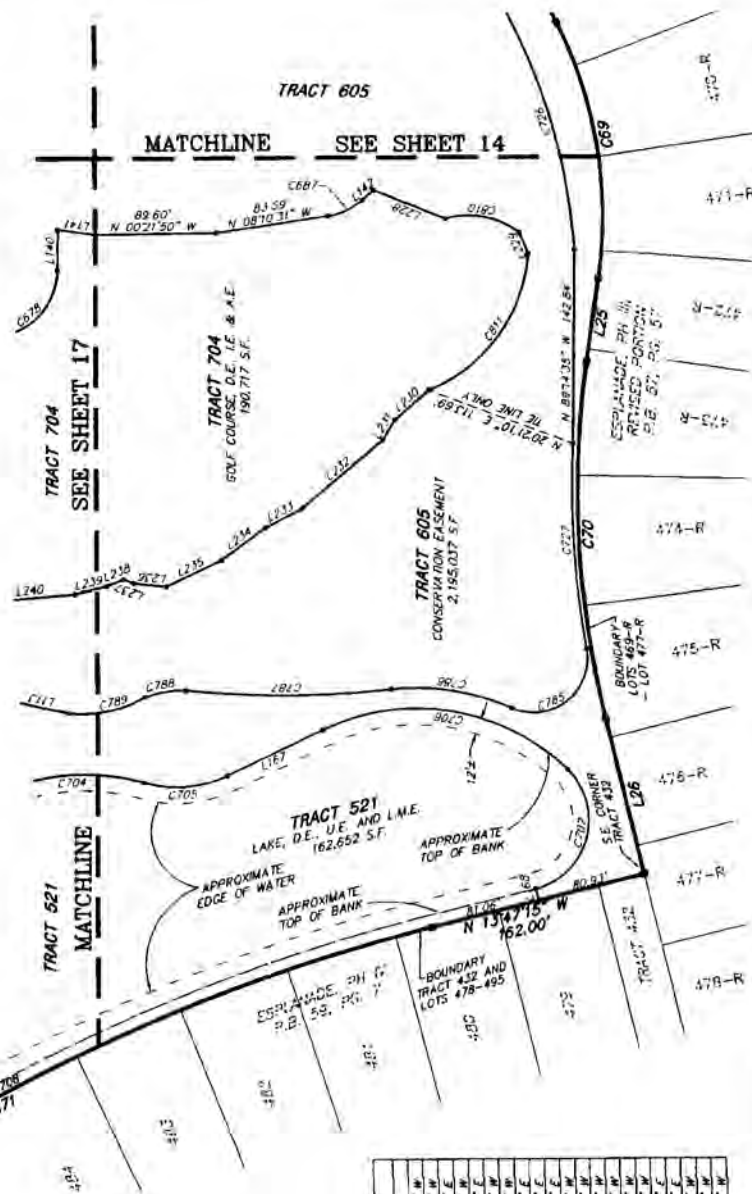
THIS INSTRUMENT PREPARED BY:
 JOHN SCOTT RHODES, P.S. #5739
RHODES & RHODES
 LAND SURVEYING, INC.
 28100 BONITA GRANDE DRIVE, SUITE #107
 BONITA SPRINGS, FLORIDA 34135
 (239) 405-8166 FAX NO. (239) 405-8163
 FLORIDA BUSINESS LICENSE NO. LB 6897

PLAT BOOK 60 PAGE 77
 SHEET 15 OF 53

ESPLANADE, PHASE V SUBPHASES A, B, C, D, E & F

A REPLAT OF ALL OF LOT 496, ESPLANADE, PHASE IV, RECORDED IN PLAT BOOK 59, PAGE 7 THROUGH 14
 AND ALL OF TRACT 201, ESPLANADE, PHASE III, SUBPHASES A, B, C, D, J, & A PORTION OF F,
 PLAT BOOK 56, PAGES 148 THROUGH 162, TOGETHER WITH PORTIONS OF SECTIONS 8, 9 AND 16,
 TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

TYPICAL LOT LINE EASEMENTS
 EASEMENTS OF TEN (10) FEET IN WIDTH
 ALONG ALL FRONT, FIVE (5) FEET IN WIDTH
 ALONG ALL SIDE AND FIVE (5) FEET IN
 WIDTH ALONG ALL REAR BOUNDARIES. THESE
 EASEMENTS ARE TO BE USED FOR THE
 PURPOSE OF ACCOMMODATING SURFACE
 AND UNDERGROUND DRAINAGE AND
 UNDERGROUND UTILITIES



LINE TABLE (SHEET 15)

LINE	LENGTH	BEARING
L25	62.86	N 81°39'12" W
L26	112.87	S 78°32'45" W
L113	45.46	N 12°09'12" E
L140	28.80	N 89°10'10" W
L147	78.12	N 07°37'46" E
L142	11.36	N 40°23'28" W
L167	76.39	N 25°27'16" W
L168	5.00	N 26°22'45" E
L228	52.23	N 27°55'59" E
L230	15.86	N 87°33'57" E
L231	12.27	N 57°43'08" W
L232	72.68	N 39°45'08" W
L233	50.27	N 27°17'23" W
L234	40.76	N 35°44'33" W
L235	45.03	N 25°04'40" W
L236	24.40	N 06°13'24" E
L237	8.27	N 21°14'33" E
L238	13.13	N 21°56'07" W
L239	24.80	N 12°38'20" W
L240	64.95	N 04°14'54" W

CURVE TABLE (SHEET 15)

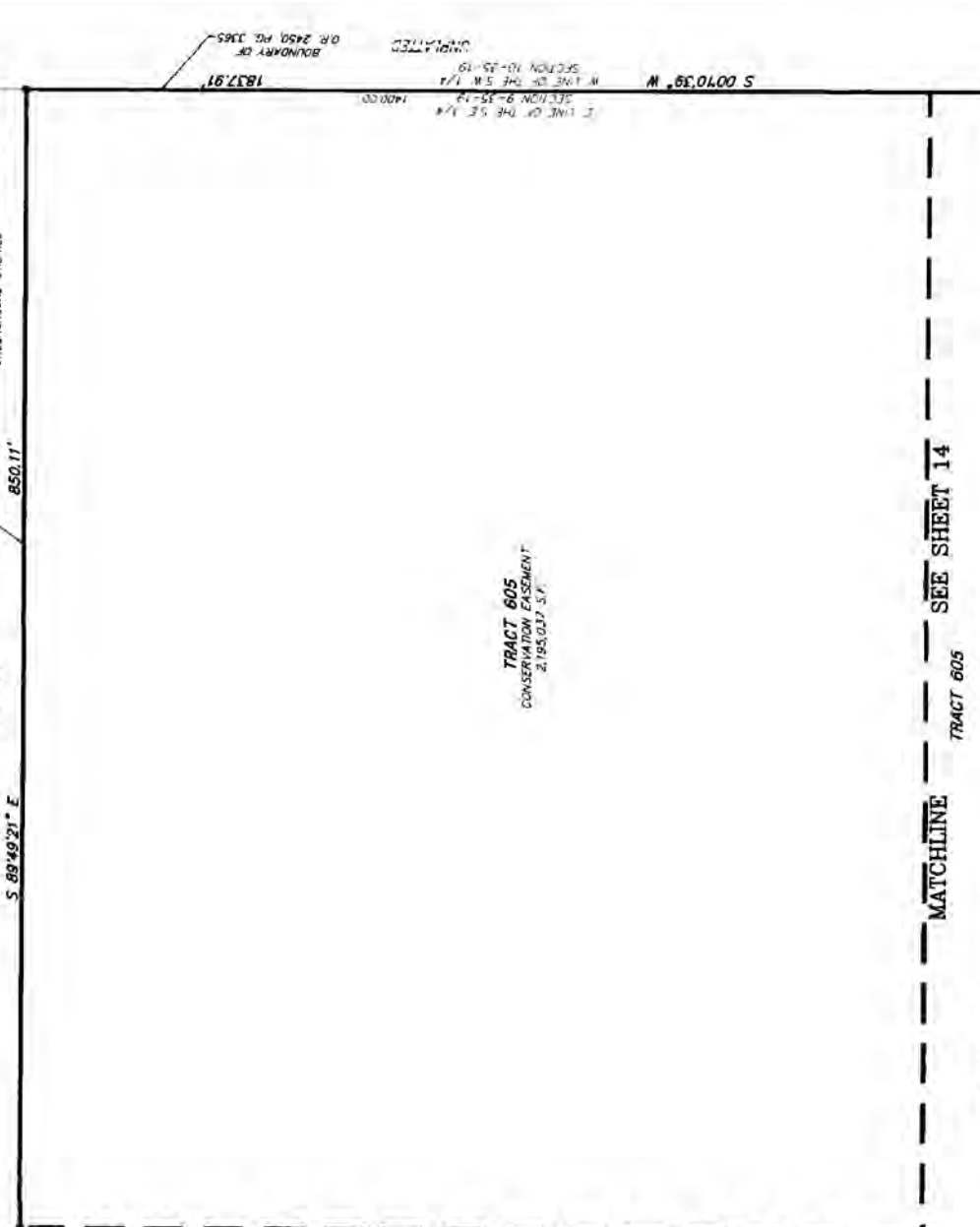
CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C69	318.00	34°58'26"	194.11	191.11	S 60°52'15" W
C70	662.00	27°29'03"	263.66	262.02	S 87°17'12" W
C71	1406.00	23°48'27"	266.92	699.50	N 82°17'48" W
C678	50.00	92°11'44"	80.46	79.05	N 43°04'18" W
C687	50.00	92°12'55"	80.11	77.74	N 24°26'58" W
C704	162.00	39°27'15"	111.55	109.36	N 03°29'02" W
C705	89.00	47°17'52"	63.43	62.06	N 04°33'20" W
C707	161.15	89°28'26"	155.41	163.65	N 39°29'32" E
C709	52.00	171°56'36"	110.67	90.94	N 74°45'39" E
C726	1406.00	27°26'57"	685.81	679.09	N 77°50'16" E
C728	424.62	23°48'14"	266.88	182.54	N 27°50'16" E
C756	865.00	12°36'33"	571.54	561.21	N 84°40'33" E
C758	100.00	153°11'49"	91.40	90.18	N 37°50'46" E
C768	261.00	114°01'11"	152.26	152.49	N 09°05'29" E
C769	61.00	210°03'48"	30.81	30.61	N 08°54'08" E
C789	95.65	34°34'25"	57.27	56.84	N 114°20'08" E
C810	63.10	52°24'19"	57.81	55.81	N 10°20'15" E
C811	116.94	64°36'12"	131.65	124.98	N 53°38'22" W

- LEGEND**
- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
 - B.O.B. BASIS OF BEARING
 - O.D. OFFICIAL RECORD
 - P.B. PLAT BOOK
 - P.C. PAGE-BOOK
 - N.P. NON-PUBLIC
 - E.E. EASEMENT
 - L.B. LICENSED BUSINESS
 - P.P. PERMANENT REFERENCE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L.N. LINE NUMBER
 - C.F. CROSS FASER
 - D.E. DRAINAGE EASEMENT
 - U.E. UTILITY EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - L.M.E. LANDSCAPE MAINTENANCE EASEMENT
- SYMBOL LEGEND**
- SET PERMANENT REFERENCE MONUMENT (PRM) (1"x1/4" CONCRETE MONUMENT WITH IRON ROD CAPPED PRM LB 6897)
 - PERMANENT CONTROL POINT (PCP) (SET BY NAIL AND DISK. "PCP LB 6897")
 - CONSERVATION TRUSS MONUMENT (SET BY 1/4" x 1/4" IRON ROD CAPPED REFERENCE LB 6897)
 - POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE
 - BM 6 BENCHMARK
- THIS INSTRUMENT PREPARED BY:
 JOHN SCOTT RHODES, P.S. # 47319
RHODES & RHODES
 LAND SURVEYING, INC.
 28100 BONITA GRANDE DRIVE, SUITE #107
 BOCA RATON, FLORIDA 33433
 (335) 405-1600 FAX (335) 405-8163
 FLORIDA BUSINESS LICENSE NO. LB 6897

ESPLANADE, PHASE V SUBPHASES A, B, C, D, E & F

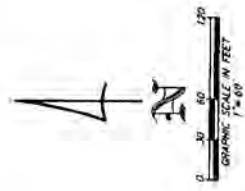
A REPLAT OF ALL OF LOT 496, ESPLANADE, PHASE IV, RECORDED IN PLAT BOOK 59, PAGE 7 THROUGH 14
 AND ALL OF TRACT 201, ESPLANADE, PHASE III, SUBPHASES A, B, C, D, J, & A PORTION OF F,
 PLAT BOOK 56, PAGES 148 THROUGH 162, TOGETHER WITH PORTIONS OF SECTIONS 8, 9 AND 16,
 TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

TYPICAL LOT LINE EASEMENTS
 EASEMENTS OF TEN (10) FEET IN WIDTH
 SHALL BE SET ALONG ALL LOT LINES WITH
 WIDTHS OF TEN (10) FEET OR MORE
 ALONG ALL SIDE AND REAR LOT LINES
 WITH WIDTHS OF FIFTY (50) FEET OR MORE
 THESE EASEMENTS WILL BE USED FOR THE
 INSTALLATION OF SURFACE AND
 UNDERGROUND UTILITIES



MATCHLINE
 SEE SHEET 18
 TRACT 605

MATCHLINE
 TRACT 605
 SEE SHEET 17



- LEGEND**
- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
 - B.O.B. BASIS OF BEARING
 - P.C.M. RIGHT-OF-WAY
 - P.R. PLAT RECORDS BOOK
 - P.B. PLAT BOOK
 - PAGE
 - N.R. NON-RADIAL
 - S.F. SQUARE FEET
 - S.F. SURFACE
 - L.B. LICENSED BUSINESS
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L.N. LINE NUMBER
 - C.P. CURVE NUMBER
 - A.E. ACCESS EASEMENT
 - I.E. IRRIGATION EASEMENT
 - U.E. UTILITY EASEMENT
 - L.S.R. LANDSCAPE BUFFER EASEMENT
 - L.M. LANDSCAPE MAINTENANCE EASEMENT

- SYMBOL LEGEND**
- SET PERMANENT REFERENCE MONUMENT (PRM) (2"x4" CONCRETE MONUMENT WITH IRON ROD CARRIED FROM LB 6887)
 - PERMANENT CONTROL POINT (PCP) (SET 2"x2" X 18" IRON ROD CARRIED REFERENCE LB 6897)
 - CONSERVATION WITNESS MONUMENT (SET 5/8" X 18" IRON ROD CARRIED REFERENCE LB 6897)

- SYMBOL LEGEND**
- POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE
 - BM (B) BENCHMARK

THIS INSTRUMENT PREPARED BY:
 JOHN SCOTT RHODES, P.S.M. #5239
RHODES & RHODES
 LAND SURVEYING, INC.
 28100 BONITA GRANDE DRIVE, SUITE #107
 BONITA SPRINGS, FLORIDA 34135
 (239) 405-8166 FAX NO. (239) 405-8163
 FLORIDA BUSINESS LICENSE NO. LB 8897

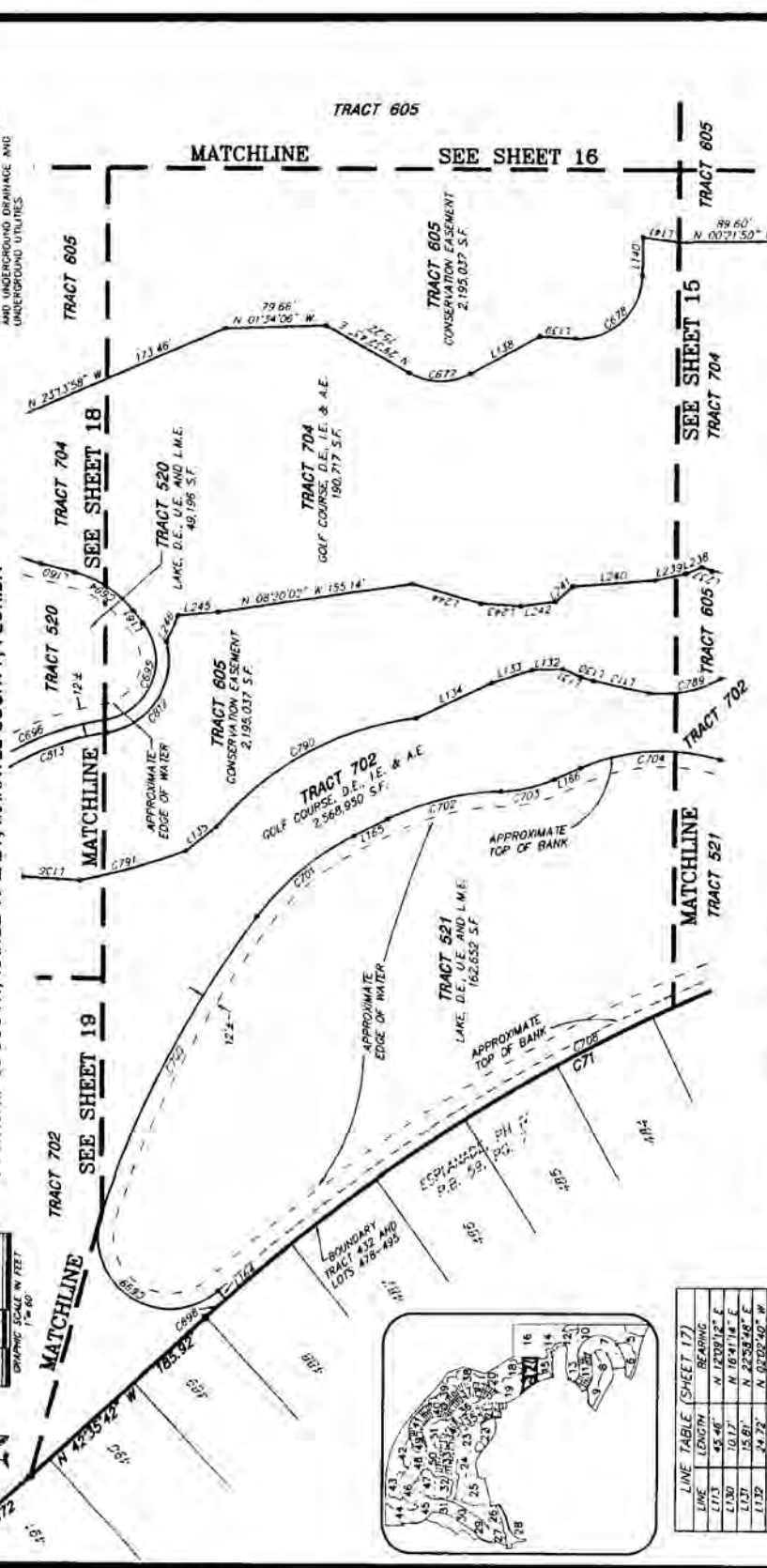
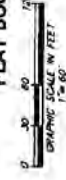
TRACT 605
 CONSERVATION EASEMENT
 2,195,013 S.F.

PLAT BOOK 69 PAGE 79
 SHEET 17 OF 53

ESPLANADE, PHASE V SUBPHASES A, B, C, D, E & F

A REPLAT OF ALL OF LOT 496, ESPLANADE, PHASE IV, RECORDED IN PLAT BOOK 59, PAGE 7 THROUGH 14 AND ALL OF TRACT 201, ESPLANADE, PHASE III, SUBPHASES A, B, C, D, J, & A PORTION OF F, PLAT BOOK 56, PAGES 148 THROUGH 162, TOGETHER WITH PORTIONS OF SECTIONS 8, 9 AND 16, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

TYPICAL LOT LINE EASEMENTS
 CASEMENTS OF TEN (10) FEET IN WIDTH
 ALONG ALL FRONT FIVE (5) FEET IN WIDTH
 ALONG ALL SIDE AND FIVE (5) FEET IN
 WIDTH ALONG ALL REAR LOT LINES. THESE
 EASEMENTS WILL BE USED FOR THE
 PLACEMENT OF SIDE AND REAR FENCE
 AND UNDERGROUND DRAINAGE AND
 UNDERGROUND UTILITIES.



- SYMBOL LEGEND**
- SET PERMANENT REFERENCE MONUMENT (PRM) (1 1/4" CONCRETE MONUMENT WITH IRON ROD CAPPED) (SET PRM LB 8897)
 - PERMANENT CONTROL POINT (PCP) (SET PK NAIL AND DISK, "PCP LB 6897")
 - CONSERVATION WITNESS MONUMENT (SET 5.0" X 1.0" IRON ROD CAPPED REFERENCE LB 6897)
 - POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE
 - BM BENCHMARK

- LEGEND**
- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
 - R.O.W. BASIS OF BEARING
 - D.H. RIGHT-OF-WAY
 - O.R.B. OFFICIAL RECORDS BOOK
 - P.B. PLAT BOOK
 - N.R. NON-RADIAL
 - S.F. SQUARE FEET
 - L.E. LICENSED BUSINESS ENDEAVOR
 - L.B. LICENSED BUSINESS ENDEAVOR
 - P.C.P. PERMANENT CONTROL POINT
 - L.N. LINE NUMBER
 - A.E. ACCESS EASEMENT
 - D.E. DRAINAGE EASEMENT
 - U.E. UTILITY EASEMENT
 - L.B.C. LANDSCAPE BUFFER EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - L.M.E. LANDSCAPE MAINTENANCE EASEMENT

CURVE TABLE (SHEET 17)

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C71	1405.00	28.4627°	708.92	699.90	N 287.128° W
C72	812.00	57.9254°	421.13	417.47	N 274.945° W
C73	50.00	57.9254°	50.17	48.82	N 00.01703° E
C74	80.00	57.9254°	60.46	58.05	N 43.04118° W
C75	80.00	57.9254°	60.46	58.05	N 32.43109° E
C76	80.00	57.9254°	60.46	58.05	N 59.58274° W
C77	80.00	57.9254°	60.46	58.05	N 62.98259° W
C78	80.00	57.9254°	60.46	58.05	N 110.211° E
C79	80.00	57.9254°	60.46	58.05	N 137.951° E
C80	80.00	57.9254°	60.46	58.05	N 165.691° E
C81	80.00	57.9254°	60.46	58.05	N 193.431° E
C82	80.00	57.9254°	60.46	58.05	N 221.171° E
C83	80.00	57.9254°	60.46	58.05	N 248.911° E
C84	80.00	57.9254°	60.46	58.05	N 276.651° E
C85	80.00	57.9254°	60.46	58.05	N 304.391° E
C86	80.00	57.9254°	60.46	58.05	N 332.131° E
C87	80.00	57.9254°	60.46	58.05	N 359.871° E
C88	80.00	57.9254°	60.46	58.05	N 387.611° E
C89	80.00	57.9254°	60.46	58.05	N 415.351° E
C90	80.00	57.9254°	60.46	58.05	N 443.091° E
C91	80.00	57.9254°	60.46	58.05	N 470.831° E
C92	80.00	57.9254°	60.46	58.05	N 498.571° E
C93	80.00	57.9254°	60.46	58.05	N 526.311° E
C94	80.00	57.9254°	60.46	58.05	N 554.051° E
C95	80.00	57.9254°	60.46	58.05	N 581.791° E
C96	80.00	57.9254°	60.46	58.05	N 609.531° E
C97	80.00	57.9254°	60.46	58.05	N 637.271° E
C98	80.00	57.9254°	60.46	58.05	N 665.011° E
C99	80.00	57.9254°	60.46	58.05	N 692.751° E
C100	80.00	57.9254°	60.46	58.05	N 720.491° E
C101	80.00	57.9254°	60.46	58.05	N 748.231° E
C102	80.00	57.9254°	60.46	58.05	N 775.971° E
C103	80.00	57.9254°	60.46	58.05	N 803.711° E
C104	80.00	57.9254°	60.46	58.05	N 831.451° E
C105	80.00	57.9254°	60.46	58.05	N 859.191° E
C106	80.00	57.9254°	60.46	58.05	N 886.931° E
C107	80.00	57.9254°	60.46	58.05	N 914.671° E
C108	80.00	57.9254°	60.46	58.05	N 942.411° E
C109	80.00	57.9254°	60.46	58.05	N 970.151° E
C110	80.00	57.9254°	60.46	58.05	N 997.891° E
C111	80.00	57.9254°	60.46	58.05	N 1025.631° E
C112	80.00	57.9254°	60.46	58.05	N 1053.371° E
C113	80.00	57.9254°	60.46	58.05	N 1081.111° E
C114	80.00	57.9254°	60.46	58.05	N 1108.851° E
C115	80.00	57.9254°	60.46	58.05	N 1136.591° E
C116	80.00	57.9254°	60.46	58.05	N 1164.331° E
C117	80.00	57.9254°	60.46	58.05	N 1192.071° E
C118	80.00	57.9254°	60.46	58.05	N 1219.811° E
C119	80.00	57.9254°	60.46	58.05	N 1247.551° E
C120	80.00	57.9254°	60.46	58.05	N 1275.291° E
C121	80.00	57.9254°	60.46	58.05	N 1303.031° E
C122	80.00	57.9254°	60.46	58.05	N 1330.771° E
C123	80.00	57.9254°	60.46	58.05	N 1358.511° E
C124	80.00	57.9254°	60.46	58.05	N 1386.251° E
C125	80.00	57.9254°	60.46	58.05	N 1413.991° E
C126	80.00	57.9254°	60.46	58.05	N 1441.731° E
C127	80.00	57.9254°	60.46	58.05	N 1469.471° E
C128	80.00	57.9254°	60.46	58.05	N 1497.211° E
C129	80.00	57.9254°	60.46	58.05	N 1524.951° E
C130	80.00	57.9254°	60.46	58.05	N 1552.691° E
C131	80.00	57.9254°	60.46	58.05	N 1580.431° E
C132	80.00	57.9254°	60.46	58.05	N 1608.171° E
C133	80.00	57.9254°	60.46	58.05	N 1635.911° E
C134	80.00	57.9254°	60.46	58.05	N 1663.651° E
C135	80.00	57.9254°	60.46	58.05	N 1691.391° E
C136	80.00	57.9254°	60.46	58.05	N 1719.131° E
C137	80.00	57.9254°	60.46	58.05	N 1746.871° E
C138	80.00	57.9254°	60.46	58.05	N 1774.611° E
C139	80.00	57.9254°	60.46	58.05	N 1802.351° E
C140	80.00	57.9254°	60.46	58.05	N 1830.091° E
C141	80.00	57.9254°	60.46	58.05	N 1857.831° E
C142	80.00	57.9254°	60.46	58.05	N 1885.571° E
C143	80.00	57.9254°	60.46	58.05	N 1913.311° E
C144	80.00	57.9254°	60.46	58.05	N 1941.051° E
C145	80.00	57.9254°	60.46	58.05	N 1968.791° E
C146	80.00	57.9254°	60.46	58.05	N 1996.531° E
C147	80.00	57.9254°	60.46	58.05	N 2024.271° E
C148	80.00	57.9254°	60.46	58.05	N 2052.011° E
C149	80.00	57.9254°	60.46	58.05	N 2079.751° E
C150	80.00	57.9254°	60.46	58.05	N 2107.491° E
C151	80.00	57.9254°	60.46	58.05	N 2135.231° E
C152	80.00	57.9254°	60.46	58.05	N 2162.971° E
C153	80.00	57.9254°	60.46	58.05	N 2190.711° E
C154	80.00	57.9254°	60.46	58.05	N 2218.451° E
C155	80.00	57.9254°	60.46	58.05	N 2246.191° E
C156	80.00	57.9254°	60.46	58.05	N 2273.931° E
C157	80.00	57.9254°	60.46	58.05	N 2301.671° E
C158	80.00	57.9254°	60.46	58.05	N 2329.411° E
C159	80.00	57.9254°	60.46	58.05	N 2357.151° E
C160	80.00	57.9254°	60.46	58.05	N 2384.891° E
C161	80.00	57.9254°	60.46	58.05	N 2412.631° E
C162	80.00	57.9254°	60.46	58.05	N 2440.371° E
C163	80.00	57.9254°	60.46	58.05	N 2468.111° E
C164	80.00	57.9254°	60.46	58.05	N 2495.851° E
C165	80.00	57.9254°	60.46	58.05	N 2523.591° E
C166	80.00	57.9254°	60.46	58.05	N 2551.331° E
C167	80.00	57.9254°	60.46	58.05	N 2579.071° E
C168	80.00	57.9254°	60.46	58.05	N 2606.811° E
C169	80.00	57.9254°	60.46	58.05	N 2634.551° E
C170	80.00	57.9254°	60.46	58.05	N 2662.291° E
C171	80.00	57.9254°	60.46	58.05	N 2690.031° E
C172	80.00	57.9254°	60.46	58.05	N 2717.771° E
C173	80.00	57.9254°	60.46	58.05	N 2745.511° E
C174	80.00	57.9254°	60.46	58.05	N 2773.251° E
C175	80.00	57.9254°	60.46	58.05	N 2800.991° E
C176	80.00	57.9254°	60.46	58.05	N 2828.731° E
C177	80.00	57.9254°	60.46	58.05	N 2856.471° E
C178	80.00	57.9254°	60.46	58.05	N 2884.211° E
C179	80.00	57.9254°	60.46	58.05	N 2911.951° E
C180	80.00	57.9254°	60.46	58.05	N 2939.691° E
C181	80.00	57.9254°	60.46	58.05	N 2967.431° E
C182	80.00	57.9254°	60.46	58.05	N 2995.171° E
C183	80.00	57.9254°	60.46	58.05	N 3022.911° E
C184	80.00	57.9254°	60.46	58.05	N 3050.651° E
C185	80.00	57.9254°	60.46	58.05	N 3078.391° E
C186	80.00	57.9254°	60.46	58.05	N 3106.131° E
C187	80.00	57.9254°	60.46	58.05	N 3133.871° E
C188	80.00	57.9254°	60.46	58.05	N 3161.611° E
C189	80.00	57.9254°	60.46	58.05	N 3189.351° E
C190	80.00	57.9254°	60.46	58.05	N 3217.091° E
C191	80.00	57.9254°	60.46	58.05	N 3244.831° E
C192	80.00	57.9254°	60.46	58.05	N 3272.571° E
C193	80.00	57.9254°	60.46	58.05	N 3300.311° E
C194	80.00	57.9254°	60.46	58.05	N 3328.051° E
C195	80.00	57.9254°	60.46	58.05	N 3355.791° E
C196	80.00	57.9254°	60.46	58.05	N 3383.531° E
C197	80.00	57.9254°	60.46	58.05	N 3411.271° E
C198	80.00	57.9254°	60.46	58.05	N 3439.011° E
C199	80.00	57.9254°	60.46	58.05	N 3466.751° E
C200	80.00	57.9254°	60.46	58.05	N 3494.491° E
C201	80.00	57.9254°	60.46	58.05	N 3522.231° E
C202	80.00	57.9254°	60.46	58.05	N 3549.971° E
C203	80.00	57.9254°	60.46	58.05	N 3577.711° E
C204	80.00	57.9254°	60.46	58.05	N 3605.451° E
C205	80.00	57.9254°	60.46	58.05	N 3633.191° E
C206	80.00	57.9254°	60.46	58.05	N 3660.931° E
C207	80.00	57.9254°	60.46	58.05	N 3688.671° E
C208	80.00	57.9254°	60.46	58.05	N 3716.411° E
C209	80.00	57.9254°	60.46	58.05	N 3744.151° E
C210	80.00	57.9254°	60.46	58.05	N 3771.891° E
C211	80.00	57.9254°	60.46	58.05	N 3799.631° E
C212	80.00	57.9254°	60.46	58.05	N 3827.371° E
C213	80.00	57.9254°	60.46	58.05	N 3855.111° E
C214	80.00	57.9254°	60.46	58.05	N 3882.851° E
C215	80.00	57.9254°	60.46	58.05	N 3910.591° E
C216	80.00	57.9254°	60.46	58.05	N 3938.331° E
C217	80.00	57.9254°	60.46	58.05	N 3966.071° E

PLAT BOOK 60 PAGE 89
 SHEET 18 OF 53

TYPICAL LOT LINE EASEMENTS
 EASEMENTS OF TEN (10) FEET IN WIDTH
 ALONG ALL SIDES, FIVE (5) FEET IN WIDTH
 ALONG ALL SIDES AND FIVE (5) FEET IN
 WIDTH ALONG ALL SIDES, SHALL BE USED FOR THE
 PURPOSE OF ACCOMMODATING SURFACE
 AND UNDERGROUND UTILITIES.

LINE	LENGTH	BEARING
L126	48.84	N 02°16'02" E
L127	54.78	N 14°02'45" W
L143	58.87	N 16°39'02" W
L144	50.80	N 27°53'15" W
L145	37.79	N 35°55'51" W
L158	19.77	N 39°35'59" E
L160	27.58	N 14°01'32" E
L161	11.28	N 51°24'33" E
L162	36.62	N 60°21'59" W
L163	31.60	N 63°44'53" W
L164	21.96	N 63°22'08" W
L165	28.47	N 57°17'14" W
L248	11.81	N 05°31'05" E
L249	11.81	N 02°08'24" W
L250	58.37	N 15°46'30" E
L252	26.82	N 21°17'11" E
L253	5.82	N 34°41'05" E
L254	18.21	N 31°42'20" W

ESPLANADE, PHASE V SUBPHASES A, B, C, D, E & F

A REPLAT OF ALL OF LOT 496, ESPLANADE, PHASE IV, RECORDED IN PLAT BOOK 59, PAGE 7 THROUGH 14
 AND ALL OF TRACT 201, ESPLANADE, PHASE III, SUBPHASES A, B, C, D, J, & A PORTION OF F,
 PLAT BOOK 56, PAGES 148 THROUGH 162, TOGETHER WITH PORTIONS OF SECTIONS 8, 9 AND 16,
 TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

TRACT 605
 CONSERVATION EASEMENT
 2,195,037 S.F.

TRACT 605
 CONSERVATION EASEMENT
 2,195,037 S.F.

TRACT 605
 CONSERVATION EASEMENT
 2,195,037 S.F.

TRACT 605
 CONSERVATION EASEMENT
 2,195,037 S.F.

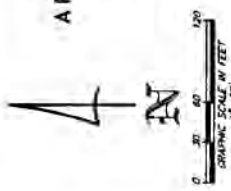
TRACT 605
 CONSERVATION EASEMENT
 2,195,037 S.F.

TRACT 605
 CONSERVATION EASEMENT
 2,195,037 S.F.

TRACT 605
 CONSERVATION EASEMENT
 2,195,037 S.F.

TRACT 605
 CONSERVATION EASEMENT
 2,195,037 S.F.

TRACT 605
 CONSERVATION EASEMENT
 2,195,037 S.F.



CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C689	65.00	29°04'44"	43.65	43.78	N 55°03'21" E
C690	47.00	157°17'12"	111.30	61.06	N 20°28'25" W
C691	111.30	53°15'50"	68.82	48.92	N 02°16'02" E
C692	65.00	48°20'01"	52.84	51.26	N 05°10'59" E
C693	148.00	25°34'04"	61.88	61.02	N 26°48'56" E
C694	47.00	172°22'21"	56.25	55.25	N 02°43'02" E
C695	47.00	180°09'45"	68.57	61.47	N 60°30'54" W
C696	200.11	29°04'15"	111.68	110.49	N 22°50'09" W
C697	47.00	108°38'00"	68.70	26.11	N 16°33'43" E
C698	558.82	8°58'45"	86.34	86.25	N 15°46'43" W
C699	57.00	96°44'54"	86.25	85.21	N 56°48'52" E
C700	210.11	29°04'15"	106.61	105.47	N 42°50'09" W
C701	57.00	108°38'00"	102.58	92.31	N 16°33'43" E
C702	26.00	29°04'44"	58.57	38.16	N 55°03'21" E
C703	49.00	39°29'17"	27.92	27.55	N 61°28'28" E
C704	25.00	86°10'42"	27.60	24.16	N 55°22'22" W
C705	50.00	67°27'31"	53.55	51.05	N 07°26'47" E

- LEGEND**
- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
 - B.O.B. BASIS OF BEARING
 - O.R. OFFICIAL RECORDS BOOK
 - P.B. PLAT BOOK
 - P.C. PAGE CORRAL
 - S.V.R. SOUTH-VISUAL RECORD
 - (C) CURVE CENTER
 - (E) EASEMENT
 - (L) LICENSED BUSINESS
 - (P.M.) PERMANENT REFERENCE MONUMENT
 - (P.C.P.) PERMANENT CONTROL POINT
 - (L) LINE NUMBER
 - (C.N.) CURVE NUMBER
 - (D.E.) DRAINAGE EASEMENT
 - (I.E.) IRRIGATION EASEMENT
 - (U.E.) UTILITY EASEMENT
 - (P.U.E.) PUBLIC UTILITY EASEMENT
 - (M.E.) MAINTENANCE EASEMENT
 - (L.M.E.) LANDSCAPE MAINTENANCE EASEMENT

SYMBOL LEGEND

- SET PERMANENT REFERENCE MONUMENT (PRM) (4" X 4" CONCRETE MONUMENT WITH IRON ROD CAPPED PERM LB 6897)
- PERMANENT CONTROL POINT (PCP) (SET PERMANENT REFERENCE MONUMENT WITH IRON ROD CAPPED PERM LB 6897)
- CONSERVATION WITNESS MONUMENT (SET 2.5" X 18" IRON ROD CAPPED REFERENCE LB 6897)
- POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE BENCHMARK

THIS INSTRUMENT PREPARED BY:
 JOHN S. O'NEILL, P.S.M. #1719
RHODES & RHODES
 LAND SURVEYING, INC.
 28100 BONITA GRANDE DRIVE, SUITE #107
 BONITA SPRINGS, FLORIDA 34155
 (352) 403-8166 FAX NO. (352) 403-8163
 FLORIDA BUSINESS LICENSE NO. LB 6897

PLAT BOOK 60 PAGE 21
 SHEET 19 OF 53

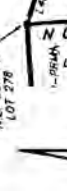
SYMBOL LEGEND

- SET PERMANENT REFERENCE MONUMENT (PRM) (4"x4" CONCRETE MONUMENT WITH IRON ROD CAPPED FROM LB 6897)
- PERMANENT CONTROL POINT (PCP) (SET BY NAIL AND DISK "TOP LB 6897")
- CONSERVATION WITNESS MONUMENT
- POINT OF INTERSECTION (POI) OF CURVE RADIUS POINT OF TANGENCY OR POINT OF REVERSE CURVATURE
- BENCHMARK

ESPLANADE, PHASE V
SUBPHASES A, B, C, D, E & F
 A REPLAT OF ALL OF LOT 496, ESPLANADE, PHASE IV, RECORDED IN PLAT BOOK 59, PAGE 7 THROUGH 14 AND ALL OF TRACT 201, ESPLANADE, PHASE III, SUBPHASES A, B, C, D, J, & A PORTION OF F, PLAT BOOK 56, PAGES 148 THROUGH 162, TOGETHER WITH PORTIONS OF SECTIONS 8, 9 AND 16, BENITO COURT TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA



POINT OF BEGINNING
 STATE PLANE COORDINATES
 NAD 83
 N 135702.6745 E
 11647.5170 W
 150.47' W
 155.00' W
 155.00' W



TYPICAL LOT-LINE EASEMENTS
 EASEMENTS OF TEN (10) FEET IN WIDTH ALONG ALL FRONT, FIVE (5) FEET IN WIDTH ALONG ALL SIDE AND FIVE (5) FEET IN WIDTH ALONG ALL REAR LOTS. LINES THESE PERMITS WILL BE USED FOR THE INSTALLATION OF SEWERAGE, WATER MAINS AND UNDERGROUND DRAINAGE AND UTILITIES

LINE TABLE (SHEET 19)

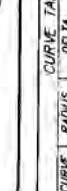
LINE	LENGTH	BEARING
L1	50.00'	S 80°12'45" W
L46	32.55'	N 79°54'19" W
L24	31.42'	N 02°28'13" E
L25	11.09'	N 52°27'02" E
L26	21.86'	N 16°51'21" E
L27	44.83'	N 65°50'59" E
L29	62.51'	N 58°22'23" W
L44	50.90'	N 27°53'15" W
L45	17.79'	N 53°55'41" W
L48	44.29'	N 60°13'09" W
L47	27.23'	N 63°59'12" E
L55	28.00'	N 11°46'41" E

CURVE TABLE (SHEET 19)

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	925.00'	17°06'48"	192.53'	192.53'	N 02°15'30" W
C2	25.00'	17°16'14"	36.08'	34.90'	S 42°10'55" W
C3	419.00'	89°30'24"	492.13'	417.87'	N 27°49'45" W
C4	1080.00'	7°15'48"	126.77'	126.69'	N 08°10'45" E
C5	655.00'	7°15'48"	126.77'	126.69'	N 08°10'45" E
C16	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C17	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C18	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C19	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C20	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C21	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C22	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C23	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C24	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C25	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C26	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C27	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C28	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C29	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C30	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C31	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C32	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C33	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C34	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C35	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C36	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C37	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C38	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C39	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C40	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C41	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C42	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C43	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C44	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C45	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C46	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C47	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C48	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C49	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C50	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C51	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C52	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C53	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C54	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C55	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C56	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C57	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C58	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C59	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C60	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C61	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C62	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C63	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C64	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C65	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C66	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C67	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C68	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C69	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C70	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C71	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C72	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C73	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C74	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C75	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C76	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C77	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C78	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C79	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C80	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C81	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C82	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C83	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C84	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C85	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C86	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C87	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C88	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C89	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C90	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C91	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C92	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C93	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C94	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C95	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C96	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C97	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C98	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C99	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E
C100	1038.00'	1°13'48"	126.77'	126.69'	N 02°10'45" E

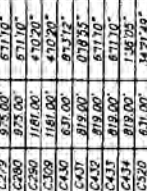
LEGEND

- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
- P.O.W. RIGHT-OF-WAY
- O.R. OPTICAL RECORDS BOOK
- P.R. PLAY BOOK
- N.R. NAIL
- N.C. NAIL AND CONCRETE MONUMENT
- S.F. SQUARE FEET
- (E) EASEMENT
- (L.B.) LICENSED BUSINESS
- (P.M.) PERMANENT REFERENCE MONUMENT
- (P.C.P.) PERMANENT CONTROL POINT
- (L.F.) LINE NUMBER
- (A.E.) ACCESS EASEMENT
- (D.E.) DRAINAGE EASEMENT
- (I.E.) IRRIGATION EASEMENT
- (L.S.E.) LANDSCAPE BUFFER EASEMENT
- (P.U.E.) PUBLIC UTILITY EASEMENT
- (L.M.E.) LANDSCAPE MAINTENANCE EASEMENT



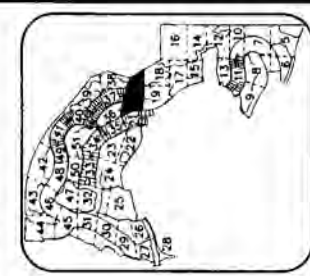
TRACT 605
 CONSERVATION EASEMENT
 2,185,017 S.F.

TRACT 702
 GOLF COURSE, D.E., I.E. & A.E.
 2,568,850 S.F.



THIS INSTRUMENT PREPARED BY:
 JOHN SCOTT RHODES, P.S.M. #5739
RHODES & RHODES
 LAND SURVEYING, INC.
 28100 BONITA GRANDE DRIVE, SUITE #107
 BONITA SPRINGS, FLORIDA 34135
 (239) 405-8166 FAX NO. (239) 405-8163
 FLORIDA BUSINESS LICENSE NO. LB 6897

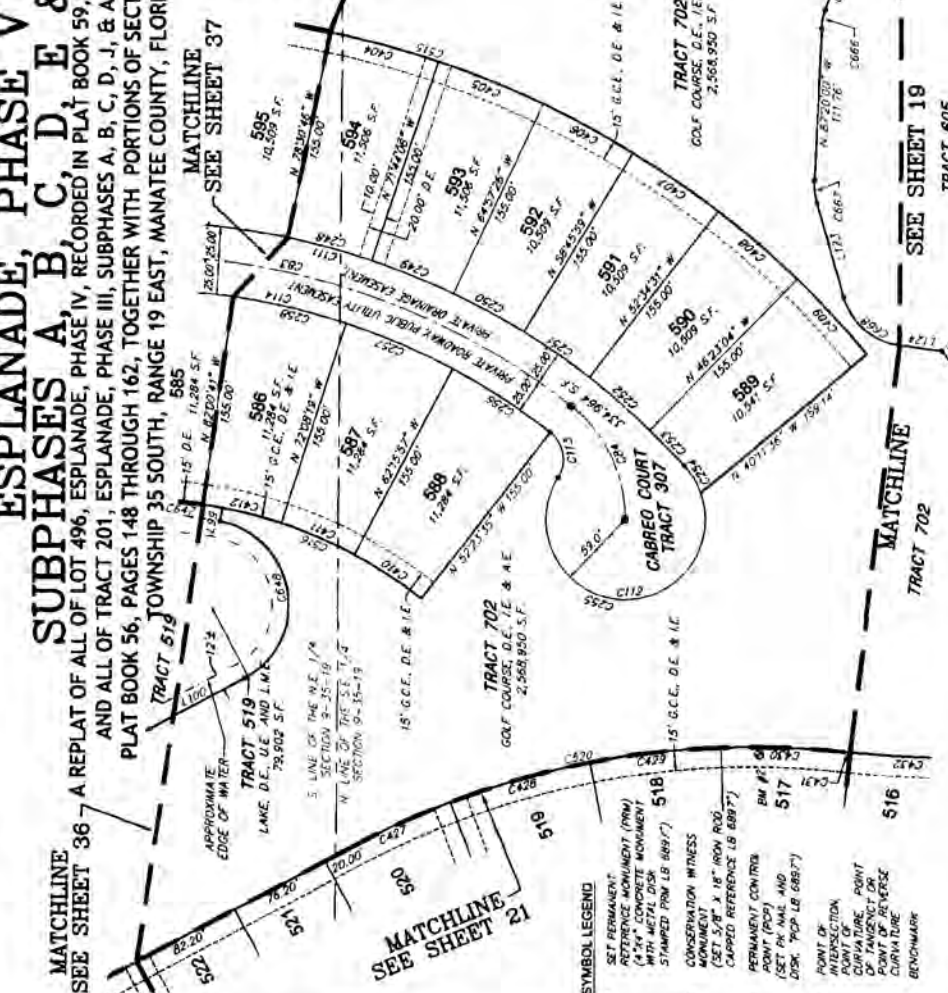
PLAT BOOK **160** PAGE **32A**
 SHEET **20** OF **53**



ESPLANADE, PHASE V SUBPHASES A, B, C, D, E & F

A REPLAT OF ALL OF LOT 496, ESPLANADE, PHASE IV, RECORDED IN PLAT BOOK 59, PAGE 7 THROUGH 14
 AND ALL OF TRACT 201, ESPLANADE, PHASE III, SUBPHASES A, B, C, D, J, & A PORTION OF F,
 PLAT BOOK 56, PAGES 148 THROUGH 162, TOGETHER WITH PORTIONS OF SECTIONS 8, 9 AND 16,
 TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

TYPICAL LOT LINE EASEMENTS
 ELEMENTS OF TEN (10) FEET IN WIDTH
 SHALL BE FROM (10) FEET IN WIDTH
 ALONG ALL SIDE AND FIVE (5) FEET IN WIDTH
 ALONG ALL REAR LOT LINES. THESE
 EASEMENTS WILL BE USED FOR THE
 CONVEYANCE OF WATER, SEWERAGE,
 AND UNDERGROUND DRAINAGE AND
 UNDERGROUND UTILITIES



LINE TABLE (SHEET 20)

LINE	LENGTH	BEARING
L99	10.00'	N. 72°35'05" W.
L100	78.30'	N. 28°18'20" E.
L101	32.84'	N. 57°20'31" E.
L102	48.39'	N. 27°58'31" E.
L103	60.58'	N. 17°07'50" E.
L104	46.30'	N. 39°19'16" W.
L105	17.07'	N. 15°44'50" W.
L106	21.77'	N. 34°23'27" E.
L107	45.69'	N. 89°48'23" E.
L108	35.94'	N. 52°59'22" E.
L109	22.93'	N. 17°26'10" E.
L110	11.93'	N. 22°53'31" E.
L111	22.93'	N. 07°58'17" E.
L112	11.09'	N. 52°37'02" E.

THIS INSTRUMENT PREPARED BY
 JOHN SCOTT RHODES, P.S.M. #5739
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 28100 BONITA GRANDE DRIVE, SUITE #107
 BONITA SPRINGS, FLORIDA 34135
 (239) 405-8166 FAX NO. (239) 405-8163
 FLORIDA BUSINESS LICENSE NO. LB 6897

CURVE TABLE (SHEET 20)

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C201	705.00'	671.27'	78.16'	76.14'	N. 45°42'40" E.
C202	345.00'	335.72'	39.45'	39.37'	N. 39°40'14" E.
C203	345.00'	335.72'	39.45'	39.37'	N. 22°39'52" E.
C204	345.00'	335.72'	39.45'	39.37'	N. 17°07'50" E.
C205	345.00'	335.72'	39.45'	39.37'	N. 15°44'50" W.
C206	345.00'	335.72'	39.45'	39.37'	N. 34°23'27" E.
C207	345.00'	335.72'	39.45'	39.37'	N. 89°48'23" E.
C208	345.00'	335.72'	39.45'	39.37'	N. 52°59'22" E.
C209	345.00'	335.72'	39.45'	39.37'	N. 17°26'10" E.
C210	345.00'	335.72'	39.45'	39.37'	N. 22°53'31" E.
C211	345.00'	335.72'	39.45'	39.37'	N. 07°58'17" E.
C212	345.00'	335.72'	39.45'	39.37'	N. 52°37'02" E.
C213	345.00'	335.72'	39.45'	39.37'	N. 45°42'40" E.
C214	345.00'	335.72'	39.45'	39.37'	N. 39°40'14" E.
C215	345.00'	335.72'	39.45'	39.37'	N. 22°39'52" E.
C216	345.00'	335.72'	39.45'	39.37'	N. 17°07'50" E.
C217	345.00'	335.72'	39.45'	39.37'	N. 15°44'50" W.
C218	345.00'	335.72'	39.45'	39.37'	N. 34°23'27" E.
C219	345.00'	335.72'	39.45'	39.37'	N. 89°48'23" E.
C220	345.00'	335.72'	39.45'	39.37'	N. 52°59'22" E.
C221	345.00'	335.72'	39.45'	39.37'	N. 17°26'10" E.
C222	345.00'	335.72'	39.45'	39.37'	N. 22°53'31" E.
C223	345.00'	335.72'	39.45'	39.37'	N. 07°58'17" E.
C224	345.00'	335.72'	39.45'	39.37'	N. 52°37'02" E.
C225	345.00'	335.72'	39.45'	39.37'	N. 45°42'40" E.
C226	345.00'	335.72'	39.45'	39.37'	N. 39°40'14" E.
C227	345.00'	335.72'	39.45'	39.37'	N. 22°39'52" E.
C228	345.00'	335.72'	39.45'	39.37'	N. 17°07'50" E.
C229	345.00'	335.72'	39.45'	39.37'	N. 15°44'50" W.
C230	345.00'	335.72'	39.45'	39.37'	N. 34°23'27" E.
C231	345.00'	335.72'	39.45'	39.37'	N. 89°48'23" E.
C232	345.00'	335.72'	39.45'	39.37'	N. 52°59'22" E.
C233	345.00'	335.72'	39.45'	39.37'	N. 17°26'10" E.
C234	345.00'	335.72'	39.45'	39.37'	N. 22°53'31" E.
C235	345.00'	335.72'	39.45'	39.37'	N. 07°58'17" E.
C236	345.00'	335.72'	39.45'	39.37'	N. 52°37'02" E.
C237	345.00'	335.72'	39.45'	39.37'	N. 45°42'40" E.
C238	345.00'	335.72'	39.45'	39.37'	N. 39°40'14" E.
C239	345.00'	335.72'	39.45'	39.37'	N. 22°39'52" E.
C240	345.00'	335.72'	39.45'	39.37'	N. 17°07'50" E.
C241	345.00'	335.72'	39.45'	39.37'	N. 15°44'50" W.
C242	345.00'	335.72'	39.45'	39.37'	N. 34°23'27" E.
C243	345.00'	335.72'	39.45'	39.37'	N. 89°48'23" E.
C244	345.00'	335.72'	39.45'	39.37'	N. 52°59'22" E.
C245	345.00'	335.72'	39.45'	39.37'	N. 17°26'10" E.
C246	345.00'	335.72'	39.45'	39.37'	N. 22°53'31" E.
C247	345.00'	335.72'	39.45'	39.37'	N. 07°58'17" E.
C248	345.00'	335.72'	39.45'	39.37'	N. 52°37'02" E.
C249	345.00'	335.72'	39.45'	39.37'	N. 45°42'40" E.
C250	345.00'	335.72'	39.45'	39.37'	N. 39°40'14" E.
C251	345.00'	335.72'	39.45'	39.37'	N. 22°39'52" E.
C252	345.00'	335.72'	39.45'	39.37'	N. 17°07'50" E.
C253	345.00'	335.72'	39.45'	39.37'	N. 15°44'50" W.
C254	345.00'	335.72'	39.45'	39.37'	N. 34°23'27" E.
C255	345.00'	335.72'	39.45'	39.37'	N. 89°48'23" E.
C256	345.00'	335.72'	39.45'	39.37'	N. 52°59'22" E.
C257	345.00'	335.72'	39.45'	39.37'	N. 17°26'10" E.
C258	345.00'	335.72'	39.45'	39.37'	N. 22°53'31" E.
C259	345.00'	335.72'	39.45'	39.37'	N. 07°58'17" E.
C260	345.00'	335.72'	39.45'	39.37'	N. 52°37'02" E.
C261	345.00'	335.72'	39.45'	39.37'	N. 45°42'40" E.
C262	345.00'	335.72'	39.45'	39.37'	N. 39°40'14" E.
C263	345.00'	335.72'	39.45'	39.37'	N. 22°39'52" E.
C264	345.00'	335.72'	39.45'	39.37'	N. 17°07'50" E.
C265	345.00'	335.72'	39.45'	39.37'	N. 15°44'50" W.
C266	345.00'	335.72'	39.45'	39.37'	N. 34°23'27" E.
C267	345.00'	335.72'	39.45'	39.37'	N. 89°48'23" E.
C268	345.00'	335.72'	39.45'	39.37'	N. 52°59'22" E.
C269	345.00'	335.72'	39.45'	39.37'	N. 17°26'10" E.
C270	345.00'	335.72'	39.45'	39.37'	N. 22°53'31" E.
C271	345.00'	335.72'	39.45'	39.37'	N. 07°58'17" E.
C272	345.00'	335.72'	39.45'	39.37'	N. 52°37'02" E.
C273	345.00'	335.72'	39.45'	39.37'	N. 45°42'40" E.
C274	345.00'	335.72'	39.45'	39.37'	N. 39°40'14" E.
C275	345.00'	335.72'	39.45'	39.37'	N. 22°39'52" E.
C276	345.00'	335.72'	39.45'	39.37'	N. 17°07'50" E.
C277	345.00'	335.72'	39.45'	39.37'	N. 15°44'50" W.
C278	345.00'	335.72'	39.45'	39.37'	N. 34°23'27" E.
C279	345.00'	335.72'	39.45'	39.37'	N. 89°48'23" E.
C280	345.00'	335.72'	39.45'	39.37'	N. 52°59'22" E.
C281	345.00'	335.72'	39.45'	39.37'	N. 17°26'10" E.
C282	345.00'	335.72'	39.45'	39.37'	N. 22°53'31" E.
C283	345.00'	335.72'	39.45'	39.37'	N. 07°58'17" E.
C284	345.00'	335.72'	39.45'	39.37'	N. 52°37'02" E.
C285	345.00'	335.72'	39.45'	39.37'	N. 45°42'40" E.
C286	345.00'	335.72'	39.45'	39.37'	N. 39°40'14" E.
C287	345.00'	335.72'	39.45'	39.37'	N. 22°39'52" E.
C288	345.00'	335.72'	39.45'	39.37'	N. 17°07'50" E.
C289	345.00'	335.72'	39.45'	39.37'	N. 15°44'50" W.
C290	345.00'	335.72'	39.45'	39.37'	N. 34°23'27" E.
C291	345.00'	335.72'	39.45'	39.37'	N. 89°48'23" E.
C292	345.00'	335.72'	39.45'	39.37'	N. 52°59'22" E.
C293	345.00'	335.72'	39.45'	39.37'	N. 17°26'10" E.
C294	345.00'	335.72'	39.45'	39.37'	N. 22°53'31" E.
C295	345.00'	335.72'	39.45'	39.37'	N. 07°58'17" E.
C296	345.00'	335.72'	39.45'	39.37'	N. 52°37'02" E.
C297	345.00'	335.72'	39.45'	39.37'	N. 45°42'40" E.
C298	345.00'	335.72'	39.45'	39.37'	N. 39°40'14" E.
C299	345.00'	335.72'	39.45'	39.37'	N. 22°39'52" E.
C300	345.00'	335.72'	39.45'	39.37'	N. 17°07'50" E.
C301	345.00'	335.72'	39.45'	39.37'	N. 15°44'50" W.
C302	345.00'	335.72'	39.45'	39.37'	N. 34°23'27" E.
C303	345.00'	335.72'	39.45'	39.37'	N. 89°48'23" E.
C304	345.00'	335.72'	39.45'	39.37'	N. 52°59'22" E.
C305	345.00'	335.72'	39.45'	39.37'	N. 17°26'10" E.
C306	345.00'	335.72'	39.45'	39.37'	N. 22°53'31" E.
C307	345.00'	335.72'	39.45'	39.37'	N. 07°58'17" E.
C308	345.00'	335.72'	39.45'	39.37'	N. 52°37'02" E.
C309	345.00'	335.72'	39.45'	39.37'	N. 45°42'40" E.
C310	345.00'	335.72'	39.45'	39.37'	N. 39°40'14" E.
C311	345.00'	335.72'	39.45'	39.37'	N. 22°39'52" E.
C312	345.00'	335.72'	39.45'	39.37'	N. 17°07'50" E.
C313	345.00'	335.72'	39.45'	39.37'	N. 15°44'50" W.
C314	345.00'	335.72'	39.45'	39.37'	N. 34°23'27" E.
C315	345.00'	335.72'	39.45'	39.37'	N. 89°48'23" E.
C316	345.00'	335.72'	39.45'	39.37'	N. 52°59'22" E.
C317	345.00'	335.72'	39.45'	39.37'	N. 17°26'10" E.
C318	345.00'	335.72'	39.45'	39.37'	N. 22°53'31" E.
C319	345.00'	335.72'	39.45'	39.37'	N. 07°58'17" E.
C320	345.00'	335.72'	39.45'	39.37'	N. 52°37'02" E.
C321	345.00'	335.72'	39.45'	39.37'	N. 45°42'40" E.
C322	345.00'	335.72'	39.45'	39.37'	N. 39°40'14" E.
C323	345.00'	335.72'	39.45'	39.37'	N. 22°39'52" E.
C324	345.00'	335.72'	39.45'	39.37'	N. 17°07'50" E.
C325	345.00'	335.72'	39.45'	39.37'	N. 15°44'50" W.
C326	345.00'	335.72'	39.45'	39.37'	N. 34°23'27" E.
C327	345.00'	335.72'	39.45'	39.37'	N. 89°48'23" E.
C328	345.00'	335.72'	39.45'	39.37'	N. 52°59'22" E.
C329	345.00'	335.72'	39.45'	39.37'	N. 17°26'10" E.
C330	345.00'	335.72'	39.45'	39.37'	N. 22°53'31" E.
C331	345.00'	335.72'	39.45'	39.37'	N. 07°58'17" E.
C332	345.00'	335.72'	39.45'	39.37'	N. 52°37'02" E.
C333	345.00'	335.72'	39.45'	39.37'	N. 45°42'40" E.
C334	345.00'	335.72'	39.45'	39.37'	N. 39°40'14" E.
C335	345.00'	335.72'	39.45'	39.37'	N. 22°39'52" E.
C336	345.00'	335.72'	39.45'	39.37'	N. 17°07'50" E.
C337	345.00'	335.72'	39.45'	39.37'	N. 15°44'50" W.
C338	345.00'	335.72'	39.45'	39.37'	N. 34°23'27" E.
C339	345.00'	335.72'	39.45'	39.37'	N. 89°48'23" E.
C340	345.00'	335.72'	39.45'	39.37'	N. 52°59'22" E.
C341	345.00'	335.72'	39.45'	39.37'	N. 17°26'10" E.
C342	345.00'	335.72'	39.45'	39.37'	N. 22°53'31" E.
C343	345.00'	335.72'	39.45'	39.37'	N. 07°58'17" E.
C344	345.00'	335.72'	39.45'	39.37'	N. 52°37'02" E.
C345	345.00'	335.72'	39.45'	39.37'	N. 45°42'40" E.
C346	345.00'	335.72'	39.45'	39.37'	N. 39°40'14" E.
C347	345.00'	335.72'	39.45'	39.37'	N. 22°39'52" E.
C348	345.00'	335.72'	39.45'	39.37'	N. 17°07'50" E.
C349	345.00'	335.72'	39.45'	39.37'	N. 15°44'5

PLAT BOOK 60 PAGE 13
 SHEET 21 OF 53

TYPICAL LOT LINE EASEMENTS
 EASEMENTS 5 FT. (10) FEET IN WIDTH
 ALONG FRONT AND REAR LOT LINES
 ALONG ALL SIDES AND THE (3) FEET IN
 WIDTH ALONG ALL REAR LOT LINES THESE
 EASEMENTS WILL BE USED FOR THE
 INSTALLATION OF SEWER, WATER, GAS,
 AND UNDERGROUND DRAINAGE AND
 UNDERGROUND UTILITIES.

