

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT



AGENDA

JULY 7, 2022

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT

June 30, 2022

Board of Supervisors

Artisan Lakes East Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Artisan Lakes East Community Development District will be held on **Thursday, July 7, 2022, at 3:30 P.M.** at the **Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221.**

The following WebEx link and telephone number are provided to join/watch the meeting.

<https://districts.webex.com/districts/onstage/g.php?MTID=e885a728000174ad11e255fdddb181887>

Access Code: 2338 038 9164, password: **Jpward**

Or Phone: **408-418-9388** and enter the access code 2338 038 9164 to join the meeting.

Agenda

1. Call to Order & Roll Call.
2. Notice of Advertisement of Public Hearing.
3. Consideration of Minutes:
 - I. June 2, 2022 - Regular Meeting Minutes.
4. Consideration of **Resolution 2022-14**, a Resolution of the Board of Supervisors of the Artisan Lakes East Community Development District (i) approving and ratifying the actions of the Board and District staff with respect to Artisan Lakes Parkway; (ii) accepting a portion of Artisan Lakes Parkway; and (iii) authorizing the acceptance of Plat entitled "Artisan Lakes Edgestone North Phase I & II".
5. **PUBLIC HEARING.**
 - a) **IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT SECTIONS 170.07 AND 197.3632, FLORIDA STATUTES; AND ADOPT AN ASSESSMENT ROLL TO SECURE A PORTION OF**

THE SERIES 2021-2 BONDS ON BENEFITED LANDS WITHIN HERITAGE PARK REALLOCATION - ASSESSMENT AREA TWO WITHIN THE DISTRICT.

- I. Public Comment and Testimony.
 - II. Board Comment.
 - III. Consideration of **Resolution 2022-15**, a resolution of the Board of Supervisors amending Resolutions 2018-18, 2019-01 and 2021-03 to levy and impose Debt Assessments on the Expansion Parcel – Heritage Park Phases 1 And 2 and to make certain findings; authorizing a Capital Improvement Plan for the Expansion Parcel; authorizing the use of the previously approved Engineer’s Report; adopting an Assessment Report; equalizing, approving, confirming and Levying Debt Assessments on the Expansion Parcel; incorporating the provisions of the original Assessment Resolutions (as defined herein); authorizing an Assessment Notice; and providing for severability, conflicts and an effective date.
6. Staff Reports:
- I. District Attorney.
 - a) Updates - Project completion timeline.
 - II. District Engineer.
 - III. District Manager.
 - a) Financial Statement for period ending May 31, 2022 (unaudited).
7. Supervisor’s Requests and Audience Comments.
8. Adjournment.

The first order of business is the call to order and roll call.

The second order of business is the acceptance of the minutes from the Artisan Lakes East Board of Supervisors Public Hearing, held on June 2, 2022.

The third order of business is consideration of **Resolution 2022-14**, a resolution of the Board of Supervisors of the Artisan Lakes East Community Development District (i) approving and ratifying the actions of the Board and District staff with respect to Artisan Lakes Parkway; (ii) accepting a portion of Artisan Lakes Parkway; and (iii) authorizing the acceptance of Plat entitled “Artisan Lakes Edgestone North Phase I & II”.

The fourth order of business deals with a required Public Hearing to consider the imposition of special assessments within the (“**Heritage Park Reallocation – Assessment Area Two**”) and adoption of assessment rolls which secure a portion of the Series 2021-2 bonds on benefited lands within *Heritage*

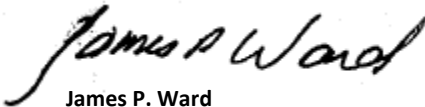
Park Reallocation - Assessment Area Two within the District, and, to provide for the levy, collection, and enforcement of the assessments. At the conclusion of the Public Hearing, will be the consideration of **Resolution 2022-15**, which will adopt the special assessments and an assessment roll to secure a portion of the Series 2021-2 bonds.

The fifth order of business are staff reports by the District Attorney, District Engineer, and the District Manager. The District Manager will report on Financial Statements (unaudited) for the periods ending May 31, 2022.

The remainder of the agenda is standard in nature, and in the meantime, if you have any questions and/or comments before the meeting, please do not hesitate to contact me directly at (954) 658-4900.

Yours sincerely,

Artisan Lakes East Community Development District



James P. Ward
District Manager



Beaufort Gazette
 Belleville News-Democrat
 Bellingham Herald
 Bradenton Herald
 Centre Daily Times
 Charlotte Observer
 Columbus Ledger-Enquirer
 Fresno Bee

The Herald - Rock Hill
 Herald Sun - Durham
 Idaho Statesman
 Island Packet
 Kansas City Star
 Lexington Herald-Leader
 Merced Sun-Star
 Miami Herald

el Nuevo Herald - Miami
 Modesto Bee
 Raleigh News & Observer
 The Olympian
 Sacramento Bee
 Fort Worth Star-Telegram