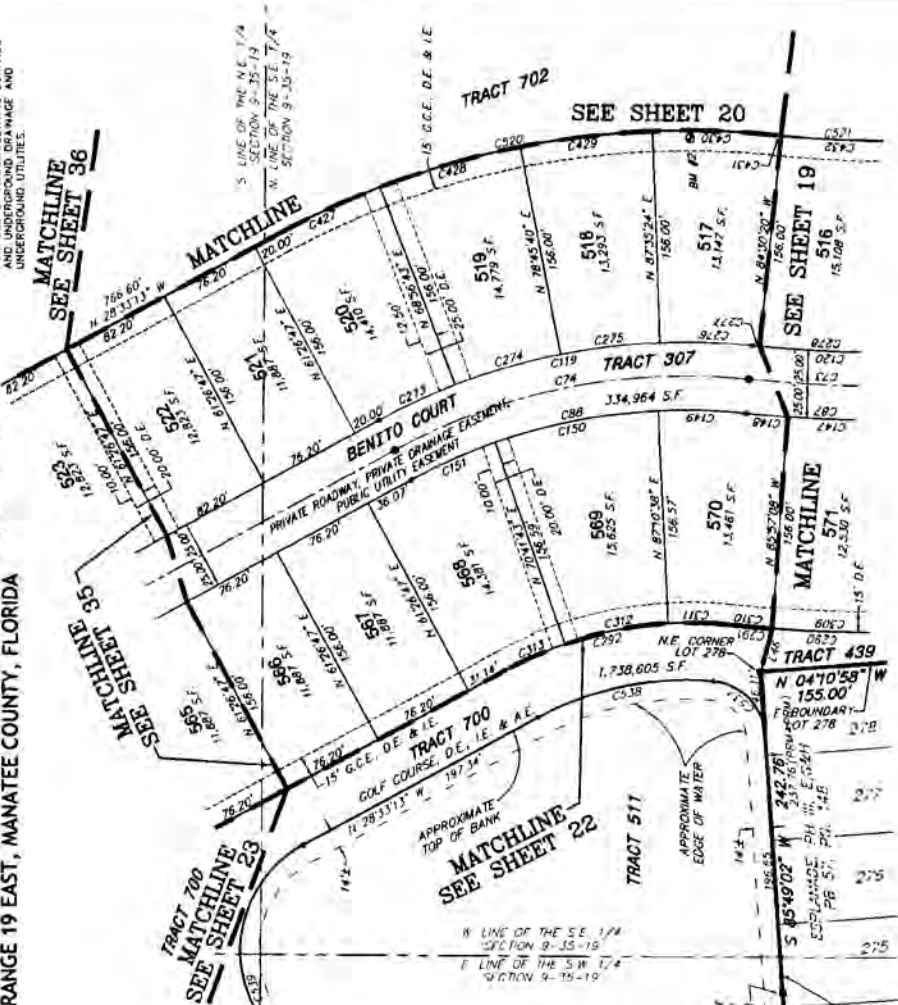
ESPLANADE, PHASE V SUBPHASES A, B, C, D, E & F

A REPLAT OF ALL OF LOT 496, ESPLANADE, PHASE IV, RECORDED IN PLAT BOOK 59, PAGE 7 THROUGH 14
 AND ALL OF TRACT 201, ESPLANADE, PHASE III, SUBPHASES A, B, C, D, J, & A PORTION OF F,
 PLAT BOOK 56, PAGES 148 THROUGH 162, TOGETHER WITH PORTIONS OF SECTIONS 8, 9 AND 16,
 TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA



GRAPHIC SCALE IN FEET
 1" = 60'

- LEGEND**
- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
 - B.O.B. BASIS OF BEARING
 - C.O.W. CENTER-OF-WAY CORRIDOR BODY
 - F.B. FUTURE BOUNDARY
 - P.B. PLAT BOOK
 - PAGE PAGE
 - N.P. NON-PUBLIC
 - FEET FEET
 - FEET FEET
 - LEGEND BUSINESS
 - PERMANENT REFERENCE MONUMENT
 - PERMANENT CONTROL POINT
 - LINE NUMBER
 - CURVE NUMBER
 - CONTOUR
 - DRAINAGE EASEMENT
 - IRRIGATION EASEMENT
 - UTILITY EASEMENT
 - SEWER EASEMENT
 - PUBLIC UTILITY EASEMENT
 - LANDSCAPE MAINTENANCE EASEMENT



LINE TABLE (SHEET 21)

LINE	LENGTH	BEARING
L4B	30.25	N 24°25'39" W

- SYMBOL LEGEND**
- SET PERMANENT REFERENCE MONUMENT (PRM) (4" x 4" CONCRETE MONUMENT WITH IRON ROD CAPPED PER LB 6897)
 - PERMANENT CONTROL POINT (PCP) (SET IN NAIL AND DISK, TOP LB 6897)
 - CONSERVATION WITNESS MONUMENT (SET 5" x 8" x 18" IRON ROD CAPPED REFERENCE LB 6897)
 - POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE

THIS INSTRUMENT PREPARED BY:
RHODES & RHODES
 LAND SURVEYING, INC.
 28100 BONITA GRANDE DRIVE, SUITE #107
 BONITA SPRINGS, FLORIDA 34135
 (239) 405-8166 FAX NO. (239) 405-8163
 FLORIDA BUSINESS LICENSE NO. LB 6887

CURVE TABLE (SHEET 21)

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C73	1000.00'	7°15'48"	126.68'	126.68'	N 09°10'42" E
C74	430.00'	34°21'48"	283.89'	265.86'	N 11°22'18" E
C88	425.00'	7°15'48"	129.84'	129.84'	N 02°10'42" E
C119	425.00'	34°21'48"	284.90'	261.09'	N 11°22'18" W
C120	1025.00'	7°15'48"	128.60'	128.60'	N 02°10'42" E
C148	1025.00'	1°45'43"	74.64'	74.64'	N 04°55'44" E
C149	425.00'	8°37'48"	31.52'	31.52'	N 01°52'42" E
C150	425.00'	15°28'55"	122.26'	121.64'	N 01°29'37" E
C273	425.00'	7°29'55"	68.60'	68.60'	N 23°55'45" W
C274	425.00'	9°49'57"	54.17'	52.12'	N 24°48'15" W
C275	425.00'	8°49'44"	71.19'	71.19'	N 08°49'28" W
C276	425.00'	81°31'2"	69.19'	69.09'	N 07°42'00" E
C277	975.00'	0°18'55"	5.37'	5.37'	N 05°24'08" E
C280	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C281	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C282	285.00'	14°10'11"	165.97'	165.97'	N 01°28'03" E
C283	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C284	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C285	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C286	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C287	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C288	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C289	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C290	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C291	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C292	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C293	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C294	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C295	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C296	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C297	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C298	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C299	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C300	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C301	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C302	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C303	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C304	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C305	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C306	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C307	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C308	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C309	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C310	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C311	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C312	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C313	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C314	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C315	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C316	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C317	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C318	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C319	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C320	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C321	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C322	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C323	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C324	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C325	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C326	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C327	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C328	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C329	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C330	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C331	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C332	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C333	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C334	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C335	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C336	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C337	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C338	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C339	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C340	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C341	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C342	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C343	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C344	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C345	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C346	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C347	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C348	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C349	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C350	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C351	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C352	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C353	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C354	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C355	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C356	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C357	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C358	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C359	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C360	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C361	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C362	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C363	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C364	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C365	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C366	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C367	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C368	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C369	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C370	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C371	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C372	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C373	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C374	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C375	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C376	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C377	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C378	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C379	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C380	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C381	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C382	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C383	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C384	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C385	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C386	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C387	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C388	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C389	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C390	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C391	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C392	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C393	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C394	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C395	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C396	1025.00'	1°02'48"	86.00'	86.00'	N 01°32'44" E
C397	1025.00'	1°02'48"	86.00'	86	

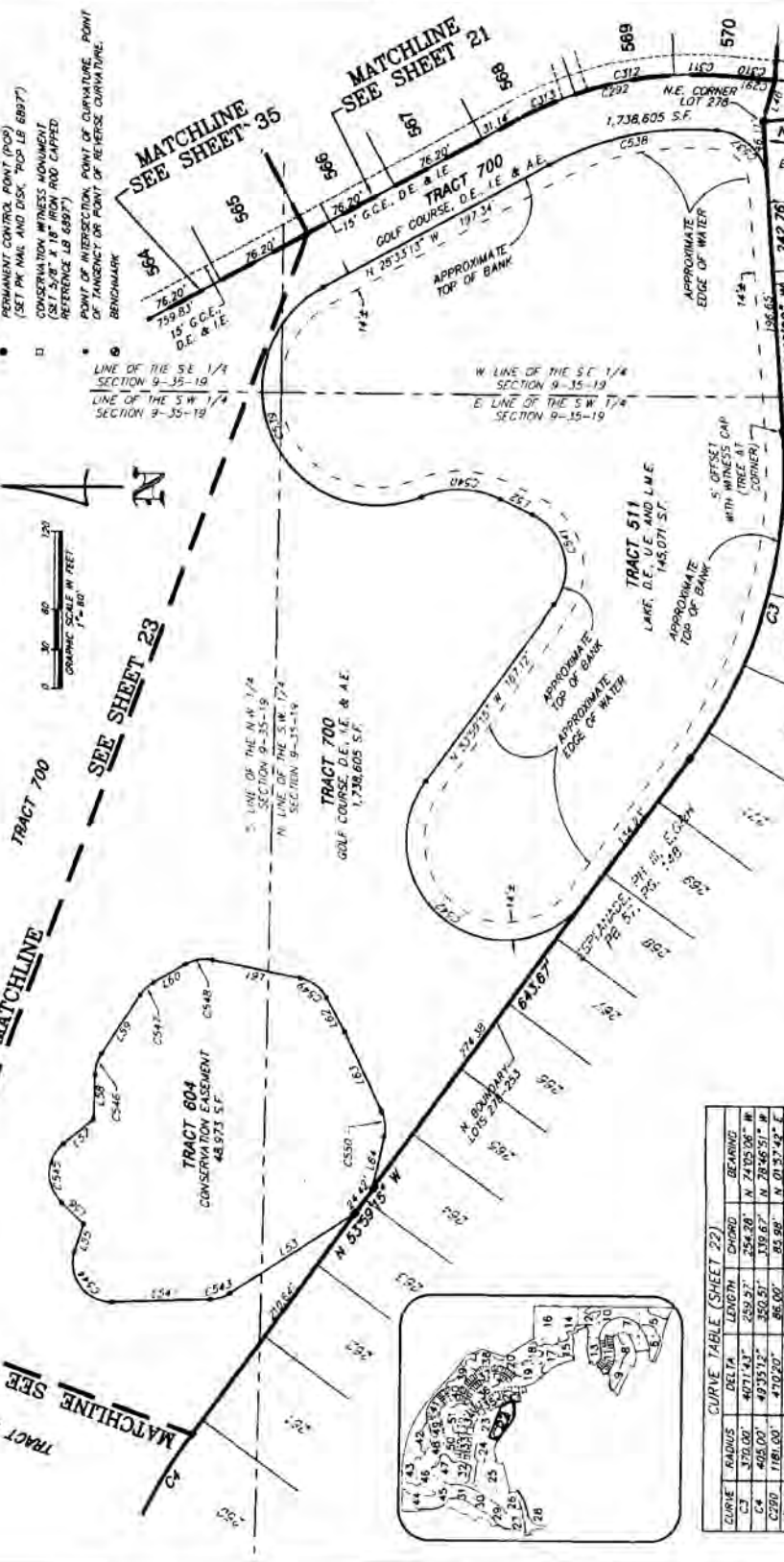
PLAT BOOK **40** PAGE **21**
 SHEET **22** OF **53**

ESPLANADE, PHASE V SUBPHASES A, B, C, D, E & F

A REPLAT OF ALL OF LOT 496, ESPLANADE, PHASE IV, RECORDED IN PLAT BOOK 59, PAGE 7 THROUGH 14
 AND ALL OF TRACT 201, ESPLANADE, PHASE III, SUBPHASES A, B, C, D, J, & A PORTION OF F,
 PLAT BOOK 56, PAGES 148 THROUGH 162, TOGETHER WITH PORTIONS OF SECTIONS 8, 9 AND 16,
 TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

TYPICAL LOT LINE EASEMENTS
 EASEMENTS OF TEN (10) FEET IN WIDTH
 ALONG ALL FRONT, FIVE (5) FEET IN WIDTH
 ALONG ALL SIDE AND REAR LOTS. THESE
 EASEMENTS SHALL BE USED FOR THE
 PURPOSE OF ACCOMMODATING SURFACE
 DRAINAGE AND UNDERGROUND UTILITIES.

SYMBOL LEGEND
 SET PERMANENT REFERENCE MONUMENT (PRM)
 WITH CONCRETE MONUMENT WITH IRON ROD CAPPED
 (P.S.M. LB 6897)
 PERMANENT CONTROL POINT (POC)
 (SET BY M&M AND DISK, P.S.M. LB 6897)
 CONSERVATION WAINES MONUMENT
 (SET 5.0" x 18" IRON ROD CAPPED
 REFERENCE LB 6897)
 POINT OF INTERSECTION, POINT OF CURVATURE, POINT
 OF TANGENCY OR POINT OF REVERSE CURVATURE.
 BENCHMARK



MATCHLINE SEE SHEET 21
MATCHLINE SEE SHEET 35
MATCHLINE SEE SHEET 19

LINE TABLE (SHEET 22)

LINE	LENGTH	BEARING
L46	15.5	N 74°20'39" W
L47	21.5	N 74°20'39" W
L48	14.3	N 74°20'39" W
L49	14.3	N 74°20'39" W
L50	21.46	N 41°15'57" E
L51	29.86	N 30°19'18" W
L52	34.86	N 06°12'18" W
L53	54.09	N 55°32'31" W
L54	28.31	N 23°50'45" W
L55	68.87	N 17°12'02" E
L56	28.71	N 61°02'02" E
L57	67.23	N 64°31'03" E
L58	49.04	N 28°07'45" W

LEGEND
 PROFESSIONAL SURVEYOR & MAPPER
 BASIS OF BEARING
 P.S.M. LB 6897
 OFFICIAL RECORDS BOOK
 PLAT BOOK
 PAGE
 SQUARE FEET
 EASEMENT REF
 LICENSED BUSINESS
 PERMANENT REFERENCE MONUMENT
 POINT
 LINE NUMBER
 POC
 DE
 ACCESS EASEMENT
 DRAINAGE EASEMENT
 IRRIGATION EASEMENT
 UTILITY EASEMENT
 PUBLIC UTILITY EASEMENT
 LANDSCAPE MAINTENANCE EASEMENT

CURVE TABLE (SHEET 22)

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C3	370.00'	4071.43°	239.27'	254.20'	N 24°02'06" W
C4	405.00'	4935.12°	350.51'	339.67'	N 28°46'51" W
C290	1181.00'	4702.00°	86.00'	85.98'	N 01°52'42" E
C291	1181.00'	324.96°	37.33'	37.32'	N 04°49'53" E
C292	285.00'	8470.71°	169.37'	167.46'	N 11°28'03" W
C309	1181.00'	4702.00°	86.00'	85.98'	N 01°52'42" E
C310	1181.00'	324.96°	37.33'	37.32'	N 04°49'53" E
C311	285.00'	8526.12°	44.48'	44.43'	N 01°09'49" E
C312	285.00'	1521.01°	77.18'	76.95'	N 01°09'49" E
C313	285.00'	9242.38°	48.30'	48.24'	N 23°47'54" W
C314	285.00'	8047.26°	59.29'	59.44'	N 45°25'39" E
C315	285.00'	7524.49°	53.04'	53.15'	N 11°45'49" W
C319	60.00'	1737.49°	239.60'	177.77'	N 67°20'35" E
C320	60.00'	1737.49°	239.60'	177.77'	N 07°57'31" E
C340	25.00'	48701.63°	86.88'	86.88'	N 07°57'31" E
C341	25.00'	10044.21°	240.33'	151.00'	N 30°00'45" E
C342	25.00'	10044.21°	240.33'	151.00'	N 30°00'45" E
C343	30.00'	10923.02°	57.27'	48.98'	N 52°40'32" E
C344	30.00'	9701.44°	50.80'	44.95'	N 07°49'21" W
C345	30.00'	3139.47°	16.58'	16.37'	N 27°42'24" W
C346	30.00'	2633.55°	14.08'	13.96'	N 43°25'33" W
C347	30.00'	4175.36°	21.60'	21.14'	N 09°20'42" W
C348	30.00'	4923.00°	26.11'	25.29'	N 36°14'00" E
C350	30.00'	3727.72°	18.61'	19.26'	N 03°14'30" E

THIS INSTRUMENT PREPARED BY
RHODES & RHODES
 LAND SURVEYING, INC.
 28100 BONITA GRANDE DRIVE, SUITE #107
 BONITA SPRINGS, FLORIDA 34135
 (239) 405-8166 FAX NO. (239) 405-8163
 FLORIDA BUSINESS LICENSE NO. LB 6897



PLAT BOOK **60** PAGE **15**
 SHEET **23** OF **53**

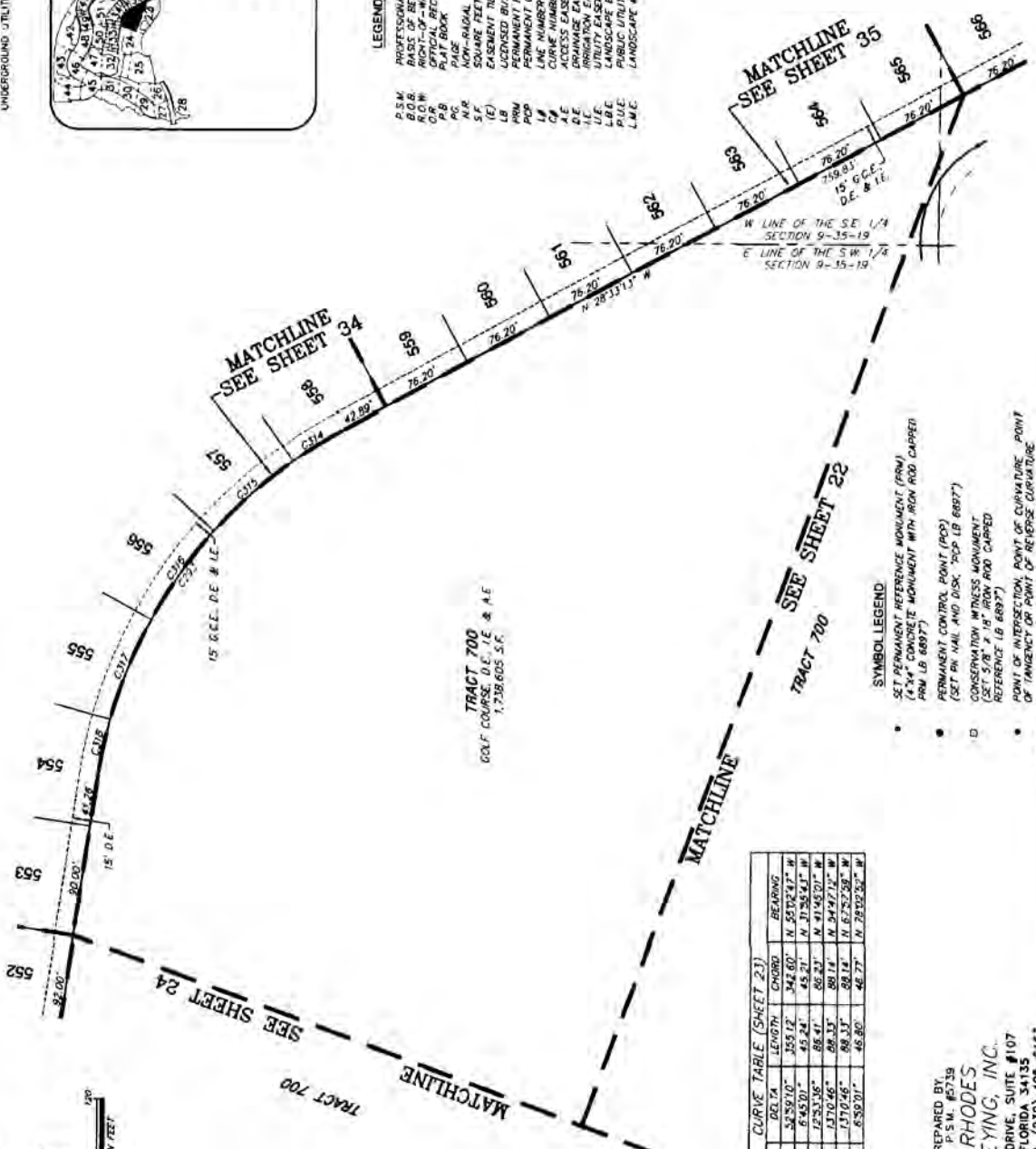
TYPICAL LOT LINE EASEMENTS
 EASEMENTS OF TEN (10) FEET IN WIDTH SHALL BE SHOWN BY THESE EASEMENT LINES ALONG ALL SIDE AND REAR LOT LINES. THESE EASEMENTS WILL BE USED FOR THE PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND UTILITIES.



- LEGEND**
- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
 - B.O.B. BOUNDARY OF BEARING
 - R.O.W. RIGHT-OF-WAY
 - C.P.B. OFFICIAL RECORDS BOOK
 - P.B. PAGE
 - N.R. NON-RADIAL
 - S.F. SQUARE FEET
 - E.E. EASEMENT TO
 - L.B. LICENSED BUSINESS
 - P.M. PERMANENT MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L.F. LINE NUMBER
 - A.E. ACCESS EASEMENT
 - S.M. SHOWN MONUMENT
 - A.E. ACCESS EASEMENT
 - U.E. UTILITY EASEMENT
 - L.B.E. LANDSCAPE BUFFER EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - L.M.E. LANDSCAPE MAINTENANCE EASEMENT

ESPLANADE, PHASE V SUBPHASES A, B, C, D, E & F

A REPLAT OF ALL OF LOT 496, ESPLANADE, PHASE IV, RECORDED IN PLAT BOOK 59, PAGE 7 THROUGH 14 AND ALL OF TRACT 201, ESPLANADE, PHASE III, SUBPHASES A, B, C, D, J, & A PORTION OF F, PLAT BOOK 56, PAGES 148 THROUGH 162, TOGETHER WITH PORTIONS OF SECTIONS 8, 9 AND 16, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

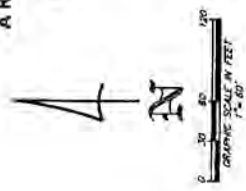


TRACT 700
 GOLF COURSE D.E. LE & A.E.
 1,738,605 S.F.

CURVE TABLE (SHEET 23)

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C293	384.00'	52°55'10"	155.12'	342.60'	N. 55°12'21.7" W.
C314	384.00'	6°45'20"	45.24'	45.21'	N. 31°25'24.1" W.
C315	384.00'	17°50'36"	86.41'	86.22'	N. 41°45'01.7" W.
C316	384.00'	13°10'46"	68.33'	68.14'	N. 54°47'17.1" W.
C317	384.00'	13°10'46"	68.33'	68.14'	N. 67°52'58.7" W.
C318	384.00'	6°58'20"	46.80'	46.77'	N. 78°12'52.7" W.

- SYMBOL LEGEND**
- SET PERMANENT REFERENCE MONUMENT (PRM) (1/4" X 1/4" CONCRETE MONUMENT WITH IRON ROD CARRIED FROM LB 6897)
 - PERMANENT CONTROL POINT (PCP) (SET ON NAIL AND DISK, "SCP LB 6897")
 - CONSERVATION WITNESS MONUMENT (SET 2" X 2" X 18" IRON ROD CARRIED REFERENCE LB 6897)
 - POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE
 - BM 6 BENCHMARK



THIS INSTRUMENT PREPARED BY
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 (239) 403-8166 FAX NO. (239) 403-8163
 FLORIDA BUSINESS LICENSE NO. LB 6897

PLAT BOOK 60 PAGE 261
 SHEET 24 OF 53

ESPLANADE, PHASE V SUBPHASES A, B, C, D, E & F

A REPLAT OF ALL OF LOT 496, ESPLANADE, PHASE IV, RECORDED IN PLAT BOOK 59, PAGE 7 THROUGH 14
 AND ALL OF TRACT 201, ESPLANADE, PHASE III, SUBPHASES A, B, C, D, J, & A PORTION OF F,
 PLAT BOOK 56, PAGES 148 THROUGH 162, TOGETHER WITH PORTIONS OF SECTIONS 8, 9 AND 16,
 TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA



LINE TABLE (SHEET 24)

LINE	LENGTH	BEARING
L55	20.18'	N 32°41'38" E
L56	12.34'	N 44°10'21" W
L57	68.66'	N 11°02'17" W
L58	30.00'	N 12°02'47" E
L59	30.00'	N 35°16'40" W
L76	96.13'	N 21°02'21" W
L77	52.41'	N 49°36'29" W
L78	24.82'	N 40°31'36" E
L79	21.51'	N 52°27'11" E
L80	34.57'	N 89°26'28" W

CURVE TABLE (SHEET 24)

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C4	405.00'	49°55'12"	550.51'	339.67'	N 78°46'31" W
C5	179.00'	36°15'51"	107.60'	105.81'	N 85°26'31" W
C25A	100.00'	31°54'08"	59.17'	58.91'	N 81°50'35" E
C25B	100.00'	32°22'21"	60.99'	60.72'	N 83°12'59" E
C25C	100.00'	32°22'21"	60.99'	60.72'	N 83°12'59" E
C25D	100.00'	32°22'21"	60.99'	60.72'	N 83°12'59" E
C25E	100.00'	32°22'21"	60.99'	60.72'	N 83°12'59" E
C25F	100.00'	32°22'21"	60.99'	60.72'	N 83°12'59" E
C25G	100.00'	32°22'21"	60.99'	60.72'	N 83°12'59" E
C25H	100.00'	32°22'21"	60.99'	60.72'	N 83°12'59" E
C25I	100.00'	32°22'21"	60.99'	60.72'	N 83°12'59" E
C25J	100.00'	32°22'21"	60.99'	60.72'	N 83°12'59" E
C25K	100.00'	32°22'21"	60.99'	60.72'	N 83°12'59" E
C25L	100.00'	32°22'21"	60.99'	60.72'	N 83°12'59" E
C25M	100.00'	32°22'21"	60.99'	60.72'	N 83°12'59" E
C25N	100.00'	32°22'21"	60.99'	60.72'	N 83°12'59" E
C25O	100.00'	32°22'21"	60.99'	60.72'	N 83°12'59" E
C25P	100.00'	32°22'21"	60.99'	60.72'	N 83°12'59" E
C25Q	100.00'	32°22'21"	60.99'	60.72'	N 83°12'59" E
C25R	100.00'	32°22'21"	60.99'	60.72'	N 83°12'59" E
C25S	100.00'	32°22'21"	60.99'	60.72'	N 83°12'59" E
C25T	100.00'	32°22'21"	60.99'	60.72'	N 83°12'59" E
C25U	100.00'	32°22'21"	60.99'	60.72'	N 83°12'59" E
C25V	100.00'	32°22'21"	60.99'	60.72'	N 83°12'59" E
C25W	100.00'	32°22'21"	60.99'	60.72'	N 83°12'59" E
C25X	100.00'	32°22'21"	60.99'	60.72'	N 83°12'59" E
C25Y	100.00'	32°22'21"	60.99'	60.72'	N 83°12'59" E
C25Z	100.00'	32°22'21"	60.99'	60.72'	N 83°12'59" E



TYPICAL LOTLINE EASEMENTS
 EASEMENTS OF TEN (10) FEET IN WIDTH
 ALONG ALL FRONT FIVE (5) FEET IN WIDTH
 ALONG ALL SIDE AND FIVE (5) FEET IN WIDTH
 ALONG ALL REAR LOTS LINES THESE
 EASEMENTS WILL BE USED FOR DRAINAGE
 AND UNDERGROUND DRAINAGE AND
 UNDERGROUND UTILITIES.

THIS INSTRUMENT PREPARED BY:
 JOHN SCOTT RHODES, P.S.M. #5738
RHODES & RHODES
 LAND SURVEYING, INC.
 28100 BONITA GRANDE DRIVE, SUITE #107
 BONITA SPRINGS, FLORIDA 34135
 (239) 405-8166 FAX NO. (239) 405-8163
 FLORIDA BUSINESS LICENSE NO. LB 6897

- SYMBOL LEGEND**
- POINT OF INTERSECTION
 - POINT OF CURVATURE
 - POINT OF REVERSE CURVATURE
 - BENCHMARK
- SYMBOL LEGEND**
- SET PERMANENT REFERENCE MONUMENT (PRM) (1"X4" CONCRETE MONUMENT WITH IRON ROD CAPPED PRM LB 6897)
 - PERMANENT CONTROL POINT (PCP) (SET IN NAIL AND DISK, "PCP LB 6897")
 - CONSERVATION WITNESS MONUMENT (SET 5/8" X 1/8" IRON ROD CAPPED REFERENCE LB 6897)

- LEGEND**
- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
 - B.O.B. BASIS OF BEARING
 - R.O.W. RIGHT-OF-WAY
 - P.B. PLAT BOOK
 - P.C. PLAT BOOK
 - N.R. NON-RADIAL
 - S.F. SQUARE FEET
 - (E) EASINGMENT
 - P.M. PERMANENT MONUMENT
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L.P. LINE NUMBER
 - C.V. CURVE NUMBER
 - A.E. ACCESS EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - U.E. UTILITY EASEMENT
 - L.B.E. LANDSCAPE BUFFER EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - L.A.E. LANDSCAPE MAINTENANCE EASEMENT

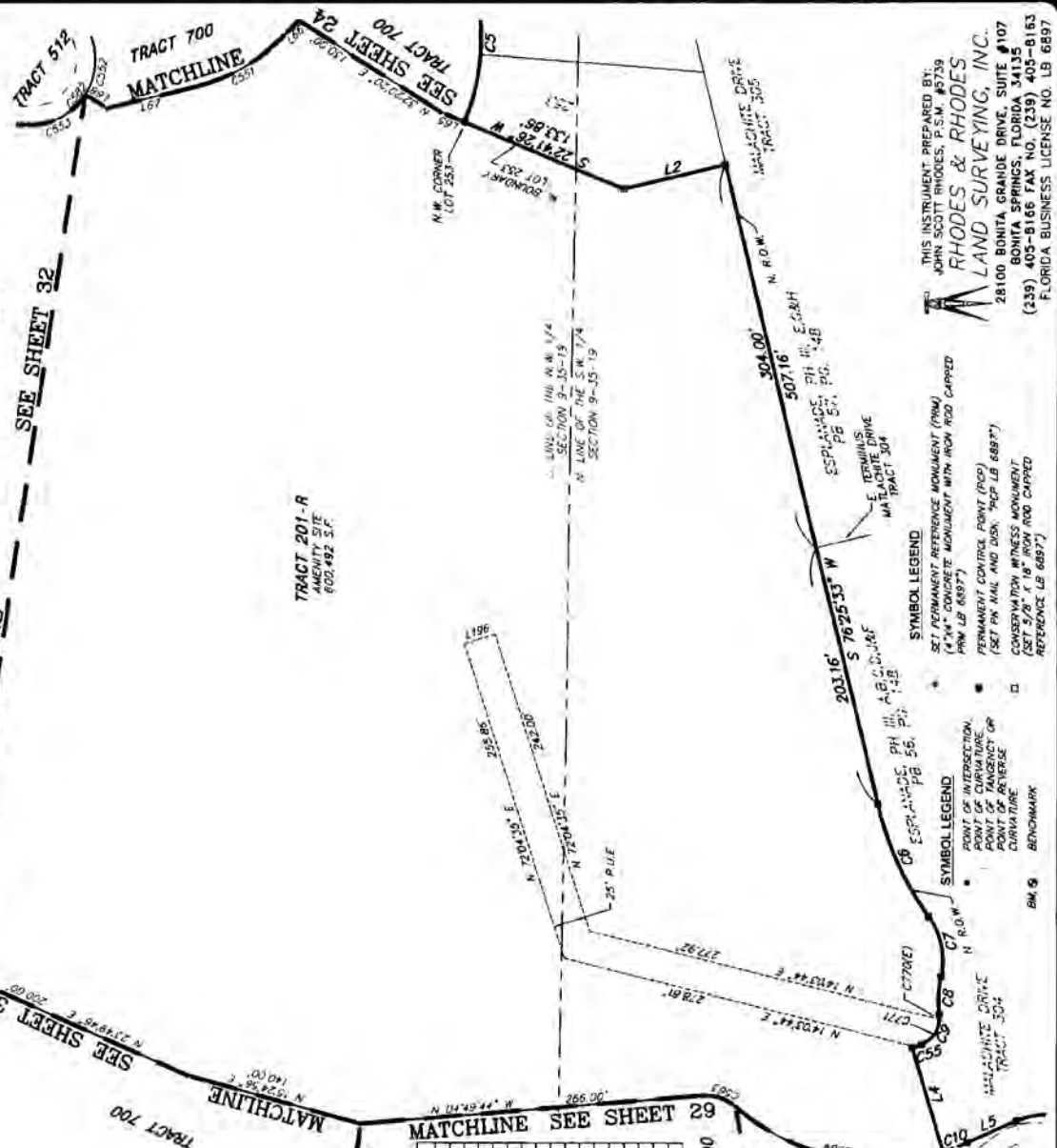
PLAT BOOK **40** PAGE **31**
 SHEET **25** OF **53**

ESPLANADE, PHASE V SUBPHASES A, B, C, D, E & F

A REPLAT OF ALL OF LOT 496, ESPLANADE, PHASE IV, RECORDED IN PLAT BOOK 59, PAGE 7 THROUGH 14
 AND ALL OF TRACT 201, ESPLANADE, PHASE III, SUBPHASES A, B, C, D, J, & A PORTION OF F,
 PLAT BOOK 56, PAGES 148 THROUGH 162, TOGETHER WITH PORTIONS OF SECTIONS 8, 9 AND 16,
 TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA



TYPICAL LOTLINE EASEMENTS
 EASEMENTS OF TEN (10) FEET IN WIDTH
 ALONG ALL FRONT, FIVE (5) FEET IN WIDTH
 ALONG ALL SIDE AND FIVE (5) FEET IN WIDTH
 ALONG ALL REAR LOTLINE EASEMENTS IN THESE
 EASEMENTS WILL BE USED FOR THE
 PURPOSE OF ACCOMMODATING SURFACE
 AND UNDERGROUND DRAINAGE AND
 UNDERGROUND UTILITIES.



LINE TABLE (SHEET 25)

LINE	LENGTH	BEARING
L1	80.00'	S 133°42'27" E
L4	64.00'	S 210°09'55" W
L5	41.48'	S 233°48'08" F
L6	20.16'	N 22°41'26" F
L6S	24.84'	N 19°07'21" W
L6T	24.84'	N 19°07'21" W
L6A	30.00'	N 12°02'47" E
L6B	12.26'	N 33°41'48" E
L6C	25.00'	N 17°59'20" W

CURVE TABLE (SHEET 25)

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C5	120.00'	85°19'33"	102.60'	105.81'	N 65°26'31" W
C6	250.00'	22°08'50"	96.64'	96.63'	S 65°21'08" W
C7	58.00'	48°52'35"	48.61'	47.42'	S 78°18'01" W
C8	67.00'	19°18'31"	28.34'	28.24'	N 67°20'27" W
C9	22.00'	74°51'31"	28.74'	28.74'	N 59°54'28" E
C10	168.00'	6°50'01"	20.55'	20.54'	S 20°12'08" E
C11	85.00'	57°18'35"	7.68'	7.87'	N 19°29'22" W
C12	150.00'	20°46'02"	86.64'	78.67'	N 28°58'19" W
C13	38.00'	85°23'04"	46.31'	46.31'	N 85°38'45" W
C14	38.00'	60°11'20"	56.81'	50.92'	N 27°48'32" W
C15	168.00'	6°50'01"	20.55'	20.54'	N 19°21'17" E
C16	51.20'	25°14'24"	27.81'	27.81'	N 17°15'07" E
C17	30.00'	153°40'24"	87.84'	82.44'	N 64°45'27" W
C18	22.00'	9°55'26"	9.81'	9.81'	N 25°35'07" E
C19	22.00'	84°56'02"	24.83'	23.62'	N 51°38'41" W

- LEGEND**
- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
 - R.O.W. RIGHT OF WAY
 - O.R. OFFICIAL RECORDS BOOK
 - P.B. PLAT BOOK
 - M.R. METRIC RADIAL
 - SQ. FT. SQUARE FEET
 - E. EASEMENT THE
 - L.B. LICENSED BUSINESS
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - C. CURVE NUMBER
 - A.E. ACCESS EASEMENT
 - D.E. DRAINAGE EASEMENT
 - I.E. IRRIGATION EASEMENT
 - L.E. LANDSCAPE EASEMENT
 - L.B.E. LANDSCAPE BUFFER EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.U.E. LANDSCAPE MAINTENANCE EASEMENT

THIS INSTRUMENT PREPARED BY:
RHODES & RHODES
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 28100 BONITA GRANDE DRIVE, SUITE 9107
 BONITA SPRINGS, FLORIDA 34135
 (339) 403-8166 FAX NO. (339) 403-8163
 FLORIDA BUSINESS LICENSE NO. LB 6897

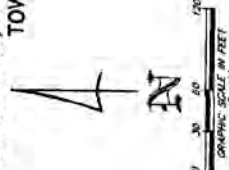
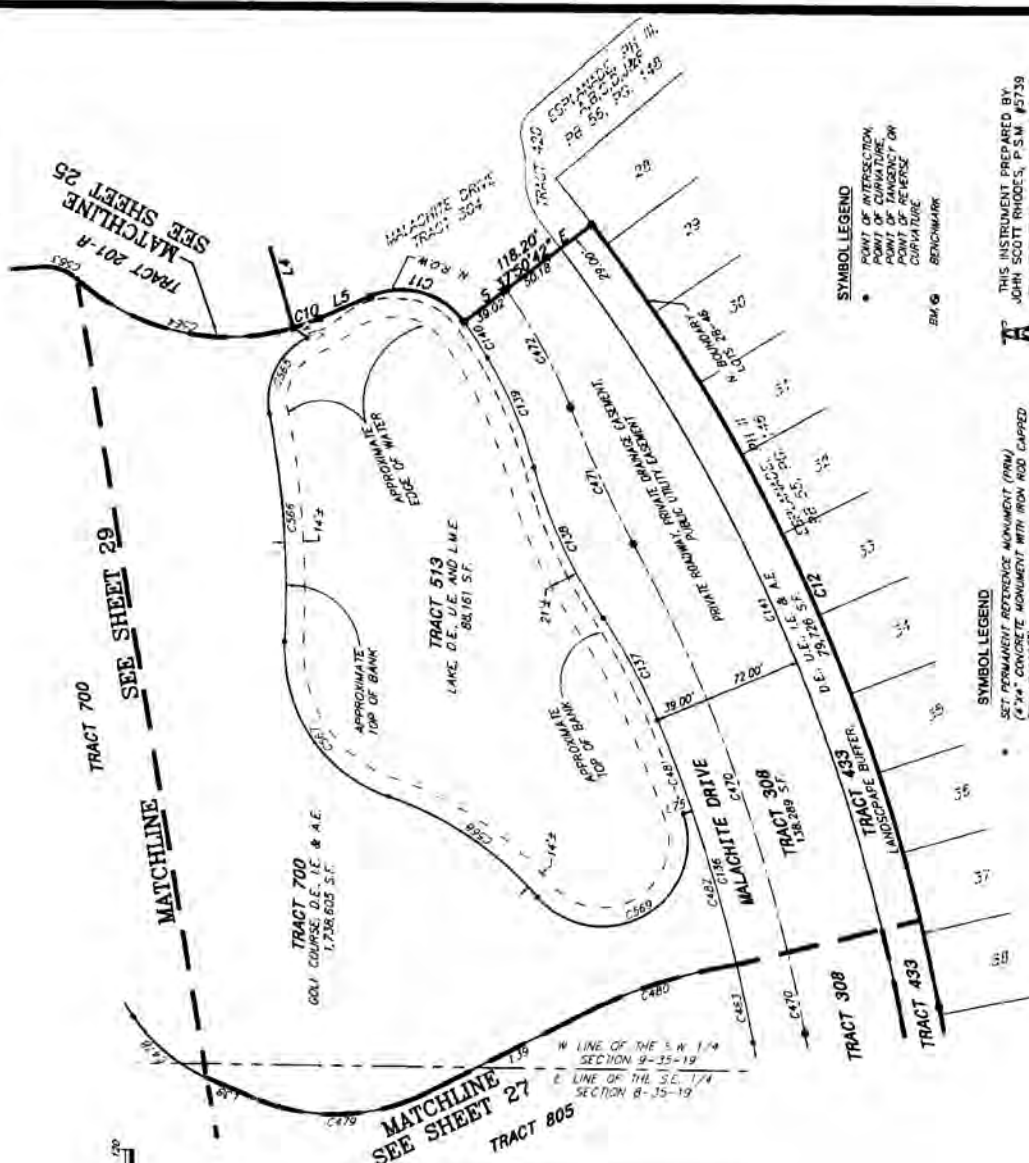
PLAT BOOK **60** PAGE **88**
 SHEET **28** OF **53**

ESPLANADE, PHASE V SUBPHASES A, B, C, D, E & F

A REPLAT OF ALL OF LOT 496, ESPLANADE, PHASE IV, RECORDED IN PLAT BOOK 59, PAGE 7 THROUGH 14
 AND ALL OF TRACT 201, ESPLANADE, PHASE IV, RECORDED IN PLAT BOOK 59, PAGE 7 THROUGH 14
 AND ALL OF TRACT 201, ESPLANADE, PHASE III, SUBPHASES A, B, C, D, J, & A PORTION OF F,
 PLAT BOOK 56, PAGES 148 THROUGH 162, TOGETHER WITH PORTIONS OF SECTIONS 8, 9 AND 16,
 TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA



TYPICAL LOT LINE EASEMENTS
 EASEMENTS OF 10' (10) FEET WIDTH
 ALONG ALL FRONT (15) FEET WIDTH
 ALONG ALL SIDE AND REAR (5) FEET IN
 WIDTH, ALONG ALL REAR LOTS LINES. THESE
 EASEMENTS WILL BE USED FOR THE
 INSTALLATION OF SIDEWALKS, STAIRS,
 AND UNDERGROUND DRAINAGE AND
 UNDERGROUND UTILITIES.



LINE TABLE (SHEET 26)

LINE	LENGTH	BEARING
L-1	84.00'	S 23°09'55" W
L-2	41.40'	S 23°48'08" E
L-3	38.71'	N 22°59'42" E
L-4	123.81'	N 22°26'46" W
L-5	67.86'	N 33°41'46" E
L-6	8.80'	N 19°32'41" W

CURVE TABLE (SHEET 26)

CURVE	RADIUS	DELTA	CHORD	BEARING
C10	169.00'	65°03'17"	203.53'	S 79°18'02" E
C11	57.00'	27°13'09"	71.45'	S 14°58'26" W
C12	1178.00'	20°55'17"	211.45'	S 14°58'26" W
C13	1239.00'	20°55'17"	211.45'	S 14°58'26" W
C14	1239.00'	20°55'17"	211.45'	S 14°58'26" W
C15	1239.00'	20°55'17"	211.45'	S 14°58'26" W
C16	1239.00'	20°55'17"	211.45'	S 14°58'26" W
C17	1239.00'	20°55'17"	211.45'	S 14°58'26" W
C18	1239.00'	20°55'17"	211.45'	S 14°58'26" W
C19	1239.00'	20°55'17"	211.45'	S 14°58'26" W
C20	1239.00'	20°55'17"	211.45'	S 14°58'26" W
C21	1239.00'	20°55'17"	211.45'	S 14°58'26" W
C22	1239.00'	20°55'17"	211.45'	S 14°58'26" W
C23	1239.00'	20°55'17"	211.45'	S 14°58'26" W
C24	1239.00'	20°55'17"	211.45'	S 14°58'26" W
C25	1239.00'	20°55'17"	211.45'	S 14°58'26" W
C26	1239.00'	20°55'17"	211.45'	S 14°58'26" W
C27	1239.00'	20°55'17"	211.45'	S 14°58'26" W
C28	1239.00'	20°55'17"	211.45'	S 14°58'26" W
C29	1239.00'	20°55'17"	211.45'	S 14°58'26" W
C30	1239.00'	20°55'17"	211.45'	S 14°58'26" W

LEGEND
 PROFESSIONAL SURVEYOR & MAPPER
 BASIS OF BEARING
 OPTICAL RECORDS BOOK
 PLAT BOOK
 PAGE RADIUS
 SQUARE FEET
 EASEMENT BE
 LICENSED BUSINESS
 PERMANENT REFERENCE MONUMENT
 PERMANENT CONTROL POINT
 LINE NUMBER
 ACCESS EASEMENT
 DRAINAGE EASEMENT
 IRRIGATION EASEMENT
 UTILITY EASEMENT
 PUBLIC UTILITY EASEMENT
 LANDSCAPE MAINTENANCE EASEMENT

SYMBOL LEGEND
 POINT OF INTERSECTION
 POINT OF CURVATURE
 POINT OF TANGENCY ON CURVATURE
 BENCHMARK
 SET PERMANENT REFERENCE MONUMENT (PRM) (4" x 4" CONCRETE MONUMENT WITH IRON ROD CAPPED PRM LB 6897)
 PERMANENT CONTROL POINT (PCP) (SET PK NAIL AND DISK "PCP LB 6897")
 CONSERVATION TRIPWIRE MONUMENT (SET 5.0" x 1/8" IRON ROD CAPPED REFERENCE LB 6897)

THIS INSTRUMENT PREPARED BY
RHODES & RHODES
 LAND SURVEYING, INC.
 28100 BONITA GRANDE DRIVE, SUITE #107
 BONITA SPRINGS, FLORIDA 34135
 (239) 405-8166 FAX NO. (239) 405-8163
 FLORIDA BUSINESS LICENSE NO. LB 6897

PLAT BOOK **50** PAGE **87**
 SHEET **27** OF **53**

TYPICAL LOTLINE EASEMENTS
 EASEMENTS OF TEN (10) FEET IN WIDTH
 ALONG ALL FRONT, FIVE (5) FEET IN WIDTH
 ALONG ALL SIDE AND REAR LOT LINES, THESE
 EASEMENTS WILL BE USED FOR THE
 PURPOSE OF ACCOMMODATING SURFACE
 AND UNDERGROUND UTILITIES.

ESPLANADE, PHASE V SUBPHASES A, B, C, D, E & F

A REPLAT OF ALL OF LOT 496, ESPLANADE, PHASE IV, RECORDED IN PLAT BOOK 59, PAGE 7 THROUGH 14
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 PLAT BOOK 56, PAGES 148 THROUGH 162, TOGETHER WITH PORTIONS OF SECTIONS 8, 9 AND 16,
 TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA



LEGEND

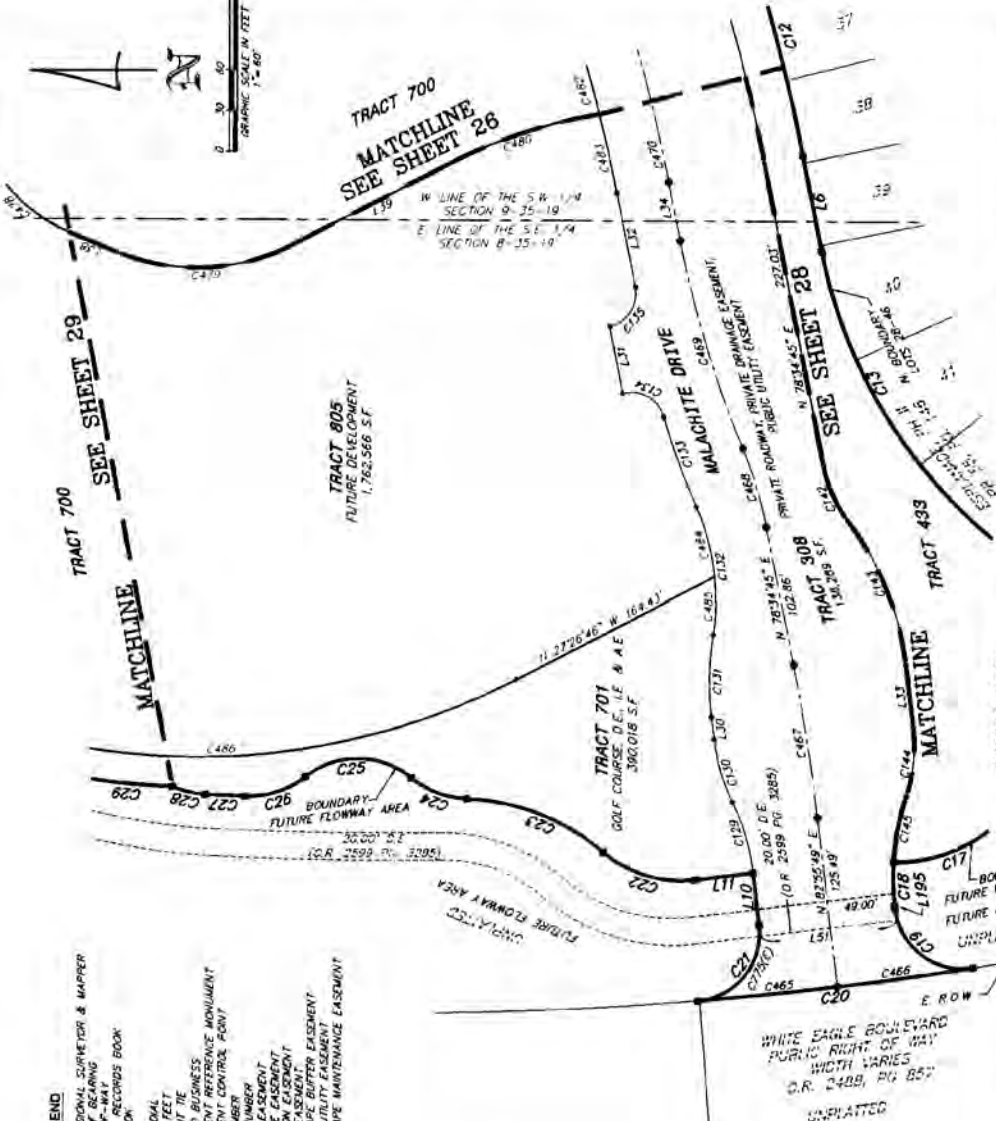
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
R.O.B.	RIGHT OF BOUNDARY
O.R.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
P.C.	PAGE-CADRAL
P.A.	PLAT AREA
S.T.	SQUARE FEET
(E)	EASEMENT TRAIL
L.B.	LICENSED BUSINESS
P.R.M.	PERMANENT REFERENCE MONUMENT
A.C.P.	ACCESS CONTROL POINT
C.P.	CURVE POINT
C.N.	CURVE NUMBER
A.E.	ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
I.E.	IRRIGATION EASEMENT
L.B.C.	LANDSCAPE BUFFER EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
L.M.E.	LANDSCAPE MAINTENANCE EASEMENT

LINE TABLE (SHEET 27)

LINE	LENGTH	BEARING
C16	32.14	S 89°54'45" W
L10	38.28	N 89°55'49" E
L11	43.87	N 08°57'54" W
L12	6.69	N 08°55'25" E
L13	30.09	N 29°02'19" E
L14	40.80	N 29°24'56" E
L15	44.89	N 29°24'24" E
L18	36.91	N 27°29'42" E
L39	127.57	N 27°25'46" W
L51	102.66	N 06°57'54" W
L195	2.35	S 82°55'49" W

CURVE TABLE (SHEET 27)

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C12	1179.00	26°25'27"	630.36	518.98	S 63°22'01" W
C13	366.00	90°00'00"	574.91	512.60	S 83°19'45" W
C17	171.68	44°59'53"	87.06	84.87	N 21°52'28" W
C18	186.00	102°00'00"	32.58	32.48	S 87°56'21" W
C19	561.00	92°04'42"	80.35	71.99	S 36°53'29" W
C20	2780.00	4°33'19"	504.71	504.88	N 07°02'27" W
C21	493.89	42°02'19"	60.47	74.02	N 16°46'22" E
C22	162.00	88°08'30"	72.92	70.95	N 18°46'22" E
C23	162.00	88°08'30"	72.92	70.95	N 18°46'22" E
C24	68.20	37°19'14"	18.44	18.44	N 20°21'09" E
C25	62.80	27°15'14"	16.48	16.48	N 20°21'09" E
C26	68.20	40°20'36"	18.02	17.04	N 03°25'25" E
C27	262.00	01°38'44"	29.54	29.54	N 13°28'19" E
C28	67.00	21°27'01"	25.08	24.94	N 19°42'14" E
C29	517.20	16°54'53"	336.71	311.20	N 21°16'40" E
C79	129.00	19°33'36"	48.15	47.92	N 21°16'40" E
C140	141.00	19°33'36"	48.15	47.92	N 21°16'40" E
C131	212.00	15°58'15"	60.38	60.19	N 89°06'16" E
C132	167.00	37°24'06"	93.90	94.59	N 82°24'26" E
C133	539.00	7°30'01"	70.96	70.91	N 63°42'31" E
C134	25.00	88°21'29"	38.53	34.85	N 20°27'10" E
C135	25.00	87°24'09"	38.14	34.54	N 87°43'10" E
C142	160.00	75°59'23"	44.89	44.60	N 65°41'34" E
C143	216.00	50°07'23"	71.49	71.28	N 67°51'21" E
C144	116.00	23°05'20"	51.67	51.26	N 84°31'55" W
C145	166.00	19°53'44"	48.80	48.28	N 79°31'09" W
C146	2280.00	2°08'29"	100.84	100.89	N 03°59'26" W
C147	162.00	47°54'44"	113.92	114.89	N 02°08'31" W
C148	162.00	47°54'44"	113.92	114.89	N 02°08'31" W
C149	400.00	11°28'43"	68.37	68.00	N 29°50'24" E
C470	1228.00	17°09'11"	389.74	389.71	N 03°30'15" E
C471	1228.00	17°09'11"	389.74	389.71	N 03°30'15" E
C472	1228.00	17°09'11"	389.74	389.71	N 03°30'15" E
C473	1228.00	17°09'11"	389.74	389.71	N 03°30'15" E
C474	1228.00	17°09'11"	389.74	389.71	N 03°30'15" E
C475	1228.00	17°09'11"	389.74	389.71	N 03°30'15" E
C476	1228.00	17°09'11"	389.74	389.71	N 03°30'15" E
C477	1228.00	17°09'11"	389.74	389.71	N 03°30'15" E
C478	1228.00	17°09'11"	389.74	389.71	N 03°30'15" E
C479	1228.00	17°09'11"	389.74	389.71	N 03°30'15" E
C480	1228.00	17°09'11"	389.74	389.71	N 03°30'15" E
C481	1228.00	17°09'11"	389.74	389.71	N 03°30'15" E
C482	1228.00	17°09'11"	389.74	389.71	N 03°30'15" E
C483	1228.00	17°09'11"	389.74	389.71	N 03°30'15" E
C484	1228.00	17°09'11"	389.74	389.71	N 03°30'15" E
C485	1228.00	17°09'11"	389.74	389.71	N 03°30'15" E
C486	1228.00	17°09'11"	389.74	389.71	N 03°30'15" E
C487	1228.00	17°09'11"	389.74	389.71	N 03°30'15" E
C488	1228.00	17°09'11"	389.74	389.71	N 03°30'15" E
C489	1228.00	17°09'11"	389.74	389.71	N 03°30'15" E
C490	1228.00	17°09'11"	389.74	389.71	N 03°30'15" E
C491	1228.00	17°09'11"	389.74	389.71	N 03°30'15" E
C492	1228.00	17°09'11"	389.74	389.71	N 03°30'15" E
C493	1228.00	17°09'11"	389.74	389.71	N 03°30'15" E
C494	1228.00	17°09'11"	389.74	389.71	N 03°30'15" E
C495	1228.00	17°09'11"	389.74	389.71	N 03°30'15" E
C496	1228.00	17°09'11"	389.74	389.71	N 03°30'15" E
C497	1228.00	17°09'11"	389.74	389.71	N 03°30'15" E
C498	1228.00	17°09'11"	389.74	389.71	N 03°30'15" E
C499	1228.00	17°09'11"	389.74	389.71	N 03°30'15" E
C500	1228.00	17°09'11"	389.74	389.71	N 03°30'15" E



THIS INSTRUMENT PREPARED BY:
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RHODES & RHODES
 LAND SURVEYING, INC.
 28100 BONITA GRANDE DRIVE, SUITE #107
 BONITA SPRINGS, FLORIDA 34135
 (239) 405-8166 FAX NO. (239) 405-8163
 FLORIDA BUSINESS LICENSE NO. LB 6897

SYMBOL LEGEND

- SET PERMANENT REFERENCE MONUMENT (PRM) (1 1/2" x 1 1/2" CONCRETE MONUMENT WITH IRON ROD CAPPED) PRM LB 6897
- PERMANENT CONTROL POINT (PCP) (SET PK NAIL AND DISK, 700 LB 6897)
- CONSERVATION WITNESS MONUMENT (SET 5/8" x 18" IRON ROD CAPPED) REFERENCE LB 6897
- POINT OF INTERSECTION
- POINT OF CURVATURE
- POINT OF REVERSE CURVATURE
- BM @ BENCHMARK

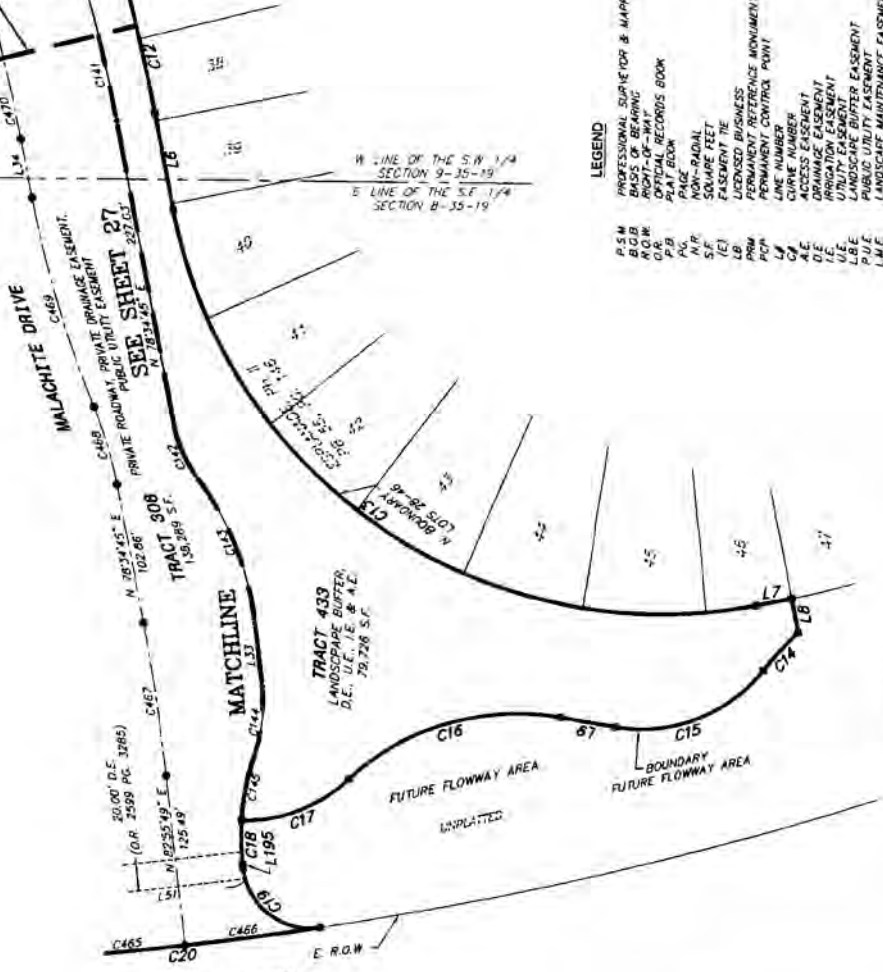
PLAT BOOK 60 PAGE 10
 SHEET 28 OF 53

ESPLANADE, PHASE V SUBPHASES A, B, C, D, E & F

A REPLAT OF ALL OF LOT 496, ESPLANADE, PHASE IV, RECORDED IN PLAT BOOK 59, PAGE 7 THROUGH 14
 AND ALL OF TRACT 201, ESPLANADE, PHASE III, SUBPHASES A, B, C, D, J, & A PORTION OF F,
 PLAT BOOK 56, PAGES 148 THROUGH 162, TOGETHER WITH PORTIONS OF SECTIONS 8, 9 AND 16,
 TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

TYPICAL LOT LINE EASEMENTS
 EASEMENTS OF TEN (10) FEET IN WIDTH
 SHALL BE SHOWN ALONG ALL LOT LINES
 ALONG ALL SIDE AND REAR LOT LINES
 WIDTH ALONG ALL REAR LOT LINES THESE
 EASEMENTS WILL BE USED FOR THE
 INSTALLATION OF SEWER, WATER, GAS,
 AND UNDERGROUND UTILITIES

MATCHLINE
 SEE SHEET 26



WHITE EAGLE BOULEVARD
 PUBLIC RIGHT OF WAY
 WIDTH VARIES
 G.R. 2498, PG. 857
 UNPLATTED



LINE TABLE (SHEET 28)

LINE	LENGTH	BEARING
L6	22.14'	S 27°14'43" W
L7	26.93'	S 11°25'15" E
L8	25.27'	S 28°14'44" W
L9	41.46'	N 09°11'46" E
L33	46.50'	N 62°53'25" E
L34	44.02'	N 28°14'44" E
L51	102.66'	N 06°57'54" W
L195	2.35'	S 83°35'49" W

CURVE TABLE (SHEET 28)

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C12	1429.00'	28°23'27"	635.88'	630.36'	S 65°22'01" W
C13	286.00'	90°00'00"	574.97'	572.60'	S 33°14'45" W
C14	286.00'	89°23'09"	37.64'	37.50'	N 47°28'19" W
C15	114.00'	92°17'56"	122.17'	116.35'	N 42°29'32" W
C16	181.00'	92°17'56"	122.17'	116.35'	N 42°29'32" W
C17	111.68'	44°19'53"	85.00'	64.84'	S 21°20'19" W
C18	186.00'	107°01'08"	37.53'	37.53'	S 83°35'49" W
C19	50.00'	92°04'42"	40.15'	39.98'	S 36°31'29" W
C20	2780.00'	4°13'10"	204.73'	204.68'	N 07°02'12" W
C142	150.00'	25°46'23"	44.96'	44.60'	N 63°21'07" E
C143	118.00'	25°05'20"	51.67'	51.20'	N 84°31'53" E
C144	118.00'	25°05'20"	51.67'	51.20'	N 84°31'53" E
C145	186.00'	15°02'48"	48.90'	48.76'	N 29°31'09" W
C463	2780.00'	2°29'28"	101.60'	103.89'	N 05°59'56" W
C465	2780.00'	2°29'43"	100.84'	100.83'	N 08°02'31" W
C467	1500.00'	4°21'04"	113.92'	113.89'	N 80°43'17" E
C468	300.00'	11°28'42"	60.10'	60.00'	N 27°50'24" E
C469	400.00'	11°28'42"	160.27'	160.00'	N 27°50'24" E
C470	1278.00'	7°09'43"	382.74'	391.31'	N 69°29'50" E

- LEGEND**
- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
 - B.O.B. BASIS OF BEARING
 - A.O.W. RIGHT-OF-WAY
 - P.B. PLAT BOOK
 - P.G. PAGE
 - A.R. NON-RADIAL
 - S.F. SQUARE FEET
 - F.C. FURNISH THE
 - L.B. LANDSCAPE BUFFER
 - P.M. PERMANENT REFERENCE MONUMENT
 - P.C.M. PERMANENT CONTROL POINT
 - L.F. LINE NUMBER
 - C.P. CURVE NUMBER
 - A.E. ACCESS EASEMENT
 - D.E. DRILLING EASEMENT
 - I.E. IRRIGATION EASEMENT
 - U.E. UTILITY EASEMENT
 - L.B.E. LANDSCAPE BUFFER EASEMENT
 - M.E. MATCHLINE EASEMENT
 - L.E. LANDSCAPE MAINTENANCE EASEMENT

- SYMBOL LEGEND**
- SET PERMANENT REFERENCE MONUMENT (PRM) (SET PERMANENT MONUMENT WITH IRON ROD CAPPED PRM LB 6897)
 - PERMANENT CONTROL POINT (PCP) (SET PERMANENT MONUMENT WITH IRON ROD CAPPED PCP LB 6897)
 - CONSERVATION WITNESS MONUMENT (SET 3/8" x 1/8" IRON ROD CAPPED REFERENCE LB 6897)
 - POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE.
 - BENCHMARK

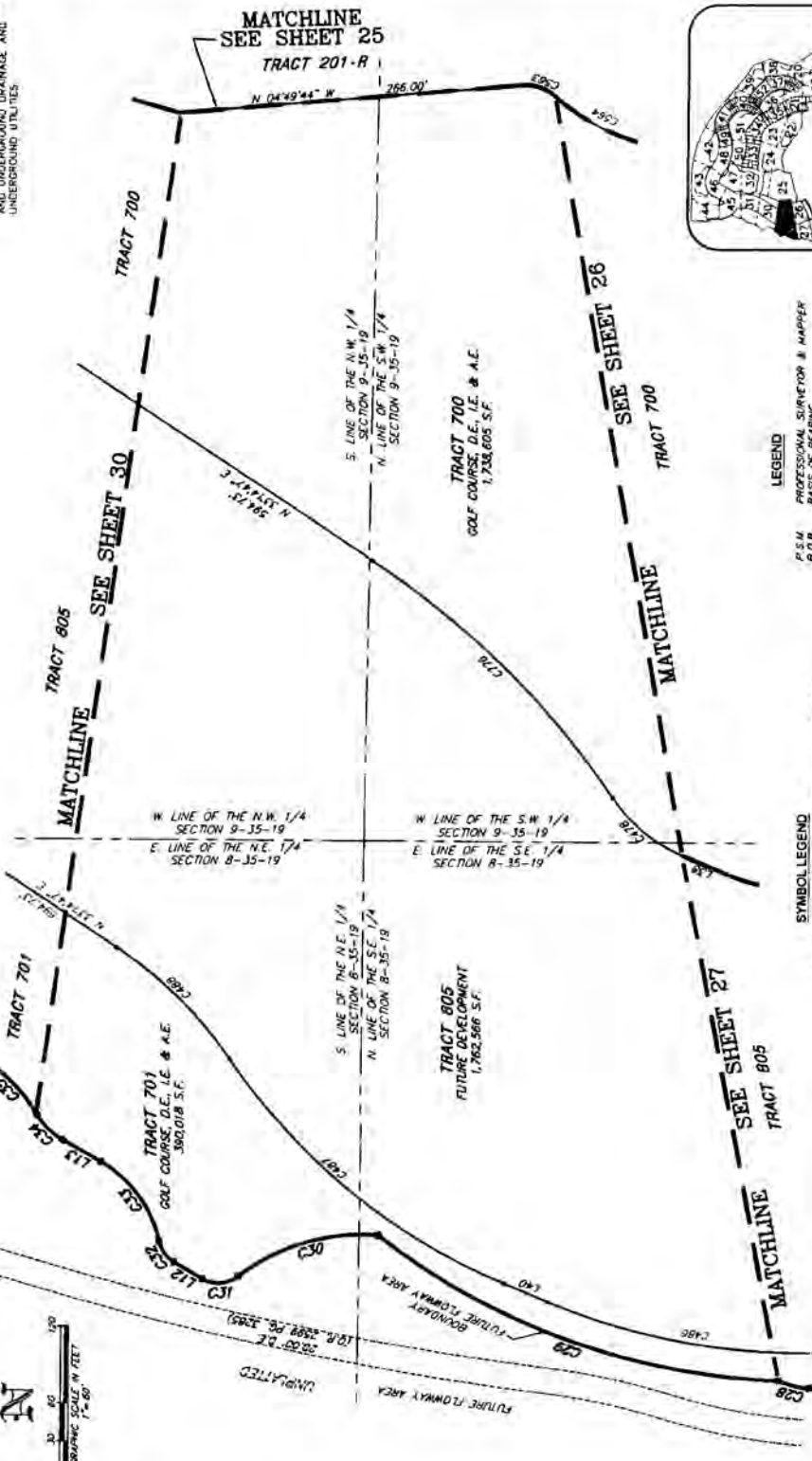
THIS INSTRUMENT PREPARED BY
RHODES & RHODES
 LAND SURVEYING, INC.
 28100 BONITA GRANDE DRIVE, SUITE #107
 BONITA SPRINGS, FLORIDA 34135
 (239) 405-8166 FAX NO. (239) 405-8163
 FLORIDA BUSINESS LICENSE NO. LB 6897

PLAT BOOK **60** PAGE **195**
 SHEET **29** OF **53**

ESPLANADE, PHASE V SUBPHASES A, B, C, D, E & F

A REPEAT OF ALL OF LOT 496, ESPLANADE, PHASE IV, RECORDED IN PLAT BOOK 59, PAGE 7 THROUGH 14
 AND ALL OF TRACT 201, ESPLANADE, PHASE III, SUBPHASES A, B, C, D, J, & A PORTION OF F,
 PLAT BOOK 56, PAGES 148 THROUGH 162, TOGETHER WITH PORTIONS OF SECTIONS 8, 9 AND 16,
 TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

TYPICAL LOT LINE EASEMENTS
 EASEMENTS OF TEN (10) FEET IN WIDTH
 ALONG ALL FRONT, FIVE (5) FEET IN WIDTH
 ALONG ALL SIDE AND FIVE (5) FEET IN
 WIDTH ALONG ALL REAR LOT LINES THESE
 EASEMENTS ARE TO BE SET FOR THE
 PURPOSE OF ACCOMMODATING SURFACE
 AND UNDERGROUND DRAINAGE AND
 UNDERGROUND UTILITIES.



MATCHLINE
 SEE SHEET 25
 TRACT 201-R

TRACT 700
 GOLF COURSE, D.E., I.E. & A.E.
 1,738,805 S.F.

TRACT 805
 FUTURE DEVELOPMENT
 1,762,566 S.F.

TRACT 701
 GOLF COURSE, D.E., I.E. & A.E.
 390,018 S.F.

- LEGEND**
- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
 - R.O.M. RIGHT-OF-WAY
 - D.P. DEED
 - P.B. PLAT BOOK
 - N.R. NON-RADIAL
 - S.F. SQUARE FEET
 - (E) EASEMENT
 - LB LICENSED BUSINESS
 - PRM PERMANENT REFERENCE MONUMENT
 - POP PERMANENT CONTROL POINT
 - C.P. CURVE POINT
 - A.E. ACCESS EASEMENT
 - D.E. DRAINAGE EASEMENT
 - I.E. IRRIGATION EASEMENT
 - L.B. LANDSCAPE BIOTER EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - L.M.E. LANDSCAPE MAINTENANCE EASEMENT

- SYMBOL LEGEND**
- SET PERMANENT REFERENCE MONUMENT (PRM) (4" DIA. CONCRETE MONUMENT WITH IRON ROD CAPPED, PRM LB 6897)
 - SET PERMANENT CONTROL POINT (POP) (SET PK NAIL AND DISK, POP LB 6897)
 - CONSERVATION WITNESS MONUMENT (SET 3" X 18" IRON ROD CAPPED REFERENCE LB 6897)
 - POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE
 - BM BENCHMARK

LINE TABLE (SHEET 29)

LINE	LENGTH	BEARING
L12	55.46	N 307.05° E
L13	14.41	N 202.43° E
L39	35.21	N 222.94° E
L40	35.21	N 222.94° E

CURVE TABLE (SHEET 29)

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C26	67.00	2127.03	25.09	24.94	N 132.61° E
C27	57.20	3524.51	336.73	337.25	N 109.24° E
C28	58.00	4274.49	116.50	113.89	N 1627.49° W
C29	52.00	6803.36	42.70	22.88	N 032.03° W
C30	52.00	4720.52	20.54	19.95	N 334.55° E
C31	55.00	3728.44	22.11	22.11	N 323.56° E
C32	55.00	3728.44	22.11	22.11	N 4423.00° E
C33	120.00	1370.05	22.01	21.74	N 65.50° E
C34	120.00	4056.28	448.80	414.62	N 022.01° E
C35	515.00	1370.05	224.49	225.64	N 107.03° E
C36	320.00	2216.01	124.96	123.64	N 1822.42° E
C37	320.00	4632.02	249.92	247.28	N 1822.42° E
C38	169.00	5824.53	171.29	164.05	N 1922.07° E
C39	680.00	42216.01	464.27	462.61	N 4422.42° E



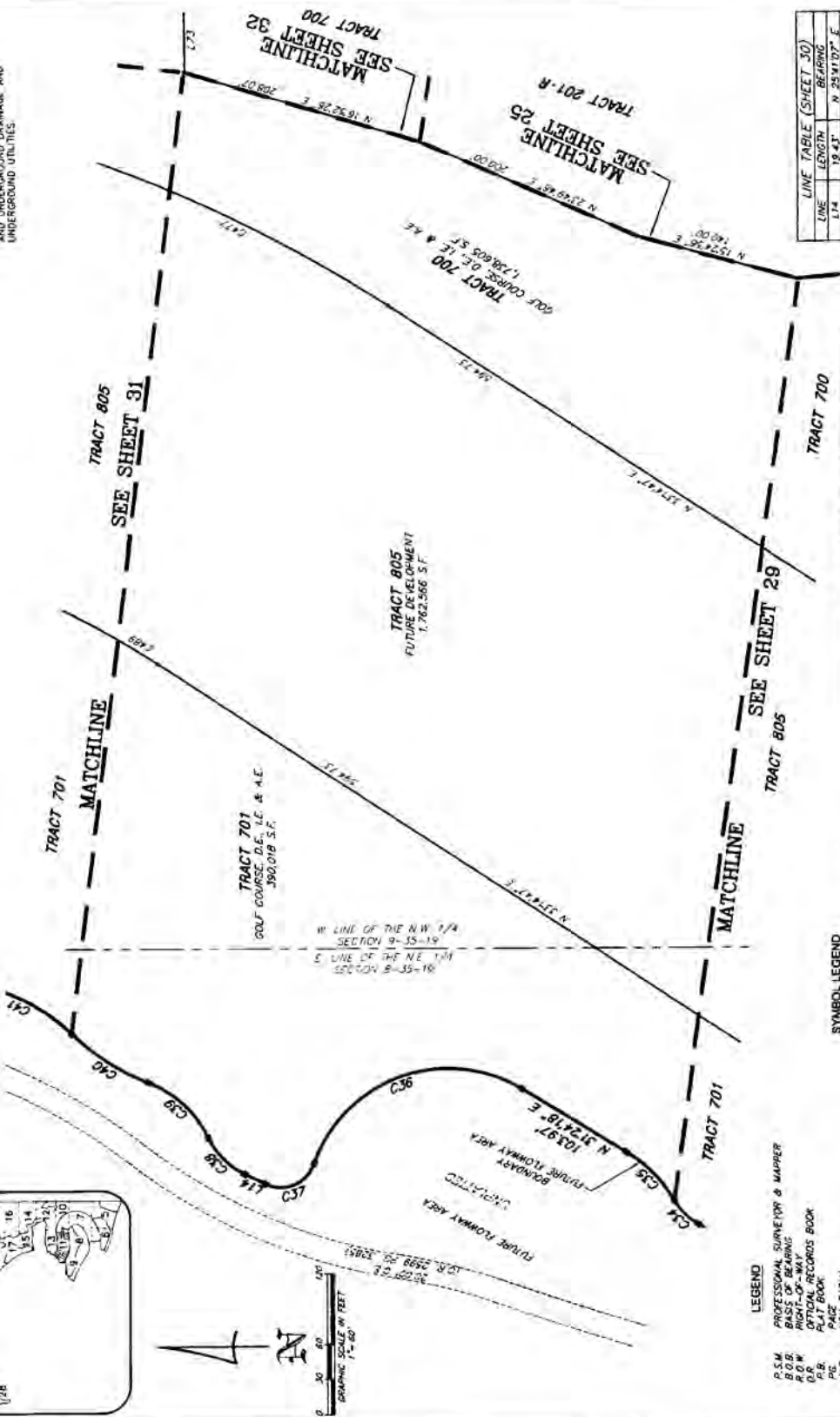
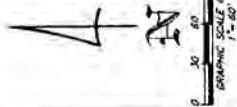
THIS INSTRUMENT PREPARED BY:
 JOHN SCOTT RHODES, P.S.M. #5739
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 28100 BONITA GRANDE DRIVE, SUITE #107
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 (239) 405-8166 FAX NO. (239) 405-8163
 FLORIDA BUSINESS LICENSE NO. LB 6897

PLAT BOOK 560 PAGE 99A
 SHEET 30 OF 53

TYPICAL LOTLINE EASEMENTS
 EASEMENTS OF TEN (10) FEET IN WIDTH
 SHALL BE SET ON THE COMMON BOUNDARY
 BETWEEN ALL LOTS AND FIVE (5) FEET IN WIDTH
 SHALL BE SET ON THE COMMON BOUNDARY
 BETWEEN ALL BEAR LOTS LINES. THESE
 EASEMENTS WILL BE USED FOR THE ACE
 AND UNDERGROUND DRAINAGE AND
 UNDERGROUND UTILITIES.

ESPLANADE, PHASE V SUBPHASES A, B, C, D, E & F

A REPLAT OF ALL OF LOT 496, ESPLANADE, PHASE IV, RECORDED IN PLAT BOOK 59, PAGE 7 THROUGH 14
 AND ALL OF TRACT 201, ESPLANADE, PHASE III, SUBPHASES A, B, C, D, J, & A PORTION OF F,
 PLAT BOOK 56, PAGES 148 THROUGH 162, TOGETHER WITH PORTIONS OF SECTIONS 8, 9 AND 16,
 TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA



CHAIN	RADIUS	DELTA	LENGTH	CHORD	BEARING
C34	55.00'	30.70846°	28.94'	28.61'	N 42°33'00" E
C35	120.00'	28.63705°	58.75'	58.17'	N 45°35'51" E
C36	120.00'	101.54709°	213.22'	168.39'	N 19°30'46" W
C37	30.00'	99.70357°	50.36'	44.65'	N 22°42'58" E
C38	67.00'	39.23117°	44.69'	44.05'	N 42°54'38" E
C39	95.00'	42.25117°	75.39'	70.59'	N 32°55'05" E
C40	185.00'	38.74453°	99.11'	97.64'	N 28°03'28" E
C41	180.00'	35.3132°	715.92'	723.57'	N 15°23'31" E
C469	820.00'	25.34733°	511.05'	502.85'	N 15°23'31" E

LINE	LENGTH	BEARING
L34	19.43'	N 25°11'07" E
L73	52.63'	N 80°00'00" W

- LEGEND**
- PROFESSIONAL SURVEYOR & MAPPER
 - BASE OF BEARING
 - RIGHT-OF-WAY
 - RECORDS BOOK
 - PLAT BOOK
 - PAGE
 - NON-RADIAL
 - SQUARE FEET
 - ACRES
 - UNRECORDED BUSINESS
 - PERMANENT REFERENCE MONUMENT
 - PERMANENT CONTROL POINT
 - LINE NUMBER
 - CURVE NUMBER
 - ACCESS EASEMENT
 - IRRIGATION EASEMENT
 - UTILITY EASEMENT
 - LANDSCAPE BUFFER EASEMENT
 - PUBLIC UTILITY EASEMENT
 - LANDSCAPE MAINTENANCE EASEMENT
- SYMBOL LEGEND**
- SET PERMANENT REFERENCE MONUMENT (PRM) (4"x4" CONCRETE MONUMENT WITH IRON ROD CAPPED PRM LB 8887)
 - PERMANENT CONTROL POINT (PCP) (SET PRM NAIL AND DISK, PCP LB 6887)
 - CONSERVATION WITNESS MONUMENT (SET 5/8" x 18" IRON ROD CAPPED REFERENCE LB 8887)
 - POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE
 - BENCHMARK

THIS INSTRUMENT PREPARED BY
 JOHN SCOTT RHODES, P.S.M. #5739
RHODES & RHODES
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 (239) 405-8166 FAX NO. (239) 405-8163
 FLORIDA BUSINESS LICENSE NO. LB 6897

PLAT BOOK 60 PAGE 94
 SHEET 32 OF 53



- LEGEND**
- PSM PROFESSIONAL SURVEYOR & MAPPER
 - BOB BASIS OF BEARING
 - P.O.M. POINT OF MONUMENT
 - P.A.B. PLAT BOOK
 - P.A. PAGE
 - N/R NON-RADIAL
 - S.F. SQUARE FEET
 - L.S. LAND SURVEY
 - U.S. UNITED STATES
 - PRM PERMANENT REFERENCE MONUMENT
 - PCP PERMANENT CONTROL POINT
 - LN LINE NUMBER
 - CA CURVE
 - ACC ACCESS EASEMENT
 - UTILITY UTILITY EASEMENT
 - VE VARIATION EASEMENT
 - U.E. UTILITY EASEMENT
 - L.B.F. LANDSCAPE BUFFER EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - L.M.E. LANDSCAPE MAINTENANCE EASEMENT

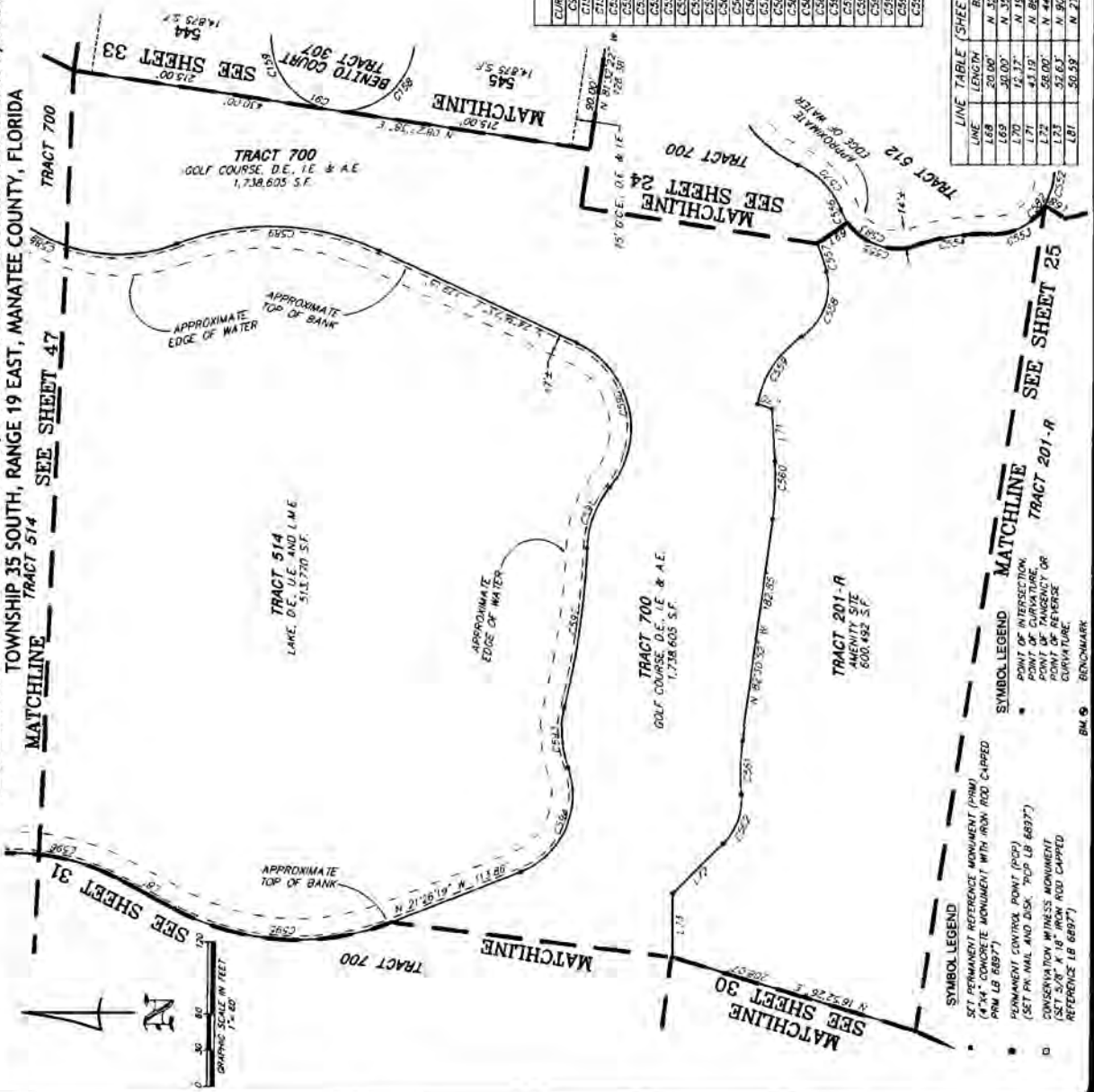
CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C51	50.00'	246.7701'	243.611'	88.80'	N 09°27'19" E
C158	50.00'	121.9148'	125.32'	103.05'	N 53°23'17" W
C159	50.00'	121.9148'	125.32'	103.05'	N 69°18'32" E
C252	50.00'	55.23104'	43.33'	46.47'	N 85°19'45" W
C553	50.00'	607.220'	52.61'	50.22'	N 2°49'32" W
C554	165.00'	21.2155'	62.01'	61.54'	N 08°25'49" W
C555	50.00'	74.28197'	64.51'	60.12'	N 17°45'47" E
C556	50.00'	15.7451'	11.85'	11.82'	N 61°30'46" E
C557	175.00'	786.19'	24.28'	24.24'	N 22°04'00" E
C558	50.00'	69.19634'	60.31'	56.74'	N 69°24'14" W
C559	44.00'	45.7741'	66.69'	65.14'	N 57°19'37" W
C560	250.00'	10.5627'	47.74'	47.67'	N 87°59'08" W
C561	200.00'	12.4135'	44.47'	44.52'	N 88°57'40" W
C570	50.00'	50.2143'	43.95'	42.95'	N 20°07'36" W
C580	50.00'	45.166255'	50.81'	49.37'	N 46°7'49" E
C581	50.00'	33.50255'	102.84'	84.65'	N 53°06'05" W
C582	50.00'	45.2238'	28.25'	28.25'	N 47°33'17" E
C583	50.00'	91.4438'	19.45'	19.68'	N 41°16'46" E
C584	215.00'	104.2178'	17.25'	17.25'	N 82°27'21" E
C590	77.40'	104.21200'	140.86'	153.30'	N 89°06'08" E
C591	82.60'	37.02900'	53.58'	52.63'	N 87°00'21" E
C592	82.60'	12.10130'	132.24'	132.46'	N 87°00'21" E
C593	82.60'	54.10256'	49.09'	48.17'	N 86°49'25" E
C594	87.40'	68.44544'	104.42'	84.28'	N 65°46'11" W
C595	215.00'	49.72200'	184.94'	176.29'	N 03°21'18" E
C596	165.00'	37.24133'	121.70'	119.52'	N 09°00'04" E

THIS INSTRUMENT PREPARED BY:
 JOHN SCOTT PHILLIPS, P.E. & S.J. #3739
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 28100 BONITA GRANDE DRIVE, SUITE #107
 BONITA SPRING, FLORIDA 34515
 (351) 405-0168 FAX: (351) 405-8163
 FLORIDA BUSINESS LICENSE NO. LB 6887

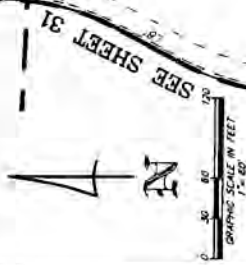
LINE	LENGTH	BEARING
L68	20.00'	N 35°02'47" E
L69	50.00'	N 35°16'40" E
L70	16.17'	N 19°39'41" E
L71	43.17'	N 85°32'40" E
L72	58.00'	N 44°30'14" W
L73	52.63'	N 80°00'00" W
L81	50.59'	N 27°30'50" E

ESPLANADE, PHASE V SUBPHASES A, B, C, D, E & F

A REPLAT OF ALL OF LOT 496, ESPLANADE, PHASE IV, RECORDED IN PLAT BOOK 59, PAGE 7 THROUGH 14
 AND ALL OF TRACT 201, ESPLANADE, PHASE III, SUBPHASES A, B, C, D, J, & A PORTION OF F,
 PLAT BOOK 56, PAGES 148 THROUGH 162, TOGETHER WITH PORTIONS OF SECTIONS 8, 9 AND 16,
 TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA



TYPICAL LOT LINE EASEMENTS
 EASEMENTS OF TEN (10) FEET IN WIDTH
 ALONG ALL FRONT, FIVE (5) FEET IN WIDTH
 ALONG ALL SIDE AND FIVE (5) FEET IN
 WIDTH ALONG ALL REAR LOT LINES THESE
 EASEMENTS ARE TO BE SET FOR THE
 PURPOSE OF ACCOMMODATING SURFACE
 AND UNDERGROUND DRAINAGE AND
 UNDERGROUND UTILITIES



- SYMBOL LEGEND**
- SET PERMANENT REFERENCE MONUMENT (PRM) (4"x4" CONCRETE MONUMENT WITH IRON ROD CAPPED PER LB 6897)
 - PERMANENT CONTROL POINT (PCP) (SET PR. NAIL AND DISK, "PCP LB 6897")
 - CONSERVATION WITNESS MONUMENT (SET 3"x3" x 18" IRON ROD CAPPED REFERENCE LB 6897)
- SYMBOL LEGEND**
- POINT OF INTERSECTION
 - POINT OF CURVATURE
 - POINT OF TANGENCY OR POINT OF BEGINNING CURVATURE

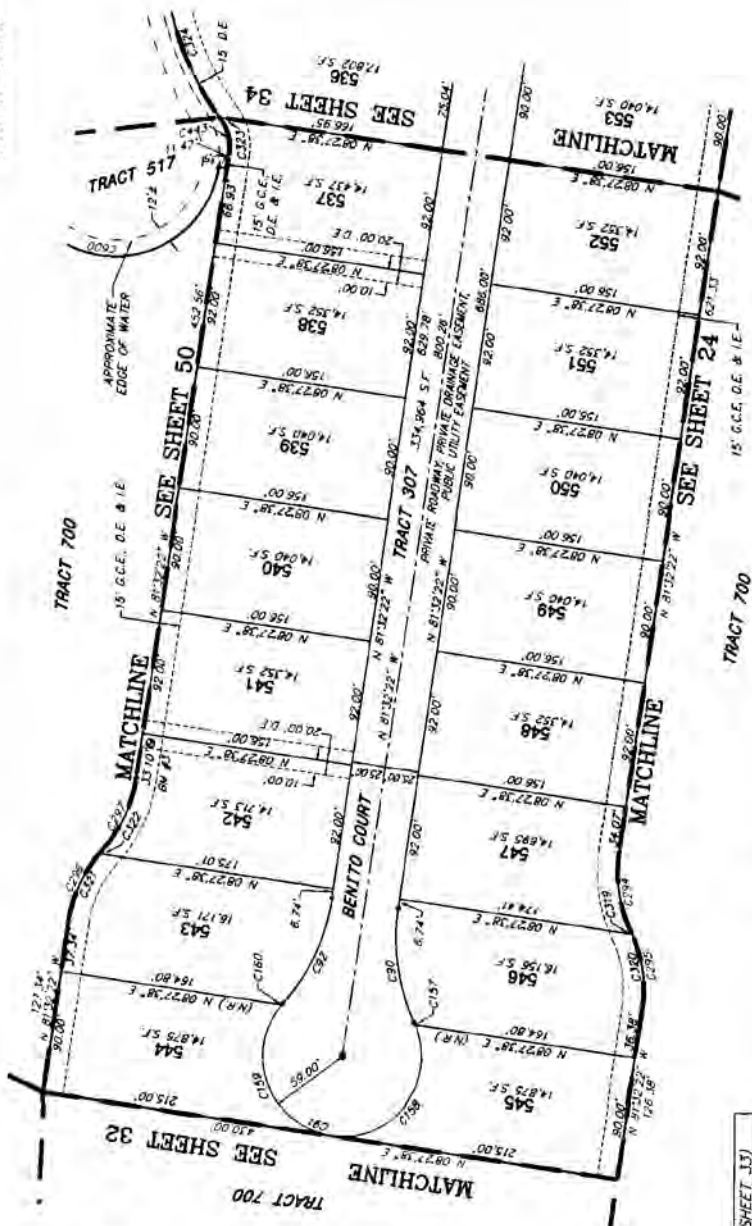
BM 9 BENCHMARK

PLAT BOOK 60 PAGE 49
 SHEET 33 OF 53

TYPICAL LOT LINE EASEMENTS
 EASEMENTS OF TEN (10) FEET IN WIDTH
 ALONG ALL FRONT, FIVE (5) FEET IN WIDTH
 ALONG ALL SIDE AND FIVE (5) FEET IN
 WIDTH ALONG ALL REAR. THESE
 EASEMENTS WILL BE USED FOR THE
 PURPOSE OF ACCOMMODATING SURFACE
 AND UNDERGROUND DRAINAGE AND
 UNDERGROUND UTILITIES.

ESPLANADE, PHASE V SUBPHASES A, B, C, D, E & F

A REPLAT OF ALL OF LOT 496, ESPLANADE, PHASE IV, RECORDED IN PLAT BOOK 59, PAGE 7 THROUGH 14
 AND ALL OF TRACT 201, ESPLANADE, PHASE III, SUBPHASES A, B, C, D, J, & A PORTION OF F,
 PLAT BOOK 56, PAGES 148 THROUGH 162, TOGETHER WITH PORTIONS OF SECTIONS 8, 9 AND 16,
 TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA



LINE TABLE (SHEET 13)

LINE	LENGTH	BEARING
L55	6.50	N 08°27'38" E

CURVE TABLE (SHEET 13)

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C190	150.00'	31°08'00"	86.76'	86.50'	N 81°31'23" E
C191	50.00'	2°46'32.01"	24.637201'	24.6181'	N 08°27'38" E
C192	150.00'	31°08'00"	86.76'	86.50'	N 84°50'02" W
C193	50.00'	1°20'42"	1.49'	1.49'	N 66°02'28" E
C194	50.00'	1°21'41.48"	1.251301'	1.251301'	N 52°32'17" W
C195	50.00'	1°20'42"	1.49'	1.49'	N 69°26'12" W
C196	100.00'	3°24'05"	59.17'	58.31'	N 81°20'15" E
C197	100.00'	3°24'05"	59.17'	58.31'	N 64°35'20" W
C198	100.00'	7°28'38"	2.80'	2.58'	N 65°27'52" E
C199	100.00'	3°25'22"	55.45'	55.84'	N 82°14'54" E
C200	100.00'	3°25'22"	55.45'	55.84'	N 65°39'11" W
C201	100.00'	2°07'43"	3.71'	3.71'	N 49°42'09" W
C202	200.00'	0°27'39"	1.27'	1.27'	N 54°54'1" E
C203	200.00'	2°23'58"	105.21'	104.21'	N 69°11'30" E
C204	54.00'	44°25'43"	26.36'	25.71'	N 26°14'45" E
C205	76.88'	16°59'18"	241.37'	158.43'	N 02°32'17" E

- LEGEND**
- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
 - B.O.B. BASIS OF BEARING
 - R.O.M. OFFICIAL RECORDS BOOK
 - P.B. PLAT BOOK
 - N/R. NON-RADIAL
 - S.F. SQUARE FEET
 - E. EASEMENT TO
 - L.B. LICENSED BUSINESS
 - P.M. PERMANENT MONUMENT
 - P.P.M. PERMANENT POINT
 - L.N. LINE NUMBER
 - C.N. CURVE NUMBER
 - A.E. ACCESS EASEMENT
 - D.E. DRAINAGE EASEMENT
 - U.E. UTILITY EASEMENT
 - L.B.E. LANDSCAPE BUFFER EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - L.M.E. LANDSCAPE MAINTENANCE EASEMENT

- SYMBOL LEGEND**
- SET PERMANENT REFERENCE MONUMENT (PRM) (1.74" CONCRETE MONUMENT WITH IRON ROD CAPPED FROM LB 6887)
 - PERMANENT CONTROL POINT (PCP) (SET IN NAIL AND DISK, TOP LB 6887)
 - CONSERVATION WITNESS MONUMENT (SET 5/8" X 18" IRON ROD CAPPED REFERENCE LB 6887)
 - POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE
 - BN, B. BENCHMARK

THIS INSTRUMENT PREPARED BY:
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 FLORIDA BUSINESS LICENSE NO. LB 6887

ESPLANADE, PHASE V SUBPHASES A, B, C, D, E & F

A REPLAT OF ALL OF LOT 496, ESPLANADE, PHASE IV, RECORDED IN PLAT BOOK 59, PAGE 7 THROUGH 14 AND ALL OF TRACT 201, ESPLANADE, PHASE III, SUBPHASES A, B, C, D, J, & A PORTION OF F, PLAT BOOK 56, PAGES 148 THROUGH 162, TOGETHER WITH PORTIONS OF SECTIONS 8, 9 AND 16, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

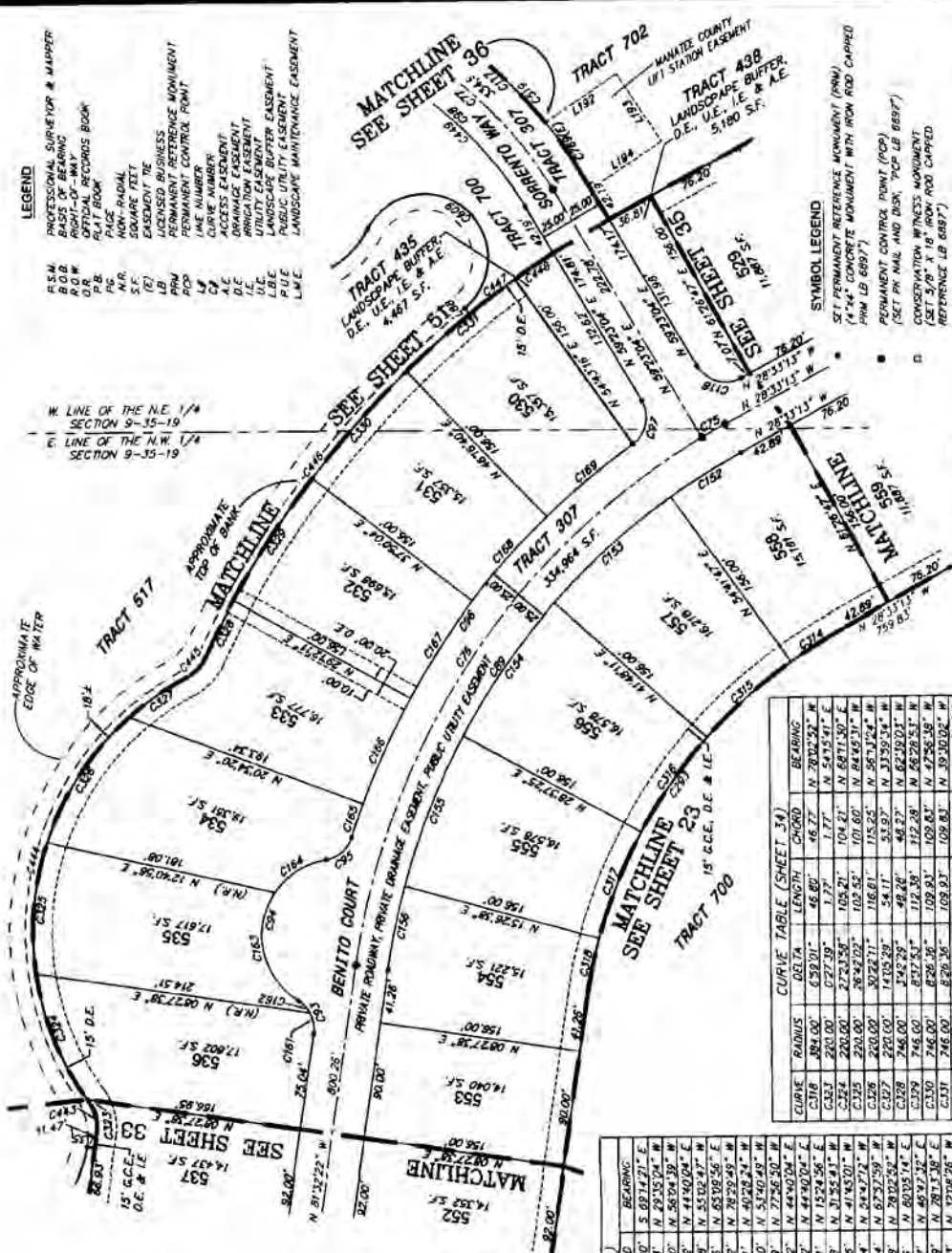


LEGEND

F.S.M.	PROFESSIONAL SURVEYOR & MAPPER
B.O.B.	BASIS OF BEARING
A.O.W.	RIGHT-OF-WAY CORNER BOOK
P.B.	PLAT BOOK
P.C.	PAGE
N.R.	NON-RADIAL
S.F.	SQUARE FEET
U.B.	UNLICENSED BUSINESS
PRM	PERMANENT REFERENCE MONUMENT
POP	PERMANENT CONTROL POINT
LP	LINE NUMBER
CP	CURVE CENTER
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
B.E.	BENEFIT EASEMENT
L.M.E.	LANDSCAPE MAINTENANCE EASEMENT

APPROXIMATE EDGE OF WATER
 APPROXIMATE TOP OF BANK

M LINE OF THE N.E. 1/4 SECTION 9-35-19
 E LINE OF THE N.W. 1/4 SECTION 9-35-19



CURVE TABLE (SHEET 34)

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C17	290.00'	39.4650°	18.9643'	18.9740'	S 69°14.21' E
C18	565.00'	7.0141°	20.33'	N 89°35.04' W	
C19	565.00'	50.9528°	509.17°	495.80°	N 58°04.39' W
C20	590.00'	29.7680°	154.11°	158.48°	N 44°40.04' W
C21	540.00'	57.5910°	499.38°	491.78°	N 55°02.47' W
C22	25.00'	88.3523°	29.06°	27.45°	N 65°02.56' E
C23	25.00'	139.7553°	143.41°	110.65°	N 78°29.45' W
C24	25.00'	63.1102°	27.26°	26.77°	N 40°20.24' W
C25	25.00'	85.2012°	37.42°	34.89°	N 27°26.50' W
C26	25.00'	29.2339°	141.24°	139.77°	N 44°40.04' W
C27	362.00'	29.2339°	168.35°	166.35°	N 59°11.51' W
C28	450.00'	27.1571°	181.61°	179.71°	N 57°24.56' E
C29	540.00'	25.3156°	191.52°	187.26°	N 41°50.11' W
C30	540.00'	13.7046°	124.21°	121.94°	N 67°27.59' W
C31	540.00'	6.5970°	65.86°	63.78°	N 80°02.50' W
C32	25.00'	38.4447°	16.03°	15.76°	N 60°02.74' E
C33	25.00'	29.2036°	14.02°	12.87°	N 49°47.22' E
C34	59.00'	92.4587°	95.47°	65.59°	N 78°13.38' E
C35	59.00'	46.3328°	47.24°	46.63°	N 32°08.26' W
C36	590.00'	2.3914°	27.33°	27.33°	N 70°45.78' W
C37	590.00'	87.751°	68.88°	68.79°	N 65°06.45' W
C38	590.00'	87.751°	68.88°	68.80°	N 56°28.53' W
C39	590.00'	87.751°	68.88°	66.94°	N 47°56.38' W
C40	590.00'	87.751°	68.88°	66.87°	N 39°20.02' W
C41	384.00'	52.9910°	355.12°	342.60°	N 55°02.47' W
C42	384.00'	6.4510°	45.24°	45.24°	N 31°35.51' W
C43	384.00'	12.8326°	86.41°	86.23°	N 47°45.01' W
C44	384.00'	13.1026°	86.33°	86.14°	N 54°49.23' W
C45	384.00'	13.1026°	86.33°	86.14°	N 62°27.59' W

LINE TABLE (SHEET 34)

LINE	LENGTH	BEARING
L15 <td>6.00'</td> <td>N 00°22.98' E</td>	6.00'	N 00°22.98' E
L16 <td>6.00'</td> <td>N 51°19.37' E</td>	6.00'	N 51°19.37' E
L17 <td>60.78'</td> <td>N 33°27.37' W</td>	60.78'	N 33°27.37' W
L18 <td>62.00'</td> <td>N 58°30.24' E</td>	62.00'	N 58°30.24' E
L19 <td>60.44'</td> <td>N 33°27.37' W</td>	60.44'	N 33°27.37' W



SYMBOL LEGEND

- PERMANENT REFERENCE MONUMENT (PRM)
- 1/4" CONCRETE MONUMENT WITH IRON ROD CAPPED (PRM LB 6897)
- PERMANENT CONTROL POINT (PCP)
- 1/8" SET PIN NAIL AND DISK, TPC-LB 6897
- CONSERVATION WITNESS MONUMENT (SET 3/8" X 1/8" IRON ROD CAPPED REFERENCE LB 6897)

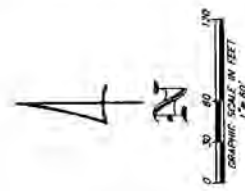
SYMBOL LEGEND

- POINT OF INTERSECTION
- POINT OF CURVATURE
- POINT OF TANGENCY OF CURVATURE
- BENCHMARK

THIS INSTRUMENT PREPARED BY:
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 FLORIDA BUSINESS LICENSE NO. LB 6897

PLAT BOOK 50 PAGE 907
 SHEET 35 OF 53

TYPICAL LOT LINE EASEMENTS
 EASEMENTS OF TEN (10) FEET IN WIDTH
 ALONG ALL FRONT, FIVE (5) FEET IN WIDTH
 ALONG ALL SIDE AND FIVE (5) FEET IN WIDTH
 ALONG ALL REAR LOT LINES. THESE
 EASEMENTS WILL BE USED FOR THE SPACE
 BETWEEN THE CURB, SIDEWALK, DRAINAGE
 AND UNDERGROUND UTILITIES.



**ESPLANADE, PHASE V
 SUBPHASES A, B, C, D, E & F**
 A REPLAT OF ALL OF LOT 496, ESPLANADE, PHASE IV, RECORDED IN PLAT BOOK 59, PAGE 7 THROUGH 14
 AND ALL OF TRACT 201, ESPLANADE, PHASE III, SUBPHASES A, B, C, D, J, & A PORTION OF F,
 PLAT BOOK 56, PAGES 148 THROUGH 162, TOGETHER WITH PORTIONS OF SECTIONS 8, 9 AND 16,
 TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA



CURVE TABLE (SHEET 35)

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C75	563.00'	20.31°	20.31'	20.31'	N 29°35'04" W
C76	25.00'	87°56'17"	38.37'	34.71'	N 15°24'56" E
C78	540.00'	6°45'01"	63.67'	63.58'	N 31°52'43" W
C79	384.00'	6°45'01"	45.24'	45.21'	N 31°52'43" W

- LEGEND**
- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
 - B.O.B. BASIS OF BEARING
 - R.O.W. RIGHT-OF-WAY
 - C.P. CONCRETE MONUMENT RECORDING BOOK
 - P.C. PLAT BOOK
 - P.C. PAGE
 - N/R. NON-RADIAL
 - S.F. SQUARE FEET
 - E.E. EASEMENT TYPE
 - LB. LANDSCAPE BUFFER
 - P.M. PERMANENT MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L.N. LINE NUMBER
 - C.P. CURVE NUMBER
 - A.E. ACCESS EASEMENT
 - D.E. DRAINAGE EASEMENT
 - I.E. IRRIGATION EASEMENT
 - U.E. UTILITY EASEMENT
 - L.B.E. LANDSCAPE BUFFER EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - L.M.E. LANDSCAPE MAINTENANCE EASEMENT

- SYMBOL LEGEND**
- SET PERMANENT REFERENCE MONUMENT (PRM) (4"x4" CONCRETE MONUMENT WITH IRON ROD CAPPED PRM LB 6897)
 - PERMANENT CONTROL POINT (PCP) (SET IN NAIL AND DISK TOP LB 6897)
 - CONSERVATION TRAP MONUMENT (SET 3"x3"x18" IRON ROD CAPPED REFERENCE LB 6897)
 - POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE
 - BM B BENCHMARK



THIS INSTRUMENT PREPARED BY:
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 FLORIDA BUSINESS LICENSE NO. LB 6897

PLAT BOOK 59 PAGE 38
 SHEET 36 OF 53

TYPICAL LOT LINE EASEMENTS
 EASEMENTS OF TEN (10) FEET IN WIDTH
 ALONG ALL SIDES AND CORNERS OF LOTS
 WITHIN THE PLAT SHALL BE DEEMED TO BE
 EASEMENTS AND SHALL BE USED FOR THE
 PURPOSE OF ACCOMMODATING SURFACE
 UTILITIES, WATER, SEWERAGE AND
 UNDERGROUND UTILITIES.



LINE TABLE (SHEET 36)

LINE	LENGTH	BEARING
L99	10.00'	N 79°18'03" W
L100	79.10'	N 28°18'20" W
L101	31.34'	N 44°59'17" W
L102	10.00'	N 84°22'50" E
L192	65.78'	N 33°22'37" W
L193	62.00'	N 56°32'21" E
L194	65.43'	N 33°22'37" W

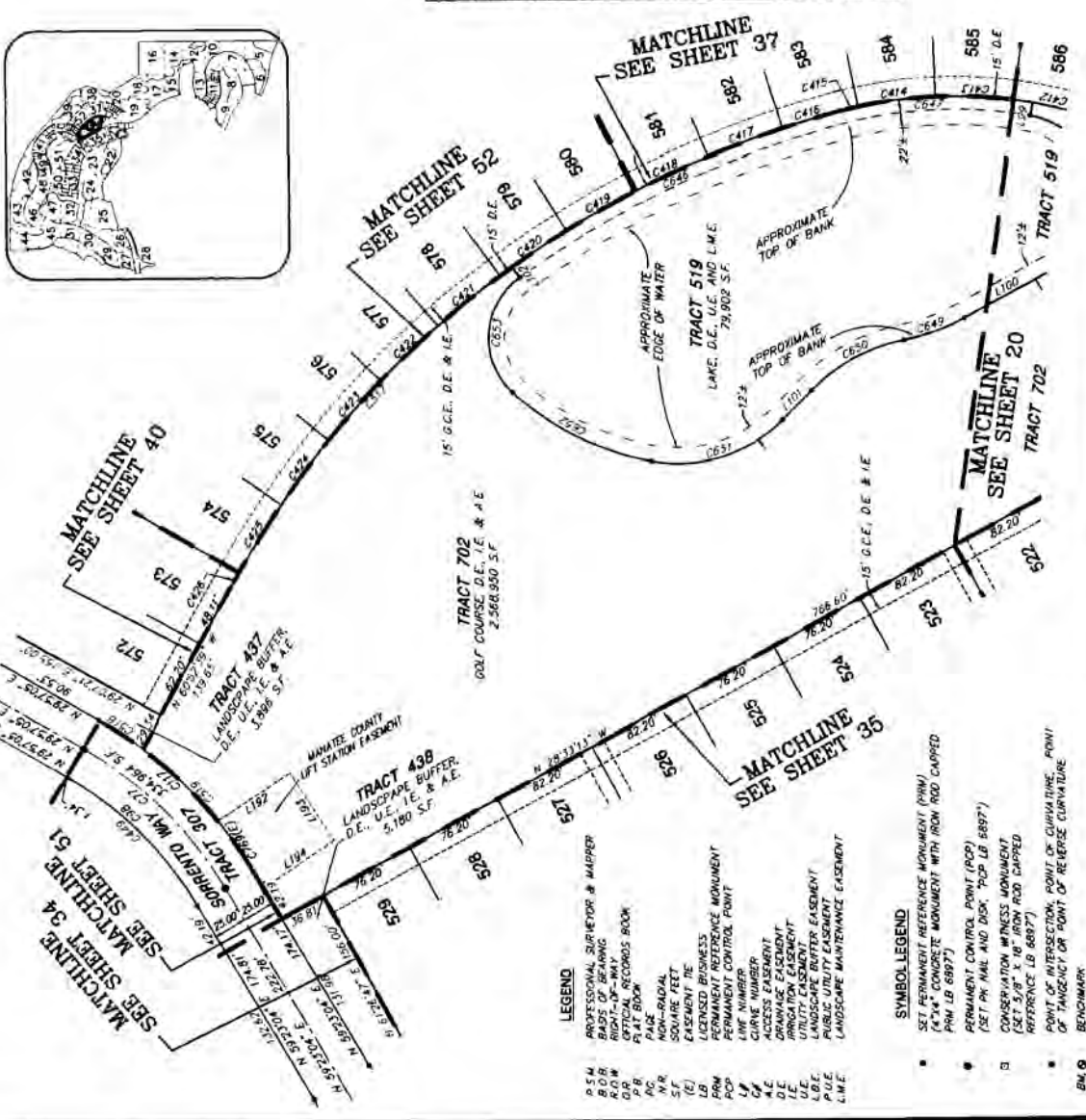
CURVE TABLE (SHEET 36)

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C77	300.00'	29°28'00"	154.11'	158.42'	N 44°40'04" E
C78	275.00'	29°25'39"	141.82'	158.73'	N 44°40'04" E
C117	325.00'	29°25'39"	166.95'	165.12'	N 44°40'04" E
C413	345.00'	9°52'29"	59.45'	59.37'	N 12°55'30" E
C414	345.00'	9°52'29"	59.45'	59.37'	N 03°01'00" E
C415	345.00'	9°52'29"	59.45'	59.37'	N 06°59'14" W
C416	345.00'	9°52'29"	59.45'	59.37'	N 12°55'30" W
C417	345.00'	9°52'29"	59.45'	59.37'	N 18°52'28" W
C418	345.00'	9°52'29"	59.45'	59.37'	N 24°49'26" W
C419	345.00'	9°52'29"	59.45'	59.37'	N 29°22'28" W
C420	345.00'	9°52'29"	59.45'	59.37'	N 33°22'37" W
C421	345.00'	9°52'29"	59.45'	59.37'	N 37°18'35" W
C422	345.00'	9°52'29"	59.45'	59.37'	N 41°10'00" W
C423	345.00'	9°52'29"	59.45'	59.37'	N 45°00'00" W
C424	345.00'	9°52'29"	59.45'	59.37'	N 48°48'00" W
C425	345.00'	9°52'29"	59.45'	59.37'	N 52°34'30" W
C426	345.00'	9°52'29"	59.45'	59.37'	N 56°19'30" W
C427	345.00'	9°52'29"	59.45'	59.37'	N 59°03'00" W
C428	345.00'	9°52'29"	59.45'	59.37'	N 61°45'00" W
C429	345.00'	9°52'29"	59.45'	59.37'	N 64°25'30" W
C430	345.00'	9°52'29"	59.45'	59.37'	N 67°04'30" W
C431	345.00'	9°52'29"	59.45'	59.37'	N 69°41'30" W
C432	345.00'	9°52'29"	59.45'	59.37'	N 72°16'30" W
C433	345.00'	9°52'29"	59.45'	59.37'	N 74°49'30" W
C434	345.00'	9°52'29"	59.45'	59.37'	N 77°20'30" W
C435	345.00'	9°52'29"	59.45'	59.37'	N 79°49'30" W
C436	345.00'	9°52'29"	59.45'	59.37'	N 82°16'30" W
C437	345.00'	9°52'29"	59.45'	59.37'	N 84°41'30" W
C438	345.00'	9°52'29"	59.45'	59.37'	N 87°14'30" W
C439	345.00'	9°52'29"	59.45'	59.37'	N 89°45'30" W
C440	345.00'	9°52'29"	59.45'	59.37'	N 92°14'30" W
C441	345.00'	9°52'29"	59.45'	59.37'	N 94°41'30" W
C442	345.00'	9°52'29"	59.45'	59.37'	N 97°16'30" W
C443	345.00'	9°52'29"	59.45'	59.37'	N 99°49'30" W
C444	345.00'	9°52'29"	59.45'	59.37'	N 102°20'30" W
C445	345.00'	9°52'29"	59.45'	59.37'	N 104°49'30" W
C446	345.00'	9°52'29"	59.45'	59.37'	N 107°16'30" W
C447	345.00'	9°52'29"	59.45'	59.37'	N 109°41'30" W
C448	345.00'	9°52'29"	59.45'	59.37'	N 112°14'30" W
C449	345.00'	9°52'29"	59.45'	59.37'	N 114°45'30" W
C450	345.00'	9°52'29"	59.45'	59.37'	N 117°14'30" W
C451	345.00'	9°52'29"	59.45'	59.37'	N 119°41'30" W
C452	345.00'	9°52'29"	59.45'	59.37'	N 122°16'30" W
C453	345.00'	9°52'29"	59.45'	59.37'	N 124°49'30" W
C454	345.00'	9°52'29"	59.45'	59.37'	N 127°20'30" W
C455	345.00'	9°52'29"	59.45'	59.37'	N 129°49'30" W
C456	345.00'	9°52'29"	59.45'	59.37'	N 132°16'30" W
C457	345.00'	9°52'29"	59.45'	59.37'	N 134°41'30" W
C458	345.00'	9°52'29"	59.45'	59.37'	N 137°14'30" W
C459	345.00'	9°52'29"	59.45'	59.37'	N 139°45'30" W
C460	345.00'	9°52'29"	59.45'	59.37'	N 142°14'30" W
C461	345.00'	9°52'29"	59.45'	59.37'	N 144°49'30" W
C462	345.00'	9°52'29"	59.45'	59.37'	N 147°20'30" W
C463	345.00'	9°52'29"	59.45'	59.37'	N 149°49'30" W
C464	345.00'	9°52'29"	59.45'	59.37'	N 152°20'30" W
C465	345.00'	9°52'29"	59.45'	59.37'	N 154°49'30" W
C466	345.00'	9°52'29"	59.45'	59.37'	N 157°16'30" W
C467	345.00'	9°52'29"	59.45'	59.37'	N 159°41'30" W
C468	345.00'	9°52'29"	59.45'	59.37'	N 162°14'30" W
C469	345.00'	9°52'29"	59.45'	59.37'	N 164°45'30" W
C470	345.00'	9°52'29"	59.45'	59.37'	N 167°14'30" W
C471	345.00'	9°52'29"	59.45'	59.37'	N 169°41'30" W
C472	345.00'	9°52'29"	59.45'	59.37'	N 172°16'30" W
C473	345.00'	9°52'29"	59.45'	59.37'	N 174°49'30" W
C474	345.00'	9°52'29"	59.45'	59.37'	N 177°20'30" W
C475	345.00'	9°52'29"	59.45'	59.37'	N 179°49'30" W
C476	345.00'	9°52'29"	59.45'	59.37'	N 182°20'30" W
C477	345.00'	9°52'29"	59.45'	59.37'	N 184°49'30" W
C478	345.00'	9°52'29"	59.45'	59.37'	N 187°16'30" W
C479	345.00'	9°52'29"	59.45'	59.37'	N 189°41'30" W
C480	345.00'	9°52'29"	59.45'	59.37'	N 192°14'30" W
C481	345.00'	9°52'29"	59.45'	59.37'	N 194°45'30" W
C482	345.00'	9°52'29"	59.45'	59.37'	N 197°14'30" W
C483	345.00'	9°52'29"	59.45'	59.37'	N 199°41'30" W
C484	345.00'	9°52'29"	59.45'	59.37'	N 202°16'30" W
C485	345.00'	9°52'29"	59.45'	59.37'	N 204°49'30" W
C486	345.00'	9°52'29"	59.45'	59.37'	N 207°20'30" W
C487	345.00'	9°52'29"	59.45'	59.37'	N 209°49'30" W
C488	345.00'	9°52'29"	59.45'	59.37'	N 212°20'30" W
C489	345.00'	9°52'29"	59.45'	59.37'	N 214°49'30" W
C490	345.00'	9°52'29"	59.45'	59.37'	N 217°16'30" W
C491	345.00'	9°52'29"	59.45'	59.37'	N 219°41'30" W
C492	345.00'	9°52'29"	59.45'	59.37'	N 222°14'30" W
C493	345.00'	9°52'29"	59.45'	59.37'	N 224°49'30" W
C494	345.00'	9°52'29"	59.45'	59.37'	N 227°20'30" W
C495	345.00'	9°52'29"	59.45'	59.37'	N 229°49'30" W
C496	345.00'	9°52'29"	59.45'	59.37'	N 232°20'30" W
C497	345.00'	9°52'29"	59.45'	59.37'	N 234°49'30" W
C498	345.00'	9°52'29"	59.45'	59.37'	N 237°16'30" W
C499	345.00'	9°52'29"	59.45'	59.37'	N 239°41'30" W
C500	345.00'	9°52'29"	59.45'	59.37'	N 242°14'30" W

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ESPLANADE, PHASE V SUBPHASES A, B, C, D, E & F

A REPLAT OF ALL OF LOT 496, ESPLANADE, PHASE IV, RECORDED IN PLAT BOOK 59, PAGE 7 THROUGH 14
 AND ALL OF TRACT 201, ESPLANADE, PHASE III, SUBPHASES A, B, C, D, J, & A PORTION OF F,
 PLAT BOOK 56, PAGES 148 THROUGH 162, TOGETHER WITH PORTIONS OF SECTIONS 8, 9 AND 16,
 TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA



- LEGEND**
- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
 - B.O.R. BOUNDS OF RECORD
 - R.O.W. RIGHT-OF-WAY
 - (G) GROUND
 - (C) CONCRETE
 - PCP PERMANENT CONTROL POINT
 - P.B. PLAT BOOK
 - PAZ PAZ
 - NON-RADIAL NON-RADIAL
 - S.F. SQUARE FEET
 - EASEMENT EASEMENT
 - PERMANENT REFERENCE MONUMENT PERMANENT REFERENCE MONUMENT
 - PERMANENT CONTROL POINT PERMANENT CONTROL POINT
 - LINE NUMBER LINE NUMBER
 - CURVE NUMBER CURVE NUMBER
 - A.E. ACCESS EASEMENT
 - U.E. UTILITY EASEMENT
 - L.B.E. LANDSCAPE BUFFER EASEMENT
 - P.M.E. PLAT MAINTENANCE EASEMENT
 - L.M.E. LANDSCAPE MAINTENANCE EASEMENT

- SYMBOL LEGEND**
- SET PERMANENT REFERENCE MONUMENT (PRM)
 - 4"x4" CONCRETE MONUMENT WITH IRON ROD CAPPED (PRM LB 6897)
 - PERMANENT CONTROL POINT (PCP)
 - (SET IN NAIL AND DISK, "TOP LB 6897")
 - CONSERVATION WITNESS MONUMENT
 - (SET 5/8" x 1/8" IRON ROD CAPPED REFERENCE LB 6897)
 - POINT OF INTERSECTION, POINT OF CURVA TIME, POINT OF TANGENCY OR POINT OF REVERSE CURVA TIME
 - B.M. BENCHMARK

BN 9

PLAT BOOK 60 PAGE 99
 SHEET 37 OF 53

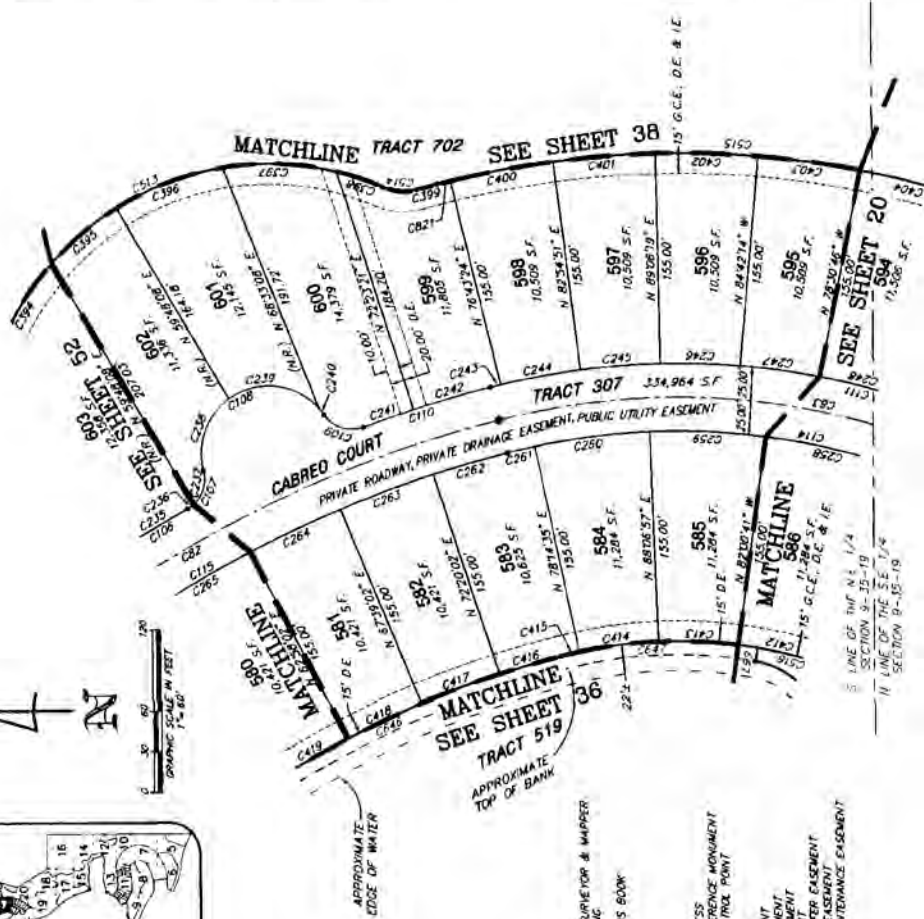
TYPICAL LOT LINE EASEMENTS
 EASEMENTS OF TEN (10) FEET IN WIDTH
 ALONG ALL FRONT, SIDE AND REAR LOT
 BOUNDARIES SHALL BE SET BACK FROM
 THE FRONT, SIDE AND REAR LOT LINES
 BY THE DISTANCE INDICATED IN THESE
 EASEMENTS. THESE EASEMENTS SHALL
 BE USED FOR THE PURPOSE OF ACCOMMODATING SURFACE
 AND SUBSURFACE UTILITIES AND
 UNDERGROUND UTILITIES.

ESPLANADE, PHASE V SUBPHASES A, B, C, D, E & F

A REPLAT OF ALL OF LOT 496, ESPLANADE, PHASE IV, RECORDED IN PLAT BOOK 59, PAGE 7 THROUGH 14
 AND ALL OF TRACT 201, ESPLANADE, PHASE III, SUBPHASES A, B, C, D, J, & A PORTION OF F,
 PLAT BOOK 56, PAGES 148 THROUGH 162, TOGETHER WITH PORTIONS OF SECTIONS 8, 9 AND 16,
 TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA



GRAPHIC SCALE IN FEET
 1" = 50'



CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C82	925.00'	48.9718'	755.37'	214.55'	N 2729.00' W
C83	523.00'	51.4310'	473.90'	452.98'	N 1146.74' E
C706	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C707	45.00'	75.7171'	72.95'	30.65'	N 6524.39' W
C708	50.00'	159.4331'	139.39'	58.44'	N 2419.29' W
C709	45.00'	39.3171'	38.95'	36.68'	N 1746.80' E
C710	550.00'	35.5334'	527.71'	517.6'	N 1576.04' E
C711	550.00'	17.2727'	280.78'	281.85'	N 1576.04' E
C715	550.00'	21.5718'	234.83'	234.83'	N 1745.12' E
C716	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C717	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C718	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C719	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C720	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C721	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C722	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C723	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C724	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C725	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C726	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C727	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C728	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C729	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C730	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C731	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C732	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C733	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C734	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C735	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C736	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C737	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C738	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C739	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C740	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C741	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C742	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C743	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C744	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C745	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C746	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C747	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C748	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C749	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C750	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C751	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C752	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C753	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C754	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C755	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C756	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C757	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C758	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C759	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C760	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C761	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C762	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C763	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C764	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C765	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C766	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C767	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C768	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C769	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C770	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C771	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C772	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C773	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C774	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C775	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C776	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C777	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C778	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C779	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C780	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C781	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C782	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C783	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C784	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C785	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C786	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C787	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C788	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C789	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C790	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C791	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C792	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C793	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C794	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C795	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C796	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C797	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C798	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C799	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W
C800	550.00'	37.1236'	514.08'	522.06'	N 4446.20' W

- LEGEND**
- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
 - B.O.B. BASE OF BEARING
 - R.O.W. RIGHT-OF-WAY
 - O.R. OFFICIAL RECORDS BOOK
 - P.B. PLAT BOOK
 - N.R. NON-RADIAL
 - S.F. SQUARE FEET
 - (C) CURVE
 - LB. LINES
 - P.M. PERMANENT MONUMENT
 - P.P.M. PERMANENT CONTROL POINT
 - CP. CURVE POINT
 - CF. CURVE NUMBER
 - AE. ACCESS EASEMENT
 - DE. DRAINAGE EASEMENT
 - UE. UTILITY EASEMENT
 - LE. LANDSCAPE BUFFER EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - L.V.E. LANDSCAPE MAINTENANCE EASEMENT

- SYMBOL LEGEND**
- SET PERMANENT REFERENCE MONUMENT (PRM) (4"x4" CONCRETE MONUMENT WITH IRON ROD CAPPED PER LB 6897)
 - PERMANENT CONTROL POINT (PCP) (SET PER NAIL AND DISK; "POB LB 6897")
 - CONSERVATION WITNESS MONUMENT (SET 3/8" X 1/2" IRON ROD CAPPED REFERENCE LB 6897)
 - POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE BENCHMARK

LINE	LENGTH	BEARING
LEB	10.00'	N 75°16'00" W

THIS INSTRUMENT PREPARED BY:
 JOHN SCOTT RHODES, P.S. #5739
RHODES & RHODES
 LAND SURVEYING, INC.
 28100 BONITA GRANDE DRIVE, SUITE #107
 BONITA SPRINGS, FLORIDA 34135
 (239) 405-8165 FAX (239) 405-8163
 FLORIDA BUSINESS LICENSE NO. LB 6897

PLAT BOOK 60 PAGE 109
 SHEET 38 OF 53

TYPICAL LOT LINE EASEMENTS
 EASEMENTS OF TEN (10) FEET IN WIDTH
 ALONG ALL FRONT, FIVE (5) FEET IN WIDTH
 ALONG ALL SIDE AND REAR LINES, THESE
 EASEMENTS SHALL BE USED FOR THE
 PURPOSE OF ACCOMMODATING SURFACE
 AND SUBSURFACE UTILITIES AND
 UNDERGROUND UTILITIES.

ESPLANADE, PHASE V SUBPHASES A, B, C, D, E & F

A REPLAT OF ALL OF LOT 496, ESPLANADE, PHASE IV, RECORDED IN PLAT BOOK 59, PAGE 7 THROUGH 14
 AND ALL OF TRACT 201, ESPLANADE, PHASE III, SUBPHASES A, B, C, D, J, & A PORTION OF F,
 PLAT BOOK 56, PAGES 148 THROUGH 162, TOGETHER WITH PORTIONS OF SECTIONS 8, 9 AND 16,
 TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

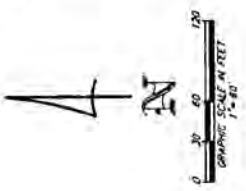
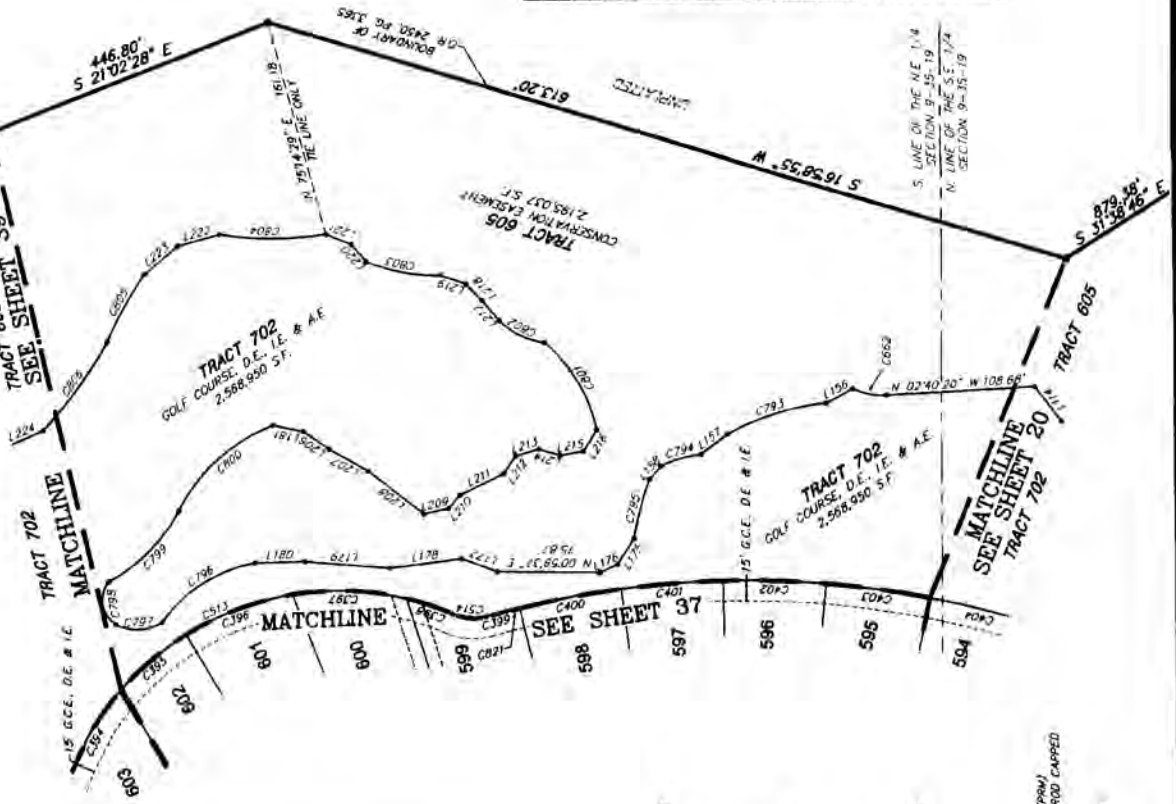
LINE TABLE (SHEET 39)

LINE	LENGTH	BEARING
L1	36.88	N 51°27'03" E
L2	36.88	N 28°00'00" W
L3	15.57	N 45°49'35" W
L4	11.58	N 45°21'17" W
L5	11.75	N 57°02'21" W
L6	14.31	N 24°16'17" W
L7	11.77	N 19°59'40" E
L8	11.78	N 06°54'00" E
L9	11.79	N 04°51'00" E
L10	11.80	N 01°02'27" W
L11	11.81	N 11°47'59" E
L12	12.06	N 27°29" E
L13	12.07	N 29°41'01" E
L14	12.08	N 30°07'38" E
L15	12.09	N 17°56'22" W
L16	12.10	N 13°24" N 45°11'41" W
L17	12.11	N 35°58" N 45°11'41" W
L18	12.12	N 15°25" N 55°58'35" W
L19	12.13	N 17°64" N 16°19'39" W
L20	12.14	N 16°53" N 16°02'37" W
L21	12.15	N 17°36" N 09°21'20" W
L22	12.16	N 17°36" N 09°21'20" W
L23	12.17	N 16°45" N 40°11'44" E
L24	12.18	N 16°27" N 46°19'11" E
L25	12.19	N 20°40" N 10°53'00" E
L26	12.20	N 16°00" N 40°30'45" E
L27	12.21	N 20°27" N 23°22'18" E
L28	12.22	N 31°56" N 14°52'20" W
L29	12.23	N 32°12" N 39°24'58" W
L30	12.24	N 30°08" N 22°20'01" W

CURVE TABLE (SHEET 39)

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARINGS
C194	214.00	20°22'23"	76.49	76.08	N 50°41'17" W
C195	214.00	16°52'37"	63.35	63.12	N 29°58'07" W
C196	214.00	22°42'49"	64.89	64.31	N 20°07'38" W
C197	214.00	22°44'41"	64.95	64.46	N 02°50'11" E
C198	214.00	24°23'51"	66.28	66.24	N 14°29'24" E
C199	1025.00	6°46'31"	55.44	54.14	N 107°00'24" W
C200	1025.00	6°11'27"	56.18	56.14	N 03°59'25" W
C201	205.00	6°11'27"	56.18	56.14	N 07°22'03" E
C202	205.00	6°46'30"	63.40	63.15	N 14°52'14" E
C203	214.00	9°52'53"	55.84	55.74	N 24°19'29" W
C204	214.00	30°35'26"	25.59	25.11	N 04°24'15" E
C205	50.00	24°39'05"	25.01	24.25	N 11°39'28" E
C206	184.49	23°49'05"	26.69	26.14	N 17°03'37" W
C207	69.11	20°20'52"	31.65	31.48	N 16°01'49" W
C208	207.32	12°28'05"	45.01	44.62	N 24°58'32" W
C209	106.54	44°21'45"	63.27	61.16	N 20°01'16" W
C210	31.78	85°46'43"	36.36	34.61	N 02°55'10" W
C211	21.65	95°46'43"	36.36	34.61	N 02°55'10" W
C212	129.23	33°21'08"	24.64	23.59	N 44°42'38" W
C213	129.23	47°35'27"	26.39	25.08	N 41°53'18" W
C214	129.23	36°29'25"	28.15	27.48	N 26°40'43" E
C215	98.43	37°24'46"	28.15	27.48	N 26°40'43" E
C216	138.89	21°04'02"	55.98	55.58	N 10°24'10" E
C217	258.28	17°33'41"	79.18	78.66	N 00°24'10" E
C218	270.67	12°11'39"	57.61	57.90	N 85°42'10" W
C219	334.31	13°30'38"	86.81	86.60	N 31°46'10" W
C220	205.00	0°48'45"	76.02	76.00	N 13°49'38" W

THIS INSTRUMENT PREPARED BY:
 JOHN SCOTT RHODES, P.S.M. #5739
RHODES & RHODES
 LAND SURVEYING, INC.
 28100 BONITA GRANDE DRIVE, SUITE #107
 BONITA SPRINGS, FLORIDA 34135
 (239) 405-8166 FAX NO. (239) 405-8163
 FLORIDA BUSINESS LICENSE NO. LB 6897

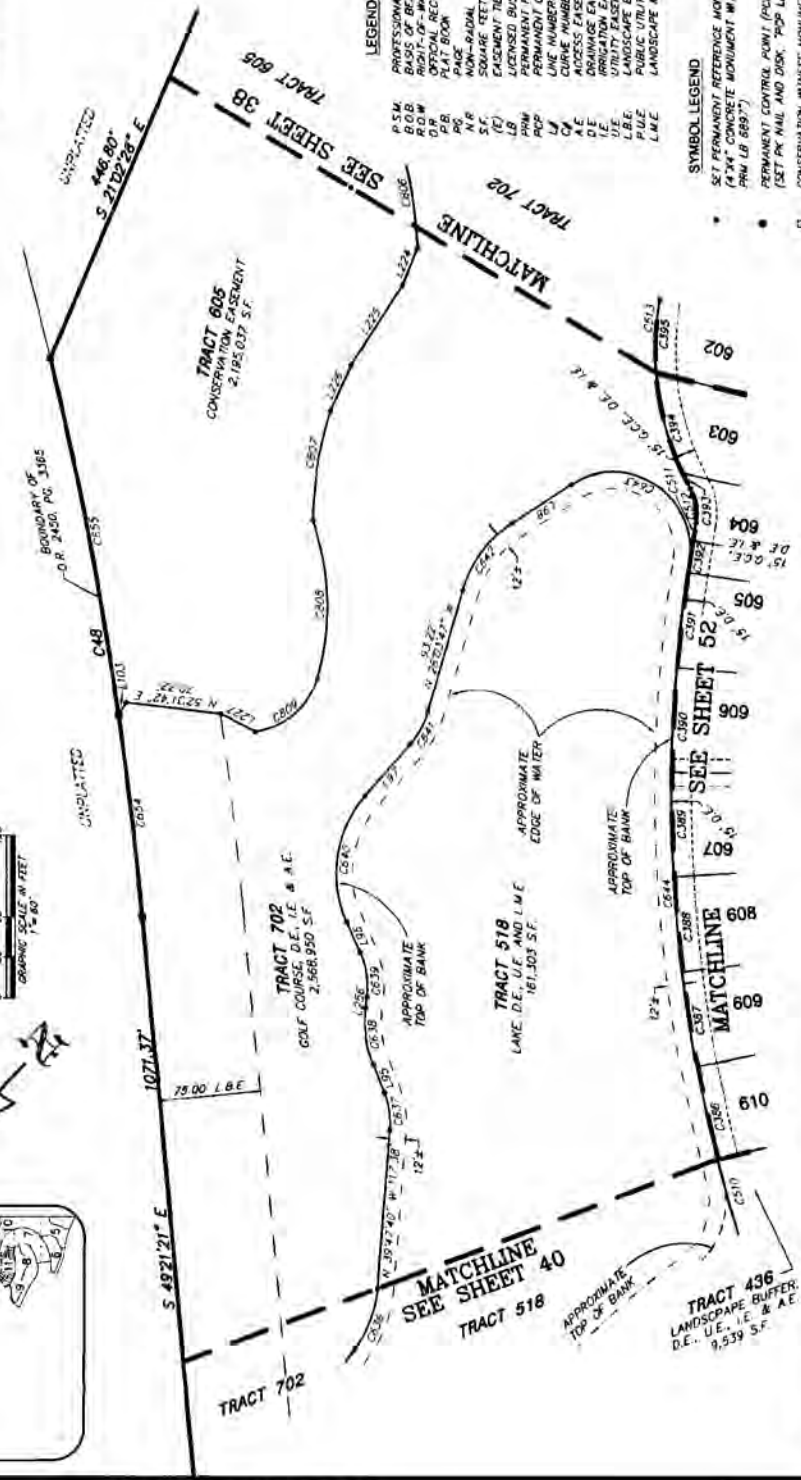


- LEGEND**
- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
 - B.O.B. BASE OF BEARING
 - D.R. DRAINAGE RIGHT
 - O.R. OPTIONAL RECORDS BOOK
 - P.L. PLAT BOOK
 - P.G. PAGE RADIAL
 - S.F. SQUARE FEET
 - E. EASEMENT
 - L.B. LICENSED BUSINESS
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L.P. LINE NUMBER
 - A. ACCESS EASEMENT
 - D.E. DRAINAGE EASEMENT
 - I.E. IRRIGATION EASEMENT
 - L.S. LANDSCAPE BUFFER EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - L.M.E. LANDSCAPE MAINTENANCE EASEMENT
- SYMBOL LEGEND**
- SET PERMANENT REFERENCE MONUMENT (PRM) (1.5" x 1.5" CONCRETE MONUMENT WITH IRON ROD CAPPED (PRM LB 6897))
 - PERMANENT CONTROL POINT (PCP) (SET PR IN AC AND DISK. PCP LB 6897)
 - CONSERVATION WATERS MONUMENT (SET 3/8" x 1/8" IRON ROD CAPPED REFERENCE LB 6897)

PLAT BOOK 60 PAGE 101
 SHEET 39 OF 53

TYPICAL LOT LINE EASEMENTS
 EASEMENTS OF TEN (10) FEET IN WIDTH
 ALONG ALL FRONT, FIVE (5) FEET IN WIDTH
 ALONG ALL SIDE AND FIVE (5) FEET IN WIDTH
 ALONG ALL REAR AND SIDE LINES. THESE
 EASEMENTS WILL BE USED FOR THE
 PURPOSE OF ACCOMMODATING SURFACE
 AND UNDERGROUND DRAINAGE AND
 UNDERGROUND UTILITIES.

**ESPLANADE, PHASE V
 SUBPHASES A, B, C, D, E & F**
 A REPLAT OF ALL OF LOT 496, ESPLANADE, PHASE IV, RECORDED IN PLAT BOOK 59, PAGE 7 THROUGH 14
 AND ALL OF TRACT 201, ESPLANADE, PHASE III, SUBPHASES A, B, C, D, J, & A PORTION OF F,
 PLAT BOOK 56, PAGES 148 THROUGH 162, TOGETHER WITH PORTIONS OF SECTIONS 8, 9 AND 16,
 TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA



- LEGEND**
- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
 - R.O.B. RIGHTS OF BARRING
 - R.O.W. RIGHT-OF-WAY
 - D.P. DEED PLAT
 - F.L.A.T. BOOK OFFICIAL RECORDS BOOK
 - N.R. NON-RADIAL
 - S.F. SQUARE FEET
 - E.E. EASEMENT
 - L.B. LICENSED BUSINESS
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - C.A. CURVE NUMBER
 - A.E. ACCESS EASEMENT
 - D.E. DRAINAGE EASEMENT
 - U.E. UTILITY EASEMENT
 - L.B.E. LANDSCAPE BUFFER EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - L.M.E. LANDSCAPE MAINTENANCE EASEMENT

- SYMBOL LEGEND**
- SET PERMANENT REFERENCE MONUMENT (PRM)
 - SET PERMANENT MONUMENT WITH IRON ROD CAPPED (PRM LB 6897)
 - PERMANENT CONTROL POINT (PCP)
 - SET PERMANENT MONUMENT WITH IRON ROD CAPPED (SET PERM MON LB 6897)
 - CONSERVATION WITNESS MONUMENT (SET 5'-0" x 1'-0" IRON ROD CAPPED REFERENCE LB 6897)
 - POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE
 - BENCHMARK

LINE TABLE (SHEET 19)

LINE	LENGTH	BEARING
L254	52.87	N 118°19'41" W
L255	52.87	N 63°07'46" W
L256	52.87	N 31°05'15" W
L257	52.87	N 118°19'41" W
L258	52.87	N 118°19'41" W
L259	52.87	N 118°19'41" W
L260	52.87	N 118°19'41" W
L261	52.87	N 118°19'41" W
L262	52.87	N 118°19'41" W
L263	52.87	N 118°19'41" W
L264	52.87	N 118°19'41" W
L265	52.87	N 118°19'41" W
L266	52.87	N 118°19'41" W
L267	52.87	N 118°19'41" W
L268	52.87	N 118°19'41" W
L269	52.87	N 118°19'41" W
L270	52.87	N 118°19'41" W
L271	52.87	N 118°19'41" W
L272	52.87	N 118°19'41" W
L273	52.87	N 118°19'41" W
L274	52.87	N 118°19'41" W
L275	52.87	N 118°19'41" W
L276	52.87	N 118°19'41" W
L277	52.87	N 118°19'41" W
L278	52.87	N 118°19'41" W
L279	52.87	N 118°19'41" W
L280	52.87	N 118°19'41" W
L281	52.87	N 118°19'41" W
L282	52.87	N 118°19'41" W
L283	52.87	N 118°19'41" W
L284	52.87	N 118°19'41" W
L285	52.87	N 118°19'41" W
L286	52.87	N 118°19'41" W
L287	52.87	N 118°19'41" W
L288	52.87	N 118°19'41" W
L289	52.87	N 118°19'41" W
L290	52.87	N 118°19'41" W
L291	52.87	N 118°19'41" W
L292	52.87	N 118°19'41" W
L293	52.87	N 118°19'41" W
L294	52.87	N 118°19'41" W
L295	52.87	N 118°19'41" W
L296	52.87	N 118°19'41" W
L297	52.87	N 118°19'41" W
L298	52.87	N 118°19'41" W
L299	52.87	N 118°19'41" W
L300	52.87	N 118°19'41" W

CURVE TABLE (SHEET 19)

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C254	63.00	31°55'00"	49.03'	48.39'	N 27°00'11" W
C255	63.00	31°55'00"	49.03'	48.39'	N 27°00'11" W
C256	63.00	31°55'00"	49.03'	48.39'	N 27°00'11" W
C257	63.00	31°55'00"	49.03'	48.39'	N 27°00'11" W
C258	63.00	31°55'00"	49.03'	48.39'	N 27°00'11" W
C259	63.00	31°55'00"	49.03'	48.39'	N 27°00'11" W
C260	63.00	31°55'00"	49.03'	48.39'	N 27°00'11" W
C261	63.00	31°55'00"	49.03'	48.39'	N 27°00'11" W
C262	63.00	31°55'00"	49.03'	48.39'	N 27°00'11" W
C263	63.00	31°55'00"	49.03'	48.39'	N 27°00'11" W
C264	63.00	31°55'00"	49.03'	48.39'	N 27°00'11" W
C265	63.00	31°55'00"	49.03'	48.39'	N 27°00'11" W
C266	63.00	31°55'00"	49.03'	48.39'	N 27°00'11" W
C267	63.00	31°55'00"	49.03'	48.39'	N 27°00'11" W
C268	63.00	31°55'00"	49.03'	48.39'	N 27°00'11" W
C269	63.00	31°55'00"	49.03'	48.39'	N 27°00'11" W
C270	63.00	31°55'00"	49.03'	48.39'	N 27°00'11" W
C271	63.00	31°55'00"	49.03'	48.39'	N 27°00'11" W
C272	63.00	31°55'00"	49.03'	48.39'	N 27°00'11" W
C273	63.00	31°55'00"	49.03'	48.39'	N 27°00'11" W
C274	63.00	31°55'00"	49.03'	48.39'	N 27°00'11" W
C275	63.00	31°55'00"	49.03'	48.39'	N 27°00'11" W
C276	63.00	31°55'00"	49.03'	48.39'	N 27°00'11" W
C277	63.00	31°55'00"	49.03'	48.39'	N 27°00'11" W
C278	63.00	31°55'00"	49.03'	48.39'	N 27°00'11" W
C279	63.00	31°55'00"	49.03'	48.39'	N 27°00'11" W
C280	63.00	31°55'00"	49.03'	48.39'	N 27°00'11" W

CURVE TABLE (SHEET 39)

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C48	2840.00'	81°06'09"	417.48'	412.11'	S 53°25'28" E
C49	2840.00'	81°06'09"	417.48'	412.11'	S 53°25'28" E
C50	2840.00'	81°06'09"	417.48'	412.11'	S 53°25'28" E
C51	2840.00'	81°06'09"	417.48'	412.11'	S 53°25'28" E
C52	2840.00'	81°06'09"	417.48'	412.11'	S 53°25'28" E
C53	2840.00'	81°06'09"	417.48'	412.11'	S 53°25'28" E
C54	2840.00'	81°06'09"	417.48'	412.11'	S 53°25'28" E
C55	2840.00'	81°06'09"	417.48'	412.11'	S 53°25'28" E
C56	2840.00'	81°06'09"	417.48'	412.11'	S 53°25'28" E
C57	2840.00'	81°06'09"	417.48'	412.11'	S 53°25'28" E
C58	2840.00'	81°06'09"	417.48'	412.11'	S 53°25'28" E
C59	2840.00'	81°06'09"	417.48'	412.11'	S 53°25'28" E
C60	2840.00'	81°06'09"	417.48'	412.11'	S 53°25'28" E
C61	2840.00'	81°06'09"	417.48'	412.11'	S 53°25'28" E
C62	2840.00'	81°06'09"	417.48'	412.11'	S 53°25'28" E
C63	2840.00'	81°06'09"	417.48'	412.11'	S 53°25'28" E
C64	2840.00'	81°06'09"	417.48'	412.11'	S 53°25'28" E
C65	2840.00'	81°06'09"	417.48'	412.11'	S 53°25'28" E
C66	2840.00'	81°06'09"	417.48'	412.11'	S 53°25'28" E
C67	2840.00'	81°06'09"	417.48'	412.11'	S 53°25'28" E
C68	2840.00'	81°06'09"	417.48'	412.11'	S 53°25'28" E
C69	2840.00'	81°06'09"	417.48'	412.11'	S 53°25'28" E
C70	2840.00'	81°06'09"	417.48'	412.11'	S 53°25'28" E
C71	2840.00'	81°06'09"	417.48'	412.11'	S 53°25'28" E
C72	2840.00'	81°06'09"	417.48'	412.11'	S 53°25'28" E
C73	2840.00'	81°06'09"	417.48'	412.11'	S 53°25'28" E
C74	2840.00'	81°06'09"	417.48'	412.11'	S 53°25'28" E
C75	2840.00'	81°06'09"	417.48'	412.11'	S 53°25'28" E
C76	2840.00'	81°06'09"	417.48'	412.11'	S 53°25'28" E
C77	2840.00'	81°06'09"	417.48'	412.11'	S 53°25'28" E
C78	2840.00'	81°06'09"	417.48'	412.11'	S 53°25'28" E
C79	2840.00'	81°06'09"	417.48'	412.11'	S 53°25'28" E
C80	2840.00'	81°06'09"	417.48'	412.11'	S 53°25'28" E

THIS INSTRUMENT PREPARED BY:
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PLAT BOOK 59, PAGE 112
 SHEET 40 OF 53

ESPLANADE, PHASE V SUBPHASES A, B, C, D, E & F

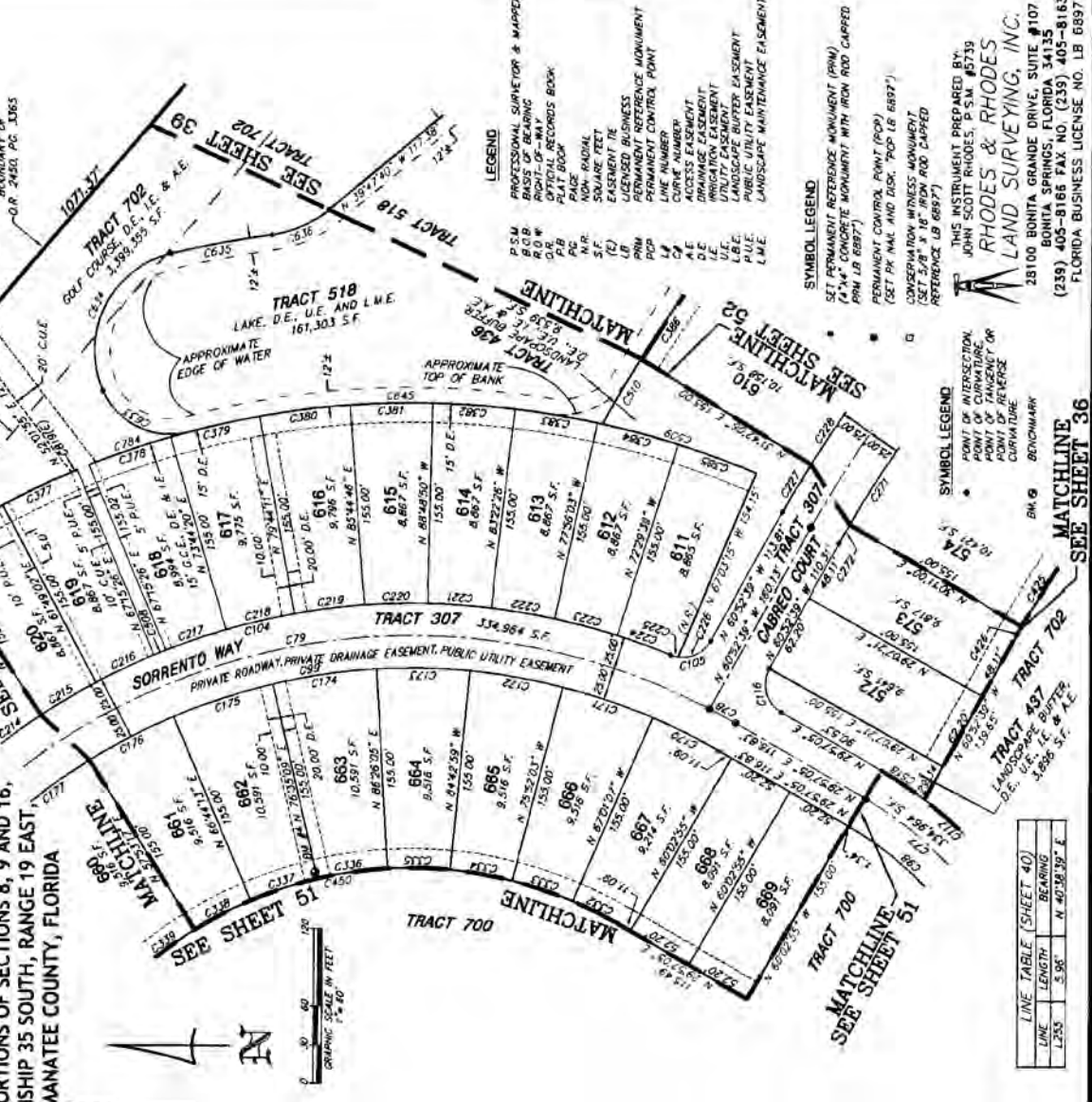
A REPLAT OF ALL OF LOT 496, ESPLANADE, PHASE IV,
 RECORDED IN PLAT BOOK 59, PAGE 7 THROUGH 14
 AND ALL OF TRACT 201, ESPLANADE, PHASE III,
 SUBPHASES A, B, C, D, J, & A PORTION OF F,
 PLAT BOOK 56, PAGES 148 THROUGH 162, TOGETHER
 WITH PORTIONS OF SECTIONS 8, 9 AND 16,
 TOWNSHIP 35 SOUTH, RANGE 19 EAST,
 MANATEE COUNTY, FLORIDA



CLIQUE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C77	500.00'	89°26'00"	154.11'	152.42'	N 44°10'04" E
C78	500.00'	2°48'00"	22.98'	22.98'	N 28°48'00" E
C79	500.00'	76°40'24"	688.10'	630.28'	N 11°10'24" E
C80	275.00'	29°28'59"	141.27'	139.24'	N 44°40'04" E
C81	475.00'	79°48'23"	652.40'	606.82'	N 09°42'02" W
C82	525.00'	71°35'44"	656.18'	614.30'	N 13°12'58" W
C83	25.00'	81°09'03"	36.27'	35.10'	N 12°18'37" E
C84	475.00'	89°10'16"	38.91'	38.10'	N 74°39'13" E
C85	475.00'	89°25'59"	166.95'	165.12'	N 44°40'04" E
C86	475.00'	8°59'12"	57.78'	57.78'	N 28°27'59" E
C87	475.00'	8°59'12"	71.38'	71.38'	N 18°31'24" E
C88	475.00'	8°59'12"	71.38'	71.38'	N 09°42'02" E
C89	475.00'	8°59'12"	71.38'	71.38'	N 00°51'31" E
C90	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C91	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C92	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C93	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C94	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C95	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C96	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C97	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C98	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C99	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C100	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C101	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C102	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C103	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C104	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C105	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C106	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C107	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C108	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C109	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C110	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C111	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C112	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C113	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C114	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C115	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C116	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C117	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C118	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C119	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C120	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C121	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C122	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C123	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C124	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C125	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C126	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C127	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C128	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C129	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C130	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C131	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C132	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C133	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C134	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C135	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C136	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C137	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C138	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C139	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C140	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C141	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C142	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C143	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C144	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C145	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C146	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C147	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C148	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C149	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C150	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C151	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C152	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C153	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C154	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C155	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C156	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C157	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C158	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C159	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C160	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C161	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C162	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C163	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C164	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C165	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C166	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C167	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C168	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C169	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C170	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C171	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C172	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C173	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C174	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C175	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C176	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C177	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C178	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C179	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C180	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C181	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C182	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C183	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C184	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C185	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C186	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C187	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C188	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C189	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C190	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C191	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C192	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C193	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C194	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C195	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C196	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C197	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C198	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C199	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W
C200	475.00'	8°59'12"	71.38'	71.38'	N 08°29'24" W

TYPICAL LOT LINE EASEMENTS
 EASEMENTS OF TEN (10) FEET IN WIDTH
 ALONG ALL FRONT, FIVE (5) FEET IN WIDTH
 ALONG ALL SIDE AND FIVE (5) FEET IN WIDTH
 ALONG ALL REAR LOT LINES. THESE
 EASEMENTS ARE TO BE MAINTAINED FOR THE
 PURPOSE OF MICROCHANNELING SURFACE
 AND UNDERGROUND DRAINAGE AND
 UNDERGROUND UTILITIES.

BOUNDARY OF
 COR 2450, PG 1063
 UNAPPORTIONED



LEGEND
 P.S.M. PROFESSIONAL SURVEYOR & MAPPER
 R.O.W. RIGHT OF WAY
 O.R. OFFICIAL RECORDS BOOK
 P.L.B. PLAT BOOK
 R.A. RADIAL
 S.F. SQUARE FEET
 E. EASEMENT
 L.B. LICENSED BUSINESS
 P.M. PERMANENT MONUMENT
 P.C.P. PERMANENT CONTROL POINT
 L.N. LINE NUMBER
 A.E. ACCESS EASEMENT
 D.E. DRAINAGE EASEMENT
 I.E. IRRIGATION EASEMENT
 L.B.E. LANDSCAPE BUFFER EASEMENT
 P.U.E. PUBLIC UTILITY EASEMENT
 L.M.E. LANDSCAPE MAINTENANCE EASEMENT

SYMBOL LEGEND
 SET 1 PERMANENT REFERENCE MONUMENT (PRM)
 SET 2 PERMANENT MONUMENT WITH IRON ROD CAPPED
 PRM LB 6897
 PERMANENT CONTROL POINT (PCP)
 SET PK NAC AND BDC. (PCP LB 6897)
 CONSERVATION WITNESS MONUMENT
 SET 3/8" X 1/8" IRON ROD CAPPED
 REFERENCE LB 6897

THIS INSTRUMENT PREPARED BY:
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PLAT BOOK 60 PAGE 103
 SHEET 41 OF 53

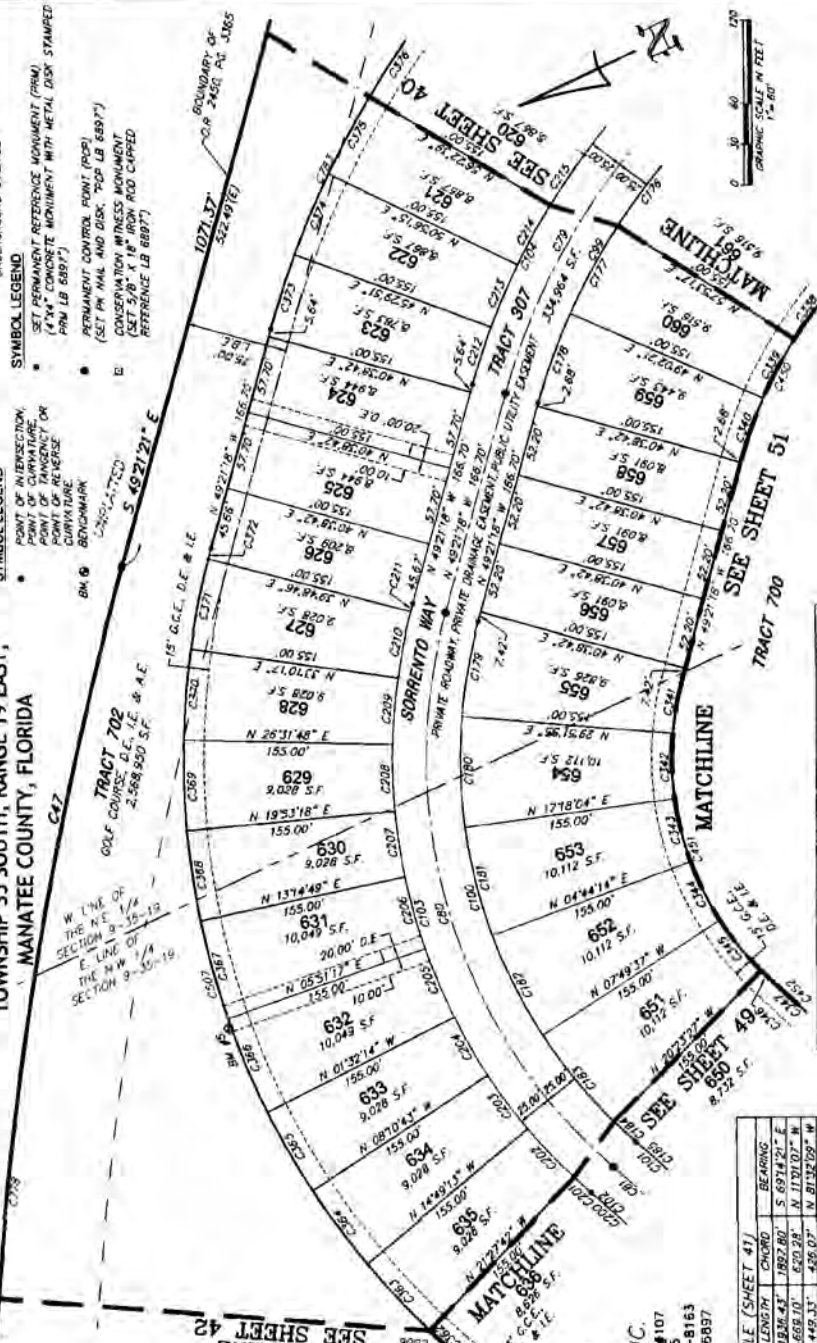
**ESPLANADE, PHASE V
 SUBPHASES A, B, C, D, E & F**

A REPLAT OF ALL OF LOT 496, ESPLANADE, PHASE IV, RECORDED IN PLAT BOOK 59, PAGE 7 THROUGH 14 AND
 ALL OF TRACT 201, ESPLANADE, PHASE III, SUBPHASES A, B, C, D, J, & A PORTION OF F,
 PLAT BOOK 56, PAGES 148 THROUGH 162, TOGETHER WITH PORTIONS OF SECTIONS 8, 9 AND 16,
 TOWNSHIP 35 SOUTH, RANGE 19 EAST,
 MANATEE COUNTY, FLORIDA



LEGEND

- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
- G.L.B. BASIS OF BEARING
- A.O.W. ALONG SIDE AND FIVE (5) FEET IN WIDTH
- O.R. OFFICIAL RECORDS BOOK
- N.R. NATURE RADIAL
- (E) EASEMENT THE
- LB LICENSED BUSINESS
- PRM PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
- LN LINE NUMBER
- CP CONSERVATION WITNESS MONUMENT
- DE DRAINAGE EASEMENT
- IRI IRRIGATION EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- LE EASEMENT MAINTENANCE
- CE CONSERVATION EASEMENT
- G.C.E. GOLF COURSE EASEMENT



CURVE TABLE (SHEET 41)

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C208	425.00'	6.3939°	49.86'	48.84'	N 73°02'36" W
C209	425.00'	6.3939°	49.86'	48.84'	N 60°04'58" W
C210	425.00'	6.3939°	49.86'	48.84'	N 53°00'28" W
C211	425.00'	6.3939°	49.86'	48.84'	N 45°55'58" W
C212	425.00'	6.3939°	49.86'	48.84'	N 38°51'28" W
C213	425.00'	6.3939°	49.86'	48.84'	N 31°46'58" W
C214	425.00'	6.3939°	49.86'	48.84'	N 24°42'28" W
C215	425.00'	6.3939°	49.86'	48.84'	N 17°37'58" W
C216	425.00'	6.3939°	49.86'	48.84'	N 10°33'28" W
C217	425.00'	6.3939°	49.86'	48.84'	N 03°28'58" W
C218	425.00'	6.3939°	49.86'	48.84'	N 06°24'28" W
C219	425.00'	6.3939°	49.86'	48.84'	N 09°19'58" W
C220	425.00'	6.3939°	49.86'	48.84'	N 12°15'28" W
C221	425.00'	6.3939°	49.86'	48.84'	N 15°10'58" W
C222	425.00'	6.3939°	49.86'	48.84'	N 18°06'28" W
C223	425.00'	6.3939°	49.86'	48.84'	N 21°01'58" W
C224	425.00'	6.3939°	49.86'	48.84'	N 23°57'28" W
C225	425.00'	6.3939°	49.86'	48.84'	N 26°52'58" W
C226	425.00'	6.3939°	49.86'	48.84'	N 29°48'28" W
C227	425.00'	6.3939°	49.86'	48.84'	N 32°43'58" W
C228	425.00'	6.3939°	49.86'	48.84'	N 35°39'28" W
C229	425.00'	6.3939°	49.86'	48.84'	N 38°34'58" W
C230	425.00'	6.3939°	49.86'	48.84'	N 41°30'28" W
C231	425.00'	6.3939°	49.86'	48.84'	N 44°25'58" W
C232	425.00'	6.3939°	49.86'	48.84'	N 47°21'28" W
C233	425.00'	6.3939°	49.86'	48.84'	N 50°16'58" W
C234	425.00'	6.3939°	49.86'	48.84'	N 53°12'28" W
C235	425.00'	6.3939°	49.86'	48.84'	N 56°07'58" W
C236	425.00'	6.3939°	49.86'	48.84'	N 59°03'28" W
C237	425.00'	6.3939°	49.86'	48.84'	N 61°58'58" W
C238	425.00'	6.3939°	49.86'	48.84'	N 64°54'28" W
C239	425.00'	6.3939°	49.86'	48.84'	N 67°49'58" W
C240	425.00'	6.3939°	49.86'	48.84'	N 70°45'28" W
C241	425.00'	6.3939°	49.86'	48.84'	N 73°40'58" W
C242	425.00'	6.3939°	49.86'	48.84'	N 76°36'28" W
C243	425.00'	6.3939°	49.86'	48.84'	N 79°31'58" W
C244	425.00'	6.3939°	49.86'	48.84'	N 82°27'28" W
C245	425.00'	6.3939°	49.86'	48.84'	N 85°22'58" W
C246	425.00'	6.3939°	49.86'	48.84'	N 88°18'28" W
C247	425.00'	6.3939°	49.86'	48.84'	N 91°13'58" W
C248	425.00'	6.3939°	49.86'	48.84'	N 94°09'28" W
C249	425.00'	6.3939°	49.86'	48.84'	N 97°04'58" W
C250	425.00'	6.3939°	49.86'	48.84'	N 100°00'28" W
C251	425.00'	6.3939°	49.86'	48.84'	N 102°55'58" W
C252	425.00'	6.3939°	49.86'	48.84'	N 105°51'28" W
C253	425.00'	6.3939°	49.86'	48.84'	N 108°46'58" W
C254	425.00'	6.3939°	49.86'	48.84'	N 111°42'28" W
C255	425.00'	6.3939°	49.86'	48.84'	N 114°37'58" W
C256	425.00'	6.3939°	49.86'	48.84'	N 117°33'28" W
C257	425.00'	6.3939°	49.86'	48.84'	N 120°28'58" W
C258	425.00'	6.3939°	49.86'	48.84'	N 123°24'28" W
C259	425.00'	6.3939°	49.86'	48.84'	N 126°19'58" W
C260	425.00'	6.3939°	49.86'	48.84'	N 129°15'28" W
C261	425.00'	6.3939°	49.86'	48.84'	N 132°10'58" W
C262	425.00'	6.3939°	49.86'	48.84'	N 135°06'28" W
C263	425.00'	6.3939°	49.86'	48.84'	N 138°01'58" W
C264	425.00'	6.3939°	49.86'	48.84'	N 140°57'28" W
C265	425.00'	6.3939°	49.86'	48.84'	N 143°52'58" W
C266	425.00'	6.3939°	49.86'	48.84'	N 146°48'28" W
C267	425.00'	6.3939°	49.86'	48.84'	N 149°43'58" W
C268	425.00'	6.3939°	49.86'	48.84'	N 152°39'28" W
C269	425.00'	6.3939°	49.86'	48.84'	N 155°34'58" W
C270	425.00'	6.3939°	49.86'	48.84'	N 158°30'28" W
C271	425.00'	6.3939°	49.86'	48.84'	N 161°25'58" W
C272	425.00'	6.3939°	49.86'	48.84'	N 164°21'28" W
C273	425.00'	6.3939°	49.86'	48.84'	N 167°16'58" W
C274	425.00'	6.3939°	49.86'	48.84'	N 170°12'28" W
C275	425.00'	6.3939°	49.86'	48.84'	N 173°07'58" W
C276	425.00'	6.3939°	49.86'	48.84'	N 176°03'28" W
C277	425.00'	6.3939°	49.86'	48.84'	N 178°58'58" W
C278	425.00'	6.3939°	49.86'	48.84'	N 181°54'28" W
C279	425.00'	6.3939°	49.86'	48.84'	N 184°49'58" W
C280	425.00'	6.3939°	49.86'	48.84'	N 187°45'28" W
C281	425.00'	6.3939°	49.86'	48.84'	N 190°40'58" W
C282	425.00'	6.3939°	49.86'	48.84'	N 193°36'28" W
C283	425.00'	6.3939°	49.86'	48.84'	N 196°31'58" W
C284	425.00'	6.3939°	49.86'	48.84'	N 199°27'28" W
C285	425.00'	6.3939°	49.86'	48.84'	N 202°22'58" W
C286	425.00'	6.3939°	49.86'	48.84'	N 205°18'28" W
C287	425.00'	6.3939°	49.86'	48.84'	N 208°13'58" W
C288	425.00'	6.3939°	49.86'	48.84'	N 211°09'28" W
C289	425.00'	6.3939°	49.86'	48.84'	N 214°04'58" W
C290	425.00'	6.3939°	49.86'	48.84'	N 217°00'28" W
C291	425.00'	6.3939°	49.86'	48.84'	N 220°00'58" W
C292	425.00'	6.3939°	49.86'	48.84'	N 223°01'28" W
C293	425.00'	6.3939°	49.86'	48.84'	N 226°01'58" W
C294	425.00'	6.3939°	49.86'	48.84'	N 229°02'28" W
C295	425.00'	6.3939°	49.86'	48.84'	N 232°02'58" W
C296	425.00'	6.3939°	49.86'	48.84'	N 235°03'28" W
C297	425.00'	6.3939°	49.86'	48.84'	N 238°03'58" W
C298	425.00'	6.3939°	49.86'	48.84'	N 241°04'28" W
C299	425.00'	6.3939°	49.86'	48.84'	N 244°04'58" W
C300	425.00'	6.3939°	49.86'	48.84'	N 247°05'28" W
C301	425.00'	6.3939°	49.86'	48.84'	N 250°05'58" W
C302	425.00'	6.3939°	49.86'	48.84'	N 253°06'28" W
C303	425.00'	6.3939°	49.86'	48.84'	N 256°06'58" W
C304	425.00'	6.3939°	49.86'	48.84'	N 259°07'28" W
C305	425.00'	6.3939°	49.86'	48.84'	N 262°07'58" W
C306	425.00'	6.3939°	49.86'	48.84'	N 265°08'28" W
C307	425.00'	6.3939°	49.86'	48.84'	N 268°08'58" W
C308	425.00'	6.3939°	49.86'	48.84'	N 271°09'28" W
C309	425.00'	6.3939°	49.86'	48.84'	N 274°09'58" W
C310	425.00'	6.3939°	49.86'	48.84'	N 277°10'28" W
C311	425.00'	6.3939°	49.86'	48.84'	N 280°10'58" W
C312	425.00'	6.3939°	49.86'	48.84'	N 283°11'28" W
C313	425.00'	6.3939°	49.86'	48.84'	N 286°11'58" W
C314	425.00'	6.3939°	49.86'	48.84'	N 289°12'28" W
C315	425.00'	6.3939°	49.86'	48.84'	N 292°12'58" W
C316	425.00'	6.3939°	49.86'	48.84'	N 295°13'28" W
C317	425.00'	6.3939°	49.86'	48.84'	N 298°13'58" W
C318	425.00'	6.3939°	49.86'	48.84'	N 301°14'28" W
C319	425.00'	6.3939°	49.86'	48.84'	N 304°14'58" W
C320	425.00'	6.3939°	49.86'	48.84'	N 307°15'28" W
C321	425.00'	6.3939°	49.86'	48.84'	N 310°15'58" W
C322	425.00'	6.3939°	49.86'	48.84'	N 313°16'28" W
C323	425.00'	6.3939°	49.86'	48.84'	N 316°16'58" W
C324	425.00'	6.3939°	49.86'	48.84'	N 319°17'28" W
C325	425.00'	6.3939°	49.86'	48.84'	N 322°17'58" W
C326	425.00'	6.3939°	49.86'	48.84'	N 325°18'28" W
C327	425.00'	6.3939°	49.86'	48.84'	N 328°18'58" W
C328	425.00'	6.3939°	49.86'	48.84'	N 331°19'28" W
C329	425.00'	6.3939°	49.86'	48.84'	N 334°19'58" W
C330	425.00'	6.3939°	49.86'	48.84'	N 337°20'28" W
C331	425.00'	6.3939°	49.86'	48.84'	N 340°20'58" W
C332	425.00'	6.3939°	49.86'	48.84'	N 343°21'28" W
C333	425.00'	6.3939°	49.86'	48.84'	N 346°21'58" W
C334	425.00'	6.3939°	49.86'	48.84'	N 349°22'28" W
C335	425.00'	6.3939°	49.86'	48.84'	N 352°22'58" W
C336	425.00'	6.3939°	49.86'	48.84'	N 355°23'28" W
C337	425.00'	6.3939°	49.86'	48.84'	N 358°23'58" W
C338	425.00'	6.3939°	49.86'	48.84'	N 361°24'28" W
C339	425.00'	6.3939°	49.86'	48.84'	N 364°24'58" W
C340	425.00'	6.3939°	49.86'	48.84'	N 367°25'28" W
C341	425.00'	6.3939°	49.86'	48.84'	N 370°25'58" W
C342	425.00'	6.3939°	49.86'	48.84'	N 373°26'28" W
C343	425.00'	6.3939°	49.86'	48.84'	N 376°26'58" W
C344	425.00'	6.3939°	49.86'	48.84'	N 379°27'28" W
C345	425.00'	6.3939°	49.86'	48.84'	N 382°27'58" W
C346	425.00'	6.3939°	49.86'	48.84'	N 385°28'28" W
C347	425.00'	6.3939°	49.86'	48.84'	N 388°28'58" W
C348	425.00'	6.3939°	49.86'	48.84'	N 391°29'28" W
C349	425.00'	6.3939°	49.86'	48.84'	N 394°29'58" W
C350	425.00'	6.3939°	49.86'	48.84'	N 397°30'28" W
C351	425.00'	6.3939°	49.86'	48.84'	N 400°30'58" W
C352	425.00'	6.3939°	49.86'	48.84'	N 403°31'28" W
C353	425.00'	6.3939°	49.86'	48.84'	N 406°31'58" W
C354	425.00'	6.3939°	49.86'	48.84'	N 409°32'28" W
C355	425.00'	6.3939°	49.86'	48.84'	N 412°32'58" W
C356	425.00'	6.3939°	49.86'	48.84'	N 415°33'28" W
C357	425.00'	6.3939°	49.86'	48.84'	N 418°33'58" W
C358	425.00'	6.3939°	49.86'	48.84'	N 421°34'28" W
C359	425.00'	6.3939°	49.86'	48.84'	N 424°34'58" W
C360	425.00'	6.3939°	49.86'	48.84'	N 427°35'28" W
C361	425.00'	6.3939°	49.86'	48.84'	N 430°35'58" W
C362	425.00'	6.3939°	49.86'	48.84'	N 433°36'28" W
C363	425.00'	6.3939°	49.86'	48.84'	N 436°36'58" W
C364	425.00'	6.3939°	49.86'	48.84'	N 439°37'28" W
C365	42				

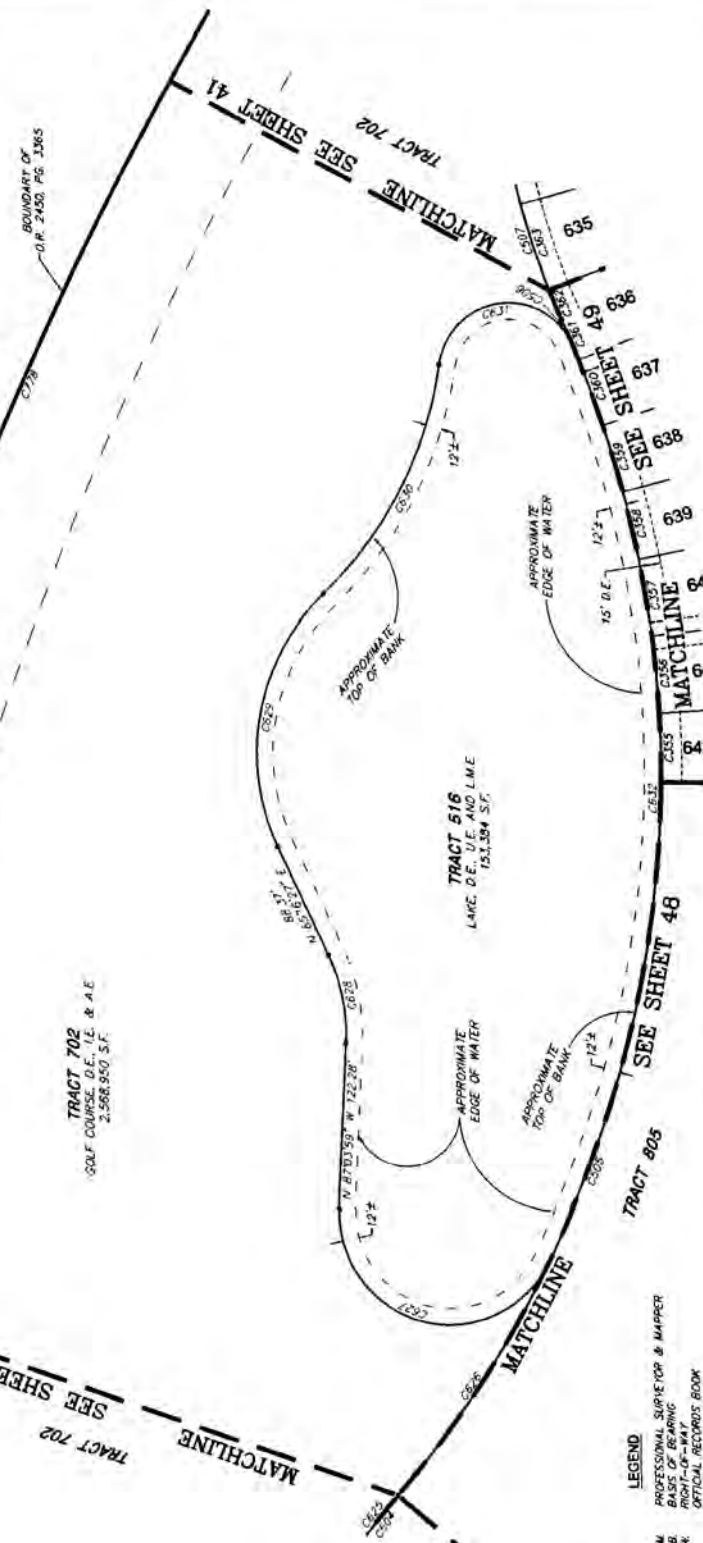
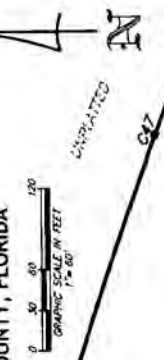
PLAT BOOK 600 PAGE 107
 SHEET 42 OF 53

ESPLANADE, PHASE V SUBPHASES A, B, C, D, E & F

A REPLAT OF ALL OF LOT 496, ESPLANADE, PHASE IV, RECORDED IN PLAT BOOK 59, PAGE 7 THROUGH 14 AND
 ALL OF TRACT 201, ESPLANADE, PHASE III, SUBPHASES A, B, C, D, J, & A PORTION OF F,
 PLAT BOOK 56, PAGES 148 THROUGH 162, TOGETHER WITH PORTIONS OF SECTIONS 8, 9 AND 16,
 TOWNSHIP 35 SOUTH, RANGE 19 EAST,
 MANATEE COUNTY, FLORIDA



- TYPICAL LOT LINE EASEMENTS**
 EASEMENTS OF TEN (10) FEET IN WIDTH
 ALONG ALL FRONT, FIVE (5) FEET IN WIDTH
 ALONG ALL SIDE AND REAR LOT LINES. THESE
 EASEMENTS WILL BE USED FOR THE
 PURPOSE OF ACCOMMODATING SURFACE
 AND UNDERGROUND DRAINAGE AND
 UNDERGROUND UTILITIES.
- SYMBOL LEGEND**
- SET PERMANENT REFERENCE MONUMENT (PRM)
 (1.5" x 1.5" CONCRETE MONUMENT WITH IRON ROD CAPPED
 PRM LB 68977)
 - PERMANENT CONTROL POINT (PCP)
 (SET 5/8" x 18" IRON ROD CAPPED
 REFERENCE LB 68977)
 - CONSERVATION WITNESS MONUMENT
 (SET 5/8" x 18" IRON ROD CAPPED
 REFERENCE LB 68977)
 - POINT OF INTERSECTION, POINT OF CURVATURE, POINT
 OF TANGENCY OR POINT OF REVERSE CURVATURE
 - RM ⊕ BENCHMARK



CURVE TABLE (SHEET 42)

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C506	820.00'	1°21'29"	21.82'	21.82'	N. 67°02'46" E
C507	580.00'	6°21'40"	65.52'	61.780'	N. 81°32'09" W
C625	530.00'	11°52'19"	110.28'	110.08'	N. 55°17'44" W
C626	820.00'	14°22'39"	208.48'	203.94'	N. 56°29'54" W
C627	820.00'	156°17'44"	224.16'	161.60'	N. 14°27'09" E
C628	138.00'	27°19'34"	68.62'	63.97'	N. 23°08'19" E
C629	168.00'	71°21'36"	80.16'	88.05'	N. 67°11'20" W
C630	288.00'	36°19'17"	136.02'	128.00'	N. 68°56'14" W
C631	57.00'	149°29'46"	60.40'	60.40'	N. 87°56'16" W
C632	820.00'	49°29'46"	149.29'	149.29'	N. 31°21'35" E
C633	530.00'	13°51'00"	968.21'	963.16'	N. 20°10'31" W
C634	820.00'	19°23'10"	968.22'	963.16'	N. 59°17'21" W

CURVE TABLE (SHEET 42)

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C47	2750.00'	39°46'00"	1916.43'	1092.60'	S. 69°14'21" E
C155	820.00'	3°14'09"	51.08'	51.07'	N. 89°10'41" E
C156	820.00'	3°26'21"	56.85'	56.84'	N. 89°16'26" E
C157	820.00'	3°14'10"	51.08'	51.07'	N. 87°16'26" E
C158	820.00'	3°14'10"	51.08'	51.07'	N. 77°29'49" E
C159	820.00'	3°14'09"	51.08'	51.07'	N. 73°55'40" E
C160	820.00'	3°14'09"	51.08'	51.07'	N. 70°21'31" E
C161	820.00'	2°17'29"	32.78'	32.78'	N. 67°25'44" E
C162	580.00'	2°15'16"	22.82'	22.82'	N. 67°24'40" E
C163	580.00'	6°38'29"	62.83'	62.83'	N. 57°17'29" W
C504	530.00'	17°02'31"	157.84'	157.84'	N. 9°24'20" W
C505	820.00'	39°28'10"	571.55'	360.00'	N. 89°14'10" W

- LEGEND**
- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
 - B.O.B. BASIS OF BEARING
 - R.O.W. RIGHT-OF-WAY
 - G.P. GROUND POINT
 - R.P. RECORD BOOK
 - PCP PERMANENT CONTROL POINT
 - PC NON-RADIAL
 - S.F. SQUARE FEET
 - (E) EASEMENT
 - CB CENSUS BUSINESS
 - CP CURVE POINT
 - PCP PERMANENT CONTROL POINT
 - LN LINE NUMBER
 - CA ACCESS EASEMENT
 - UE UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - U.E. UTILITY EASEMENT
 - L.B.E. LANDSCAPE BUFFER EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - L.M.E. LANDSCAPE MAINTENANCE EASEMENT

THIS INSTRUMENT PREPARED BY:
 JOHN SCOTT RHODES, P.S.M. #5739
RHODES & RHODES
 LAND SURVEYING, INC.
 28100 BONITA GRANDE DRIVE, SUITE #107
 BONITA SPRINGS, FLORIDA 34135
 (239) 405-8166 FAX NO. (239) 405-8163
 FLORIDA BUSINESS LICENSE NO. LB 6897

PLAT BOOK 40 PAGE 162
 SHEET 44 OF 53

TYPICAL LOT LINE EASEMENTS
 EASEMENTS OF TEN (10) FEET IN WIDTH
 ALONG ALL FRONT, FIVE (5) FEET IN WIDTH
 ALONG ALL SIDE AND REAR LINES. THESE
 EASEMENTS WILL BE USED FOR THE
 PURPOSE OF ACCOMMODATING SURFACE
 AND UNDERGROUND DRAINAGE AND
 UNDERGROUND UTILITIES.

**ESPLANADE, PHASE V
 SUBPHASES A, B, C, D, E & F**
 A REPLAT OF ALL OF LOT 496, ESPLANADE, PHASE IV, RECORDED IN PLAT BOOK 59, PAGE 7 THROUGH 14 AND
 ALL OF TRACT 201, ESPLANADE, PHASE III, SUBPHASES A, B, C, D, J, & A PORTION OF F,
 PLAT BOOK 56, PAGES 148 THROUGH 162, TOGETHER WITH PORTIONS OF SECTIONS 8, 9 AND 16,
 TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

UNPLATTED
 44TH AVENUE EAST
 C.R. 2450, PG. 3365
 660.99'

UNPLATTED
 50.00' L.B.E.

UNPLATTED
 345.34'

UNPLATTED
 1189

UNPLATTED
 329.06

UNPLATTED
 50.00' L.B.E.

UNPLATTED
 1189

UNPLATTED
 329.06

UNPLATTED
 50.00' L.B.E.

UNPLATTED
 1189

UNPLATTED
 329.06

UNPLATTED
 50.00' L.B.E.

UNPLATTED
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UNPLATTED
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UNPLATTED
 50.00' L.B.E.

UNPLATTED
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UNPLATTED
 329.06

UNPLATTED
 50.00' L.B.E.

UNPLATTED
 1189

UNPLATTED
 329.06

UNPLATTED
 50.00' L.B.E.

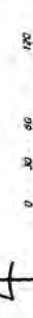
UNPLATTED
 1189

UNPLATTED
 329.06

UNPLATTED
 50.00' L.B.E.

UNPLATTED
 1189

UNPLATTED
 329.06



SYMBOL LEGEND
 SET PERMANENT REFERENCE MONUMENT (PRM)
 (1 1/2" CONCRETE MONUMENT WITH IRON ROD CAPPED,
 PRM LB 8897)
 PERMANENT CONTROL POINT (PCP)
 (SET IN WAL AND DISK TOP LB 8897)
 CONSERVATION WITNESS MONUMENT
 (SET 5/8" X 1/8" IRON ROD CAPPED
 REFERENCE LB 8897)
 POINT OF INTERSECTION, POINT OF CURVATURE, POINT
 OF TANGENT OR POINT OF REVERSE CURVATURE
 BENCHMARK

LEGEND
 P.S.M. PROFESSIONAL SURVEYOR & MAPPER
 R.O.B. BASIS OF BEARING
 R.O.W. RIGHT-OF-WAY
 O.R. OPTICAL RECORDS BOOK
 P.C. PAGE
 P.D. PAGE
 M.-R. MON-RADIAL
 S.F. SQUARE FEET
 EASEMENT DE
 LICENSED BUSINESS REFERENCE MONUMENT
 PERMANENT CONTROL POINT
 LINE NUMBER
 CURVE NUMBER
 ACCESS EASEMENT
 DRIVAYON EASEMENT
 UTILITY EASEMENT
 LANDSCAPE BUFFER EASEMENT
 PUBLIC UTILITY EASEMENT
 LANDSCAPE MAINTENANCE EASEMENT

LINE TABLE (SHEET 44)

LINE	LENGTH	BEARING
L15	51.57'	N 89°23'07" W
L41	42.47'	N 89°23'16" W
L42	43.30'	N 01°05'41" E
L43	68.43'	N 43°27'21" E
L44	54.34'	N 00°52'39" E
L45	12.50'	N 00°52'39" E
L189	25.00'	N 00°52'39" E
L197	25.00'	N 89°44'57" W

TRACT 202
 GOLF MAINTENANCE FACILITY
 160,559 S.F.

TRACT 702
 GOLF COURSE D.E., E & A E
 2,368,950 S.F.

TRACT 805
 FUTURE DEVELOPMENT
 1,762,566 S.F.

TRACT 434
 LANDSCAPE BUFFER
 D.E., U.E., E & A.E.
 9,812 S.F.

TRACT 434
 FUTURE FLOWWAY AREA
 UNPLATTED
 248.33'

TRACT 434
 FUTURE FLOWWAY AREA
 UNPLATTED
 248.33'

TRACT 434
 FUTURE FLOWWAY AREA
 UNPLATTED
 248.33'

TRACT 434
 FUTURE FLOWWAY AREA
 UNPLATTED
 248.33'

TRACT 434
 FUTURE FLOWWAY AREA
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 FUTURE FLOWWAY AREA
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TRACT 434
 FUTURE FLOWWAY AREA
 UNPLATTED
 248.33'

TRACT 434
 FUTURE FLOWWAY AREA
 UNPLATTED
 248.33'

TRACT 434
 FUTURE FLOWWAY AREA
 UNPLATTED
 248.33'

CURVE TABLE (SHEET 44)

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C45	540.00'	39.5036°	275.97'	388.04'	N 89°13'14" W
C46	50.00'	89.3745°	68.098'	69.98'	N 45°13'51" E
C47	520.00'	90.2314°	364.54'	352.71'	N 31°16'51" W
C48	444.00'	35.7154°	51.61'	50.80'	N 43°29'42" W
C49	148.55'	64.5920°	168.40'	159.60'	N 58°24'17" E
C46	57.50'	46.2516°	47.00'	45.78'	N 67°25'01" E
C47	228.31'	19.2195°	61.19'	61.01'	N 36°16'46" E
C49	225.00'	27.7154°	106.51'	107.46'	N 42°28'01" E
C49	97.14'	43.7220°	71.25'	71.53'	N 34°32'43" W
C500	170.00'	51.3533°	153.08'	147.96'	N 29°11'59" W
C502	170.00'	1802.26°	53.55'	53.33'	N 34°12'22" W
C610	430.00'	29.3176°	221.55'	219.11'	N 59°56'39" E
C768(C)	87.14'	18.2252°	27.77'	27.68'	N 49°02'39" E
C779	2955.00'	1.9740°	83.96'	83.95'	N 01°55'51" E
C780	2955.00'	1.9459°	55.86'	55.86'	N 02°01'17" E
C781	2955.00'	0.3241°	28.09'	28.09'	N 00°57'23" E
C782	3030.00'	0.7452°	13.10'	13.10'	N 00°22'28" E

THIS INSTRUMENT PREPARED BY:
 JOHN SCOTT RHODES, P.S.M. #5739
RHODES & RHODES
 LAND SURVEYING, INC.
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 BONITA SPRINGS, FLORIDA 34135
 (239) 405-8166 FAX NO. (239) 405-8163
 FLORIDA BUSINESS LICENSE NO. LB 6897



UNPLATTED
 FUTURE WHITE EAGLE BOULEVARD
 PUBLIC RIGHT OF WAY
 WIDTH VARIES
 SECTION 9-35-19
 W. LINE OF THE N.W. 1/4
 SECTION 8-35-19
 E. LINE OF THE N.E. 1/4
 SECTION 9-35-19
 N 00°15'03" E 356.06'

UNPLATTED
 1189

UNPLATTED
 329.06

UNPLATTED
 50.00' L.B.E.

UNPLATTED
 1189

UNPLATTED
 329.06

UNPLATTED
 50.00' L.B.E.

UNPLATTED
 1189

MATCHLINE
 SEE SHEET 43

MATCHLINE
 SEE SHEET 46

MATCHLINE
 SEE SHEET 45

MATCHLINE
 SEE SHEET 702

MATCHLINE
 SEE SHEET 805

MATCHLINE
 SEE SHEET 805

MATCHLINE
 SEE SHEET 805

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 SEE SHEET 805

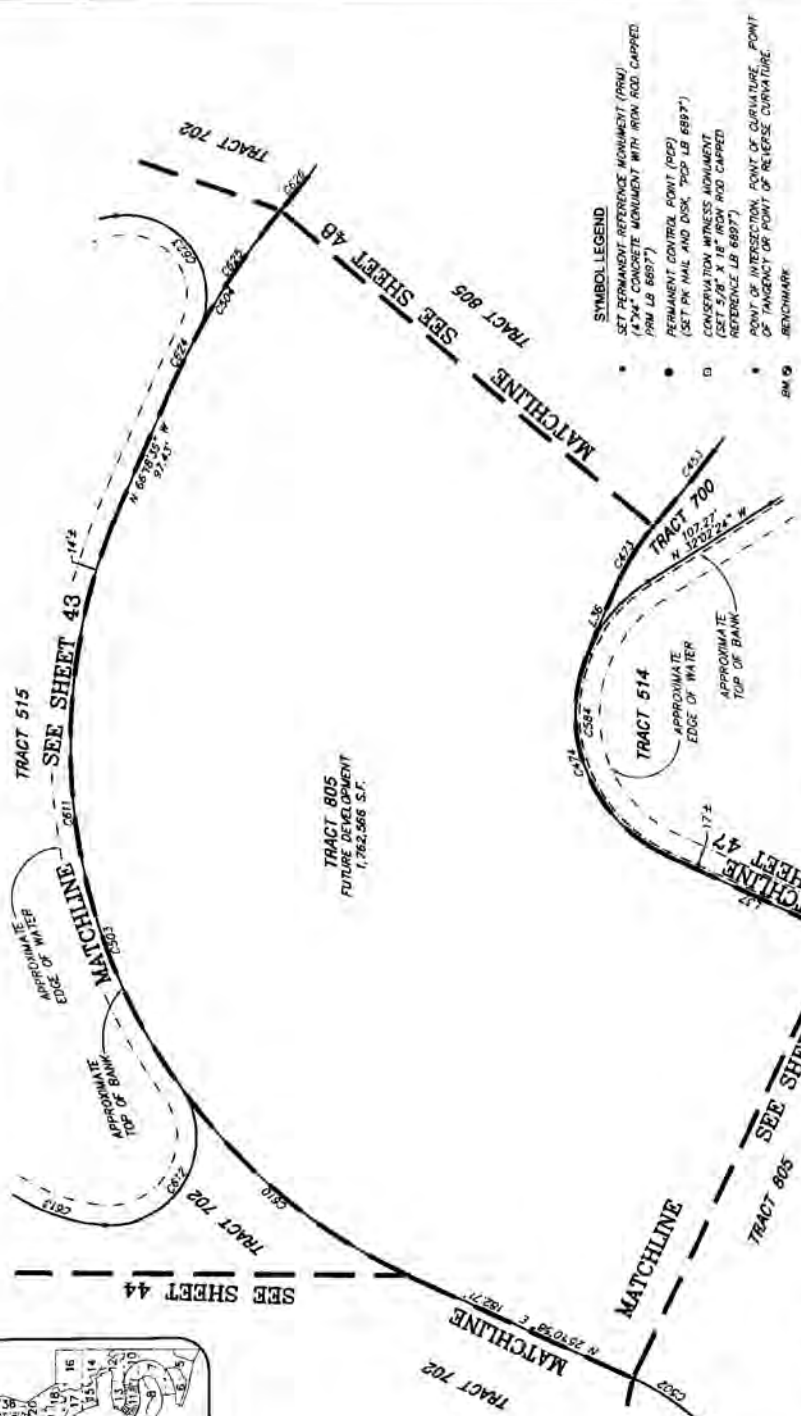
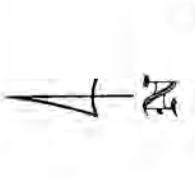
MATCHLINE
 SEE SHEET 805

PLAT BOOK 60 PAGE 198
 SHEET 46 OF 53

ESPLANADE, PHASE V SUBPHASES A, B, C, D, E & F

A REPLAT OF ALL OF LOT 496, ESPLANADE, PHASE IV, RECORDED IN PLAT BOOK 59, PAGE 7 THROUGH 14 AND
 ALL OF TRACT 201, ESPLANADE, PHASE III, SUBPHASES A, B, C, D, J, & A PORTION OF F,
 PLAT BOOK 56, PAGES 148 THROUGH 162, TOGETHER WITH PORTIONS OF SECTIONS 8, 9 AND 16,
 TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

TYPICAL LOTLINE EASEMENTS
 EASEMENTS OF TEN (10) FEET IN WIDTH
 ALONG ALL FRONT, FIVE (5) FEET IN WIDTH
 ALONG ALL SIDE AND FIVE (5) FEET IN
 WIDTH ALONG ALL REAR LOT LINES. THESE
 EASEMENTS ARE TO BE SET FOR THE
 PURPOSE OF ACCOMMODATING SURFACE
 AND UNDERGROUND DRAINAGE AND
 UNDERGROUND UTILITIES



SYMBOL LEGEND

- SET PERMANENT REFERENCE MONUMENT (PRM) (4"x4" CONCRETE MONUMENT WITH IRON ROD CAPPED PER LB 6897')
- PERMANENT CONTROL POINT (PCP) (SET PK NAIL AND DISK, PCP LB 6897')
- CONSERVATION WATERS MONUMENT (CWT) (5.0" X 8" IRON ROD CAPPED REFERENCE LB 6897')
- POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF RELEASE CURVATURE
- BENCHMARK

LINE TABLE (SHEET 46)

LINE	LENGTH	BEARING
L36	51.59'	N. 65°18'55" W.
L37	138.87'	N. 25°10'58" E.

CURVE TABLE (SHEET 46)

CURVE	RADIUS	CHORD	LENGTH	CHORD BEARING
C453	1180.00'	4228.40'	879.82'	N. 70°30'25" W.
C473	170.00'	1702.31'	50.38'	N. 57°47'70" W.
C474	175.00'	897.027'	177.65'	N. 69°28'11" E.
C475	550.00'	1878.58'	166.87'	N. 24°12'22" E.
C502	780.00'	1878.58'	53.93'	N. 49°12'11" E.
C503	430.00'	887.927'	684.84'	N. 67°08'11" E.
C504	350.00'	1739.618'	746.41'	N. 52°27'00" E.
C505	175.00'	1742.232'	112.54'	N. 86°54'12" E.
C506	350.00'	2051.116'	221.55'	N. 39°10'09" E.
C507	430.00'	5838.971'	442.60'	N. 84°11'49" E.
C508	64.40'	128.8970'	145.23'	N. 116°52'11" E.
C509	64.40'	124.53117'	76.94'	N. 60°28'07" W.
C510	59.40'	30371.59'	76.03'	N. 19°37'22" E.
C511	59.40'	124.53117'	129.47'	N. 56°21'56" E.
C524	530.00'	5727.19'	47.36'	N. 63°45'00" W.
C525	530.00'	11357.19'	110.28'	N. 102°08'14" W.
C526	800.00'	14224.39'	206.48'	N. 204°24'14" W.

LEGEND

- P.S.M. PROFESSIONAL SURVEYOR & MAPPIN
- R.O.W. RIGHT-OF-WAY
- D.R. DRAINAGE
- O.P. OPTICAL RECORDS BOOK
- P.L.B. PLAT BOOK
- N.R. NON-RADIAL
- S.F. SQUARE FEET
- (E) EASEMENT TR
- LB LICENSED BUSINESS
- PRM PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
- LINE NUMBER
- CURVE NUMBER
- A.E. ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- L.E. LANDSCAPE BUFFER EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- L.M.E. LANDSCAPE MAINTENANCE EASEMENT

THIS INSTRUMENT PREPARED BY:
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 FLORIDA BUSINESS LICENSE NO. LB 6897

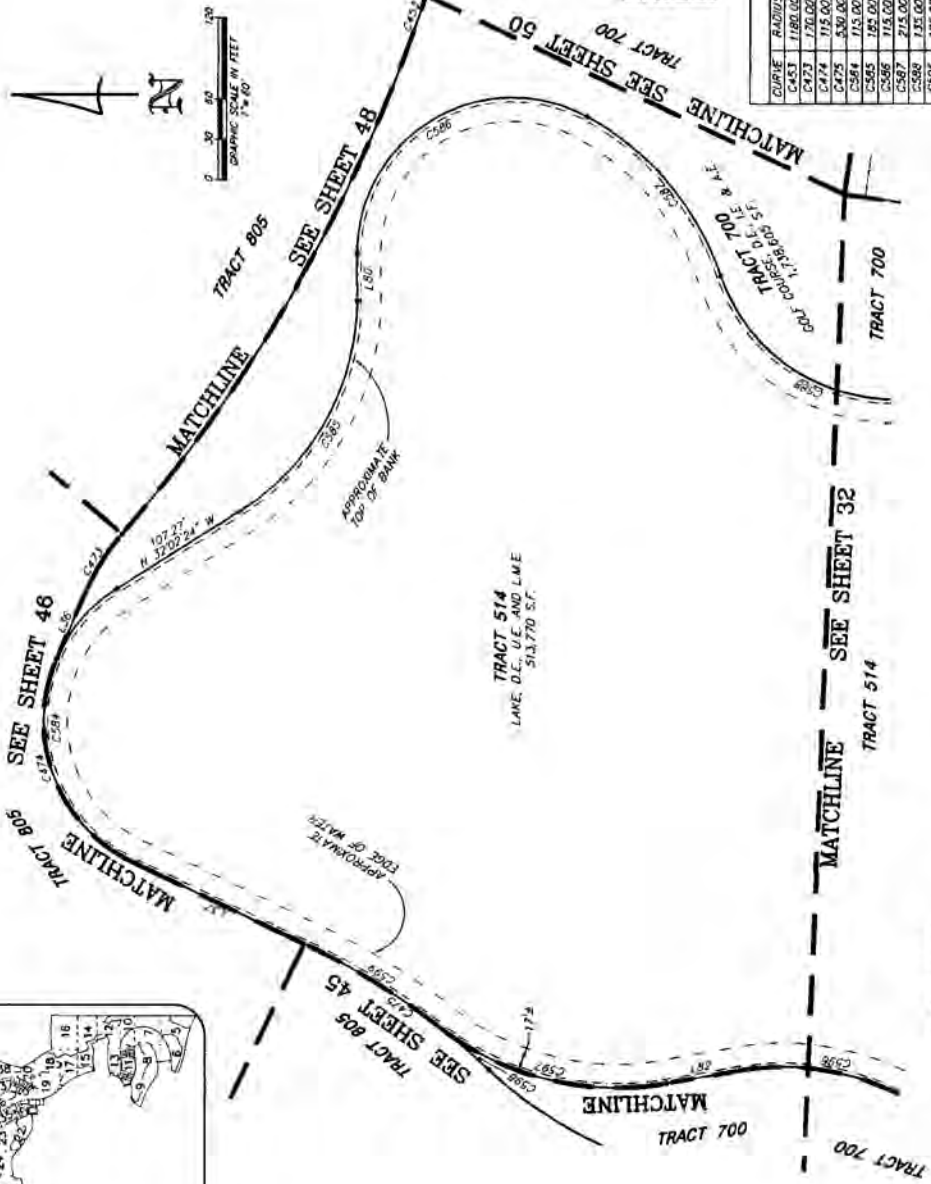
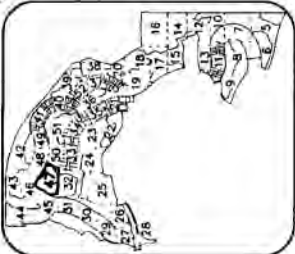
PLAT BOOK 60 PAGE 100
 SHEET 47 OF 53

TYPICAL LOT LINE EASEMENTS
 EASEMENTS OF TEN (10) FEET IN WIDTH
 ALONG ALL FRONT, FIVE (5) FEET IN WIDTH
 ALONG ALL SIDE AND FIVE (5) FEET IN WIDTH
 ALONG ALL REAR. ALL EASEMENTS IN THESE
 EASEMENTS SHALL BE USED FOR THE
 PURPOSE OF ACCOMMODATING SURFACE
 AND UNDERGROUND DRAINAGE AND
 UNDERGROUND UTILITIES.

- LEGEND**
- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
 - B.O.B. BASE OF BEARING
 - R.O.M. RIGHT-OF-WAY
 - O.R. OPTICAL RECORDS BOOK
 - C.A. CURVE ANGLE
 - P.C. POINT OF CURVATURE
 - N.R. NON-RADIAL
 - S.F. SQUARE FEET
 - (E) EASEMENT
 - (R) RIGHT-OF-WAY
 - (M) MOUND
 - (D) DRAINAGE
 - (P) PERMANENT REFERENCE MONUMENT
 - (C.P.) CURVE CONTROL POINT
 - L.F. LINE NUMBER
 - C.P. CURVE NUMBER
 - A.E. ACCESS EASEMENT
 - (L) LANDSCAPE BUFFER EASEMENT
 - (U) UTILITY EASEMENT
 - (L.B.E.) LANDSCAPE BUFFER EASEMENT
 - (P.U.E.) PUBLIC UTILITY EASEMENT
 - (L.M.E.) LANDSCAPE MAINTENANCE EASEMENT

ESPLANADE, PHASE V SUBPHASES A, B, C, D, E & F

A REPLAT OF ALL OF LOT 496, ESPLANADE, PHASE IV, RECORDED IN PLAT BOOK 59, PAGE 7 THROUGH 14 AND
 ALL OF TRACT 201, ESPLANADE, PHASE III, SUBPHASES A, B, C, D, J, & A PORTION OF F,
 PLAT BOOK 56, PAGES 148 THROUGH 162, TOGETHER WITH PORTIONS OF SECTIONS 8, 9 AND 16,
 TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA



LINE TABLE (SHEET 47)

LINE	LENGTH	BEARING
L35	51.50'	N 85°11'15" W
L37	150.87'	N 25°10'56" E
L80	54.57'	N 89°15'28" W
L82	55.64'	N 09°50'42" W

CURVE TABLE (SHEET 47)

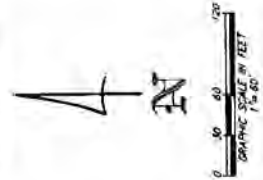
CURVE	RADIUS	DATA	LENGTH	CURVE	BEARING
C453	1180.00'	47°28'40"	874.67'	C458	N 35°10'28" W
C423	130.00'	17°02'31"	50.84'	C457	N 87°32'50" E
C474	115.00'	88°10'27"	171.65'	C456	N 69°35'11" E
C475	530.00'	187°32'58"	168.98'	C455	N 54°12'27" E
C584	115.00'	123°46'38"	246.43'	C454	N 65°14'17" E
C585	185.00'	57°14'04"	165.68'	C453	N 60°45'28" E
C586	115.00'	118°22'22"	212.59'	C452	N 30°25'17" W
C587	215.00'	41°56'11"	157.86'	C451	N 49°04'00" E
C588	135.00'	91°46'48"	216.25'	C450	N 24°46'48" E
C589	185.00'	37°41'32"	121.70'	C449	N 119°52' N 09°10'04" E
C597	215.00'	47°44'02"	170.12'	C448	N 171°58' N 40°11'50" E
C598	530.00'	52°02'36"	49.41'	C447	N 40°11'50" E
C599	530.00'	12°42'42"	117.89'	C446	N 31°32'09" E

- SYMBOL LEGEND**
- SET PERMANENT REFERENCE MONUMENT (PRM) (4"x4" CONCRETE MONUMENT WITH IRON ROD CAPPED PRM LB 6897)
 - ◻ PERMANENT CONTROL POINT (PCP) (SET PK NAIL AND DISK, "PCP" LB 6897)
 - ◻ CONSERVATION WATERS MONUMENT (SET 5/8" x 1/8" IRON ROD CAPPED REFERENCE LB 6897)
 - POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE
 - BM BENCHMARK

THIS INSTRUMENT PREPARED BY:
 JOHN SCOTT RHODES, P.S.M. #9759
RHODES & RHODES
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 FLORIDA BUSINESS LICENSE NO. LB 6897

PLAT BOOK 60 PAGE 110
 SHEET 48 OF 53

TYPICAL LOT LINE EASEMENTS
 EASEMENTS OF TEN (10) FEET IN WIDTH ALONG ALL FRONT, FIVE (5) FEET IN WIDTH ALONG ALL SIDE AND REAR LOT LINES. THESE EASEMENTS WILL BE USED FOR THE PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND UTILITIES.



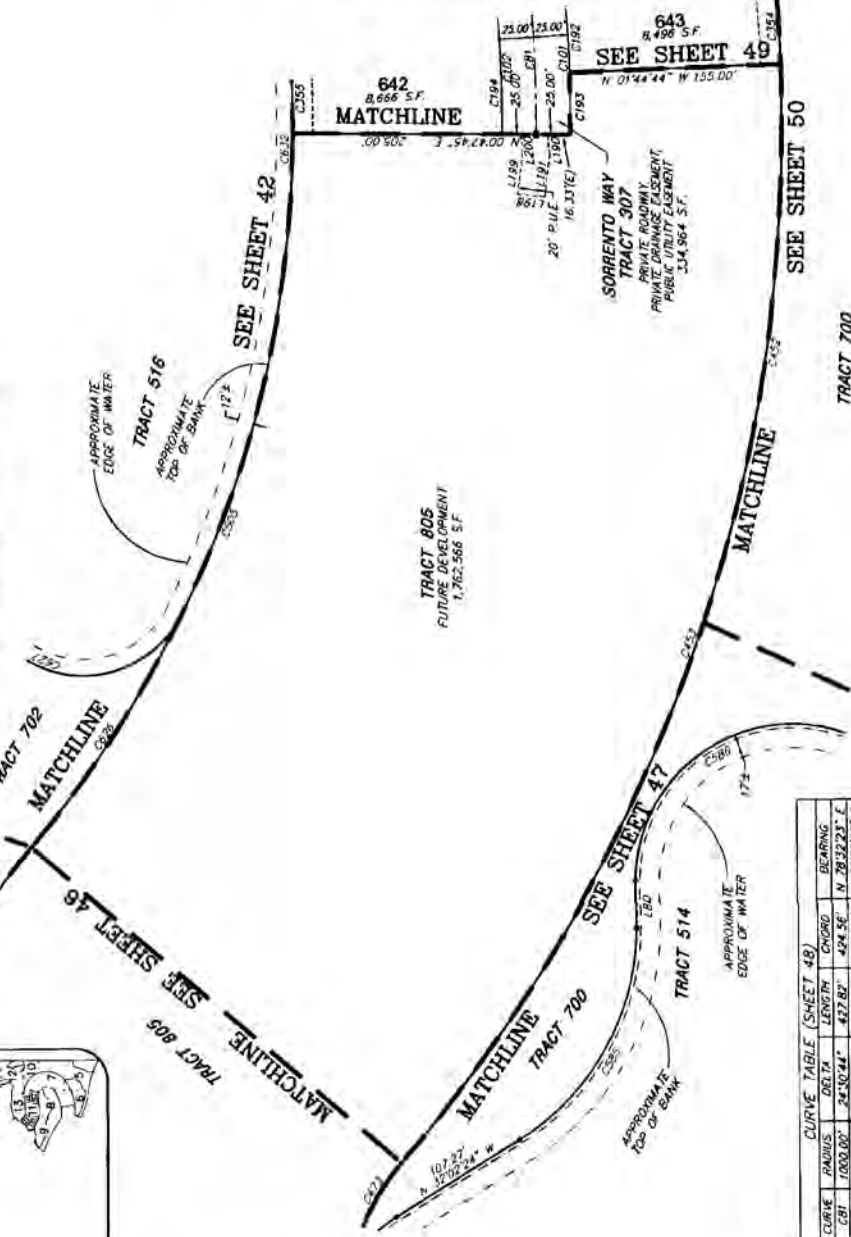
- LEGEND**
- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
 - B.O.B. BASIS OF BEARING
 - R.O.W. RIGHT-OF-WAY
 - O.R. OFFICIAL RECORDS BOOK
 - P.B. PAGE BOOK
 - N.R. NON-RADIAL
 - S.F. SQUARE FEET
 - L.B. LICENSED BUSINESS
 - P.M. PERMANENT MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - C.N. CURVE NUMBER
 - A.E. ACCESS EASEMENT
 - D.E. DRAINAGE EASEMENT
 - U.E. UTILITY EASEMENT
 - L.B.E. LANDSCAPE BUFFER EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - L.M.E. LANDSCAPE MAINTENANCE EASEMENT

LINE TABLE (SHEET 48)

LINE	LENGTH	BEARING
C.80	34.57'	N 89°16'24" W
L.190	15.90'	N 86°19'54" E
L.191	31.00'	N 82°27'04" W
L.199	20.00'	N 02°32'56" E
L.199	29.00'	N 82°27'04" W
L.200	15.92'	N 86°19'54" E

THIS INSTRUMENT PREPARED BY:
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 LAND SURVEYING, INC.
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 BONITA SPRINGS, FLORIDA 34135
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 FLORIDA BUSINESS LICENSE NO. LB 6897

**ESPLANADE, PHASE V
 SUBPHASES A, B, C, D, E & F**
 A REPLAT OF ALL OF LOT 496, ESPLANADE, PHASE IV, RECORDED IN PLAT BOOK 59, PAGE 7 THROUGH 14 AND ALL OF TRACT 201, ESPLANADE, PHASE III, SUBPHASES A, B, C, D, J, & A PORTION OF F, PLAT BOOK 56, PAGES 148 THROUGH 162, TOGETHER WITH PORTIONS OF SECTIONS 8, 9 AND 16, TOWNSHIP 35 SOUTH, RANGE 19 EAST.
 MANATEE COUNTY, FLORIDA



CURVE TABLE (SHEET 48)

CURVE	RADIUS	BEARING	CHORD	CHORD BEARING
C.50	1050.00'	24°30'44"	417.82'	N 28°12'23" E
C.50	1050.00'	24°30'44"	417.82'	N 28°12'23" E
C.192	1025.00'	24°30'44"	417.12'	N 28°12'23" E
C.193	1025.00'	25°52'55"	50.96'	N 86°49'46" E
C.194	975.00'	27°02'30"	45.47'	N 89°31'31" E
C.195	1180.00'	27°02'30"	60.74'	N 89°00'31" E
C.196	820.00'	27°02'30"	58.67'	N 86°48'46" E
C.197	1180.00'	27°02'30"	51.06'	N 89°00'31" E
C.198	1180.00'	27°02'30"	51.07'	N 89°00'31" E
C.199	1180.00'	27°02'30"	132.31'	N 28°12'23" E
C.200	1180.00'	27°02'30"	874.89'	N 20°30'23" W
C.201	170.00'	17°02'31"	50.95'	N 57°47'20" W
C.202	530.00'	17°02'31"	157.64'	N 57°47'20" W
C.203	820.00'	19°56'10"	57.55'	N 69°44'20" W
C.204	165.00'	57°14'04"	165.86'	N 60°49'26" W
C.205	530.00'	118°22'22"	217.59'	N 20°30'23" W
C.206	820.00'	118°22'22"	110.28'	N 50°13'44" W
C.207	820.00'	14°23'39"	206.46'	N 26°28'54" W
C.208	820.00'	14°23'39"	224.16'	N 14°32'08" E
C.209	820.00'	48°29'46"	594.06'	N 62°26'38" W

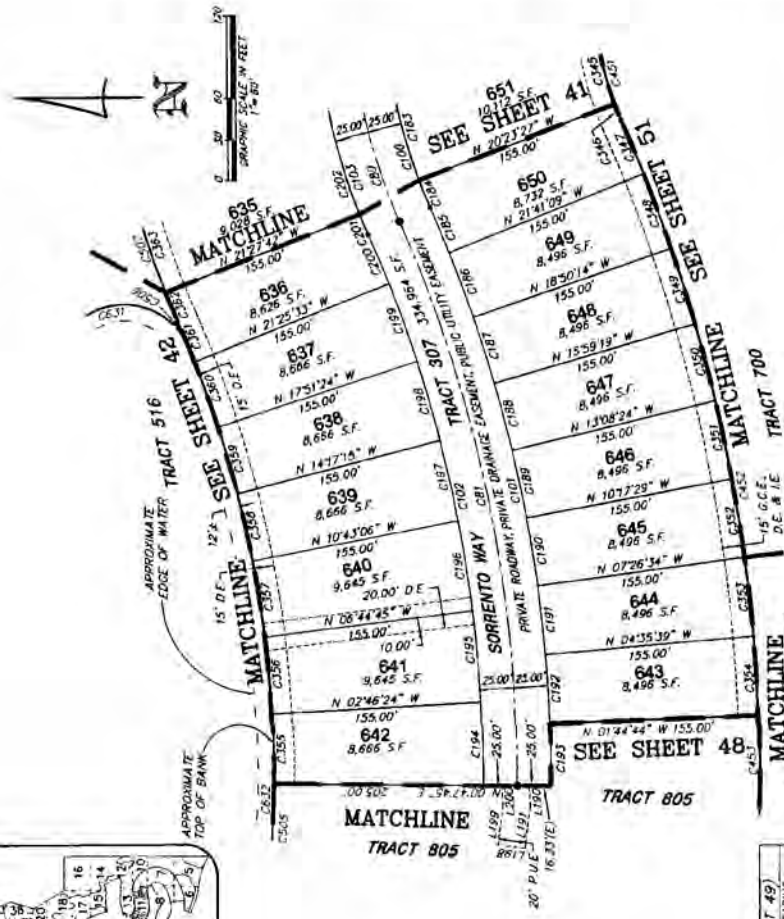
- SYMBOL LEGEND**
- SET PERMANENT REFERENCE MONUMENT (PRM) (4"x4" CONCRETE MONUMENT WITH IRON ROD CAPPED FROM LB 6897)
 - PERMANENT CONTROL POINT (PCP) (SET PK NAIL AND DISK, TOP LB 6897)
 - CONSERVATION WITNESS MONUMENT (SET 5/8" x 18" IRON ROD CAPPED REFERENCE LB 6897)
 - POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE.
- B.M. BENCHMARK

ESPLANADE, PHASE V SUBPHASES A, B, C, D, E & F

A REPLAT OF ALL OF LOT 496, ESPLANADE, PHASE IV, RECORDED IN PLAT BOOK 59, PAGE 7 THROUGH 14 AND ALL OF TRACT 201, ESPLANADE, PHASE III, SUBPHASES A, B, C, D, J, & A PORTION OF F, PLAT BOOK 56, PAGES 148 THROUGH 162, TOGETHER WITH PORTIONS OF SECTIONS 8, 9 AND 16, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

TYPICAL LOT LINE EASEMENTS
 EASEMENTS OF TEN (10) FEET IN WIDTH
 ALONG ALL FRONT, FIVE (5) FEET IN WIDTH
 ALONG ALL SIDE AND FIVE (5) FEET IN
 WIDTH ALONG ALL REAR LOT LINES. THESE
 EASEMENTS ARE TO BE SET FOR THE
 PURPOSE OF ACCOMMODATING SURFACE
 AND UNDERGROUND DRAINAGE AND
 UNDERGROUND UTILITIES.

PLAT BOOK 60, PAGE 111
 SHEET 49 OF 53



CURVE	RADIUS	DELTA	CHORD	BEARING
C60	400.00'	64.2140°	449.31'	N 81.3210° W
C61	1000.00'	24.1014°	424.60'	N 79.1322° E
C62	375.00'	64.2140°	399.44'	N 81.3210° W
C63	1025.00'	24.1014°	438.51'	N 79.1322° E
C64	435.00'	64.2140°	472.41'	N 81.3210° W
C65	1233.00'	12.3330°	62.21'	N 75.5178° E
C66	1025.00'	24.1014°	438.51'	N 79.1322° E
C67	1025.00'	24.1014°	438.51'	N 79.1322° E
C68	1025.00'	24.1014°	438.51'	N 79.1322° E
C69	1025.00'	24.1014°	438.51'	N 79.1322° E
C70	1025.00'	24.1014°	438.51'	N 79.1322° E
C71	1025.00'	24.1014°	438.51'	N 79.1322° E
C72	1025.00'	24.1014°	438.51'	N 79.1322° E
C73	1025.00'	24.1014°	438.51'	N 79.1322° E
C74	1025.00'	24.1014°	438.51'	N 79.1322° E
C75	1025.00'	24.1014°	438.51'	N 79.1322° E
C76	1025.00'	24.1014°	438.51'	N 79.1322° E
C77	1025.00'	24.1014°	438.51'	N 79.1322° E
C78	1025.00'	24.1014°	438.51'	N 79.1322° E
C79	1025.00'	24.1014°	438.51'	N 79.1322° E
C80	1025.00'	24.1014°	438.51'	N 79.1322° E
C81	1025.00'	24.1014°	438.51'	N 79.1322° E
C82	1025.00'	24.1014°	438.51'	N 79.1322° E
C83	1025.00'	24.1014°	438.51'	N 79.1322° E
C84	1025.00'	24.1014°	438.51'	N 79.1322° E
C85	1025.00'	24.1014°	438.51'	N 79.1322° E
C86	1025.00'	24.1014°	438.51'	N 79.1322° E
C87	1025.00'	24.1014°	438.51'	N 79.1322° E
C88	1025.00'	24.1014°	438.51'	N 79.1322° E
C89	1025.00'	24.1014°	438.51'	N 79.1322° E
C90	1025.00'	24.1014°	438.51'	N 79.1322° E
C91	1025.00'	24.1014°	438.51'	N 79.1322° E
C92	1025.00'	24.1014°	438.51'	N 79.1322° E
C93	1025.00'	24.1014°	438.51'	N 79.1322° E
C94	1025.00'	24.1014°	438.51'	N 79.1322° E
C95	1025.00'	24.1014°	438.51'	N 79.1322° E
C96	1025.00'	24.1014°	438.51'	N 79.1322° E
C97	1025.00'	24.1014°	438.51'	N 79.1322° E
C98	1025.00'	24.1014°	438.51'	N 79.1322° E
C99	1025.00'	24.1014°	438.51'	N 79.1322° E
C100	1025.00'	24.1014°	438.51'	N 79.1322° E

- SYMBOL LEGEND**
- SET PERMANENT REFERENCE MONUMENT (FRM)
 - 1" x 4" CONCRETE MONUMENT WITH IRON ROD CAPPED (PRK LB 6897)
 - PERMANENT CONCRETE POINT (PCP)
 - SET PK NAIL AND DISK "TOP LB 6897"
 - CONSERVATION WITNESS MONUMENT
 - 1" x 4" x 16" IRON ROD CAPPED (REFERENCE LB 6897)
 - POINT OF INTERSECTION POINT OF CURVATURE POINT OF TANGENCY OR POINT OF REVERSE CURVATURE
 - BENCHMARK
- LEGEND**
- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
 - B.O.B. BASIS OF BEARING
 - R.O.W. RIGHT-OF-WAY
 - O.A.R. OFFICIAL RECORDS BOOK
 - P.C. PLAT BOOK
 - N.R. NON-RADIAL
 - S.F. SQUARE FEET
 - EASEMENT DE
 - LICENSED RESURVEY
 - PERMANENT REFERENCE MONUMENT
 - PERMANENT CONTROL POINT
 - LINE NUMBER
 - CURVE NUMBER
 - A.F. ACCESS EASEMENT
 - D.E. DRAINAGE EASEMENT
 - UTILITY EASEMENT
 - L.B.E. LANDSCAPE BUFFER EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - L.W.E. LANDSCAPE MAINTENANCE EASEMENT

LINE	LENGTH	BEARING
L180	15.59'	N 86.0924° E
L191	31.00'	N 82.2704° W
L199	29.00'	N 82.2704° W
L200	15.52'	N 86.0924° E

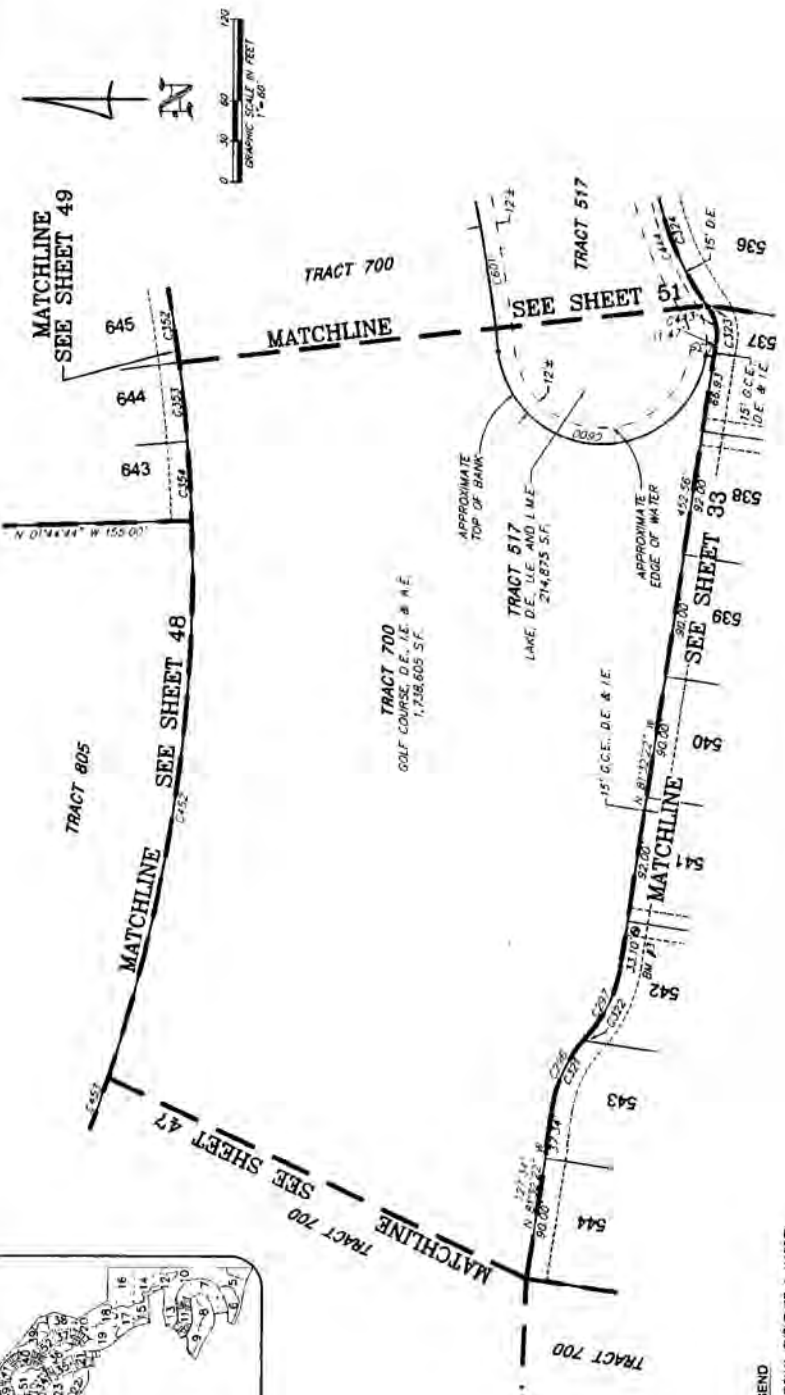
THIS INSTRUMENT PREPARED BY:
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 LAND SURVEYING, INC.
 28100 BONITA GRANDE DRIVE, SUITE #107
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 FLORIDA BUSINESS LICENSE NO. LB 6897

PLAT BOOK 60 PAGE 112
 SHEET 50 OF 53

ESPLANADE, PHASE V SUBPHASES A, B, C, D, E & F

A REPLAT OF ALL OF LOT 496, ESPLANADE, PHASE IV, RECORDED IN PLAT BOOK 59, PAGE 7 THROUGH 14 AND ALL OF TRACT 201, ESPLANADE, PHASE III, SUBPHASES A, B, C, D, J, & A PORTION OF F, PLAT BOOK 56, PAGES 148 THROUGH 162, TOGETHER WITH PORTIONS OF SECTIONS 8, 9 AND 16, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

TYPICAL LOTLINE EASEMENTS
 EASEMENTS OF TEN (10) FEET IN WIDTH
 ALONG ALL FRONT LINES (15) FEET IN WIDTH
 ALONG ALL SIDE AND REAR LINES (5) FEET IN WIDTH
 ALONG ALL REAR LOTS LINES THESE
 EASEMENTS WILL BE USED FOR THE
 INSTALLATION OF SEWER, WATER, GAS, AND
 UNDERGROUND DRAINAGE AND
 UNDERGROUND UTILITIES



THIS INSTRUMENT PREPARED BY:
 JOHN SODT RHODES, P.E. #1918
**RHODES & RHODES
 LAND SURVEYING, INC.**
 28100 BONITA GRANDE DRIVE, SUITE #107
 BONITA SPRINGS, FLORIDA 34135
 (238) 405-8168 FAX NO. (238) 405-8163
 FLORIDA BUSINESS LICENSE NO. LB 6897

CURVE	RADIUS	DELTA	CHORD	BEARING
C296	100.00'	175.4105°	59.17'	S 89.11° W
C297	100.00'	33.5405°	59.17'	N 64.1520° W
C321	100.00'	31.4624°	55.45'	S 54.72° W
C322	100.00'	2.0743°	3.71'	N 63.1911° W
C324	200.00'	2723.268°	108.81'	N 48.9420° W
C352	1180.00'	2.5035°	58.67'	N 68.1130° E
C353	1180.00'	2.5035°	58.67'	N 81.3289° E
C354	1180.00'	2.5035°	58.67'	N 96.9448° E
C443	34.00'	44.9345°	26.36'	N 76.7444° E
C444	250.00'	59.0118°	86.29'	N 26.2729° W
C453	1180.00'	64.2654°	132.73'	N 91.2930° W
C453	1180.00'	42.2840°	87.87'	N 70.5025° W
C600	78.88'	164.5919°	20.37'	S 52.43° E
C601	1475.00'	17.4653°	292.69'	N 77.5930° E

CURVE	LINE LENGTH	BEARING
C352	6.00'	N 08.2728° E

- LEGEND**
- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
 - B.O.B. BASIS OF BEARING
 - O.D.W. OFFICIAL DEED WRITING
 - O.R.B. OFFICIAL RECORDS BOOK
 - P.B. PLAT BOOK
 - P.L. PLAT
 - P.M. PLAT MAP
 - P.N. PLAT NUMBER
 - P.R. PLAT RECORD
 - P.S. PLAT SURVEY
 - P.T. PLAT TRACT
 - P.U. PLAT UTILITY
 - P.V. PLAT VARIATION
 - P.W. PLAT WIDTH
 - P.Y. PLAT YIELD
 - P.Z. PLAT ZONE
 - P.1. PLAT 1
 - P.2. PLAT 2
 - P.3. PLAT 3
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 - P.97. PLAT 97
 - P.98. PLAT 98
 - P.99. PLAT 99
 - P.100. PLAT 100

PLAT BOOK 69 PAGE 113
 SHEET 51 OF 53

ESPLANADE, PHASE V SUBPHASES A, B, C, D, E & F

A REPLAT OF ALL OF LOT 496, ESPLANADE, PHASE IV, RECORDED IN PLAT BOOK 59, PAGE 7 THROUGH 14 AND ALL OF TRACT 201, ESPLANADE, PHASE III, SUBPHASES A, B, C, D, J, & A PORTION OF F, PLAT BOOK 56, PAGES 148 THROUGH 162, TOGETHER WITH PORTIONS OF SECTIONS 8, 9 AND 16, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA



SYMBOL LEGEND
 POINT OF INTERSECTION
 POINT OF CURVATURE
 POINT OF TANGENCY ON CURVA TURE
 BENCHMARK

SYMBOL LEGEND
 SET PERMANENT REFERENCE MONUMENT (PRM) (1"X4" CONCRETE MONUMENT WITH IRON ROD CAPPED PRM LB 6897)
 PERMANENT CONTROL POINT (PCP) (SET BY NAL AND DISK "PCP LB 6897")
 CONSERVATION WITNESS MONUMENT (SET 5/8" X 18" IRON ROD CAPPED REFERENCE LB 6897)

LEGEND
 R.S.M. PROFESSIONAL SURVEYOR & MAPPER
 B.O.B. BASIS OF BEARING
 R.O.W. RIGHT-OF-WAY
 O.R.B. OFFICIAL RECORDS BOOK
 P.B. PLAT BOOK
 N.R. NON-RACIAL
 S.F. SQUARE FEET
 EASEMENT TO LICENSED BUSINESS
 L.B. LANDSCAPE BUFFER EASEMENT
 P.C.P. PERMANENT CONTROL POINT
 L.N. LINE NUMBER
 C.N. CURVE NUMBER
 A.E. ACCESS EASEMENT
 U.E. UTILITY EASEMENT
 L.B.E. LANDSCAPE BUFFER EASEMENT
 P.U.E. PUBLIC UTILITY EASEMENT
 L.M.E. LANDSCAPE MAINTENANCE EASEMENT



CURVE TABLE (SHEET 51)

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C318	525.00'	702.37'	39.89'	39.96'	N 332°48'53" E
C319	525.00'	222.10'	126.97'	126.16'	N 49°11'31" E
C600	26.88'	164.5919'	271.37'	159.43'	N 00°57'17" E
C601	112.00'	174.671'	290.89'	290.18'	N 72°31'50" E
C602	138.00'	24.5801'	60.13'	59.65'	N 59°11'43" E
C603	162.00'	59.3071'	168.28'	160.28'	N 76°27'49" E
C604	87.00'	61.052'	92.90'	88.55'	N 43°17'39" W
C605	85.00'	35.0971'	52.99'	53.15'	N 30°10'51" W
C606	87.00'	40.2200'	61.04'	59.80'	N 27°39'30" W
C607	87.00'	37.3630'	56.96'	55.84'	N 17°14'47" E
C608	74.36'	82.0235'	119.96'	102.09'	N 16°08'43" W
C609	48.36'	203.9370'	176.96'	176.96'	N 0°00'00" W
C768(E)	122.00'	819.96'	47.18'	47.14'	N 55°13'31" E

CURVE TABLE (SHEET 51)

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C77	300.00'	4926.30'	154.11'	152.42'	N 44°40'04" E
C98	275.00'	2925.59'	141.27'	138.22'	N 44°40'04" E
C117	325.00'	2925.59'	166.25'	163.12'	N 44°40'04" E
C232	220.00'	072.29'	1.77'	1.77'	N 54°15'41" E
C443	34.00'	44.2248'	26.45'	25.71'	N 76°44'45" E
C444	220.00'	99.0716'	360.22'	354.63'	N 76°27'29" W
C445	34.00'	37.3328'	22.29'	21.89'	N 49°43'34" W
C446	746.00'	25.4935'	336.24'	331.49'	N 51°35'21" W
C447	746.00'	6708.14'	79.91'	75.87'	N 33°36'16" W
C450	320.00'	2925.59'	141.27'	139.77'	N 44°40'04" E
C451	200.00'	6271.40'	247.13'	244.14'	N 67°32'09" W
C452	1780.00'	6428.34'	1322.31'	1298.43'	N 81°29'32" W

LINE TABLE (SHEET 51)

LINE	LENGTH	BEARING
L35	6.00'	N 00°27'30" E
L83	43.47'	N 214°20'53" W
L84	44.83'	N 102°36'13" W
L85	53.46'	N 47°45'30" W
L86	56.67'	N 07°32'30" W
L87	43.45'	N 292°20'5" E
L88	6.00'	N 51°38'37" E

JOHN SCOTT RHODES, P.S.M. #5139
RHODES & RHODES, INC.
 LAND SURVEYING, INC.
 28100 BONITA GRANDE DRIVE, SUITE #107
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 (239) 405-8166 FAX NO. (239) 405-8163
 FLORIDA BUSINESS LICENSE NO. LB 6897

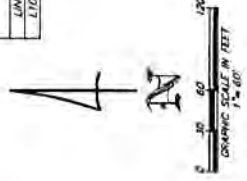
ESPLANADE, PHASE V
 SUBPHASES A, B, C, D, E & F

A REPLAT OF ALL OF LOT 496, ESPLANADE, PHASE IV, RECORDED IN PLAT BOOK 59, PAGE 7 THROUGH 14
 AND ALL OF TRACT 201, ESPLANADE, PHASE III, SUBPHASES A, B, C, D, J, & A PORTION OF F,
 PLAT BOOK 56, PAGES 148 THROUGH 162, TOGETHER WITH PORTIONS OF SECTIONS 8, 9 AND 16,
 TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA



LINE TABLE (SHEET 52)

LINE	LENGTH	BEARING
L102	18.00'	N. 54° 27' 50" E

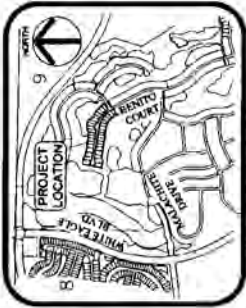


CURVE TABLE (SHEET 52)

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C82	925.00'	45° 27' 18"	259.17'	774.55'	N. 17° 29' 00" W
C106	950.00'	32° 12' 16"	534.06'	592.08'	N. 44° 46' 31" W
C107	28.00'	25° 31' 11"	52.95'	10.62'	N. 66° 25' 10" W
C115	900.00'	46° 27' 18"	274.95'	714.70'	N. 37° 28' 00" W
C227	950.00'	27° 34' 45"	42.76'	42.76'	N. 59° 35' 17" W
C228	950.00'	37° 15' 15"	60.59'	60.58'	N. 56° 28' 15" W
C229	950.00'	37° 15' 15"	60.59'	60.58'	N. 49° 09' 45" W
C230	950.00'	37° 15' 15"	60.59'	60.58'	N. 45° 20' 06" W
C231	950.00'	47° 03' 3"	66.34'	66.32'	N. 45° 20' 06" W
C232	950.00'	47° 03' 3"	66.34'	66.32'	N. 41° 20' 03" W
C233	950.00'	37° 15' 15"	60.59'	60.58'	N. 37° 29' 23" W
C234	950.00'	37° 15' 15"	60.59'	60.58'	N. 33° 51' 08" W
C235	950.00'	37° 15' 15"	60.59'	60.58'	N. 30° 20' 46" W
C236	950.00'	37° 15' 15"	60.59'	60.58'	N. 26° 50' 24" W
C237	950.00'	37° 15' 15"	60.59'	60.58'	N. 23° 20' 02" W
C238	950.00'	37° 15' 15"	60.59'	60.58'	N. 19° 49' 40" W
C239	950.00'	37° 15' 15"	60.59'	60.58'	N. 16° 19' 18" W
C240	950.00'	37° 15' 15"	60.59'	60.58'	N. 12° 48' 56" W
C241	950.00'	37° 15' 15"	60.59'	60.58'	N. 9° 18' 34" W
C242	950.00'	37° 15' 15"	60.59'	60.58'	N. 5° 48' 12" W
C243	950.00'	37° 15' 15"	60.59'	60.58'	N. 2° 17' 50" W
C244	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 47' 28" W
C245	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 17' 06" W
C246	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 46' 44" W
C247	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 16' 22" W
C248	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 46' 00" W
C249	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 15' 38" W
C250	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 45' 16" W
C251	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 14' 54" W
C252	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 44' 32" W
C253	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 14' 10" W
C254	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 43' 48" W
C255	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 13' 26" W
C256	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 43' 04" W
C257	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 12' 42" W
C258	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 42' 20" W
C259	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 11' 58" W
C260	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 41' 36" W
C261	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 11' 14" W
C262	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 40' 52" W
C263	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 10' 30" W
C264	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 40' 08" W
C265	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 09' 46" W
C266	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 39' 24" W
C267	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 09' 02" W
C268	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 38' 40" W
C269	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 08' 18" W
C270	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 37' 56" W
C271	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 07' 34" W
C272	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 37' 12" W
C273	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 07' 10" W
C274	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 36' 48" W
C275	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 06' 26" W
C276	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 36' 04" W
C277	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 05' 42" W
C278	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 35' 20" W
C279	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 04' 58" W
C280	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 34' 36" W
C281	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 04' 14" W
C282	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 33' 52" W
C283	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 03' 30" W
C284	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 33' 08" W
C285	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 02' 46" W
C286	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 32' 24" W
C287	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 02' 02" W
C288	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 31' 40" W
C289	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 01' 18" W
C290	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 30' 56" W
C291	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 00' 34" W
C292	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 30' 12" W
C293	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 00' 10" W
C294	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 29' 48" W
C295	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 29' 26" W
C296	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 29' 04" W
C297	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 28' 42" W
C298	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 28' 20" W
C299	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 27' 58" W
C300	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 27' 36" W
C301	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 27' 14" W
C302	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 26' 52" W
C303	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 26' 30" W
C304	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 26' 08" W
C305	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 25' 46" W
C306	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 25' 24" W
C307	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 25' 02" W
C308	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 24' 40" W
C309	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 24' 18" W
C310	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 23' 56" W
C311	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 23' 34" W
C312	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 23' 12" W
C313	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 22' 50" W
C314	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 22' 28" W
C315	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 22' 06" W
C316	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 21' 44" W
C317	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 21' 22" W
C318	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 21' 00" W
C319	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 20' 38" W
C320	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 20' 16" W
C321	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 19' 54" W
C322	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 19' 32" W
C323	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 19' 10" W
C324	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 18' 48" W
C325	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 18' 26" W
C326	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 18' 04" W
C327	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 17' 42" W
C328	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 17' 20" W
C329	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 16' 58" W
C330	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 16' 36" W
C331	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 16' 14" W
C332	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 15' 52" W
C333	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 15' 30" W
C334	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 15' 08" W
C335	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 14' 46" W
C336	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 14' 24" W
C337	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 14' 02" W
C338	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 13' 40" W
C339	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 13' 18" W
C340	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 12' 56" W
C341	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 12' 34" W
C342	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 12' 12" W
C343	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 11' 50" W
C344	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 11' 28" W
C345	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 11' 06" W
C346	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 10' 44" W
C347	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 10' 22" W
C348	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 10' 00" W
C349	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 09' 38" W
C350	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 09' 16" W
C351	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 08' 54" W
C352	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 08' 32" W
C353	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 08' 10" W
C354	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 07' 48" W
C355	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 07' 26" W
C356	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 07' 04" W
C357	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 06' 42" W
C358	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 06' 20" W
C359	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 05' 58" W
C360	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 05' 36" W
C361	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 05' 14" W
C362	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 04' 52" W
C363	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 04' 30" W
C364	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 04' 08" W
C365	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 03' 46" W
C366	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 03' 24" W
C367	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 03' 02" W
C368	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 02' 40" W
C369	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 02' 18" W
C370	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 01' 56" W
C371	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 01' 34" W
C372	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 01' 12" W
C373	950.00'	37° 15' 15"	60.59'	60.58'	N. 0° 00' 50" W
C374	950.00'				

ESPLANADE, PHASE V SUBPHASE E

A REPLAT OF A PORTION OF TRACT 700 TOGETHER WITH ALL OF LOTS 530 THROUGH 558 (INCLUSIVE), ESPLANADE, PHASE V, SUBPHASES A, B, C, D, E & F PLAT BOOK 60, PAGES 63 THROUGH 115, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA



NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE ORIGINAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED BY ANY OTHER INSTRUMENTS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

RESERVATION OF EASEMENT
THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF TEN (10) FEET IN WIDTH AS DEPICTED AND NOTED HEREON. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, POWER, FIBER OPTIC CONSTRUCTION, TELEPHONE, GAS, WATER, AND OTHER UTILITIES AND SERVICES OF ANY ELECTRICAL, TELEPHONE, GAS OR OTHER UTILITIES, ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSES NOTED.

THERE ARE HEREBY EXPRESSLY RESERVED FOR PEACE RIVER ELECTRIC COOPERATIVE, INC. ITS SUCCESSORS AND/OR ASSIGNS, TEN (10) FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENTS LYING PARALLEL AND CONTIGUOUS WITH THE OUTSIDE PERIMETERS OF THE PUBLIC AND PRIVATE ROADS, FOR THE EXPRESS PURPOSES OF CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ELECTRICAL FACILITIES.

THERE ARE HEREBY EXPRESSLY RESERVED FOR FRONTIER FLORIDA LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, (10) FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENTS LYING PARALLEL AND CONTIGUOUS WITH THE OUTSIDE PERIMETERS OF THE PUBLIC AND PRIVATE ROADS, FOR THE EXPRESS PURPOSES OF CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF COMMUNICATION FACILITIES.

THERE ARE HEREBY EXPRESSLY RESERVED, PRIVATE EASEMENTS OF 5' IN WIDTH ALONG ALL REAR LOT LINES AND 5' IN WIDTH ALONG ALL SIDE LOT LINES, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE. THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS.

CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT
STATE OF FLORIDA
COUNTY OF MANATEE, SS
I, ANGELINA COLONNESO, CLERK OF THE CIRCUIT COURT OF MANATEE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN FILED FOR RECORD IN MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN THE PLAT BOOK 60, PAGES 63 THROUGH 115, THROUGH THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 14th DAY OF August, 2017.

CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS
STATE OF FLORIDA
COUNTY OF MANATEE, SS
IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND FILED FOR RECORD IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 14th DAY OF August, 2017.

CERTIFICATE OF APPROVAL OF THE COUNTY SURVEYORS
STATE OF FLORIDA
COUNTY OF MANATEE, SS
IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE RELEVANT REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA LAND SURVEYING STATUTES, AND THAT THE SURVEY DATA HAS NOT BEEN VERIFIED.
7/26/2017 DATE

CERTIFICATE OF OWNERSHIP DEDICATION

STATE OF FLORIDA
COUNTY OF SARASOTA, SS
PURSUANT TO FLORIDA STATUTE 177.08(1), THE UNDERSIGNED, ANTHONY J. SOUTHERN, AS VICE PRESIDENT OF TAYLOR MORRISON OF FLORIDA, INC., LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, EXTENDING TO THE PUBLIC THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THIS INSTRUMENT TO BE PREPARED, PHASE V, SUBPHASE E, TO BE MADE AND DOES HEREBY DEDICATE THE FOLLOWING:
1. TO MANATEE COUNTY FOR USE BY THE GENERAL PUBLIC FOREVER, THE FOLLOWING:
A. (10) FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENTS LYING PARALLEL AND CONTIGUOUS WITH THE OUTSIDE PERIMETERS OF THE PUBLIC AND PRIVATE ROADS, FOR THE EXPRESS PURPOSES OF CONSTRUCTION, INSTALLATION, MAINTENANCE, REPLACEMENT AND REPAIRING OF FACILITIES AND METER MAINTENANCE, REPLACEMENT AND REPAIRING.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND HAVE AFFIXED THE SEAL OF THE CORPORATION THIS 14th DAY OF August, 2017.

WITNESSES:
Becky E. Hager (SIGNATURE)
Kara Galdston (SIGNATURE)
BY TAYLOR MORRISON OF FLORIDA, INC.
BY ANTHONY J. SOUTHERN, VICE PRESIDENT

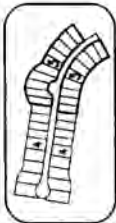
NOTARY ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF SARASOTA, SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF August, 2017, BY ANTHONY J. SOUTHERN, AS VICE PRESIDENT OF TAYLOR MORRISON OF FLORIDA, INC. ON BEHALF OF THE CORPORATION AND WITNESSES PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.
Notary Public, State of Florida
Commission Number / Expiration
EE 246090 / 8-14-2019

CERTIFICATE OF SURVEYOR
I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS AND INTERESTS THEREIN AS SHOWN UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, PART 1, OF THE FLORIDA STATUTES AND THE LAND DEVELOPMENT CODE OF MANATEE COUNTY, FLORIDA, AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN INSTALLED. THE LOT CORNERS AND BOUNDARIES SHOWN ON THIS PLAT WERE MEASURED AND RECORDED OR PRIOR TO THE RELEASE OF THE INSTRUMENT TO THE BUYER.
DATE 7/18/17
THOMAS R. RHODES, P.S.
FLORIDA CERTIFICATE NO. 5739

THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES, P.S.M. #5739
RHODES & RHODES
LAND SURVEYING, INC.
28100 BONITA SPRINGS DRIVE, SUITE #107
BONITA SPRINGS, FLORIDA 34135
(239) 405-8166 FAX NO. (239) 405-8163
FLORIDA BUSINESS LICENSE NO. LB 6997

ESPLANADE, PHASE V SUBPHASE E

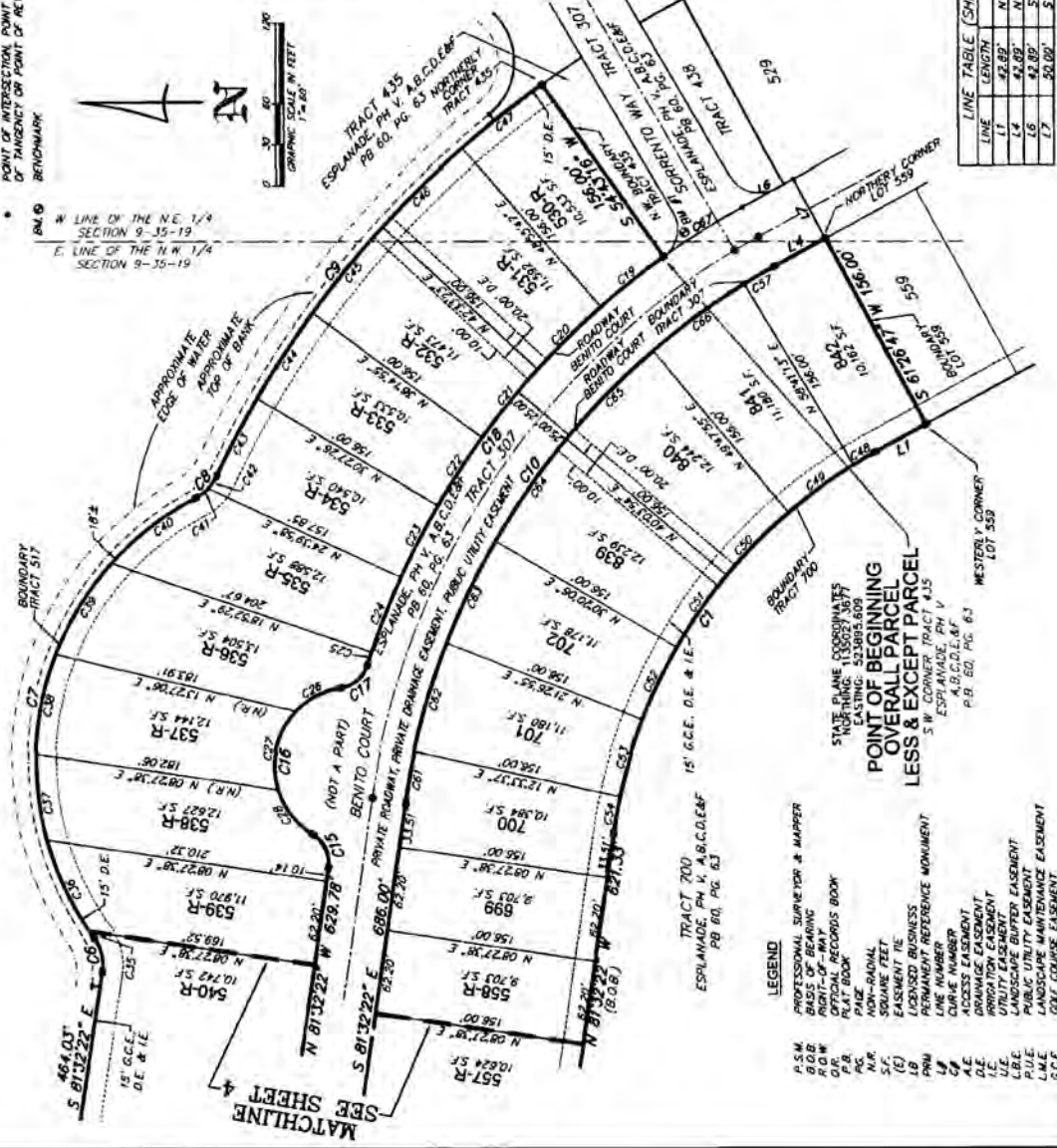
A REPLAT OF A PORTION OF TRACT 700 TOGETHER WITH ALL OF LOTS 530 THROUGH 558 (INCLUSIVE),
 ESPLANADE, PHASE V, SUBPHASES A, B, C, D, E & F PLAT BOOK 60, PAGES 63 THROUGH 115,
 LYING WITH SECTION 9, TOWNSHIP 35 SOUTH, RANGE 19 EAST,
 MANATEE COUNTY, FLORIDA



- SET PERMANENT REFERENCE MONUMENT (PRM) WITH IRON ROD CAPPED (FROM LB 6897)
- PERMANENT CONTROL POINT (PCP) (AS REFERENCED FROM UNDERLYING PLAT)
- POINT OF INTERSECTION POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE
- BENCHMARK

SYMBOL LEGEND

- P.O.M. PROFESSIONAL SURVEYOR & MAPPER
- R.O.W. BASE OF BEARING
- D.P. OFFICIAL RECORDS BOOK
- P.C. PLAT
- N.R. NON-RADIAL
- S.F. SQUARE FEET
- (E) EASEMENT FEET
- LB. LOTS
- PRM. PERMANENT REFERENCE MONUMENT
- CA. CURVE NUMBER
- AE. ACCESS EASEMENT
- DE. DRAINAGE EASEMENT
- UE. UTILITY EASEMENT
- LE. LANDSCAPE BUFFER EASEMENT
- L.B.E. LANDSCAPE BUFFER EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- L.M.E. LANDSCAPE MAINTENANCE EASEMENT
- G.C.E. GOLF COURSE EASEMENT



CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	54.00'	52.52710'	355.12	342.60'	N. 53.02' 47" W.
C2	34.00'	44.22' 45"	26.16'	25.71'	N. 08.74' 45" E.
C3	220.00'	99.20' 17"	580.22'	314.63'	S. 76.27' 29" E.
C4	34.00'	37.33' 28"	22.72'	21.89'	S. 45.43' 34" E.
C5	74.00'	29.73' 14"	58.02'	37.64'	S. 49.33' 31" E.
C15	54.00'	52.52710'	355.12	342.60'	N. 53.02' 47" W.
C16	25.00'	66.15' 21"	29.06'	27.45'	N. 65.09' 50" E.
C17	59.00'	139.75' 53"	143.41'	110.65'	S. 78.29' 49" E.
C18	59.00'	36.48' 11"	378.99'	371.50'	S. 53.02' 49" E.
C19	59.00'	5.47' 29"	59.64'	59.61'	N. 30.03' 20" W.
C20	59.00'	6.22' 24"	65.63'	65.32'	N. 44.15' 25" W.
C21	59.00'	6.16' 28"	64.95'	64.92'	N. 50.13' 25" W.
C22	59.00'	5.47' 29"	59.64'	59.61'	N. 30.03' 20" W.
C23	59.00'	5.12' 29"	58.64'	58.61'	N. 65.09' 50" E.
C24	59.00'	5.12' 29"	58.64'	58.61'	N. 65.09' 50" E.
C25	59.00'	0.75' 24"	9.85'	9.85'	N. 27.01' 17" W.
C26	59.00'	0.75' 24"	9.85'	9.85'	N. 27.01' 17" W.
C27	59.00'	60.26' 19"	62.24'	59.19'	N. 76.24' 54" W.
C28	59.00'	41.29' 19"	42.21'	41.80'	N. 62.17' 00" W.
C29	220.00'	125.51'	5.49'	5.49'	N. 43.54' 44" E.
C30	220.00'	19.28' 01"	24.75'	24.39'	N. 65.11' 44" E.
C31	220.00'	16.50' 21"	64.86'	64.43'	N. 63.20' 52" E.
C32	220.00'	19.24' 01"	75.64'	75.27'	N. 28.29' 21" E.
C33	220.00'	20.41' 26"	29.14'	28.55'	N. 17.29' 10" W.
C34	34.00'	20.51' 35"	80.10'	78.55'	N. 77.27' 10" W.
C35	34.00'	19.80' 08"	11.82'	11.82'	N. 56.26' 54" W.
C36	34.00'	19.33' 20"	11.01'	10.96'	N. 55.15' 30" W.
C37	34.00'	4.57' 29"	64.61'	64.59'	N. 62.01' 26" W.
C38	74.00'	5.47' 29"	75.40'	75.37'	N. 55.08' 49" W.
C39	74.00'	6.16' 28"	82.13'	82.09'	N. 50.13' 25" W.
C40	74.00'	6.22' 24"	82.89'	82.84'	N. 44.15' 25" W.
C41	74.00'	5.47' 29"	75.40'	75.37'	N. 55.08' 49" W.
C42	34.00'	4.57' 29"	76.80'	76.40'	N. 29.56' 10" W.
C43	34.00'	5.92' 11"	89.24'	89.31'	N. 33.49' 05" W.
C44	34.00'	5.92' 11"	89.24'	89.31'	N. 33.49' 05" W.
C45	34.00'	5.92' 11"	89.24'	89.31'	N. 33.49' 05" W.
C46	34.00'	5.92' 11"	89.24'	89.31'	N. 33.49' 05" W.
C47	34.00'	5.92' 11"	89.24'	89.31'	N. 33.49' 05" W.
C48	34.00'	5.92' 11"	89.24'	89.31'	N. 33.49' 05" W.
C49	34.00'	5.92' 11"	89.24'	89.31'	N. 33.49' 05" W.
C50	34.00'	5.92' 11"	89.24'	89.31'	N. 33.49' 05" W.
C51	34.00'	5.92' 11"	89.24'	89.31'	N. 33.49' 05" W.
C52	34.00'	5.92' 11"	89.24'	89.31'	N. 33.49' 05" W.
C53	34.00'	5.92' 11"	89.24'	89.31'	N. 33.49' 05" W.
C54	34.00'	5.92' 11"	89.24'	89.31'	N. 33.49' 05" W.
C55	34.00'	5.92' 11"	89.24'	89.31'	N. 33.49' 05" W.
C56	34.00'	5.92' 11"	89.24'	89.31'	N. 33.49' 05" W.
C57	34.00'	5.92' 11"	89.24'	89.31'	N. 33.49' 05" W.

THIS INSTRUMENT PREPARED BY:
 JOHN SCOTT RHODES, P.S.M. #5739
RHODES & RHODES
 LAND SURVEYING, INC.
 28100 BONITA GRANDE DRIVE, SUITE #107
 BONITA SPRINGS, FLORIDA 34135
 (239) 405-8166 FAX NO. (239) 405-8163
 FLORIDA BUSINESS LICENSE NO. LB 8897

LINE	LENGTH	BEARING
L1	42.80'	N. 89.11' 31" W.
L4	42.80'	N. 29.11' 13" E.
L6	42.80'	S. 29.11' 13" E.
L7	50.00'	S. 61.76' 47" W.

PLAT BOOK 60 PAGE 25
 SHEET 4 OF 4

ESPLANADE, PHASE V SUBPHASE E

A REPLAT OF A PORTION OF TRACT 700 TOGETHER WITH ALL OF LOTS 531 THROUGH 558 (INCLUSIVE),
 ESPLANADE, PHASE V, SUBPHASES A, B, C, D, E & F PLAT BOOK 60, PAGES 63 THROUGH 115,
 LYING WITH SECTION 9, TOWNSHIP 35 SOUTH, RANGE 19 EAST,
 MANATEE COUNTY, FLORIDA

TYPICAL LOT LINE EASEMENTS
 THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF TEN (10) FEET IN WIDTH AS DEPICTED AND NOTED HEREON. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, OPERATION OF CABLE TELEVISION SERVICES, AND OPERATION OF CABLE TELEVISION CONSTRUCTION, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL BE PERMITTED WITHOUT THE INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEPHONE SHOWS OR OTHER UTILITIES. ALL OTHER EASEMENTS SHOWN ON THIS PLAN ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSES NOTED.

THERE ARE HEREBY EXPRESSLY RESERVED, PRIVATE EASEMENTS OF 5' IN WIDTH, ALONG ALL REAR LOT LINES AND 3' IN WIDTH, ALONG ALL SIDE LOT LINES, AND EXPRESSLY RESERVING ALL SUCH UTILITIES, SURFACE AND UNDERGROUND DRAINAGE, WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS.

- SYMBOL LEGEND**
- SET PERMANENT REFERENCE MONUMENT (PRM) (1 1/4" CONCRETE MONUMENT WITH IRON ROD CAPPED FROM LB 6897)
 - REMAINT COURSE POINT (RCP) (AS REFERENCED FROM UNDERLING PLAT)
 - POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE
 - BM: BENCHMARK

TRACT 700
 ESPLANADE, PH V, A,B,C,D,E,F
 PB 60, PG. 63

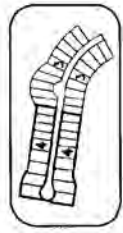
TRACT 517
 ESPLANADE, PH V, A,B,C,D,E,F
 PB 60, PG. 63

TRACT 700
 ESPLANADE, PH V, A,B,C,D,E,F
 PB 60, PG. 63

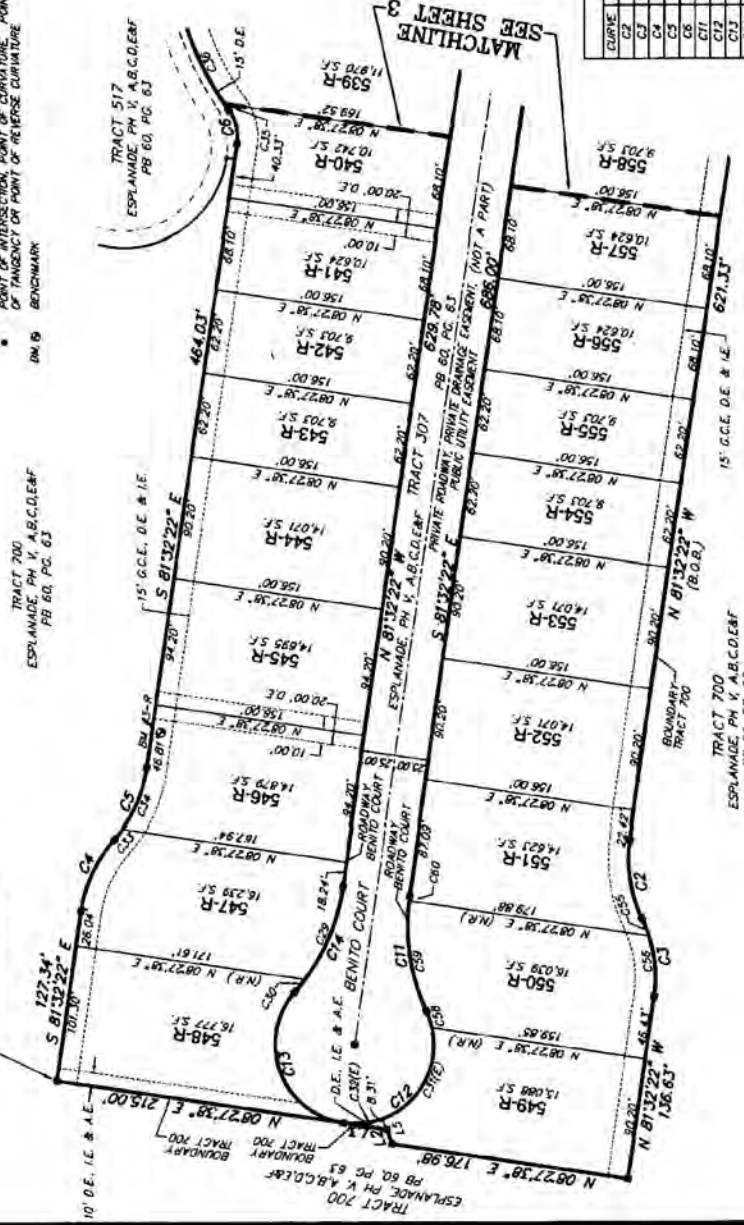
TRACT 700
 ESPLANADE, PH V, A,B,C,D,E,F
 PB 60, PG. 63

TRACT 700
 ESPLANADE, PH V, A,B,C,D,E,F
 PB 60, PG. 63

TRACT 700
 ESPLANADE, PH V, A,B,C,D,E,F
 PB 60, PG. 63



STATE PLANE COORDINATES
 NORTHING: 1165564.5415
 EASTING: 522678.8108



LEGEND

PROFESSIONAL SURVEYOR & MAPPER
 BASIS OF BEARING
 OFFICIAL RECORDS BOOK
 PLAT BOOK

PLAT BOOK
 SQUARE FEET
 EASEMENT FEET
 LICENSED BUSINESS
 PERMANENT REFERENCE MONUMENT
 LINE NUMBER
 ACCESS EASEMENT
 IRRIGATION EASEMENT
 LANDSCAPE BUFFER EASEMENT
 PUBLIC UTILITY EASEMENT
 LANDSCAPE MAINTENANCE EASEMENT
 GOLF COURSE EASEMENT

LINE TABLE (SHEET 4)

LINE	LENGTH	BEARING
L1	11.68'	N 69°11'08" E
L2	12.40'	N 08°27'38" E
L3	20.00'	N 69°11'08" E

CURVE TABLE (SHEET 4)

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	100.00'	33°54'02"	59.17'	58.31'	S 81°02'35" W
C2	100.00'	33°54'02"	59.17'	58.31'	S 81°02'35" W
C3	100.00'	33°54'02"	59.17'	58.31'	S 81°02'35" W
C4	100.00'	33°54'02"	59.17'	58.31'	S 81°02'35" W
C5	100.00'	33°54'02"	59.17'	58.31'	S 81°02'35" W
C6	100.00'	33°54'02"	59.17'	58.31'	S 81°02'35" W
C7	100.00'	33°54'02"	59.17'	58.31'	S 81°02'35" W
C8	100.00'	33°54'02"	59.17'	58.31'	S 81°02'35" W
C9	100.00'	33°54'02"	59.17'	58.31'	S 81°02'35" W
C10	100.00'	33°54'02"	59.17'	58.31'	S 81°02'35" W
C11	100.00'	33°54'02"	59.17'	58.31'	S 81°02'35" W
C12	100.00'	33°54'02"	59.17'	58.31'	S 81°02'35" W
C13	100.00'	33°54'02"	59.17'	58.31'	S 81°02'35" W
C14	100.00'	33°54'02"	59.17'	58.31'	S 81°02'35" W
C15	100.00'	33°54'02"	59.17'	58.31'	S 81°02'35" W
C16	100.00'	33°54'02"	59.17'	58.31'	S 81°02'35" W
C17	100.00'	33°54'02"	59.17'	58.31'	S 81°02'35" W
C18	100.00'	33°54'02"	59.17'	58.31'	S 81°02'35" W
C19	100.00'	33°54'02"	59.17'	58.31'	S 81°02'35" W
C20	100.00'	33°54'02"	59.17'	58.31'	S 81°02'35" W
C21	100.00'	33°54'02"	59.17'	58.31'	S 81°02'35" W
C22	100.00'	33°54'02"	59.17'	58.31'	S 81°02'35" W
C23	100.00'	33°54'02"	59.17'	58.31'	S 81°02'35" W
C24	100.00'	33°54'02"	59.17'	58.31'	S 81°02'35" W
C25	100.00'	33°54'02"	59.17'	58.31'	S 81°02'35" W
C26	100.00'	33°54'02"	59.17'	58.31'	S 81°02'35" W
C27	100.00'	33°54'02"	59.17'	58.31'	S 81°02'35" W
C28	100.00'	33°54'02"	59.17'	58.31'	S 81°02'35" W
C29	100.00'	33°54'02"	59.17'	58.31'	S 81°02'35" W
C30	100.00'	33°54'02"	59.17'	58.31'	S 81°02'35" W
C31	100.00'	33°54'02"	59.17'	58.31'	S 81°02'35" W
C32	100.00'	33°54'02"	59.17'	58.31'	S 81°02'35" W
C33	100.00'	33°54'02"	59.17'	58.31'	S 81°02'35" W
C34	100.00'	33°54'02"	59.17'	58.31'	S 81°02'35" W
C35	100.00'	33°54'02"	59.17'	58.31'	S 81°02'35" W
C36	100.00'	33°54'02"	59.17'	58.31'	S 81°02'35" W
C37	100.00'	33°54'02"	59.17'	58.31'	S 81°02'35" W
C38	100.00'	33°54'02"	59.17'	58.31'	S 81°02'35" W
C39	100.00'	33°54'02"	59.17'	58.31'	S 81°02'35" W
C40	100.00'	33°54'02"	59.17'	58.31'	S 81°02'35" W

FILED AND RECORDED
 8/10/2023 @ 12:05 PM
 ANGELINA COLONNESO
 CLERK OF CIRCUIT COURT
 MANATEE COUNTY, FL

THIS INSTRUMENT PREPARED BY:
 JOHN SCOTT RHODES, P.S.M. #5739
RHODES & RHODES, INC.
 LAND SURVEYING, INC.
 28100 BONITA GRANDE DRIVE, SUITE #107
 BONITA SPRINGS, FLORIDA 34135
 (239) 405-8168 FAX NO. (239) 405-8163
 FLORIDA BUSINESS LICENSE NO. LB 6897

ESPLANADE, PHASE V SUBPHASE G

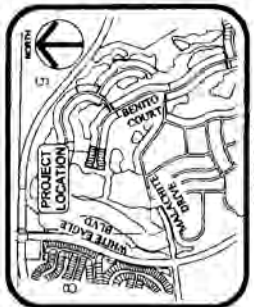
A REPLAT OF ALL OF LOTS 544-R THROUGH 553-R (INCLUSIVE), ESPLANADE, PHASE V, SUBPHASE E, PLAT BOOK 62, PAGES 22 THROUGH 25, LYING WITH SECTION 9, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

CERTIFICATE OF OWNERSHIP DEDICATION

STATE OF FLORIDA
COUNTY OF SARASOTA) SS
PURSUANT TO FLORIDA STATUTE 177.081, THE UNDERSIGNED, AS **Authorized Agent** OF TAYLOR MORRISON OF FLORIDA, INC., LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, CERTIFIES OWNERSHIP OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THIS PLAT ENTITLED ESPLANADE PHASE V, SUBPHASE G, TO BE MADE AND DOES HEREBY DEDICATE THE FOLLOWING:
1. TO MANATEE COUNTY FOR USE BY THE GENERAL PUBLIC FOREVER, THE FOLLOWING:
A. (10) FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENT LYING PARALLEL AND CONTIGUOUS WITH THE OUTSIDE PERIMETERS OF THE PUBLIC AND PRIVATE ROADS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER SUPPLY, SEWER, WASTE WATER, INFRASTRUCTURE FACILITIES AND METER MAINTENANCE, REPLACEMENT AND READING.
B. A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT ACROSS TRACT 307 FOR EMERGENCY, LAW ENFORCEMENT AND MANATEE COUNTY MAINTENANCE PURPOSES.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND HAVE AFFIXED THE SEAL OF THE CORPORATION THIS 21st DAY OF February, 2018.

WITNESSES
[Signature]
[Signature]
[Signature]
(PRINT NAME) **George Hope, Jr**
(PRINT NAME) **George Hope, Jr**
(PRINT NAME) **George Hope, Jr**

BY: TAYLOR MORRISON OF FLORIDA, INC.
A FLORIDA CORPORATION
BY: *[Signature]*
NAME **Andrew David Haines** TITLE **Authorized Agent**



TRACT DESIGNATION AND EASEMENTS

TRACTS 418 AND 449 - LANDSCAPE BUFFER, DRAINAGE AND GOLF COURSE EASEMENT, NON-VEHICULAR INGRESS/EGRESS BUFFER (ESPLANADE GOLF & COUNTRY CLUB AT LAKEMOOD RANCH INC. TO OWN & MAINTAIN)

NOTES

1. ALL LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.
2. UNLESS OTHERWISE NOTED, ALL CURVES ARE TANGENTIAL AND CIRCULAR.
3. BASIS OF BEARING IS THE BOUNDARY OF ESPLANADE PHASE V, SUBPHASE E AS RECORDED IN PLAT BOOK 62, PAGES 22 THROUGH 25 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEARING NORTH 91.3222° WEST.
4. ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM (NAVD 80) BASED ON THE NATIONAL GEODETIC SURVEY (NGS) VERTICAL DATA FOR DESIGNATIONS EAGE, HANNO, DONALD WITH A PUBLISHED ELEVATION OF 23.70 FEET AND VERTICAN WAS USED TO CALCULATE THE NATIONAL GEODETIC VERTICAL DATUM (NAVD 80) VALUES OF 36.65 AND 47.90, RESPECTIVELY. THE CONVERSION FACTOR IS +0.98.
5. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NAD83 (2011) FLORIDA WEST ZONE AND ARE BASED ON DESIGNATION ANNAPAS, PID 1040456 (SCALE FACTOR 0.99984906) AND DESIGNATION HANK, PID 104171 (SCALE FACTOR 0.99983540).
6. ALL EASEMENTS ARE PRIVATE UNLESS OTHERWISE DESIGNATED. INSTALLATION OF A SLOPE STABILIZATION WALL IS PERMISSIBLE WITHIN THE LAKE ACCESS & DRAINAGE MAINTENANCE EASEMENTS SHOWN HEREON.
7. ALL UTILITIES ARE UNDERGROUND UNLESS OTHERWISE NOTED.
8. OVERALL CONTAINS 4.129 ACRES OR 179,880 SQUARE FEET, MORE OR LESS.
9. LESS & EXCEPT PARCEL CONTAINS 0.973 ACRES OR 42,305 SQUARE FEET, MORE OR LESS.
10. NET TOTAL ACREAGE CONTAINS 3.458 ACRES OR 150,585 SQUARE FEET, MORE OR LESS.
11. VISIBILITY TRIANGLES MUST BE MAINTAINED PER THE LAND DEVELOPMENT CODE OF MANATEE COUNTY, FLORIDA.
12. EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY, OR WATER COURSE, NUMERICAL EXPRESSIONS SHOWN HEREON TO THE NEAREST FOOT OR TENTH OF A FOOT, ARE TO BE INTERPRETED AS HAVING A PRECISION TO THE NEAREST HUNDREDTH OF A FOOT.



CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT
STATE OF FLORIDA
COUNTY OF MANATEE) SS
L. ANGELINA COLONNESO, CLERK OF THE CIRCUIT COURT OF MANATEE COUNTY, FLORIDA, HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE COMMISSIONERS FOR MANATEE COUNTY, FLORIDA, HAVE REVIEWED THIS PLAT AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 21st DAY OF February, 2018.

CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA
COUNTY OF MANATEE) SS
IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL LOTS OF SECTION 9, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, THIS THE 21st DAY OF February, 2018.
[Signature]
BOARD OF COUNTY COMMISSIONERS



CERTIFICATE OF APPROVAL OF THE COUNTY SURVEYOR

STATE OF FLORIDA
COUNTY OF MANATEE) SS
IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS OF CHAPTER 177, PART 1, OF THE FLORIDA STATUTES AND THE LAND DEVELOPMENT CODE OF MANATEE COUNTY, FLORIDA. THE LEGAL DESCRIPTION HAS BEEN VERIFIED.
[Signature]
DATE 2/22/2018
DATE



NOTARY ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF SARASOTA) SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF February, 2018, IN THE CITY OF Bradenton, FLORIDA, AS Authorized Agent AND WHO IS PERSONALLY KNOWN TO ME AND DID NOT TAKE ON THE CORPORATION

CERTIFICATE OF SURVEYOR
I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED. THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND THAT I AM A LICENSED SURVEYOR UNDER THE PROFESSIONAL SURVEYOR REQUIREMENTS OF CHAPTER 177, PART 1, OF THE FLORIDA STATUTES AND THE LAND DEVELOPMENT CODE OF MANATEE COUNTY, FLORIDA, AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN INSTALLED. THE LOT CORNERS WILL BE CERTIFIED BY AN OFFICIAL AFFIDAVIT WITHIN ONE (1) YEAR OF THE RECORDING OR PRIOR TO THE RELEASE OF THE IMPROVEMENTS.
DATE: 2/22/18
JOHN SCOTT RHODES, PSM
FLORIDA CERTIFICATE NO. 5739



THE INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES, P.S.M. #5739
LAND SURVEYING, INC.
28100 BONITA GRANDE DRIVE, SUITE #107
BONITA SPRINGS, FLORIDA 34135
(239) 405-8166 FAX NO. (219) 405-8163
FLORIDA BUSINESS LICENSE NO. LB 8697

ESPLANADE, PHASE V SUBPHASE G

A REPLAT OF ALL OF LOTS 544-R THROUGH 553-R (INCLUSIVE),
ESPLANADE, PHASE V, SUBPHASE E,
PLAT BOOK 62, PAGES 22 THROUGH 25,
LYING WITH SECTION 9, TOWNSHIP 35 SOUTH, RANGE 19 EAST,
MANATEE COUNTY, FLORIDA

LEGAL DESCRIPTION

OVERALL PARCEL:
BEING ALL OF LOTS 544-R THROUGH 553-R (INCLUSIVE), ESPLANADE, PHASE V, SUBPHASE E, ACCORDING TO THE
PLAT THEREOF AS RECORDED IN PLAT BOOK 62, PAGES 22 THROUGH 25 (INCLUSIVE) TOGETHER WITH A PORTION
OF TRACT 307, ESPLANADE, PHASE V, SUBPHASES A, B, C, D, E & F, ACCORDING TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK 60, PAGES 83 THROUGH 115 (INCLUSIVE) AND LYING WITHIN SECTION 9, TOWNSHIP 35
SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 554-R, ESPLANADE, PHASE V, SUBPHASE E, ACCORDING TO
THE PLAT THEREOF AS RECORDED IN PLAT BOOK 62, PAGES 22 THROUGH 25 (INCLUSIVE); THENCE SOUTH
08°27'38" WEST, ALONG THE BOUNDARY OF SAID LOT 554-R, A DISTANCE OF 156.00 FEET TO THE SOUTHWESTERLY
CORNER OF SAID LOT 554-R, THE SAME BEING A POINT ON THE BOUNDARY OF SAID PLAT; THENCE RUN THE
FOLLOWING TWELVE (12) COURSES ALONG THE BOUNDARY OF SAID PLAT: COURSE NO. 1, NORTH 81°32'22" WEST,
128.80 FEET; COURSE NO. 2, SOUTHWESTERLY, HAVING A RADIUS OF 100.00 FEET, THROUGH AN ANGLE OF 331.4
DEGREES; COURSE NO. 3, WEST, 58.31 FEET; COURSE NO. 4, SOUTHWESTERLY, HAVING A RADIUS OF 100.00 FEET,
BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 81°30'35" WEST, 58.31 FEET TO A POINT OF REVERSE
CURVATURE, COURSE NO. 5, WESTERLY, 50.17 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY,
HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 335°4'05" WEST, 138.63 FEET; COURSE
NO. 6, NORTH 08°27'38" EAST, 32.40 FEET; COURSE NO. 7, NORTH 81°32'22" WEST, 138.63 FEET; COURSE
NO. 8, NORTH 08°27'38" EAST, 178.86 FEET; COURSE NO. 9, NORTH 89°41'18" EAST, 116.69 FEET; COURSE NO. 10,
NORTH 08°27'38" EAST, 32.40 FEET; COURSE NO. 11, NORTH 81°32'22" WEST, 138.63 FEET; COURSE NO. 12,
NORTH 08°27'38" EAST, 127.34 FEET TO A POINT OF CURVATURE, COURSE NO. 13, SOUTHEASTERLY, 59.17 FEET ALONG
THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 100.00 FEET, THROUGH A
CENTRAL ANGLE OF 335°4'05" WEST, 103.77 FEET; COURSE NO. 14, SOUTHWESTERLY, HAVING A RADIUS OF 100.00
FEET, BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 84°55'20" EAST, 58.31 FEET; COURSE NO. 15,
SOUTHWESTERLY, HAVING A RADIUS OF 100.00 FEET, THROUGH AN ANGLE OF 331.4 DEGREES; COURSE NO. 16,
SOUTHWESTERLY, HAVING A RADIUS OF 100.00 FEET, THROUGH AN ANGLE OF 331.4 DEGREES; COURSE NO. 17,
SOUTH 81°32'22" WEST, 231.21 FEET TO THE NORTHWESTERLY CORNER OF LOT 543-R OF AFORESAID PLAT; THENCE
SOUTH 08°27'38" WEST, ALONG THE BOUNDARY OF SAID LOT 543-R, A DISTANCE OF 156.00 FEET TO THE
SOUTHWEST CORNER OF SAID LOT 543-R; THENCE SOUTH 08°27'38" WEST, A DISTANCE OF 50.00 FEET TO A POINT
ON THE BOUNDARY OF AFORESAID LOT 554-R; THENCE NORTH 81°32'22" WEST, ALONG THE BOUNDARY OF SAID
LOT 554-R, A DISTANCE OF 29.35 FEET TO THE POINT OF BEGINNING.

LESS & EXCEPT:

BEING A PORTION OF TRACT 307, ESPLANADE, PHASE V, SUBPHASES A, B, C, D, E & F, ACCORDING TO THE PLAT
THEREOF AS RECORDED IN PLAT BOOK 60, PAGES 83 THROUGH 115 (INCLUSIVE) AND LYING WITHIN SECTION 9,
TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:
BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 554-R, ESPLANADE, ESPLANADE, PHASE V, SUBPHASE E,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 62, PAGES 22 THROUGH 25 (INCLUSIVE) OF THE
PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THE SAME BEING A POINT ON THE ROADWAY OF BENITO COURT (A
PORTION OF TRACT 307) OF SAID PLAT; THENCE RUN THE FOLLOWING SIX
(6) COURSES ALONG SAID BOUNDARY: COURSE NO. 1, WEST, 128.80 FEET; COURSE NO. 2, SOUTHWESTERLY,
HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 331.4 DEGREES, CONCAVE SOUTHERLY,
BEING SUBTENDED BY A CHORD
THAT BEARS SOUTH 81°32'22" WEST, 128.80 FEET TO A POINT OF REVERSE CURVATURE, COURSE NO. 3,
NORTHWESTERLY, 128.80 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A
RADIUS OF 59.00 FEET, THROUGH A CENTRAL ANGLE OF 123°08'30" AND BEING SUBTENDED BY A CHORD THAT
BEARS NORTH 33°06'38" WEST, 103.77 FEET TO A POINT OF COMPOUND CURVATURE, COURSE NO. 4, EASTERLY,
THROUGH A CENTRAL ANGLE OF 123°08'30" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 70°01'53"
WEST, 103.77 FEET; COURSE NO. 5, SOUTHWESTERLY, HAVING A RADIUS OF 100.00 FEET, THROUGH AN ANGLE OF
331.4 DEGREES; COURSE NO. 6, SOUTHWESTERLY, HAVING A RADIUS OF 100.00 FEET, THROUGH AN ANGLE OF
331.4 DEGREES; COURSE NO. 7, SOUTH 81°32'22" WEST, 231.21 FEET TO THE NORTHWESTERLY CORNER OF LOT 543-R,
ESPLANADE, PHASE V, SUBPHASE E, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 62, PAGES
22 THROUGH 25 (INCLUSIVE); THENCE SOUTH 08°27'38" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE
BOUNDARY OF SAID LOT 554-R; THENCE NORTH 81°32'22" WEST, ALONG THE BOUNDARY OF SAID LOT 554-R, A
DISTANCE OF 29.35 FEET TO THE POINT OF BEGINNING.

THIS INSTRUMENT PREPARED BY
JOHN SCOTT RHODES, P.S.M. #5739
RHODES & RHODES
LAND SURVEYING, INC.
28100 BONITA GRANDE DRIVE, SUITE #107
BONITA SPRINGS, FLORIDA 34135
(339) 405-8166 FAX NO. (239) 405-8163
FLORIDA BUSINESS LICENSE NO. LB 6897

PLAT BOOK 03 PAGE 14
 SHEET 3 OF 3

ESPLANADE, PHASE V SUBPHASE G

A REPLAT OF ALL OF LOTS 544-R THROUGH 553-R (INCLUSIVE),
 ESPLANADE, PHASE V, SUBPHASE E, PLAT BOOK 62, PAGES 22 THROUGH 25,
 LYING WITH SECTION 9, TOWNSHIP 35 SOUTH, RANGE 19 EAST,
 MANATEE COUNTY, FLORIDA

TYPICAL LOT LINE EASEMENTS
 THERE ARE HEREBY EXPRESSLY RESERVED EASEMENTS OF TEN (10) FEET IN WIDTH AS DEPICTED AND NOTED HEREON. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR INSTALLATION, MAINTENANCE, REPAIR, OPERATION OF CABLE SUCH AS CONSTRUCTION, PROVIDED, HOWEVER, NO CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE SHALL BE CONDUCTED WITHIN THE FACILITIES AND SERVICES OF THE TELEPHONE GAS OR OTHER UTILITIES. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSES NOTED.

- SYMBOL LEGEND**
- SET PERMANENT REFERENCE MONUMENT (PRM) (1/4" X 1/4" CONCRETE MONUMENT WITH IRON ROD CAPPED WITH LB 6897)
 - POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REFERENCE CURVE TIME
 - SM ○ BENCHMARK

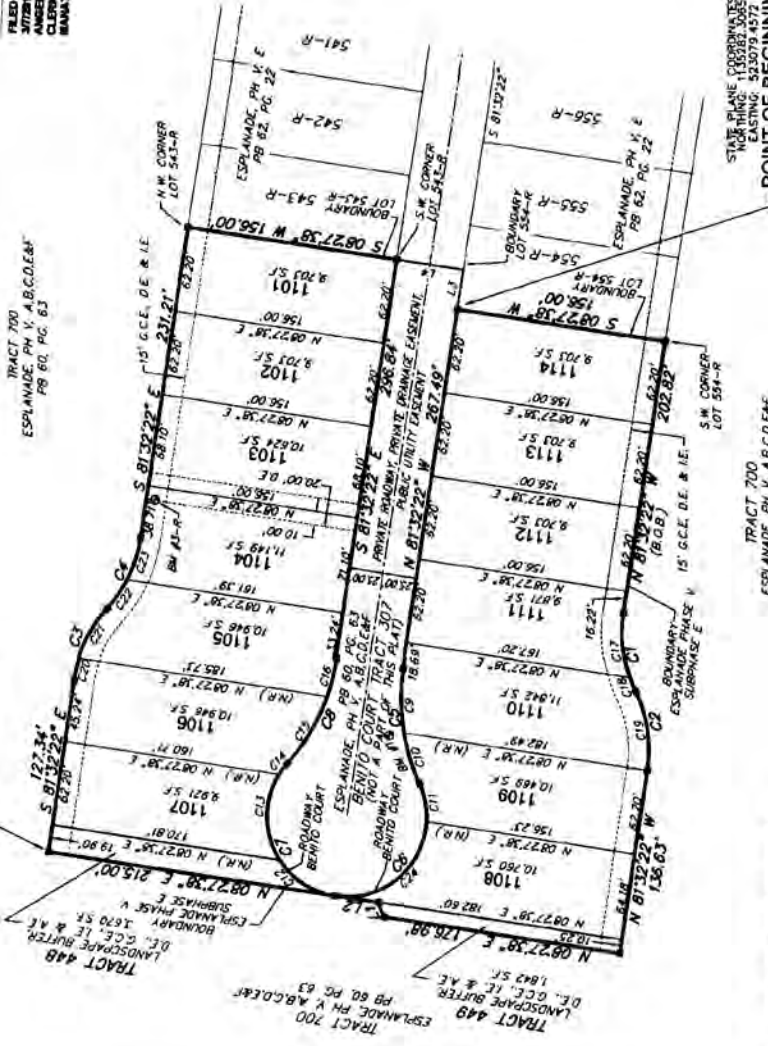
- LEGEND**
- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
 - B.O.B. BASIS OF BEARING
 - G.P.M. GRAPHIC PLAT MONUMENT
 - P.B. OPTICAL RECORDS BOOK
 - P.C. PLAT BOOK
 - S.F. SQUARE FEET
 - (E) EASEMENT TO
 - (L) LICENSED BUSINESS
 - PRM PERMANENT REFERENCE MONUMENT
 - L.P. LINE NUMBER
 - C.P. CLOSE NUMBER
 - C.N. CURVE NUMBER
 - D.E. DRAINAGE EASEMENT
 - T.E. TRENCH EASEMENT
 - U.E. UTILITY EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - L.M.E. LANDSCAPE MAINTENANCE EASEMENT
 - G.C.E. GOLF COURSE EASEMENT

FILED AND RECORDED
 FEBRUARY 23 2023 PM
 ANGELINA COLONNESO
 CLERK OF COURTS
 MANATEE COUNTY, FL



BENCHMARKS
 B.M.#1 NAIL AND DECK SET IN CURB
 ELEVATION 15.95 (N.A.V.D.)
 B.M.#3-R NAIL AND DECK SET IN STORM STRUCTURE
 ELEVATION 44.88 (N.A.V.D.)

STATE PLANE COORDINATES
 NORTHING: 1155364.3415
 WESTING: 523578.8108



LINE TABLE

LINE	LENGTH	BEARING
L1	11.68	N 69.117° E
L2	32.40	N 082.738° E
L3	29.55	N 81.322° W
L4	50.00	S 082.738° W

CURVE TABLE

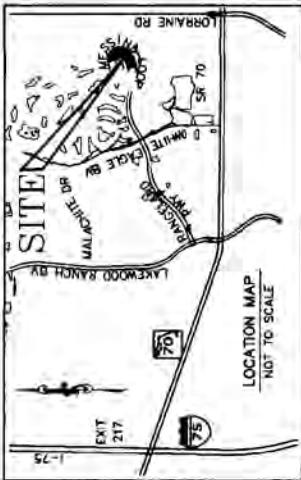
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	100.00	33.5420°	58.17	56.31	S 81.303° W
C2	100.00	33.5420°	58.17	56.31	S 81.303° W
C3	100.00	33.5420°	58.17	56.31	S 81.303° W
C4	100.00	33.5420°	58.17	56.31	S 81.303° W
C5	150.00	33.5420°	86.76	85.55	S 81.322° W
C6	50.00	121.0030°	176.80	101.77	N 51.308° W
C7	50.00	121.0030°	176.80	101.77	N 51.308° W
C8	150.00	18.7245°	42.68	42.68	S 62.5807° E
C9	150.00	18.7245°	42.68	42.68	S 62.5807° E
C10	150.00	18.7245°	42.68	42.68	S 62.5807° E
C11	150.00	18.7245°	42.68	42.68	S 62.5807° E
C12	50.00	20.3671°	28.94	28.65	N 79.2210° E
C13	50.00	20.3671°	28.94	28.65	N 79.2210° E
C14	50.00	20.3671°	28.94	28.65	N 79.2210° E
C15	150.00	11.0254°	32.63	32.32	N 52.2825° W
C16	150.00	11.0254°	32.63	32.32	N 52.2825° W
C17	100.00	22.2270°	42.78	42.13	N 64.2821° W
C18	100.00	22.2270°	42.78	42.13	N 64.2821° W
C19	100.00	22.2270°	42.78	42.13	N 64.2821° W
C20	100.00	24.0876°	42.13	41.82	N 59.3828° W
C21	100.00	24.0876°	42.13	41.82	N 59.3828° W
C22	100.00	14.5236°	26.18	26.10	N 52.0817° W
C23	100.00	14.5236°	26.18	26.10	N 52.0817° W
C24	50.00	85.3219°	92.87	87.01	S 10.0131° E

STATE PLANE COORDINATES
 EASTING: 533079.4371
 POINT OF BEGINNING
 OVERALL PARCEL
 ESPLANADE, PHASE V
 SUBPHASE E, PLAT BOOK 62, PAGE 22

THIS INSTRUMENT PREPARED BY:
RHODES & RHODES
 LAND SURVEYING, INC.
 28100 BONITA GRANDE DRIVE, SUITE #197
 BONITA SPRINGS, FLORIDA 34135
 (239) 405-8166 FAX NO. (239) 405-8163
 FLORIDA BUSINESS LICENSE NO. LB 6897

ESPLANADE PHASE VI

A REPLAT OF A PORTION OF TRACT 804,
ESPLANADE PHASE III, SUBPHASES
A,B,C,D,I, & A PORTION OF F,
RECORDED IN PLAT BOOK 56, PAGE 148
AND A PORTION OF TRACTS 523, 703, & 806,
ESPLANADE, PHASE V, SUBPHASES A,B,C,D,E, & F,
RECORDED IN PLAT BOOK 60, PAGE 63
IN SECTION 9 & 16, TOWNSHIP 35 SOUTH, RANGE 19 EAST,
MANATEE COUNTY, FLORIDA



TRACT DESIGNATION AND EASEMENTS
TRACT 804 - FUTURE DEVELOPMENT AREA (DEVELOPER RETAINED)
TRACT 317 - PRIVATE ROADWAY, PRIVATE DRAINAGE EASEMENT, PUBLIC UTILITY EASEMENT (ESPLANADE GOLF & COUNTRY CLUB AT LAKESWOOD RANCH INC TO OWN & MAINTAIN)

NOTICE: 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 AUTHORITY BY ANY OTHER 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.
THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR ESPLANADE GOLF & COUNTRY CLUB AT LAKESWOOD RANCH (THE "DECLARATION") WAS RECORDED IN OFFICIAL RECORD BOOK 2489 PAGE 2080 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
THE SUPPLEMENTAL DECLARATION TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR ESPLANADE GOLF & COUNTRY CLUB AT LAKESWOOD RANCH ("SUPPLEMENTAL DECLARATION") IS RECORDED SIMULTANEOUSLY WITH THIS PLAT. THE NOTICE TO BUYER IS RECORDED SIMULTANEOUSLY WITH THIS PLAT AS AN EXHIBIT TO THE SUPPLEMENTAL DECLARATION.
RESERVATION OF EASEMENTS
THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES, SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED THAT SUCH EASEMENTS SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF CABLE TELEVISION SERVICE PROVIDERS OR ANY OTHER PUBLIC UTILITIES OR SERVICES. COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR PERPETUITY FOR THE PURPOSES NOTED.
THERE ARE HEREBY EXPRESSLY RESERVED FOR PEACE RIVER ELECTRIC COOPERATIVE, INC. ITS SUCCESSORS AND/OR ASSIGNS, TEN (10) FEET WIDE NON-EXCLUSIVE UTILITY EASEMENTS LYING PARALLEL, AND CONTIGUOUS WITH THE OUTSIDE PERIMETERS OF THE PUBLIC AND PRIVATE ROADS, FOR THE EXPRESS PURPOSES OF CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF ELECTRICAL FACILITIES.
THERE ARE HEREBY EXPRESSLY RESERVED FOR TECO ENERGY, ITS SUCCESSORS AND/OR ASSIGNS, CONDOMINIUM, TEN (10) FEET WIDE NON-EXCLUSIVE UTILITY EASEMENTS LYING PARALLEL, AND CONTIGUOUS WITH THE OUTSIDE PERIMETERS OF THE PUBLIC AND PRIVATE ROADS, FOR THE EXPRESS PURPOSES OF CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF GAS FACILITIES.
THERE ARE HEREBY EXPRESSLY RESERVED FOR FRONTIER FLORIDA LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, AND OTHER PRIVATE UTILITY COMPANIES, PROVIDING SERVICE TO THE SUBDIVISION OR CONDOMINIUM, TEN (10) FEET WIDE NON-EXCLUSIVE UTILITY EASEMENTS LYING PARALLEL, AND CONTIGUOUS WITH THE OUTSIDE PERIMETERS OF THE PUBLIC AND PRIVATE ROADS, FOR THE EXPRESS PURPOSES OF CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF COMMUNICATIONS FACILITIES.
THERE ARE HEREBY EXPRESSLY RESERVED, PRIVATE EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG ALL REAR LOT LINES AND FIVE (5) FEET IN WIDTH ALONG ALL SIDE LOT LINES FOR THE PURPOSES OF CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF SAID BUILDING. SAID ONE (1) LOT IS AMENDED AS A BUILDING SITE. THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS.

CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT
STATE OF FLORIDA
COUNTY OF MANATEE) SS
I, ANGELINA COLONNESO, 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 THE PLAT BOOK 63, PAGES 171 THROUGH 175, THROUGH PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA THIS 21ST DAY OF JANUARY, 2019.
Angela Colonneso
CLERK OF THE CIRCUIT COURT
MANATEE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS
STATE OF FLORIDA) SS
IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OTHERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS 21ST DAY OF JANUARY, 2019.
Stephen R. Walker
BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF APPROVAL OF THE COUNTY SURVEYOR
STATE OF FLORIDA) SS
IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE LAND SURVEYING CODES OF MANATEE COUNTY, FLORIDA, AND THAT THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.
DATE: 2/12/2019
Robert J. ...
COUNTY SURVEYOR
MANATEE COUNTY, FLORIDA

CERTIFICATE OF ACCEPTANCE
THE DEDICATIONS TO LAKESWOOD RANCH STEWARDSHIP DISTRICT ACCEPTED AT AN OPEN MEETING OF THE LAKESWOOD RANCH STEWARDSHIP DISTRICT BY THE BOARD OF SUPERVISORS OF LAKESWOOD RANCH STEWARDSHIP DISTRICT, AN INDEPENDENT SPECIAL DISTRICT CREATED BY LOCAL BILL 1429, COOKED AT CHAPTER 2008-338, LAWS OF FLORIDA, AS AMENDED, THIS 31ST DAY OF JANUARY, 2019.
LAKESWOOD RANCH STEWARDSHIP DISTRICT, AN INDEPENDENT SPECIAL DISTRICT LAID BY LOCAL BILL NO. 1429, COOKED AT CHAPTER 2008-338, LAWS OF FLORIDA.
ATTEST:
BY: *Anthony A. ...* ANTHONY A. ... V. CHAIRMAN
BY: *J. ...* J. ... ASSISTANT SECRETARY

PLAT BOOK 64 PAGE 178
SHEET 1 OF 6
INST 201941020231
CROSS SURVEYING, L.L.C.
CERTIFICATE OF AUTHORIZATION LB 0007977
3625 OFFICE PARK BLVD. SUITE 101
TAMPA, FLORIDA 33608
(941) 740-6340 (941) 890-9930 FAX

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF FLORIDA
COUNTY OF SARASOTA) SS
PURSUANT TO FLORIDA STATUTE 177.081, THE UNDERSIGNED, TAYLOR MORRISON OF FLORIDA, INC., LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, CERTIFIES OWNERSHIP OF THE PROPERTY DESCRIBED HEREON HAS CAUSED THIS PLAT ENTITLED ESPLANADE PHASE VI TO BE MADE AND DOES HEREBY DEDICATE THE FOLLOWING:
1. TO MANATEE COUNTY FOR USE BY THE GENERAL PUBLIC FOREVER, THE FOLLOWING:
A. A PUBLIC UTILITY EASEMENT OVER AND ACROSS TRACT "312", TOGETHER WITH A NON-EXCLUSIVE TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT LYING PARALLEL AND CONTIGUOUS WITH THE OUTSIDE PERIMETERS OF TRACT "312" WHERE ILLUSTRATED ON THIS PLAT FOR INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC WATER AND WASTEWATER INFRASTRUCTURE FACILITIES AND RELATED MAINTENANCE, REPLACEMENT AND READING.
B. A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT ACROSS TRACT "312" FOR EMERGENCY, LAW ENFORCEMENT AND MANATEE COUNTY MAINTENANCE PERSONNEL.
C. A FIFTY (50) FOOT WIDE PUBLIC UTILITY EASEMENT ACROSS TRACT "806" WHERE ILLUSTRATED ON THIS PLAT FOR INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC WATER AND WASTEWATER INFRASTRUCTURE FACILITIES AND METER MAINTENANCE, REPLACEMENT AND READING.
D. A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT ACROSS TRACT "806" WHERE ILLUSTRATED ON THIS PLAT FOR EMERGENCY, LAW ENFORCEMENT AND MANATEE COUNTY MAINTENANCE PERSONNEL.
2. TO THE LAKESWOOD RANCH STEWARDSHIP DISTRICT, AN INDEPENDENT SPECIAL DISTRICT CREATED BY LOCAL BILL NO. 1429, COOKED AT CHAPTER 2008-338 LAWS OF FLORIDA, AS AMENDED, ITS SUCCESSORS AND ASSIGNS, FOR USE BY THE GENERAL PUBLIC FOREVER, THE FOLLOWING:
A. A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT ACROSS TRACT "312" FOR THE PURPOSES OF ACCESSING THE LAKESWOOD RANCH STEWARDSHIP DISTRICT FOR INSPECTION AND MAINTENANCE THEREOF.
B. A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT FOR THE EXPRESS PURPOSE OF ACCESS AND MAINTENANCE OF DRAINAGE FACILITIES LOCATED THEREIN ACROSS THOSE AREAS SHOWN ON SHEETS 4, 5, AND 6 AND 701 WISED DRAINAGE EASEMENT AND 201 WISED DRAINAGE EASEMENT AS SHOWN ON SHEET 4, AND "5.0" ODE, WISED DRAINAGE EASEMENT AND IE AS SHOWN ON SHEETS 4, 5, AND 6.

WITNESSES:
[Signature]
(SIGNATURE)
[Print Name]
(PRINT NAME)
[Signature]
(SIGNATURE)
[Print Name]
(PRINT NAME)

BY: TAYLOR MORRISON OF FLORIDA, INC
A FLORIDA CORPORATION
BY: *T. P. ...*
Timothy Martin, Vice President

NOTARY ACKNOWLEDGMENT
STATE OF FLORIDA) SS
THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 8TH DAY OF FEBRUARY, 2019, BY *Timothy Martin* AS VICE PRESIDENT OF TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, AND WHO IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.
Dorothy K. ...
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
COMMISSION NUMBER 1 EXPIRES 8/14/19

DEPOSITED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF MANATEE COUNTY, FLORIDA
DATE: 2/21/2019
FILED: 2/21/2019

CROSS SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION LB 0007977
5625 OFFICE PARK BLVD, SUITE 101
BRADENTON, FLORIDA 34203
(941) 748-6340 (941) 896-9938 FAX

PLAT BOOK 044 PAGE 179
SHEET 2 of 6

ESPLANADE PHASE VI

A REPLAT OF A PORTION OF TRACT 804,
ESPLANADE PHASE III, SUBPHASES
A, B, C, D, J, & A PORTION OF F,
RECORDED IN PLAT BOOK 56, PAGE 148
AND A PORTION OF TRACTS 523, 703, & 806,
ESPLANADE, PHASE V, SUBPHASES A, B, C, D, E, & F,
RECORDED IN PLAT BOOK 60, PAGE 63
IN SECTION 9 & 16, TOWNSHIP 35 SOUTH, RANGE 19 EAST,
MANATEE COUNTY, FLORIDA

LEGAL DESCRIPTION:

COMMENCE AT NORTHEAST CORNER OF LOT 682, ESPLANADE, PHASE V, SUBPHASES A, B, C,
RECORDING AS CORNER IN PLAT BOOK 56, PAGE 148, RECORDS THE
MANATEE COUNTY, FLORIDA, BEING THE POINT OF BEGINNING. ALSO BEING THE
BEGINNING OF A CURVE TO THE RIGHT, WITH A CHORD BEARING OF S17°42'42"E, HAVING A
RADIUS OF 375.00 FEET; THENCE SOUTHERLY ALONG THE NORTHERLY AND EASTERLY LINE
OF TRACT 806 OF SAID SUBDIVISION AND THE ARC OF SAID CURVE, THROUGH A CENTRAL
ANGLE OF 138°35'59", A DISTANCE OF 1,390.84 FEET TO A POINT OF COMPOUND CURVATURE
TO THE RIGHT HAVING A RADIUS OF 1,245.00 FEET AND A CENTRAL ANGLE OF 31°06'55",
WITH A CHORD BEARING OF S87°08'44"W; THENCE SOUTHWESTERLY ALONG THE EASTERLY
AND SOUTHERLY LINE OF SAID TRACT 806 AND THE ARC OF SAID CURVE, A DISTANCE OF
678.10 FEET; THENCE N1°05'31"W, A DISTANCE OF 155.56 FEET TO A POINT ON A NON
TANGENT CURVE TO THE RIGHT, WITH A CHORD BEARING OF S87°08'44"W, A DISTANCE OF
583.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL
ANGLE OF 05°53'01", A DISTANCE OF 33.37 FEET; THENCE N05°01'30"W, A DISTANCE OF
220.00 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF
870.00 FEET; THROUGH A CENTRAL ANGLE OF 32°13'18"; THENCE EASTERLY ALONG THE ARC
OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1°58'51.52"E; THENCE EASTERLY ALONG THE
POINT OF COMPOUND CURVATURE TO THE LEFT HAVING A RADIUS OF 85.00 FEET AND A
CENTRAL ANGLE OF 24°32'29", WITH A CHORD BEARING OF N4°02'28.58"E; THENCE
NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 36.41 FEET; THENCE
N28°12'44"E, A DISTANCE OF 74.17 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING
A RADIUS OF 65.00 FEET AND A CENTRAL ANGLE OF 34°00'35"; WITH A CHORD BEARING OF
N17°12'28"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 50.45
FEET; THENCE N05°18'18"W, A DISTANCE OF 45.25 FEET TO A POINT OF CURVATURE TO
THE LEFT HAVING A RADIUS OF 85.00 FEET AND A CENTRAL ANGLE OF 31°42'25", WITH A
CHORD BEARING OF N21°39'18"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A
DISTANCE OF 47.05 FEET; THENCE N37°20'45"W, A DISTANCE OF 115.21 FEET TO A POINT
OF CURVATURE TO THE LEFT HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF
37°04'48"; WITH A CHORD BEARING OF N56°03'09"W; THENCE NORTH-WESTERLY ALONG THE
ARC OF SAID CURVE, A DISTANCE OF 38.83 FEET TO A POINT OF COMPOUND CURVATURE TO
THE LEFT HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 01°09'48", WITH A
CHORD BEARING OF N75°10'27"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A
DISTANCE OF 4.06 FEET TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE
EASTERLY LINE OF LOT 683, SAID ESPLANADE, PHASE V, SUBPHASES A, B, C, D, E AND THE
SOUTHERLY EXTENSION THEREOF; A DISTANCE OF 170.00 FEET TO THE INTERSECTION WITH
& F SUBDIVISION, ALSO BEING A POINT ON A NON TANGENT CURVE TO THE RIGHT, HAVING
A RADIUS OF 370.00 FEET, WITH A CHORD BEARING OF S72°55'02"E; THENCE EASTERLY
ALONG SAID SOUTHERLY LINE OF TRACT 309 AND THE ARC OF SAID CURVE, THROUGH A
CENTRAL ANGLE OF 03°38'44", A DISTANCE OF 23.54 FEET; THENCE N17°53'20"E, ALONG
THE EASTERLY LINE OF SAID TRACT 309, A DISTANCE OF 156.00 FEET TO A POINT ON A NON
TANGENT CURVE TO THE RIGHT, WITH A CHORD BEARING OF S87°08'44"W, A DISTANCE
OF N79°33'14"W; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID TRACT 309 AND
THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°54'01"; A DISTANCE OF 109.22
FEET TO THE SOUTHEAST CORNER OF SAID LOT 682, ESPLANADE, PHASE V, SUBPHASES A,
B, C, D, E & F SUBDIVISION, THENCE N02°39'19"E, ALONG THE EAST LINE OF SAID LOT 682,
A DISTANCE OF 155.00 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 9
AND 16, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA,
CONTAINING 13.07 ACRES OR 569,120 SQUARE FEET, MORE OR LESS.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF LOT 682, ESPLANADE PH. V, P.B. 50, PG. 63 BEING N 02°39'19" E AS SHOWN, BEARINGS SHOWN ARE GRID BEARINGS.
2. EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, NUMERICAL EXPRESSIONS SHOWN HEREON TO THE NEAREST FOOT OR TENTH OF A FOOT SHALL BE INTERPRETED AS HAVING A PRECISION TO THE NEAREST ONE HUNDREDTH OF A FOOT.
3. ALL LINES TOUCHING CURVES ARE NON-RADIAL LINES, UNLESS DENOTED AS RADIAL (R).
4. ELEVATIONS SHOWN HEREON ARE BASED ON NGS BENCHMARKS "EAGLE" (PID: DN9415) (ELEVATION=35.70) AND "FALCON" (PID: DN8144) (ELEVATION 48.99). ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1983 (NGVD83). THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 (NAD83) IS +0.95' USING CORRECTION 46.013
5. BEARINGS AND STATE PLANE COORDINATES SHOWN HEREON ARE GRID BEARINGS BASED ON NGS CONTROL POINT "1-75 84 404" (PID: AGR352)(SCALE FACTOR 0.999986548) AND NGS CONTROL POINT "M018" (PID: AGR123)(SCALE FACTOR 0.99998604) RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, BASED ON NORTH AMERICAN DATUM 1983 ADJUSTMENT.
6. ALL UTILITY LINES WILL BE INSTALLED UNDERGROUND.

PLAT BOOK 64 PAGE 193
 SHEET 6 OF 6

FILED AND RECORDED
 3/4/2019 @ 3:41 PM
 ANGELINA COLONNESO
 CLERK OF CIRCUIT COURT
 MANATEE COUNTY, FL



ESPLANADE PHASE VI

A REPLAT OF A PORTION OF TRACT 804,
 ESPLANADE PHASE III, SUBPHASES
 A,B,C,D,J, & A PORTION OF F,
 RECORDED IN PLAT BOOK 56, PAGE 148
 AND A PORTION OF TRACTS 523, 703, & 806,
 ESPLANADE, PHASE V, SUBPHASES A,B,C,D,E, & F,
 RECORDED IN PLAT BOOK 60, PAGE 63
 IN SECTION 9 & 16, TOWNSHIP 35 SOUTH, RANGE 19 EAST,
 MANATEE COUNTY, FLORIDA

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE USE AND ENJOYMENT OF THE PUBLIC UTILITIES AND TELEVISION CABLE SERVICES PROVIDED THAT SUCH CABLE TELEVISION SERVICES SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSES NOTED.

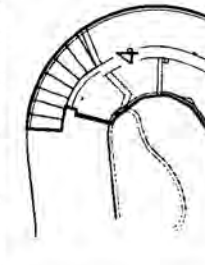
THERE ARE HEREBY EXPRESSLY RESERVED, PRIVATE EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG ALL REAR LOT LINES AND FIVE (5) FEET IN WIDTH ALONG ALL SIDE LOT LINES AND FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND UTILITIES. THE USE OF SUCH UTILITIES SHALL BE LIMITED TO THE BUILDING SITE; THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS.

Curve #	Length	Radius	Bearing	Chord Direction	Chord Length
C21	676.10'	1245.00'	S17°06'52" W	S67°08'44" W	867.82'
C22	464.50'	1079.00'	S24°39'56" W	N62°54'52" E	460.93'
C23	442.26'	1029.00'	S24°37'35" W	N62°56'50" E	438.88'
C27	489.26'	870.00'	S71°31'18" W	N68°51'52" E	482.84'
C28	46.69'	275.00'	S94°34'11" W	N80°06'40" E	46.64'
C29	33.37'	325.00'	S53°10'11" W	N37°02'00" W	33.36'
C30	21.81'	325.00'	S50°40'00" W	N47°10'10" E	21.80'
C35	14.47'	1087.30'	S04°45'45" W	N75°10'10" E	14.47'
C36	14.50'	1019.00'	S04°55'00" W	N75°23'09" E	14.50'
C37	265.12'	870.00'	S72°37'37" W	N76°14'42" E	264.10'
C39	228.41'	885.00'	S14°47'14" W	N60°32'39" E	227.77'

LINE	BEARING	LENGTH
L16	S14°38'51" E	10.00'
L17	S14°38'51" E	10.05'
L18	S1°54'28" E	8.29'
L19	S14°45'10" E	8.30'
L29	N60°28'44" E	62.35'
L30	N82°15'35" E	73.18'

- LEGEND
- 4"x4" CONCRETE MONUMENT SET
 - PRM LB 7977 UNLESS OTHERWISE NOTED
 - HAL & DISK SET ALONG CENTERLINE - P&P LB 7977
 - POINT OF TANGENCY OR POINT OF REVERSE CURVATURE
 - P&P HAL SET - PRM LB 7977
 - BENCHMARK (BM)
 - NORTH AMERICAN DATUM OF 1988
 - SQUARE FEET
 - PUE
 - PUBLIC UTILITY EASEMENT AND ACCESS EASEMENT
 - PUBLIC DRAINAGE EASEMENT
 - PERMANENT REFERENCE MONUMENT
 - PERMANENT CONTROL POINT
 - UNIMPROVED BUSINESS
 - RADIUS
 - R
 - LENGTH
 - CHORD BEARING AND DISTANCE
 - CHORD BEARING
 - OFFICIAL RECORDS
 - OVERALL DISTANCE
 - GOLF COURSE EASEMENT
 - IRRIGATION EASEMENT
 - LANDSCAPE MAINTENANCE EASEMENT
 - LANDSCAPE MAINTENANCE EASEMENT
 - LAKEWOOD RANCH STEWARDSHIP DISTRICT

LINE	BEARING	LENGTH
L16	S14°38'51" E	10.00'
L17	S14°38'51" E	10.05'
L18	S1°54'28" E	8.29'
L19	S14°45'10" E	8.30'
L29	N60°28'44" E	62.35'
L30	N82°15'35" E	73.18'



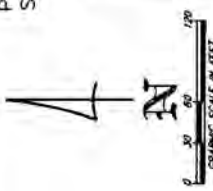
KEY MAP
 NOT TO SCALE

PLAT BOOK 61 PAGE 170
SHEET 2 OF 2

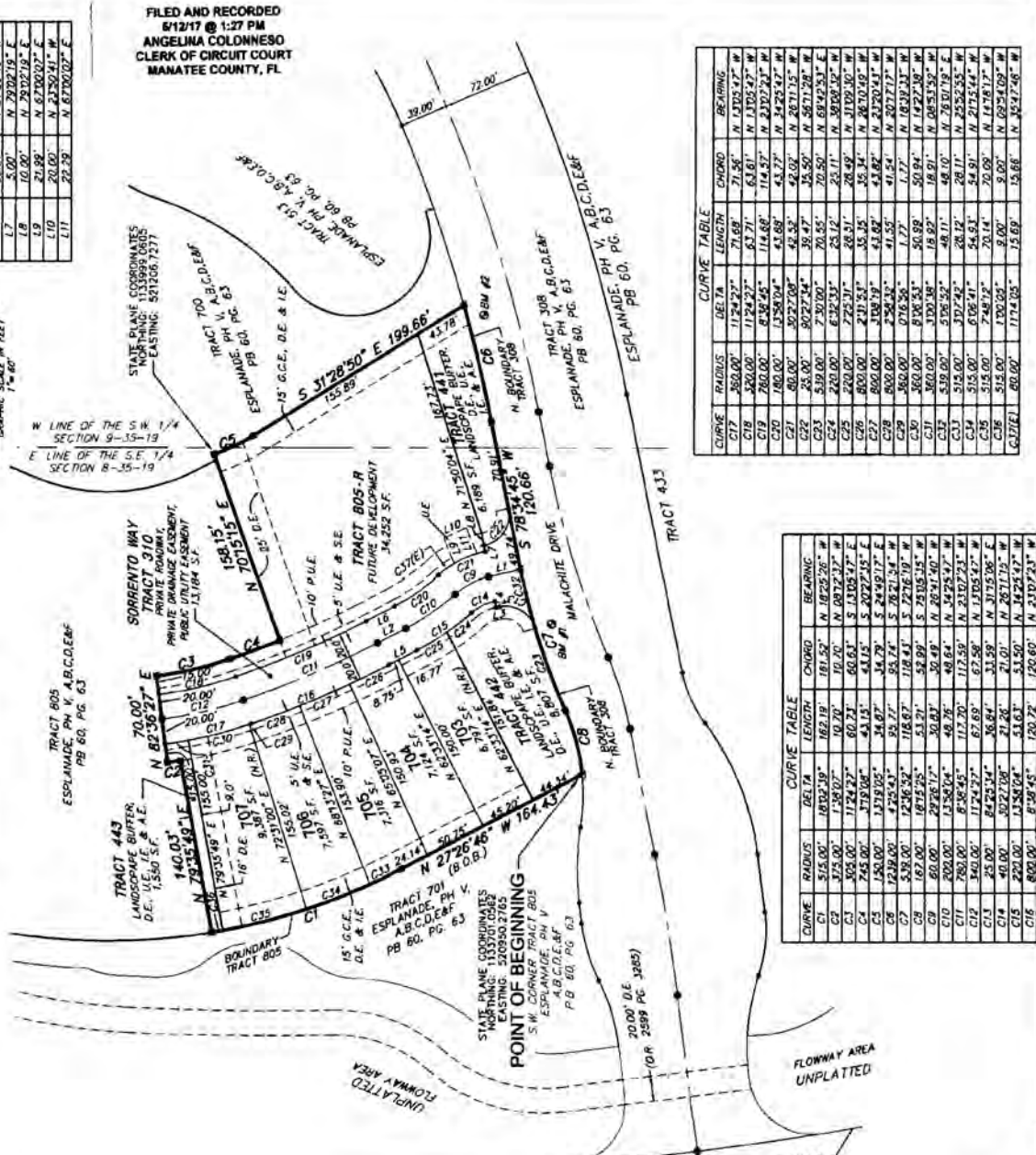
ESPLANADE, PHASE VII

A REPLAT OF A PORTION OF TRACTS 308, 700 AND 805
ESPLANADE, PHASE V, SUBPHASES A, B, C, D, E & F
PLAT BOOK 60, PAGES 63 THROUGH 115,
LYING WITH SECTIONS 8 AND 9,
TOWNSHIP 35 SOUTH, RANGE 19 EAST,
MANATEE COUNTY, FLORIDA

LINE	LENGTH	BEARING
L1	26.46'	N 71°56'31" W
L2	43.51'	N 27°26'46" W
L3	3.05'	N 103°24'1" W
L4	5.00'	N 79°29'19" E
L5	23.51'	N 27°26'46" W
L6	5.00'	N 27°26'46" W
L7	23.51'	N 27°26'46" W
L8	5.00'	N 27°26'46" W
L9	23.51'	N 27°26'46" W
L10	20.00'	N 27°26'46" W
L11	22.39'	N 67°00'02" E



FILED AND RECORDED
6/12/17 @ 1:27 PM
ANGELINA COLDNESO
CLERK OF CIRCUIT COURT
MANATEE COUNTY, FL



CURVE	RADIUS	DELTA	CHORD	BEARING
C17	350.00'	174.92'	71.69'	N 120°47' W
C18	320.00'	174.92'	63.71'	N 120°27' W
C19	360.00'	174.92'	63.71'	N 120°27' W
C20	360.00'	174.92'	63.71'	N 120°27' W
C21	360.00'	174.92'	63.71'	N 120°27' W
C22	360.00'	174.92'	63.71'	N 120°27' W
C23	360.00'	174.92'	63.71'	N 120°27' W
C24	360.00'	174.92'	63.71'	N 120°27' W
C25	360.00'	174.92'	63.71'	N 120°27' W
C26	360.00'	174.92'	63.71'	N 120°27' W
C27	360.00'	174.92'	63.71'	N 120°27' W
C28	360.00'	174.92'	63.71'	N 120°27' W
C29	360.00'	174.92'	63.71'	N 120°27' W
C30	360.00'	174.92'	63.71'	N 120°27' W
C31	360.00'	174.92'	63.71'	N 120°27' W
C32	360.00'	174.92'	63.71'	N 120°27' W
C33	360.00'	174.92'	63.71'	N 120°27' W
C34	360.00'	174.92'	63.71'	N 120°27' W
C35	360.00'	174.92'	63.71'	N 120°27' W
C36	360.00'	174.92'	63.71'	N 120°27' W
C37	360.00'	174.92'	63.71'	N 120°27' W

CURVE	RADIUS	DELTA	CHORD	BEARING
C1	515.00'	182.19'	181.52'	N 182°26' W
C2	375.00'	178.07'	176.70'	N 087°32' E
C3	505.00'	174.22'	60.63'	S 120°47' E
C4	745.00'	378.06'	43.15'	S 202°45' E
C5	155.00'	178.06'	34.79'	S 24°49' E
C6	535.00'	122.52'	58.77'	S 78°21' W
C7	162.00'	182.25'	51.91'	S 72°15' W
C8	60.00'	202.61'	30.81'	N 20°24' W
C9	202.00'	118.04'	48.76'	N 54°25' W
C10	780.00'	818.45'	67.69'	N 210°23' W
C11	340.00'	174.22'	60.63'	N 120°47' E
C12	25.00'	84.25'4"	31.99'	N 31°52' W
C13	40.00'	302.38'	21.26'	N 291°19' E
C14	202.00'	118.04'	48.76'	N 54°25' W
C15	802.00'	818.45'	67.69'	N 210°23' W
C16	802.00'	818.45'	67.69'	N 210°23' W

- SYMBOL LEGEND**
- SET PERMANENT REFERENCE MONUMENT (PRM) (1/4" CONCRETE MONUMENT WITH IRON ROD CHAPPED FROM LB 6887)
 - SET PERMANENT REFERENCE MONUMENT (PRM) (1/4" IRON NAIL AND DISK STAMPED FROM LB 6887)
 - PERMANENT CONTROL POINT (PCP) (SET IN NAIL AND DISK, TOP LB 6887)
 - POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE
- BM** BENCHMARK

- LEGEND**
- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
 - B.O.B. BASIS OF BEARING
 - D.R. OFFICIAL RECORDS BOOK
 - P.B. PLAT BOOK
 - M. MILE
 - R. RADIAL
 - S.F. SQUARE FEET
 - (E) EASEMENT TR
 - LB LICENSED BUSINESS
 - PRM PERMANENT REFERENCE MONUMENT
 - PCP PERMANENT CONTROL POINT
 - C# CURVE NUMBER
 - A.C. ACCESS EASEMENT
 - D.E. DRAINAGE EASEMENT
 - I.E. IRRIGATION EASEMENT
 - S.E. SIDEWALK EASEMENT
 - S.B.E. SIDEWALK EASEMENT
 - L.B.E. LANDSCAPE BUFFER EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - L.M.E. LANDSCAPE MAINTENANCE EASEMENT
 - G.C.E. GOLF COURSE EASEMENT

TYPICAL LOT LINE EASEMENTS

THESE ARE HEREBY EXPRESSLY RESERVED EASEMENTS OF TEN (10) FEET IN WIDTH AS DEPICTED AND NOTED HEREON. SUCH EASEMENTS SHALL BE INSTALLED FOR THE MAINTENANCE, OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, SUCH CONSTRUCTION, INSTALLATION, TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS OR OTHER UTILITY. THIS RESERVATION IS INTENDED ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSES NOTED.

THESE ARE HEREBY EXPRESSLY RESERVED PRIVATE EASEMENTS OF 3' IN WIDTH ALONG ALL REAR LOT LINES AND 2' IN WIDTH ALONG ALL SIDE LOT LINES, FOR THE EXPRESS PURPOSE OF ACCOMMODATING NEIGHBORHOOD TRAFFIC AND WHERE MORE THAN ONE LOT IS INTERSECTED BY A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS.

WHITE-EAGLE BOULEVARD
PUBLIC RIGHT OF WAY
WIDTH VARIES
O.R. 248B, PG 857
UNPLATTED

BENCHMARKS

- BM#1 IRON NAIL AND DISK SET IN STORM STRUCTURE ELEVATION 46.67 (N.A.V.D.)
- BM#2 IRON NAIL AND DISK SET IN STORM STRUCTURE ELEVATION 46.01 (N.A.V.D.)

THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES, P.S.M. #9739
RHODES & RHODES
LAND SURVEYING, INC.
28100 BONITA SPRINGS DRIVE, SUITE #107
BONITA SPRINGS, FLORIDA 34135
(239) 405-8166 FAX NO. (239) 405-8163
FLORIDA BUSINESS LICENSE NO. LB 6897

PLAT BOOK 102A PAGE 152
SHEET 1 OF 12
201941001920

ESPLANADE, PHASE VIII SUBPHASES A & B

A REPLAT OF ALL OF TRACT 202 AND A PORTION OF TRACTS 700, 702 AND 805, ESPLANADE, PHASE V, SUBPHASES A, B, C, D, E & F PLAT BOOK 60, PAGES 63 THROUGH 115, TOGETHER WITH ALL OF TRACT 443, ESPLANADE, PHASE VII, PLAT BOOK 61, PAGES 169 AND 170 LYING WITHIN SECTIONS 8 AND 9, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

CERTIFICATE OF OWNERSHIP DEDICATION

STATE OF FLORIDA
COUNTY OF SARASOTA) SS
PURSUANT TO FLORIDA STATUTE 177.081, THE UNDERSIGNED, **Anthony J. Spadaro**, AS VICE PRESIDENT OF TAYLOR MORRISON OF FLORIDA, INC., LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, CERTIFIES OWNERSHIP OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THIS PLAT ENTITLED ESPLANADE, PHASE VIII TO BE MADE AND DOES HEREBY DEDICATE THE FOLLOWING:

- TO MANATEE COUNTY FOR USE BY THE GENERAL PUBLIC FOREVER, THE FOLLOWING:
 - A PUBLIC UTILITY EASEMENT ACROSS TRACT 311; TOGETHER WITH A (10) FOOT WIDE PUBLIC UTILITY EASEMENT AS DEPICTED AND NOTED HEREON, FOR THE PURPOSE OF INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC WATER AND WASTEWATER INFRASTRUCTURE FACILITIES AND METER MAINTENANCE, REPLACEMENT AND READING.
 - A 30 FOOT WIDE COUNTY UTILITY EASEMENT OVER, UNDER AND ACROSS THE AREA SHOWN ON TRACT 446 AS "50' C.U.E." ON PLAT SHEET 11 FOR THE OPERATION, MAINTENANCE, AND REPAIR OR REPLACEMENT OF WASTEWATER FACILITIES.
 - A 50 FOOT WIDE COUNTY UTILITY EASEMENT OVER, UNDER AND ACROSS THE AREA SHOWN ON TRACT 202-R AS "50' C.U.E." ON PLAT SHEET 11 FOR THE OPERATION, MAINTENANCE, AND REPAIR OR REPLACEMENT OF WASTEWATER FACILITIES.
 - A 24 FOOT WIDE ACCESS EASEMENT ACROSS TRACT 202-R AND SHOWN AS "24' A.E." AND VARIABLE WIDTH ACCESS EASEMENT ACROSS TRACT 202-R AND SHOWN AS "VARIABLE WIDTH A.E." ON PLAT SHEET 11 FOR MANATEE COUNTY MAINTENANCE PERSONNEL TO ACCESS THE PUBLIC LIFT STATION AND ASSOCIATED APURTANCES.
 - A 20 FOOT WIDE COUNTY UTILITY EASEMENT OVER, UNDER AND ACROSS THE AREA SHOWN ON TRACT 202-R AS "20' C.U.E." ON PLAT SHEET 11 FOR THE INSTALLATION, OPERATION, MAINTENANCE, AND REPAIR OR REPLACEMENT OF WASTEWATER FACILITIES.
 - A 48' EXCLUSIVE SHARED LIFT STATION EASEMENT SHOWN ON TRACTS 202-R AND 446 ESPLANADE, PHASE VIII FOR INSTALLATION, OPERATION AND MAINTENANCE OF A PUBLIC LIFT STATION AND ASSOCIATED APURTANCES.
 - A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT ACROSS TRACT 311 FOR EMERGENCY, LAW ENFORCEMENT AND MANATEE COUNTY MAINTENANCE PERSONNEL.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND HAVE AFFIXED THE SEAL OF THE CORPORATION THIS 18 DAY OF FEBRUARY, 2018



TRACT DESIGNATION AND EASEMENTS

TRACT 202-R - GOLF MAINTENANCE FACILITY (ESPLANADE GOLF & COUNTRY CLUB AT LAKEWOOD RANCH, INC. TO OWN AND MAINTAIN)

TRACT 311 - PRIVATE BROADWAY, PRIVATE DRAINAGE EASEMENT, PUBLIC UTILITY EASEMENT (ESPLANADE GOLF & COUNTRY CLUB AT LAKEWOOD RANCH, INC. TO OWN & MAINTAIN)

TRACTS 443, 445, 446 AND 447 - LANDSCAPE BUFFER, DRAINAGE AND UTILITY EASEMENT, NON-VEHICULAR INGRESS/EGRESS BUFFER (ESPLANADE GOLF & COUNTRY CLUB AT LAKEWOOD RANCH, INC. TO OWN & MAINTAIN)

TRACT 805-R - FUTURE DEVELOPMENT AREA (RETAINED BY DEVELOPER)

STATE OF FLORIDA
COUNTY OF MANATEE) SS
ANGELINA COLONNESO, CLERK OF THE CIRCUIT COURT OF MANATEE COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLES ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, OF THE FLORIDA STATUTES AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN THE PLAT BOOK 102A, PAGES 152 THROUGH 153, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 20 DAY OF FEBRUARY, 2018.

CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS
STATE OF FLORIDA) SS
COUNTY OF MANATEE) SS
IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS THE 18 DAY OF FEBRUARY, 2018.

CERTIFICATE OF APPROVAL OF THE COUNTY SURVEYOR
STATE OF FLORIDA) SS
COUNTY OF MANATEE) SS
IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE TECHNICAL REQUIREMENTS OF CHAPTER 177, PART 1, OF THE FLORIDA STATUTES REGARDING LAND-DEVELOPMENT CODE OF MANATEE COUNTY, FLORIDA. ANY REQUIRED DATA HAS NOT BEEN COMPIED.

CERTIFICATE OF SURVEYOR
I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS DESCRIBED THEREON, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, OF THE FLORIDA STATUTES AND THE LAND DEVELOPMENT CODE OF MANATEE COUNTY, FLORIDA, AND THAT THE PERMANENT REFERENCE CORNERS WILL BE CERTIFIED BY AN OFFICIAL AFFIDAVIT WITHIN ONE (1) YEAR OF THE RECORDING OR PRIOR TO THE RELEASE OF THE INSTRUMENT RECORD.

WITNESSES:
Anthony J. Spadaro (SIGNATURE)
Anthony J. Spadaro (PRINT-NAME)
Anthony J. Spadaro (SIGNATURE)
Anthony J. Spadaro (PRINT-NAME)

BY: TAYLOR MORRISON OF FLORIDA, INC.
BY: **Deborah K. Beckett** (SIGNATURE)
Deborah K. Beckett (PRINT-NAME)

NOTARY ACKNOWLEDGMENT
STATE OF FLORIDA) SS
COUNTY OF SARASOTA) SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF FEBRUARY, 2018, AT 11:00 AM AT THE OFFICE OF TAYLOR MORRISON OF FLORIDA, INC. ON BEHALF OF THE CORPORATION AND WITNESSES PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

Deborah K. Beckett (SIGNATURE)
Deborah K. Beckett (PRINT-NAME)
NOTARY PUBLIC, STATE OF FLORIDA
FF246404D 2-14-19
COMMISSION NUMBER / EXPIRATION

THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES, P.S.M. #5739
RHODES & RHODES
LAND SURVEYING, INC.
28100 BONITA GRANDE DRIVE, SUITE #107
BONITA SPRINGS, FLORIDA 34135
(239) 405-8166 FAX NO. (239) 405-8163
FLORIDA BUSINESS LICENSE NO. LB 6897

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SURVEYED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLEMENTED IN ANY MANNER BY ANY OTHER INSTRUMENT OR RECORD THAT IS RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THE AVOIDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR ESPLANADE GOLF & COUNTRY CLUB AT LAKEWOOD RANCH (THE "DECLARATION") WAS RECORDED IN OFFICIAL RECORD BOOK: 2486, PAGE 2080 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

THE SUPPLEMENTAL DECLARATION TO THE AVOIDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR ESPLANADE GOLF & COUNTRY CLUB AT LAKEWOOD RANCH ("SUPPLEMENTAL DECLARATION") IS RECORDED SIMULTANEOUSLY WITH THIS PLAT. THE NOTICE TO PURCHASER IS RECORDED SIMULTANEOUSLY WITH THIS PLAT AS AN EXHIBIT TO THE SUPPLEMENTAL DECLARATION.

RESERVATION OF EASEMENT

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF TEN (10) FEET IN WIDTH AS DEPICTED AND NOTED HEREON, SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO: WATER, SEWER, GAS, TELEPHONE, CABLE TELEVISION, AND OTHER SERVICES. SUCH EASEMENTS SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSES NOTED.

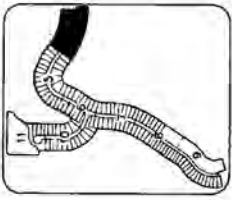
THERE ARE HEREBY EXPRESSLY RESERVED FOR PEACE RIVER ELECTRIC COOPERATIVE, INC., ITS SUCCESSORS AND/OR ASSIGNS, TEN (10) FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENTS FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF ELECTRICAL FACILITIES.

THERE ARE HEREBY EXPRESSLY RESERVED FOR TECO ENERGY, ITS SUCCESSORS AND/OR ASSIGNS AND OTHER PRIVATE UTILITY COMPANIES, TEN (10) FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENTS FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF GAS FACILITIES.

THERE ARE HEREBY EXPRESSLY RESERVED FOR FRONTIER FLORIDA LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, TEN (10) FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENTS AS DEPICTED AND NOTED HEREON, FOR THE EXPRESS PURPOSES OF CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF COMMUNICATION FACILITIES.

THERE ARE HEREBY EXPRESSLY RESERVED, PRIVATE EASEMENTS OF 5' IN WIDTH ALONG ALL REAR LOT LINES AND 3' IN WIDTH ALONG ALL SIDE LOT LINES, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE WHERE MORE THAN ONE LOT IS INTERFERED BY SAID EASEMENTS. THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL OBTAIN SAID EASEMENTS.

CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT
STATE OF FLORIDA) SS
COUNTY OF MANATEE) SS
ANGELINA COLONNESO, CLERK OF THE CIRCUIT COURT OF MANATEE COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLES ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, OF THE FLORIDA STATUTES AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN THE PLAT BOOK 102A, PAGES 152 THROUGH 153, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 20 DAY OF FEBRUARY, 2018.



ESPLANADE, PHASE VIII SUBPHASES A & B

A REPLAT OF ALL OF TRACT 202 AND A PORTION OF TRACTS 700, 702 AND 805, ESPLANADE, PHASE V, SUBPHASES A, B, C, D, E & F PLAT BOOK 60, PAGES 63 THROUGH 115, TOGETHER WITH ALL OF TRACT 443, ESPLANADE, PHASE VII, PLAT BOOK 61, PAGES 169 AND 170 LYING WITHIN SECTIONS 8 AND 9, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

TYPICAL LOT LINE EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED, TO THE OWNERS OF THE ADJACENT LOTS, DEPOSITED AND NOTED THEREON, SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, OPERATION, AND REPAIR OF TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE USE OF THE ADJACENT LOTS FOR ANY OTHER PURPOSES. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSES NOTED.

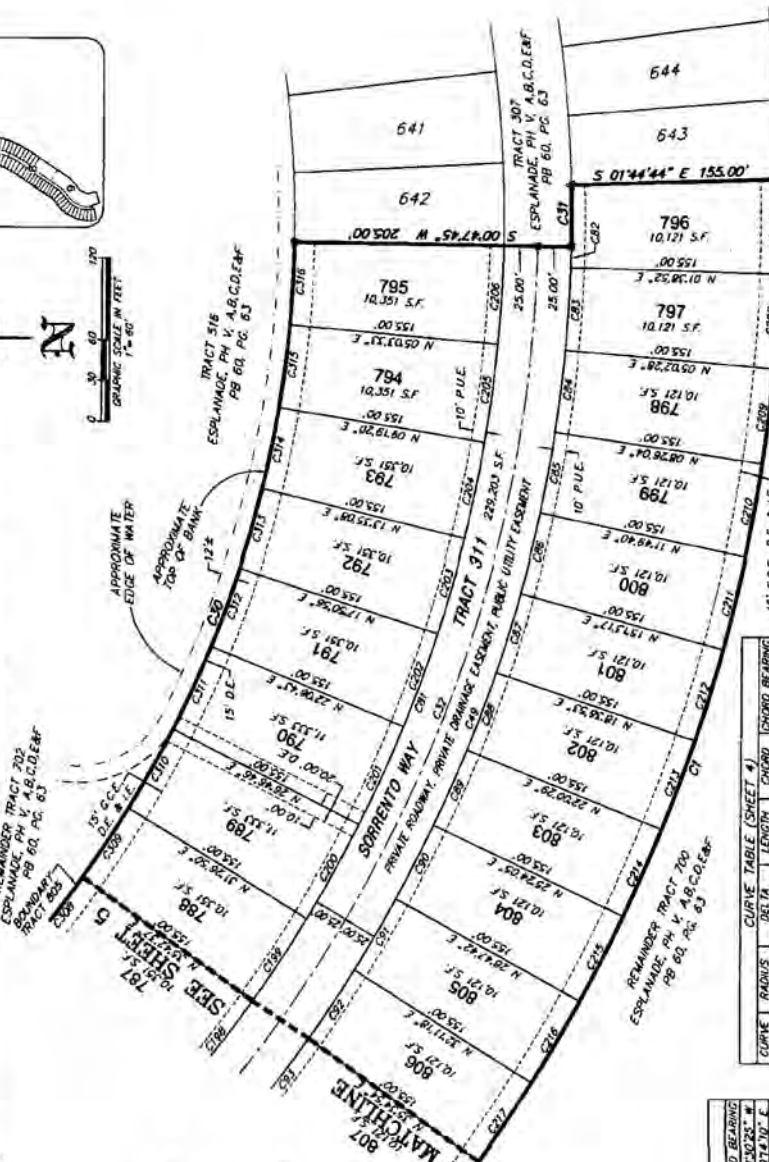
THERE ARE HEREBY EXPRESSLY RESERVED, PRIVATE EASEMENTS OF 5' IN WIDTH ALONG THE REAR LOT LINE AND 5' IN WIDTH EXPRESS PURPOSE LIST UNLESS OTHERWISE EXPRESSLY STATED. ALL UTILITIES, SURFACE AND UNDERGROUND, DRAINAGE, WATER AND SEWER MAINS, CABLES, AND OTHER UTILITIES SHALL BE LOCATED AS SHOWN ON THIS PLAT. THE INSTALLATION, MAINTENANCE, AND REPAIR OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS.

SYMBOL LEGEND

- SET PERMANENT REFERENCE MONUMENT (PRM) (4"x4" CONCRETE MONUMENT WITH IRON ROD CAPPED PRM LB 6897)
- △ SET PERMANENT REFERENCE MONUMENT (PRM) (1/4" NAIL AND DISK STAMPED PRM LB 6897)
- PERMANENT CONTROL POINT (PCP) (SET BY NAIL AND DISK, "PCP LB 6897)
- POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE.
- BN ⊕ BENCHMARK

LEGEND

- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
- R.O.W. RIGHT-OF-WAY
- O.R. OFFICIAL RECORDS BOOK
- P.P. PLAT BOOK
- P.C. PLAT CORNER
- A.R. NON-RADIAL
- S.F. SQUARE FEET
- E. EASEMENT TIE
- L.B. LICENSED BUSINESS
- P.M. PERMANENT MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- L.V. LINE NUMBER
- C.V. CURVE NUMBER
- A.E. ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- S.E. SIDEWALK EASEMENT
- L.B.E. LANDSCAPE BUFFER EASEMENT
- M.M.E. MAINTENANCE EASEMENT
- G.C.E. GOLF COURSE EASEMENT
- C.U.E. COUNTY UTILITY EASEMENT



CURVE TABLE (SHEET 4)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C207	875.00	475.48	72.55	72.55	N 87°44'44" W
C208	875.00	475.48	72.55	72.55	N 87°44'44" W
C209	1180.00	321.56	69.89	69.89	N 87°44'44" W
C210	1180.00	321.56	69.89	69.89	N 87°44'44" W
C211	1180.00	321.56	69.89	69.89	N 87°44'44" W
C212	1180.00	321.56	69.89	69.89	N 87°44'44" W
C213	1180.00	321.56	69.89	69.89	N 87°44'44" W
C214	1180.00	321.56	69.89	69.89	N 87°44'44" W
C215	1180.00	321.56	69.89	69.89	N 87°44'44" W
C216	1180.00	321.56	69.89	69.89	N 87°44'44" W
C217	1180.00	321.56	69.89	69.89	N 87°44'44" W
C218	1180.00	321.56	69.89	69.89	N 87°44'44" W
C219	1180.00	321.56	69.89	69.89	N 87°44'44" W
C220	1180.00	321.56	69.89	69.89	N 87°44'44" W
C221	1180.00	321.56	69.89	69.89	N 87°44'44" W
C222	1180.00	321.56	69.89	69.89	N 87°44'44" W
C223	1180.00	321.56	69.89	69.89	N 87°44'44" W
C224	1180.00	321.56	69.89	69.89	N 87°44'44" W
C225	1180.00	321.56	69.89	69.89	N 87°44'44" W
C226	1180.00	321.56	69.89	69.89	N 87°44'44" W
C227	1180.00	321.56	69.89	69.89	N 87°44'44" W
C228	1180.00	321.56	69.89	69.89	N 87°44'44" W
C229	1180.00	321.56	69.89	69.89	N 87°44'44" W
C230	1180.00	321.56	69.89	69.89	N 87°44'44" W
C231	1180.00	321.56	69.89	69.89	N 87°44'44" W
C232	1180.00	321.56	69.89	69.89	N 87°44'44" W
C233	1180.00	321.56	69.89	69.89	N 87°44'44" W
C234	1180.00	321.56	69.89	69.89	N 87°44'44" W
C235	1180.00	321.56	69.89	69.89	N 87°44'44" W
C236	1180.00	321.56	69.89	69.89	N 87°44'44" W

CURVE TABLE (SHEET 4)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	1180.00	475.48	72.55	72.55	N 87°44'44" W
C2	1180.00	475.48	72.55	72.55	N 87°44'44" W
C3	1180.00	475.48	72.55	72.55	N 87°44'44" W
C4	1180.00	475.48	72.55	72.55	N 87°44'44" W
C5	1180.00	475.48	72.55	72.55	N 87°44'44" W
C6	1180.00	475.48	72.55	72.55	N 87°44'44" W
C7	1180.00	475.48	72.55	72.55	N 87°44'44" W
C8	1180.00	475.48	72.55	72.55	N 87°44'44" W
C9	1180.00	475.48	72.55	72.55	N 87°44'44" W
C10	1180.00	475.48	72.55	72.55	N 87°44'44" W
C11	1180.00	475.48	72.55	72.55	N 87°44'44" W
C12	1180.00	475.48	72.55	72.55	N 87°44'44" W
C13	1180.00	475.48	72.55	72.55	N 87°44'44" W
C14	1180.00	475.48	72.55	72.55	N 87°44'44" W
C15	1180.00	475.48	72.55	72.55	N 87°44'44" W
C16	1180.00	475.48	72.55	72.55	N 87°44'44" W
C17	1180.00	475.48	72.55	72.55	N 87°44'44" W
C18	1180.00	475.48	72.55	72.55	N 87°44'44" W
C19	1180.00	475.48	72.55	72.55	N 87°44'44" W
C20	1180.00	475.48	72.55	72.55	N 87°44'44" W
C21	1180.00	475.48	72.55	72.55	N 87°44'44" W
C22	1180.00	475.48	72.55	72.55	N 87°44'44" W
C23	1180.00	475.48	72.55	72.55	N 87°44'44" W
C24	1180.00	475.48	72.55	72.55	N 87°44'44" W
C25	1180.00	475.48	72.55	72.55	N 87°44'44" W
C26	1180.00	475.48	72.55	72.55	N 87°44'44" W
C27	1180.00	475.48	72.55	72.55	N 87°44'44" W
C28	1180.00	475.48	72.55	72.55	N 87°44'44" W
C29	1180.00	475.48	72.55	72.55	N 87°44'44" W
C30	1180.00	475.48	72.55	72.55	N 87°44'44" W
C31	1180.00	475.48	72.55	72.55	N 87°44'44" W
C32	1180.00	475.48	72.55	72.55	N 87°44'44" W
C33	1180.00	475.48	72.55	72.55	N 87°44'44" W
C34	1180.00	475.48	72.55	72.55	N 87°44'44" W
C35	1180.00	475.48	72.55	72.55	N 87°44'44" W
C36	1180.00	475.48	72.55	72.55	N 87°44'44" W

STATE PLANE COORDINATES
 NORTHING 1155333.812
 EASTING 933335.812
 POINT OF BEGINNING
 S 01°44'44" E 155.00'
 S.W. CORNER LOT 643
 ESPLANADE, PH V
 P.B. 60, PG. 63

THIS INSTRUMENT PREPARED BY:
 JOHN SCOTT RHODES, P.S.M. #5739
RHODES & RHODES
 LAND SURVEYING, INC.
 28100 BONITA GRANDE DRIVE, SUITE #107
 BONITA SPRINGS, FLORIDA 34155
 (239) 405-8166 FAX NO. (239) 405-8163
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PLAT BOOK 102 PAGE 150
 SHEET 5 OF 12

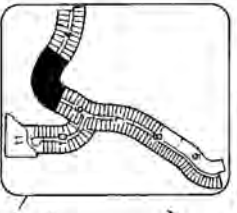
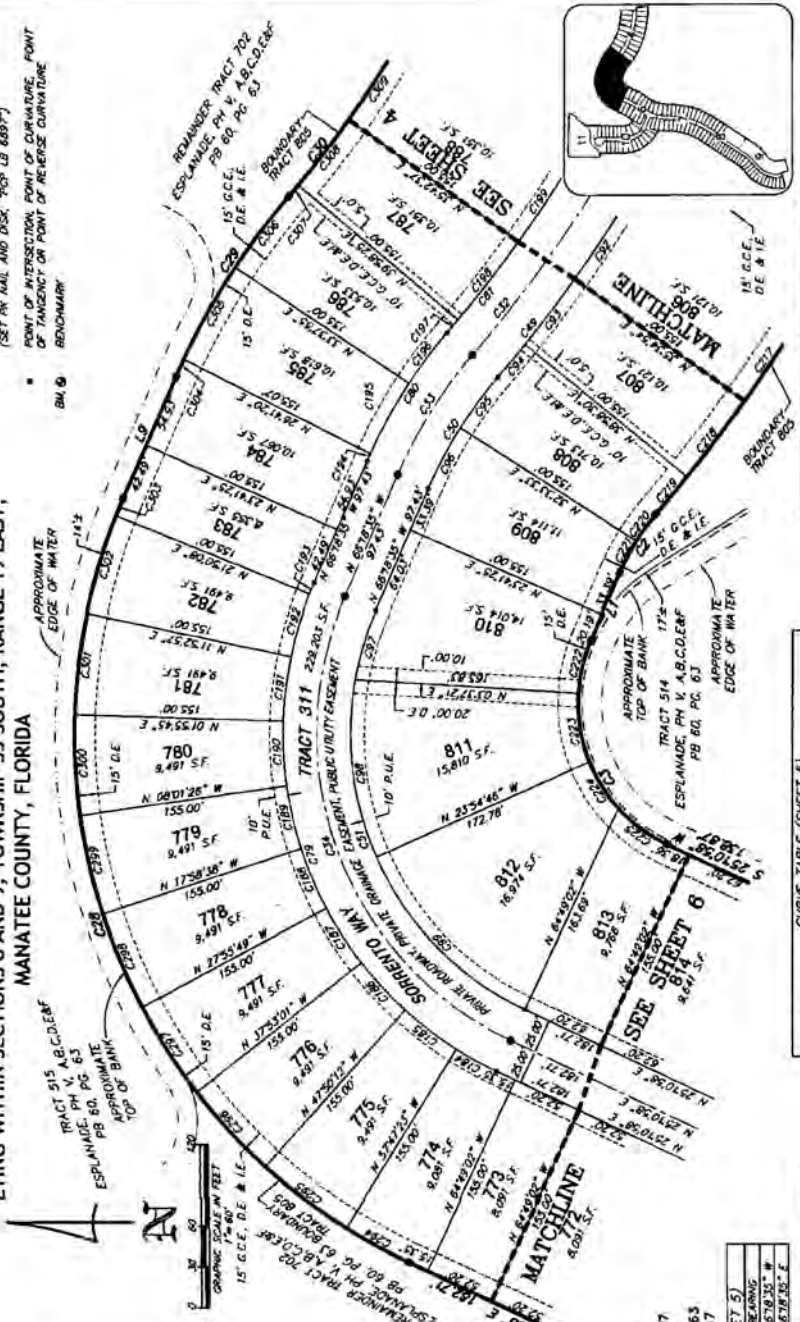
ESPLANADE, PHASE VIII SUBPHASES A & B

A REPLAT OF ALL OF TRACT 202 AND A PORTION OF TRACTS 700, 702 AND 805, ESPLANADE, PHASE V, SUBPHASES A, B, C, D, E & F
 PLAT BOOK 60, PAGES 63 THROUGH 115, TOGETHER WITH ALL OF TRACT 443, ESPLANADE, PHASE VII, PLAT BOOK 61, PAGES 169 AND 170 LYING WITHIN SECTIONS 8 AND 9, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

TYPICAL LOT LINE EASEMENTS
 THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF TEN (10) FEET IN WIDTH AS SHOWN ON THIS INSTRUMENT FOR THE BENEFIT OF THE STATE OF FLORIDA FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, OPERATION AND OPERATION OF CABLE TELEVISION SERVICE TRANSMISSION TOWERS, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICE TRANSMISSION TOWERS, THE ACQUISITION, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND OPERATION OF CABLE TELEVISION SERVICE TRANSMISSION TOWERS, ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN FULL REPLY TO THE PURPOSES NOTED.
 THERE ARE HEREBY EXPRESSLY RESERVED, PRIVATE EASEMENTS OF 5' IN WIDTH ALONG ALL REAR LOT LINES AND 5' IN WIDTH ALONG ALL SIDE LOT LINES FOR THE USE OF SURFACE AND UNDERGROUND DRAINAGE WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF BUILDING SITES SHALL CARRY 5'00' EASEMENTS.

LEGEND
 P.S.M. PROFESSIONAL SURVEYOR & MAPPER
 B.B.B. BASIS OF BEARING
 P.O.M. POINT OF MONUMENT
 D.A. OPTICAL RECORDS BOOK
 P.B. PLAT BOOK
 N.R. NON-RADIAL
 S.F. SQUARE FEET
 (E) EASEMENT TO
 L.B. LICENSED BUSINESS
 P.C. PERMANENT CONTROL POINT
 C.P. CURVE CENTER
 C.A. CURVE ANGLE
 A.E. ACCESS EASEMENT
 D.E. DRAINAGE EASEMENT
 U.E. UTILITY EASEMENT
 S.E. SIDEWALK EASEMENT
 L.B.E. LANDSCAPE BUFFER EASEMENT
 L.M.E. LANDSCAPE MAINTENANCE EASEMENT
 G.C.E. GOLF COURSE EASEMENT
 C.U.E. COUNTY UTILITY EASEMENT

THIS INSTRUMENT PREPARED BY:
RHODES & RHODES
 LAND SURVEYING, INC.
 28100 BONITA GRANDE DRIVE, SUITE #107
 BONITA SPRINGS, FLORIDA 34135
 (239) 405-8166 FAX NO. (239) 405-8163
 FLORIDA BUSINESS LICENSE NO. LB 6897



LINE TABLE (SHEET 5)

LINE	LENGTH	BEARING
L1	53.85'	N 65°18'35" W
L2	92.44'	S 66°18'10" E

CURVE TABLE (SHEET 5)

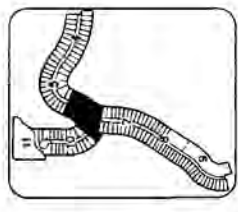
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	116.00'	42°14'00"	122.82'	82.4181'	N 70°10'25" W
C2	170.00'	17°02'31"	50.58'	N 37°47'20" E	
C3	115.00'	17°02'31"	172.65'	160.50'	S 69°26'11" E
C4	115.00'	86°30'22"	66.84'	60.014'	N 69°26'11" E
C5	530.00'	17°02'31"	157.64'	157.06'	S 67°14'20" E
C6	800.00'	39°38'10"	697.03'	662.89'	N 69°14'10" E
C7	1000.00'	17°02'31"	104.10'	103.27'	N 67°47'20" W
C8	550.00'	86°30'22"	306.19'	248.89'	S 69°26'11" E
C9	1025.00'	39°38'10"	714.44'	644.64'	N 69°14'10" E
C10	355.00'	17°02'31"	96.67'	95.31'	N 67°47'20" W
C11	225.00'	86°30'22"	144.64'	134.44'	S 69°26'11" E
C12	115.00'	17°02'31"	111.54'	111.54'	N 69°26'11" E
C13	925.00'	39°38'10"	609.59'	605.92'	N 69°14'10" E
C14	1025.00'	17°02'31"	60.71'	60.70'	N 67°47'20" W
C15	1025.00'	86°30'22"	31.41'	31.41'	S 69°26'11" E
C16	325.00'	17°02'31"	46.38'	46.38'	N 67°47'20" W
C17	325.00'	86°30'22"	50.37'	50.36'	S 69°26'11" E
C18	325.00'	17°02'31"	53.01'	52.89'	N 67°47'20" W

CURVE TABLE (SHEET 5)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C19	275.00'	54°26'18"	133.31'	121.96'	N 47°00'21" E
C20	275.00'	40°24'16"	160.61'	157.94'	N 40°10'28" E
C21	275.00'	70°19'	131.25'	131.71'	N 20°14'10" E
C22	275.00'	95°21'	47.77'	47.71'	N 27°11'2" E
C23	275.00'	95°21'	47.77'	47.71'	N 47°08'24" E
C24	225.00'	95°21'	47.77'	47.71'	N 67°02'41" E
C25	225.00'	95°21'	47.77'	47.71'	N 67°02'41" E
C26	225.00'	95°21'	47.77'	47.71'	N 67°02'41" E
C27	225.00'	95°21'	47.77'	47.71'	N 67°02'41" E
C28	225.00'	95°21'	47.77'	47.71'	N 67°02'41" E
C29	225.00'	95°21'	47.77'	47.71'	N 67°02'41" E
C30	225.00'	95°21'	47.77'	47.71'	N 67°02'41" E
C31	225.00'	95°21'	47.77'	47.71'	N 67°02'41" E
C32	225.00'	95°21'	47.77'	47.71'	N 67°02'41" E
C33	225.00'	95°21'	47.77'	47.71'	N 67°02'41" E
C34	225.00'	95°21'	47.77'	47.71'	N 67°02'41" E
C35	225.00'	95°21'	47.77'	47.71'	N 67°02'41" E
C36	225.00'	95°21'	47.77'	47.71'	N 67°02'41" E
C37	225.00'	95°21'	47.77'	47.71'	N 67°02'41" E
C38	225.00'	95°21'	47.77'	47.71'	N 67°02'41" E
C39	225.00'	95°21'	47.77'	47.71'	N 67°02'41" E
C40	225.00'	95°21'	47.77'	47.71'	N 67°02'41" E

CURVE TABLE (SHEET 5)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C41	170.00'	43°32'08"	205.31'	205.29'	N 61°30'21" W
C42	170.00'	40°04'01"	40.28'	40.02'	N 28°30'27" W
C43	115.00'	25°42'21"	51.62'	51.61'	N 80°46'10" E
C44	115.00'	25°42'21"	45.29'	45.50'	N 57°45'17" E
C45	115.00'	25°42'21"	44.84'	44.69'	N 57°45'17" E
C46	430.00'	70°19'	52.74'	52.74'	N 39°12'37" E
C47	430.00'	70°19'	52.74'	52.74'	N 39°12'37" E
C48	430.00'	70°19'	52.74'	52.74'	N 39°12'37" E
C49	430.00'	70°19'	52.74'	52.74'	N 39°12'37" E
C50	430.00'	70°19'	52.74'	52.74'	N 39°12'37" E
C51	430.00'	70°19'	52.74'	52.74'	N 39°12'37" E
C52	430.00'	70°19'	52.74'	52.74'	N 39°12'37" E
C53	430.00'	70°19'	52.74'	52.74'	N 39°12'37" E
C54	430.00'	70°19'	52.74'	52.74'	N 39°12'37" E
C55	430.00'	70°19'	52.74'	52.74'	N 39°12'37" E
C56	430.00'	70°19'	52.74'	52.74'	N 39°12'37" E
C57	430.00'	70°19'	52.74'	52.74'	N 39°12'37" E
C58	430.00'	70°19'	52.74'	52.74'	N 39°12'37" E
C59	430.00'	70°19'	52.74'	52.74'	N 39°12'37" E
C60	430.00'	70°19'	52.74'	52.74'	N 39°12'37" E
C61	430.00'	70°19'	52.74'	52.74'	N 39°12'37" E
C62	430.00'	70°19'	52.74'	52.74'	N 39°12'37" E
C63	430.00'	70°19'	52.74'	52.74'	N 39°12'37" E
C64	430.00'	70°19'	52.74'	52.74'	N 39°12'37" E
C65	430.00'	70°19'	52.74'	52.74'	N 39°12'37" E
C66	430.00'	70°19'	52.74'	52.74'	N 39°12'37" E
C67	430.00'	70°19'	52.74'	52.74'	N 39°12'37" E
C68	430.00'	70°19'	52.74'	52.74'	N 39°12'37" E
C69	430.00'	70°19'	52.74'	52.74'	N 39°12'37" E
C70	430.00'	70°19'	52.74'	52.74'	N 39°12'37" E



ESPLANADE, PHASE VIII SUBPHASES A & B

A REPLAT OF ALL OF TRACT 202 AND A PORTION OF TRACTS 700, 702 AND 805, ESPLANADE, PHASE V, SUBPHASES A, B, C, D, E & F PLAT BOOK 60, PAGES 63 THROUGH 115, TOGETHER WITH ALL OF TRACT 443, ESPLANADE, PHASE VII, PLAT BOOK 61, PAGES 169 AND 170 LYING WITHIN SECTIONS 8 AND 9, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

LEGEND

- P.S.M PROFESSIONAL SURVEYOR & MAPPER
- P.O.W PLAT OF WAY
- P.O.R PLAT OF RECORD
- P.B PLAT BOOK
- N.R. NON-RADIAL
- S.F. SQUARE FEET
- (E) EASEMENT TRAIL
- LB LICENSED BUSINESS
- P.M.P. PERMANENT MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- C.M. CURVE NUMBER
- A.E. ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- S.E. SIDEWALK EASEMENT
- S.B.E. SIDEWALK BUFFER EASEMENT
- L.E. LANDSCAPE MAINTENANCE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- L.A.E. LANDSCAPE MAINTENANCE EASEMENT
- C.U.E. COUNTY UTILITY EASEMENT

SYMBOL LEGEND

- ▲ SET PERMANENT REFERENCE MONUMENT (PRM) (PRM IN MAIL AND DISK STAMPED PRM LB 6897)
- ▲ SET PERMANENT REFERENCE MONUMENT (PRM) (SET BY MAIL AND DISK, TOP LB 6897)
- PERMANENT CONTROL POINT (PCP) (SET BY MAIL AND DISK, TOP LB 6897)
- POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE.
- BM 6 BENCHMARK

LINE TABLE (SHEET 6)

LINE	LENGTH	BEARING
L18	23.27'	N 39°56'11" W

THIS INSTRUMENT PREPARED BY:
 JOHN SCOTT RHODES, P.S.M. #5739
RHODES & RHODES
 LAND SURVEYING, INC.
 28100 BONITA GRANDE DRIVE, SUITE #107
 BONITA SPRINGS, FLORIDA 34135
 (239) 405-8166 FAX NO. (239) 405-8163
 FLORIDA BUSINESS LICENSE NO. LB 6897

TYPICAL LOT LINE EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED. THE RIGHTS AND INTERESTS OF THE PROPERTY OWNERS AND NEIGHBORS IN THE EASEMENTS AND NOTED HEREON SUCH AS THE CONSTRUCTION, OPERATION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL BE PERMITTED WITHIN THE FACILITIES AND SERVICES OF ANY OTHER UTILITIES, TELEPHONE, GAS OR OTHER UTILITIES. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED. IN PERPETUITY FOR THE PURPOSES NOTED.

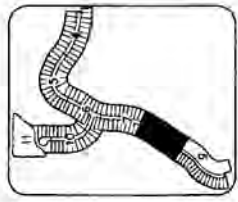
THERE ARE HEREBY EXPRESSLY RESERVED. PRIVATE EASEMENTS OF 5' IN WIDTH ALONG THE LINES AND ALONG WITH THE LINES AND ALONG WITH THE LINES. FOR THE PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE UTILITIES. THE DRAINAGE UTILITIES ARE TO BE LOCATED AT THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS.

CURVE TABLE (SHEET 6)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	115.00'	86.50227°	171.65'	160.50'	S 69°20'11" W
C2	540.00'	15.74752°	172.63'	172.92'	S 82°20'54" W
C3	500.00'	39.26174°	339.79'	323.92'	S 18°20'53" W
C4	680.00'	8.70631°	86.12'	86.07'	N 07°35'17" E
C5	530.00'	6.74431°	569.69'	559.21'	N 37°15'31" W
C6	170.00'	35.18119°	104.75'	103.10'	S 17°01'55" E
C7	20.00'	39.18714°	48.43'	47.43'	S 54°21'32" E
C8	680.00'	5.55102°	66.30'	66.22'	N 40°28'27" E
C9	170.00'	18.02338°	51.53'	51.31'	N 34°12'41" E
C10	150.00'	14.54734°	65.71'	65.38'	N 31°12'41" E
C11	680.00'	17.71208°	204.76'	204.88'	N 10°21'16" E
C12	680.00'	21.41105°	252.86'	252.83'	N 10°51'20" E
C13	150.00'	33.11334°	146.45'	144.37'	N 11°22'21" E
C14	175.00'	17.47242°	90.71'	90.09'	N 12°04'54" E
C15	655.00'	30.26714°	445.14'	445.81'	N 19°20'45" E
C16	205.00'	17.45527°	218.50'	217.63'	N 30°25'19" E
C17	65.00'	86.70421°	37.36'	34.72'	N 25°11'08" W
C18	275.00'	43.33354°	161.10'	158.81'	N 21°29'21" E
C19	25.00'	89.19720°	15.36'	15.19'	N 01°12'21" E
C20	175.00'	11.47722°	165.86'	165.59'	N 12°19'02" E
C21	225.00'	40.54416°	160.63'	157.24'	N 45°13'08" E
C22	175.00'	0.21132°	2.39'	2.39'	N 25°21'54" E
C23	175.00'	0.39215°	34.42'	34.78'	N 30°02'28" E
C24	175.00'	4.78544°	28.10'	28.09'	N 35°45'28" E
C25	655.00'	2.01719°	231.2'	231.1'	N 17°28'10" E
C26	105.00'	5.54835°	66.49'	66.39'	N 24°01'33" E
C27	655.00'	5.94826°	66.49'	66.39'	N 28°14'37" E
C28	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C29	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C30	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C31	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C32	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C33	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C34	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C35	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C36	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C37	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C38	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C39	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C40	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C41	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C42	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C43	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C44	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C45	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C46	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C47	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C48	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C49	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C50	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C51	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C52	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C53	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C54	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C55	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C56	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C57	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C58	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C59	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C60	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C61	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C62	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C63	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C64	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C65	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C66	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C67	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C68	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C69	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C70	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C71	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C72	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C73	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C74	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C75	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C76	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C77	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C78	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C79	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C80	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C81	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C82	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C83	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C84	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C85	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C86	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C87	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C88	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C89	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C90	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C91	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C92	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C93	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C94	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C95	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C96	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C97	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C98	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C99	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E
C100	655.00'	5.94826°	66.49'	66.39'	N 28°28'07" E

ESPLANADE, PHASE V, SUBPHASES A, B, C, D, E & F
 PLAT BOOK 60, PAGES 63 THROUGH 115
 ESPLANADE, PHASE VII, PLAT BOOK 61, PAGES 169 AND 170
 TERRAZZA COURT
 TRACT 311
 TRACT 443
 TRACT 700
 TRACT 702
 TRACT 704
 TRACT 805
 TRACT 806
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 TRACT 1000

PLAT BOOK 0A PAGE 159
 SHEET B OF 12



ESPLANADE, PHASE VIII SUBPHASES A & B

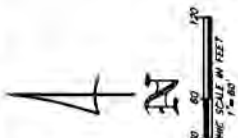
A REPLAT OF ALL OF TRACT 202 AND A PORTION OF TRACTS 700, 702 AND 805, ESPLANADE, PHASE V, SUBPHASES A, B, C, D, E & F PLAT BOOK 60, PAGES 63 THROUGH 115, TOGETHER WITH ALL OF TRACT 443, ESPLANADE, PHASE VII, PLAT BOOK 61, PAGES 169 AND 170 LYING WITHIN SECTIONS 8 AND 9, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

- SYMBOL LEGEND**
- SET PERMANENT REFERENCE MONUMENT (PRM) (1/2" x 1/4" CONCRETE MONUMENT WITH IRON ROD CAPPED FROM LB 6897)
 - ▲ SET PERMANENT REFERENCE MONUMENT (PRM) (1/4" x 1/4" x 1/4" ALUMINUM MONUMENT FROM LB 6897)
 - PERMANENT CONTROL POINT (PCP) (SET BY NAIL AND DISK, TOP LB 6897)
 - POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE
 - BM 9 BENCHMARK

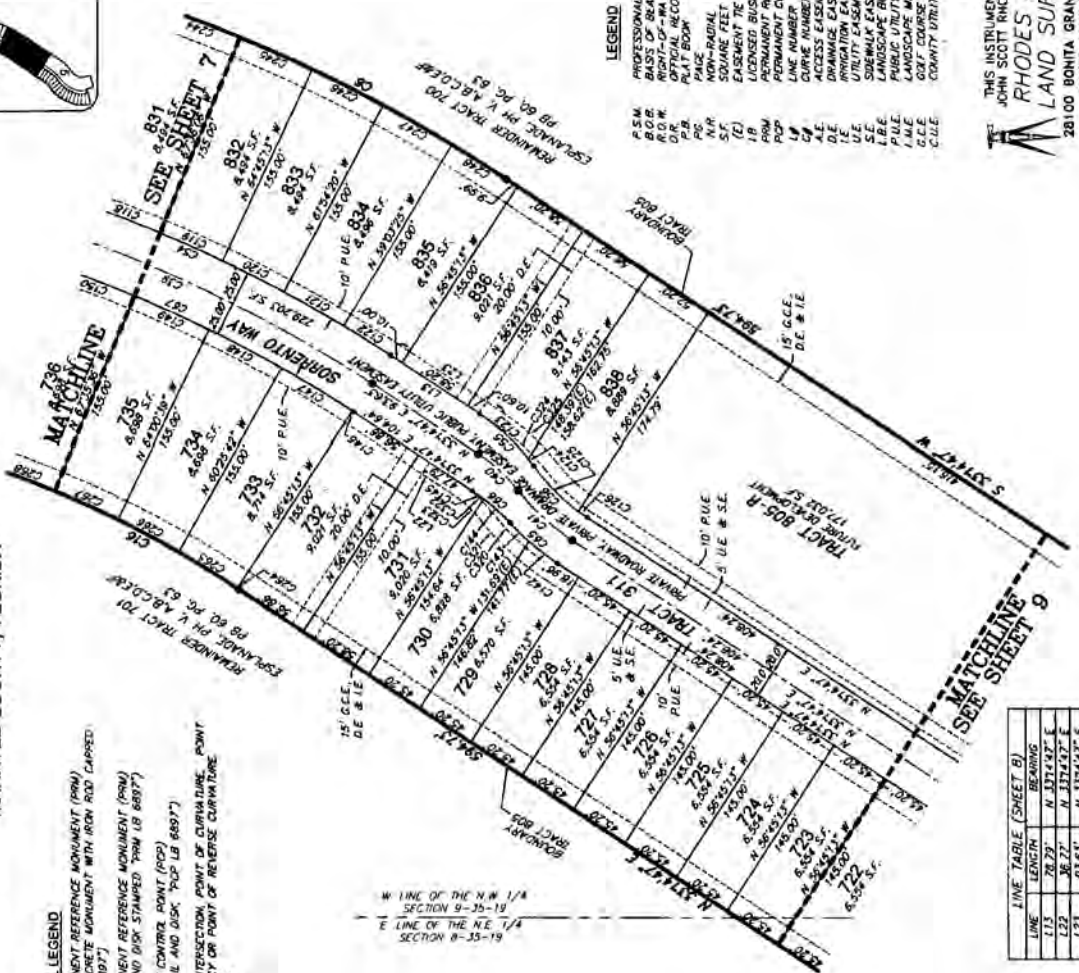
TYPICAL LOT LINE EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF TEN (10) FEET IN WIDTH AS DESCRIBED AND NOTED HEREON, SUCH AS THE CONSTRUCTION, RE-INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED, HOWEVER, THE ACQUISITION AND SERVICES OF ANY UTILITIES, ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSES NOTED.

THERE ARE HEREBY EXPRESSLY RESERVED, PRIVATE EASEMENTS OF 5' IN WIDTH ALONG ALL REAR LOT LINES AND 5' IN WIDTH ALONG ALL SIDE LOT LINES FOR THE SURFACE AND UNDERGROUND DRAINAGE WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE. THE OUTSIDE BOUNDARIES OF BUILDING SITES SHALL CARRY SAID EASEMENTS.

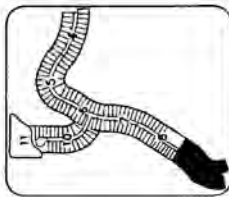


W LINE OF THE N.W. 1/4 SECTION 9-35-19
 E LINE OF THE N.E. 1/4 SECTION 9-35-19



CURVE TABLE (SHEET B)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C16	1160.00'	317.71°	683.81'	674.28'	S 16.5841° W
C17	820.00'	55.9512°	511.05'	502.65'	N 15.5131° E
C18	1025.00'	317.71°	578.52'	571.43'	N 16.3847° E
C19	1025.00'	19.2039°	40.03'	39.08'	N 4.25218° E
C20	1025.00'	19.2039°	54.44'	54.21'	N 4.25218° E
C21	1025.00'	317.71°	500.09'	500.71'	N 16.3847° E
C22	1025.00'	19.2039°	33.08'	32.27'	N 4.25218° E
C23	1025.00'	19.2039°	46.30'	46.08'	N 4.25218° E
C24	1025.00'	317.71°	555.02'	557.14'	N 16.3847° E
C25	1025.00'	19.2039°	50.85'	50.85'	N 4.25218° E
C26	1025.00'	19.2039°	50.85'	50.85'	N 4.25218° E
C27	1025.00'	317.71°	41.20'	41.20'	N 3.25547° E
C28	1025.00'	19.2039°	48.44'	48.44'	N 4.25218° E
C29	1025.00'	19.2039°	56.64'	56.64'	N 4.25218° E
C30	1025.00'	317.71°	500.09'	500.71'	N 16.3847° E
C31	1025.00'	19.2039°	46.30'	46.30'	N 4.25218° E
C32	1025.00'	19.2039°	56.64'	56.64'	N 4.25218° E
C33	1025.00'	317.71°	555.02'	557.14'	N 16.3847° E
C34	1025.00'	19.2039°	50.85'	50.85'	N 4.25218° E
C35	1025.00'	19.2039°	50.85'	50.85'	N 4.25218° E
C36	1025.00'	317.71°	41.20'	41.20'	N 3.25547° E
C37	1025.00'	19.2039°	48.44'	48.44'	N 4.25218° E
C38	1025.00'	19.2039°	56.64'	56.64'	N 4.25218° E
C39	1025.00'	317.71°	500.09'	500.71'	N 16.3847° E
C40	1025.00'	19.2039°	46.30'	46.30'	N 4.25218° E
C41	1025.00'	19.2039°	56.64'	56.64'	N 4.25218° E
C42	1025.00'	317.71°	555.02'	557.14'	N 16.3847° E
C43	1025.00'	19.2039°	50.85'	50.85'	N 4.25218° E
C44	1025.00'	19.2039°	50.85'	50.85'	N 4.25218° E
C45	1025.00'	317.71°	41.20'	41.20'	N 3.25547° E
C46	1025.00'	19.2039°	48.44'	48.44'	N 4.25218° E
C47	1025.00'	19.2039°	56.64'	56.64'	N 4.25218° E
C48	1025.00'	317.71°	500.09'	500.71'	N 16.3847° E
C49	1025.00'	19.2039°	46.30'	46.30'	N 4.25218° E
C50	1025.00'	19.2039°	56.64'	56.64'	N 4.25218° E
C51	1025.00'	317.71°	555.02'	557.14'	N 16.3847° E
C52	1025.00'	19.2039°	50.85'	50.85'	N 4.25218° E
C53	1025.00'	19.2039°	50.85'	50.85'	N 4.25218° E
C54	1025.00'	317.71°	41.20'	41.20'	N 3.25547° E
C55	1025.00'	19.2039°	48.44'	48.44'	N 4.25218° E
C56	1025.00'	19.2039°	56.64'	56.64'	N 4.25218° E
C57	1025.00'	317.71°	500.09'	500.71'	N 16.3847° E
C58	1025.00'	19.2039°	46.30'	46.30'	N 4.25218° E
C59	1025.00'	19.2039°	56.64'	56.64'	N 4.25218° E
C60	1025.00'	317.71°	555.02'	557.14'	N 16.3847° E
C61	1025.00'	19.2039°	50.85'	50.85'	N 4.25218° E
C62	1025.00'	19.2039°	50.85'	50.85'	N 4.25218° E
C63	1025.00'	317.71°	41.20'	41.20'	N 3.25547° E
C64	1025.00'	19.2039°	48.44'	48.44'	N 4.25218° E
C65	1025.00'	19.2039°	56.64'	56.64'	N 4.25218° E
C66	1025.00'	317.71°	500.09'	500.71'	N 16.3847° E
C67	1025.00'	19.2039°	46.30'	46.30'	N 4.25218° E
C68	1025.00'	19.2039°	56.64'	56.64'	N 4.25218° E
C69	1025.00'	317.71°	555.02'	557.14'	N 16.3847° E
C70	1025.00'	19.2039°	50.85'	50.85'	N 4.25218° E
C71	1025.00'	19.2039°	50.85'	50.85'	N 4.25218° E
C72	1025.00'	317.71°	41.20'	41.20'	N 3.25547° E
C73	1025.00'	19.2039°	48.44'	48.44'	N 4.25218° E
C74	1025.00'	19.2039°	56.64'	56.64'	N 4.25218° E
C75	1025.00'	317.71°	500.09'	500.71'	N 16.3847° E
C76	1025.00'	19.2039°	46.30'	46.30'	N 4.25218° E
C77	1025.00'	19.2039°	56.64'	56.64'	N 4.25218° E
C78	1025.00'	317.71°	555.02'	557.14'	N 16.3847° E
C79	1025.00'	19.2039°	50.85'	50.85'	N 4.25218° E
C80	1025.00'	19.2039°	50.85'	50.85'	N 4.25218° E
C81	1025.00'	317.71°	41.20'	41.20'	N 3.25547° E
C82	1025.00'	19.2039°	48.44'	48.44'	N 4.25218° E
C83	1025.00'	19.2039°	56.64'	56.64'	N 4.25218° E
C84	1025.00'	317.71°	500.09'	500.71'	N 16.3847° E
C85	1025.00'	19.2039°	46.30'	46.30'	N 4.25218° E
C86	1025.00'	19.2039°	56.64'	56.64'	N 4.25218° E
C87	1025.00'	317.71°	555.02'	557.14'	N 16.3847° E
C88	1025.00'	19.2039°	50.85'	50.85'	N 4.25218° E
C89	1025.00'	19.2039°	50.85'	50.85'	N 4.25218° E
C90	1025.00'	317.71°	41.20'	41.20'	N 3.25547° E
C91	1025.00'	19.2039°	48.44'	48.44'	N 4.25218° E
C92	1025.00'	19.2039°	56.64'	56.64'	N 4.25218° E
C93	1025.00'	317.71°	500.09'	500.71'	N 16.3847° E
C94	1025.00'	19.2039°	46.30'	46.30'	N 4.25218° E
C95	1025.00'	19.2039°	56.64'	56.64'	N 4.25218° E
C96	1025.00'	317.71°	555.02'	557.14'	N 16.3847° E
C97	1025.00'	19.2039°	50.85'	50.85'	N 4.25218° E
C98	1025.00'	19.2039°	50.85'	50.85'	N 4.25218° E
C99	1025.00'	317.71°	41.20'	41.20'	N 3.25547° E
C100	1025.00'	19.2039°	48.44'	48.44'	N 4.25218° E
C101	1025.00'	19.2039°	56.64'	56.64'	N 4.25218° E
C102	1025.00'	317.71°	500.09'	500.71'	N 16.3847° E
C103	1025.00'	19.2039°	46.30'	46.30'	N 4.25218° E
C104	1025.00'	19.2039°	56.64'	56.64'	N 4.25218° E
C105	1025.00'	317.71°	555.02'	557.14'	N 16.3847° E
C106	1025.00'	19.2039°	50.85'	50.85'	N 4.25218° E
C107	1025.00'	19.2039°	50.85'	50.85'	N 4.25218° E
C108	1025.00'	317.71°	41.20'	41.20'	N 3.25547° E
C109	1025.00'	19.2039°	48.44'	48.44'	N 4.25218° E
C110	1025.00'	19.2039°	56.64'	56.64'	N 4.25218° E
C111	1025.00'	317.71°	500.09'	500.71'	N 16.3847° E
C112	1025.00'	19.2039°	46.30'	46.30'	N 4.25218° E
C113	1025.00'	19.2039°	56.64'	56.64'	N 4.25218° E
C114	1025.00'	317.71°	555.02'	557.14'	N 16.3847° E
C115	1025.00'	19.2039°	50.85'	50.85'	N 4.25218° E
C116	1025.00'	19.2039°	50.85'	50.85'	N 4.25218° E
C117	1025.00'	317.71°	41.20'	41.20'	N 3.25547° E
C118	1025.00'	19.2039°	48.44'	48.44'	N 4.25218° E
C119	1025.00'	19.2039°	56.64'	56.64'	N 4.25218° E
C120	1025.00'	317.71°	500.09'	500.71'	N 16.3847° E
C121	1025.00'	19.2039°	46.30'	46.30'	N 4.25218° E
C122	1025.00'	19.2039°	56.64'	56.64'	N 4.25218° E
C123	1025.00'	317.71°	555.02'	557.14'	N 16.3847° E
C124	1025.00'	19.2039°	50.85'	50.85'	N 4.25218° E
C125	1025.00'	19.2039°	50.85'	50.85'	N 4.25218° E
C126	1025.00'	317.71°	41.20'	41.20'	N 3.25547° E
C127	1025.00'	19.2039°	48.44'	48.44'	N 4.25218° E
C128	1025.00'	19.2039°	56.64'	56.64'	N 4.25218° E
C129	1025.00'	317.71°	500.09'	500.71'	N 16.3847° E
C130	1025.00'	19.2039°	46.30'	46.30'	N 4.25218° E
C131	1025.00'	19.2039°	56.64'	56.64'	N 4.25218° E
C132	1025.00'	317.71°	555.02'	557.14'	N 16.3847° E
C133	1025.00'	19.2039°	50.85'	50.85'	N 4.25218° E
C134	1025.00'	19.2039°	50.85'	50.85'	N 4.25218° E
C135	1025.00'	317.71°	41.20'	41.20'	N 3.25547° E
C136	1025.00'	19.2039°	48.44'	48.44'	N 4.25218° E
C137	1025.00'	19.2039°	56.64'	56.64'	N 4.25218° E
C138	1025.00'	317.71°	500.09'	500.71'	N 16.3847° E
C139	1025.00'	19.2039°	46.30'	46.30'	N 4.25218° E
C140	1025.00'	19.2039°	56.64'	56.64'	N 4.25218° E
C141	1025.00'	317.71°	555.02'	557.14'	N 16.3847° E
C142	1025.00'	19.2039°	50.85'	50.85'	N 4.25218° E
C143	1025.00'	19.2039°	50.85'	50.85'	N 4.25218° E
C144	1025.00'	317.71°	41.20'	41.20'	N 3.25547° E
C145	1025.00'	19.2039°	48.44'	48.44'	N 4.25218° E
C146	1025.00'	19.2039°	56.64'	56.64'	N 4.25218° E
C147	1025.00'	317.71°	500.09'	500.71'	N 16.3847° E
C148	1025.00'	19.2039°	46.30'	46.30'	N 4.25218° E
C149	1025.00'	19.2039°	56.64'	56.64'	N 4.25218° E
C150	1025.00'	317.71°	555.02'	557.14'	N 16.3847° E
C151	1025.00'	19.2039°	50.85'	50.85'	N 4.25218° E
C152	1025.00'	19.2039°	50.85'	50.85'	N 4.25218° E
C153	1025.00'	317.71°	41.20'	41.20'	N 3.25547° E
C154	1025.00'	19.2039°	48.44'	48.44'	N 4.25218° E
C155	1025.00'	19.2039°	56.64'	56.64'	N 4.25218° E
C156	1025.00'	317.71°	500.09'	500.71'	N 16.3847° E
C157	1025.00'	19.2039°	46.30'	46.30'	N 4.25218° E
C158	1025.00'	19.2039°	56.64'	56.64'	N 4.25218° E
C159	1025.00'	317.71°	555.02'	557.14'	N 16.3847° E
C160	1025.00'	19.2039°	50.85'	50.85'	N 4.25218° E
C161	1025.00'	19.2039°	50.85'	50.85'	N 4.25218° E
C162	1025.00'	317.71°	41.20'	41.20'	N 3.25547° E
C163	1025.00'	19.2039°	48.44'	48.44'	N 4.25218° E
C164	1025.00'	19.2039°	56.64'	56.64'	N 4.25218° E
C165	1025.00'	317.71°	500.09'	500.71'	N 16.3847° E
C166	1025.00'	19.2039°	46.30'	46.30'	N 4.25218° E
C167	1025.00'	19.2039°	56.64'	56.64'</	



ESPLANADE, PHASE VIII SUBPHASES A & B

A REPLAT OF ALL OF TRACT 202 AND A PORTION OF TRACTS 700, 702 AND 805, ESPLANADE, PHASE V, SUBPHASES A, B, C, D, E & F PLAT BOOK 60, PAGES 63 THROUGH 115, TOGETHER WITH ALL OF TRACT 443, ESPLANADE, PHASE VII, PLAT BOOK 61, PAGES 169 AND 170 LYING WITHIN SECTIONS 8 AND 9, TOWNSHIP 35 SOUTH, RANGE 19 EAST MANATEE COUNTY, FLORIDA

- SYMBOL LEGEND**
- SET PERMANENT REFERENCE MONUMENT (PRM) (4"x4" CONCRETE MONUMENT WITH IRON ROD CAPPED FROM LB 6897)
 - ◊ SET PERMANENT REFERENCE MONUMENT (PRM) (PK NAIL AND ASP. STAMPED FROM LB 6897)
 - PERMANENT CONTROL POINT (PCP) (SET PK NAIL AND DISK TOP LB 6897)
 - POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE
 - BM (M) BENCHMARK

LINE TABLE (SHEET 9)

LINE	LENGTH	BEARING
L1	44.88'	S 82°30'37" W
L2	44.88'	S 82°30'37" W
L3	44.88'	S 82°30'37" W
L4	36.21'	N 22°29'42" E
L5	36.21'	N 22°29'42" E
L6	36.21'	N 22°29'42" E
L7	36.21'	N 22°29'42" E
L8	36.21'	N 22°29'42" E
L9	36.21'	N 22°29'42" E
L10	36.21'	N 22°29'42" E
L11	36.21'	N 22°29'42" E
L12	36.21'	N 22°29'42" E
L13	36.21'	N 22°29'42" E
L14	36.21'	N 22°29'42" E
L15	36.21'	N 22°29'42" E
L16	36.21'	N 22°29'42" E
L17	36.21'	N 22°29'42" E

TYPICAL LOT LINE EASEMENTS

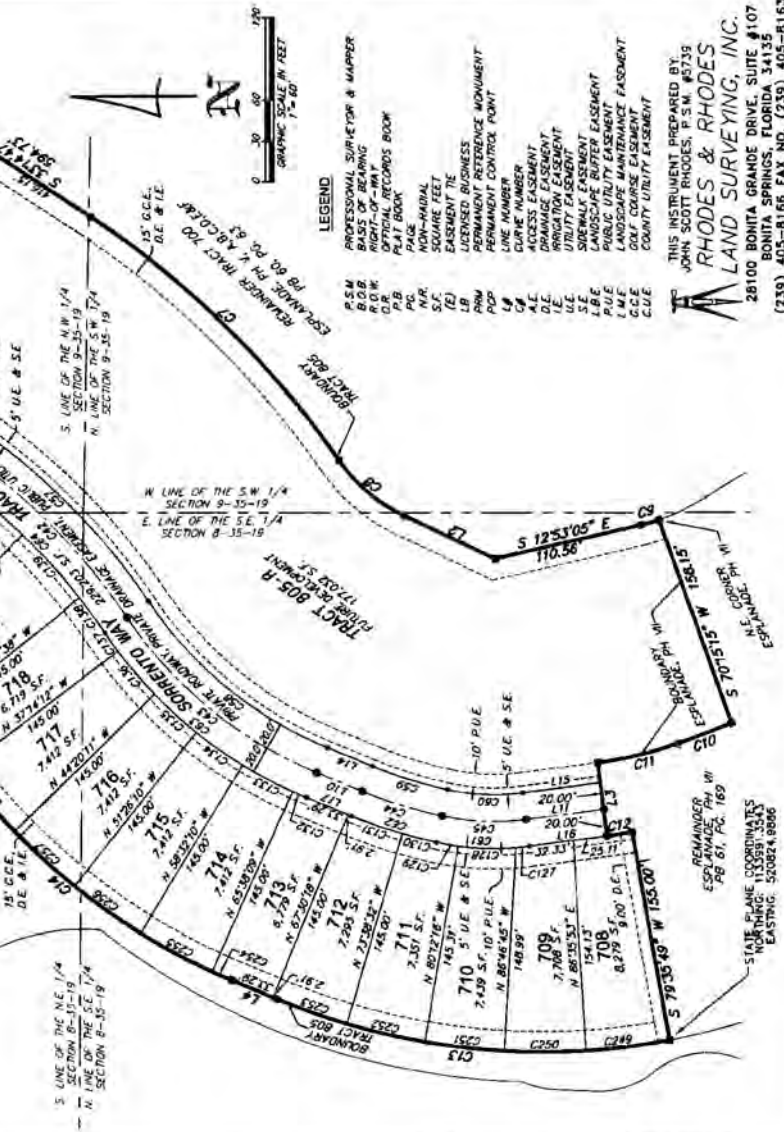
THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF TEN (10) FEET IN WIDTH AS SHOWN ON THIS PLAT FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICE, AND FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICE. THESE EASEMENTS SHALL INCLUDE TELEPHONE, GAS, OR OTHER UTILITIES. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSES NOTED.

THERE ARE HEREBY EXPRESSLY RESERVED, PRIVATE EASEMENTS OF 5' IN WIDTH ALONG ALL REAR LOT LINES AND 5' IN WIDTH ALONG ALL SIDE LOT LINES FOR THE PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE WHERE MORE THAN ONE LOT IS INTENDED AS BEING ONE LOT FOR THE PURPOSES OF EASEMENTS OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS.

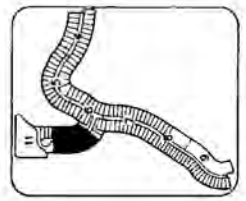
THESE ARE HEREBY EXPRESSLY RESERVED, PRIVATE EASEMENTS OF 5' IN WIDTH ALONG ALL REAR LOT LINES AND 5' IN WIDTH ALONG ALL SIDE LOT LINES FOR THE PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE WHERE MORE THAN ONE LOT IS INTENDED AS BEING ONE LOT FOR THE PURPOSES OF EASEMENTS OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS.

CURVE TABLE (SHEET 9)

CURVE	RADIUS	DELTA	CHORD	CHORD BEARING
C1	680.00'	21°42'38"	228.72'	42°11'
C2	124.00'	89°30'54"	64.30'	5°44'02" W
C3	156.00'	57°48'00"	131.60'	5°15'21" W
C4	156.00'	57°48'00"	131.60'	5°15'21" W
C5	300.00'	114°96'00"	263.20'	10°30'42" E
C6	300.00'	114°96'00"	263.20'	10°30'42" E
C7	300.00'	114°96'00"	263.20'	10°30'42" E
C8	300.00'	114°96'00"	263.20'	10°30'42" E
C9	300.00'	114°96'00"	263.20'	10°30'42" E
C10	300.00'	114°96'00"	263.20'	10°30'42" E
C11	300.00'	114°96'00"	263.20'	10°30'42" E
C12	300.00'	114°96'00"	263.20'	10°30'42" E
C13	300.00'	114°96'00"	263.20'	10°30'42" E
C14	300.00'	114°96'00"	263.20'	10°30'42" E
C15	300.00'	114°96'00"	263.20'	10°30'42" E
C16	300.00'	114°96'00"	263.20'	10°30'42" E
C17	300.00'	114°96'00"	263.20'	10°30'42" E
C18	300.00'	114°96'00"	263.20'	10°30'42" E
C19	300.00'	114°96'00"	263.20'	10°30'42" E
C20	300.00'	114°96'00"	263.20'	10°30'42" E
C21	300.00'	114°96'00"	263.20'	10°30'42" E
C22	300.00'	114°96'00"	263.20'	10°30'42" E
C23	300.00'	114°96'00"	263.20'	10°30'42" E
C24	300.00'	114°96'00"	263.20'	10°30'42" E
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C34	300.00'	114°96'00"	263.20'	10°30'42" E
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C71	300.00'	114°96'00"	263.20'	10°30'42" E
C72	300.00'	114°96'00"	263.20'	10°30'42" E
C73	300.00'	114°96'00"	263.20'	10°30'42" E
C74	300.00'	114°96'00"	263.20'	10°30'42" E
C75	300.00'	114°96'00"	263.20'	10°30'42" E
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C92	300.00'	114°96'00"	263.20'	10°30'42" E
C93	300.00'	114°96'00"	263.20'	10°30'42" E
C94	300.00'	114°96'00"	263.20'	10°30'42" E
C95	300.00'	114°96'00"	263.20'	10°30'42" E
C96	300.00'	114°96'00"	263.20'	10°30'42" E
C97	300.00'	114°96'00"	263.20'	10°30'42" E
C98	300.00'	114°96'00"	263.20'	10°30'42" E
C99	300.00'	114°96'00"	263.20'	10°30'42" E
C100	300.00'	114°96'00"	263.20'	10°30'42" E



THIS INSTRUMENT PREPARED BY:
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 FLORIDA BUSINESS LICENSE NO. LB 6897



ESPLANADE, PHASE VIII SUBPHASES A & B

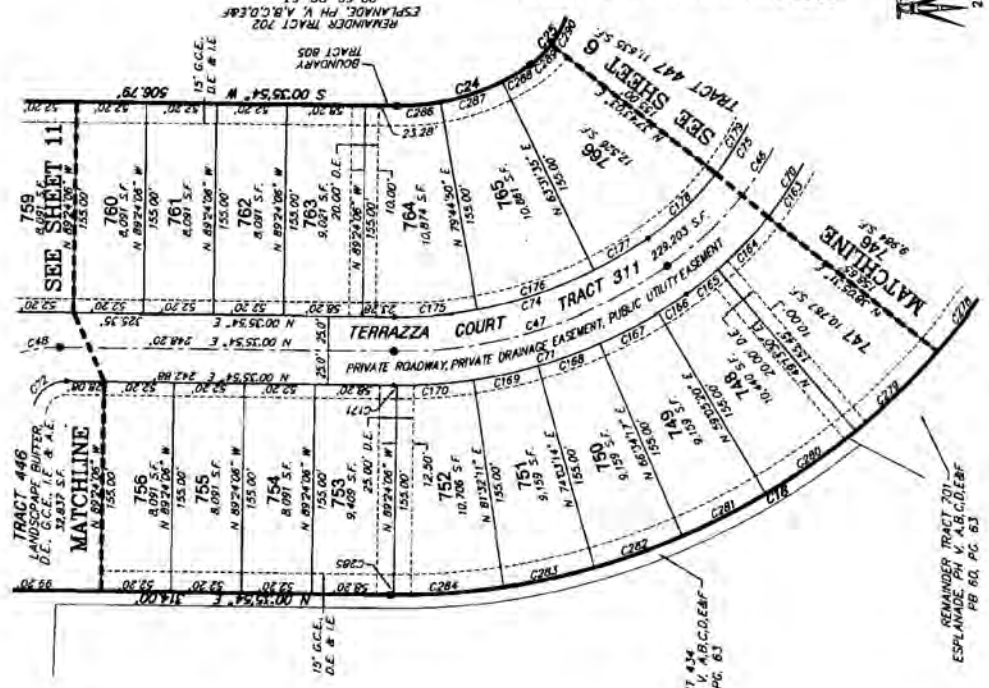
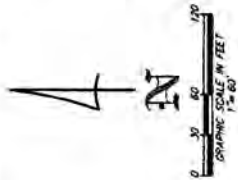
A REPLAT OF ALL OF TRACT 202 AND A PORTION OF TRACTS 700, 702 AND 805, ESPLANADE, PHASE V, SUBPHASES A, B, C, D, E & F PLAT BOOK 60, PAGES 63 THROUGH 115, TOGETHER WITH ALL OF TRACT 443, ESPLANADE, PHASE VII, PLAT BOOK 61, PAGES 169 AND 170 LYING WITHIN SECTIONS 8 AND 9, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

TYPICAL LOT LINE EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF TEN (10) FEET WIDTH AS SHOWN ON THIS PLAT FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE INSTALLATION, MAINTENANCE, OR OPERATION OF OTHER UTILITIES. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSES NOTED.

THERE ARE HEREBY EXPRESSLY RESERVED, PRIVATE EASEMENTS OF 5' IN WIDTH ALONG ALL NEAR LOT LINES AND 5' IN WIDTH ALONG ALL LOT LINES FOR THE PURPOSES OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UTILITIES. WHERE THE LOT IS INTENDED AS A BUILDING SITE, THE 5' EASEMENTS OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS.

- SET PERMANENT REFERENCE MONUMENT (PRM) (4" X 4" CONCRETE MONUMENT WITH IRON ROD CAPPED "PRM LB 6897")
- SET PERMANENT REFERENCE MONUMENT (PRM) (PK NAIL AND DISK STAMPED "PRM LB 6897")
- PERMANENT CONTROL POINT (PCP) (SET PK NAIL AND DISK, "PCP LB 6897")
- POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE
- BENCHMARK



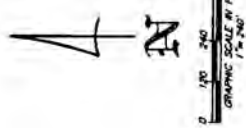
CURVE	RADIUS	BETA	LENGTH	CHORD	CHORD BEARING
C14	680.00'	87.04°	86.12'	81.01'	S 01°30'27" E
C15	170.00'	86.12°	50.17'	50.17'	S 01°30'27" E
C16	170.00'	86.12°	109.25'	103.10'	S 17°03'15" E
C17	70.00'	87°30'14"	46.43'	42.47'	S 54°31'30" E
C18	230.00'	33°31'54"	146.45'	144.32'	N 01°29'21" E
C19	100.00'	35°18'13"	215.67'	212.27'	N 17°02'15" W
C20	100.00'	35°18'13"	68.86'	67.80'	N 10°29'21" W
C21	275.00'	33°31'54"	161.10'	159.81'	N 01°29'21" E
C22	25.00'	78°07'10"	231.07'	227.43'	N 17°03'15" W
C23	325.00'	33°31'54"	34.46'	31.81'	N 38°54'47" W
C24	325.00'	33°31'54"	200.26'	192.11'	N 17°03'15" W
C25	225.00'	33°31'54"	103.81'	102.83'	N 01°29'21" E
C26	275.00'	33°31'54"	47.81'	45.84'	N 55°32'56" W
C27	275.00'	11°02'50"	51.43'	51.35'	N 49°20'29" W
C28	275.00'	6°04'06"	29.13'	29.11'	N 17°44'27" W
C29	375.00'	3°47'45"	24.84'	24.84'	N 32°48'30" W
C30	375.00'	3°47'45"	48.97'	48.94'	N 27°10'17" W
C31	375.00'	7°20'57"	48.97'	48.94'	N 19°41'19" W
C32	375.00'	7°20'57"	48.97'	48.94'	N 17°17'18" W
C33	375.00'	8°40'48"	56.81'	56.76'	N 04°02'25" E
C34	325.00'	2°42'55"	7.50'	7.50'	N 00°24'37" E
C35	325.00'	16°34'33"	17.36'	17.36'	N 07°36'51" E
C36	325.00'	16°34'33"	91.70'	91.70'	N 07°36'51" E
C37	325.00'	16°34'33"	91.70'	91.70'	N 07°36'51" E
C38	325.00'	16°34'33"	46.70'	46.68'	N 30°32'25" W
C39	325.00'	17°14'33"	68.02'	68.25'	N 43°29'41" W
C40	325.00'	17°14'33"	62.79'	62.59'	N 60°18'30" W
C41	325.00'	17°14'33"	76.16'	76.12'	N 52°48'30" W
C42	325.00'	17°14'33"	61.97'	61.86'	N 44°10'15" W
C43	325.00'	17°14'33"	60.67'	60.60'	N 35°16'18" W
C44	325.00'	17°14'33"	69.21'	69.17'	N 27°07'11" W
C45	325.00'	17°14'33"	69.21'	69.16'	N 19°41'19" W
C46	325.00'	17°14'33"	69.21'	69.16'	N 17°17'18" W
C47	325.00'	17°14'33"	69.21'	69.16'	N 04°02'25" E
C48	325.00'	17°14'33"	69.21'	69.16'	N 01°29'21" E
C49	325.00'	17°14'33"	69.21'	69.16'	N 01°29'21" E
C50	325.00'	17°14'33"	69.21'	69.16'	N 01°29'21" E
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C72	325.00'	17°14'33"	69.21'	69.16'	N 01°29'21" E
C73	325.00'	17°14'33"	69.21'	69.16'	N 01°29'21" E
C74	325.00'	17°14'33"	69.21'	69.16'	N 01°29'21" E
C75	325.00'	17°14'33"	69.21'	69.16'	N 01°29'21" E
C76	325.00'	17°14'33"	69.21'	69.16'	N 01°29'21" E
C77	325.00'	17°14'33"	69.21'	69.16'	N 01°29'21" E
C78	325.00'	17°14'33"	69.21'	69.16'	N 01°29'21" E
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C80	325.00'	17°14'33"	69.21'	69.16'	N 01°29'21" E
C81	325.00'	17°14'33"	69.21'	69.16'	N 01°29'21" E
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C85	325.00'	17°14'33"	69.21'	69.16'	N 01°29'21" E
C86	325.00'	17°14'33"	69.21'	69.16'	N 01°29'21" E
C87	325.00'	17°14'33"	69.21'	69.16'	N 01°29'21" E
C88	325.00'	17°14'33"	69.21'	69.16'	N 01°29'21" E
C89	325.00'	17°14'33"	69.21'	69.16'	N 01°29'21" E
C90	325.00'	17°14'33"	69.21'	69.16'	N 01°29'21" E

- PSM PROFESSIONAL SURVEYOR & MAPPER
- B.O.R. BASES OF BEARING
- R.O.M. RIGHT-OF-WAY
- P.L.B. PLAT RECORDS BOOK
- PC PAGE
- N.R. NON-RADIAL
- FC SQUARE FEET
- (E) EASEMENT
- PRM PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
- LN LINE NUMBER
- CP CURVE NUMBER
- A.E. ACCESS EASEMENT
- U.E. UTILITY EASEMENT
- U.E. UTILITY EASEMENT
- S.E. SIDEWALK EASEMENT
- L.E. LANDSCAPE BY EASEMENT
- L.M.E. LANDSCAPE MAINTENANCE EASEMENT
- G.C.E. GOLF COURSE EASEMENT
- C.U.E. COUNTY UTILITY EASEMENT

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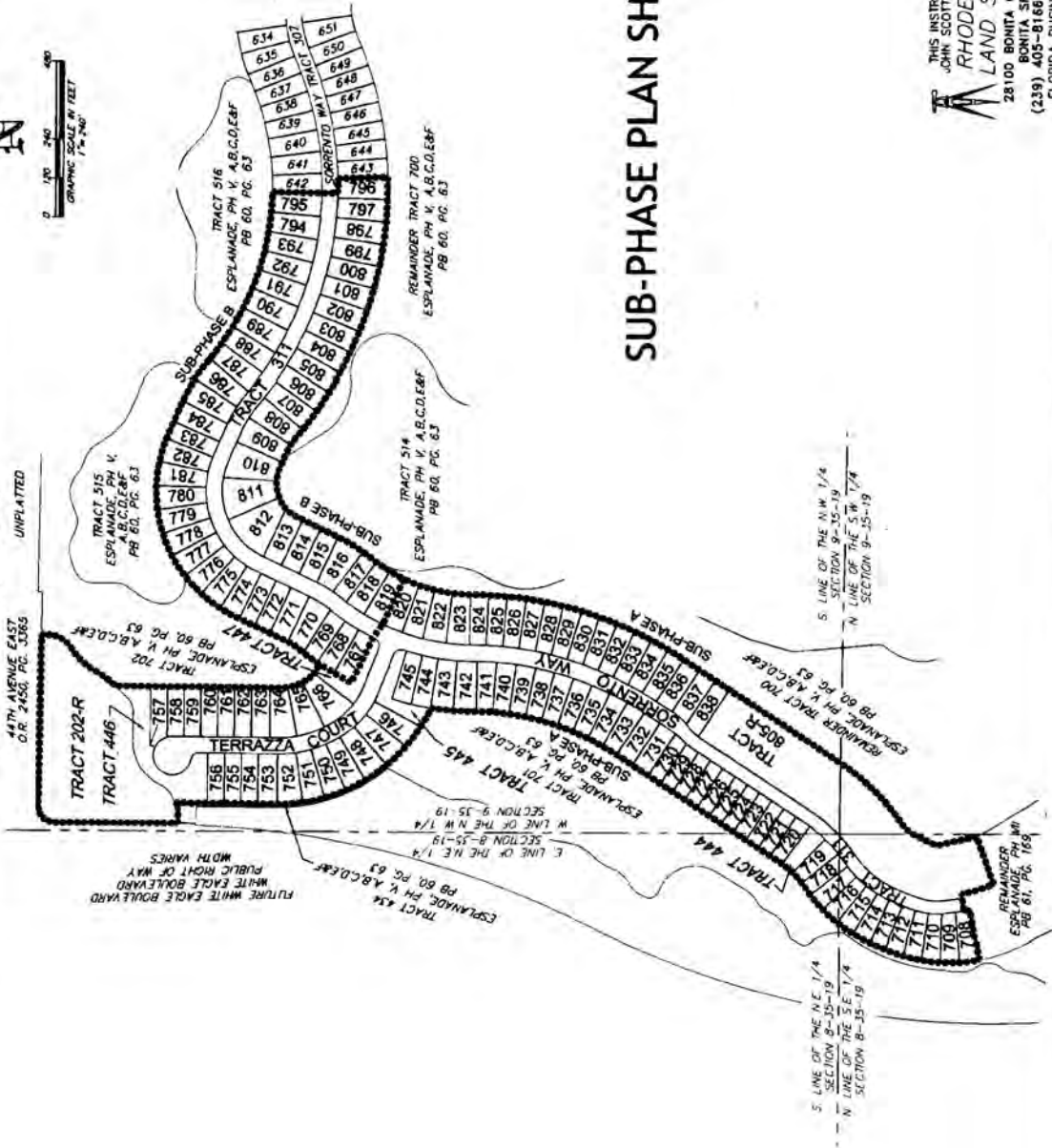
PLAT BOOK 08 PAGE 103
 SHEET 12 OF 12

FILED AND RECORDED
 10/20/2023
 ANGELINA COLONNESO
 CLERK OF CIRCUIT COURT
 MANATEE COUNTY, FL



ESPLANADE, PHASE VIII SUBPHASES A & B

A REPLAT OF ALL OF TRACT 202 AND A PORTION OF TRACTS 700, 702 AND 805, ESPLANADE, PHASE V, SUBPHASES A, B, C, D, E & F PLAT BOOK 60, PAGES 63 THROUGH 115, TOGETHER WITH ALL OF TRACT 443, ESPLANADE, PHASE VII, PLAT BOOK 61, PAGES 169 AND 170 LYING WITHIN SECTIONS 8 AND 9, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA



SUB-PHASE PLAN SHEET

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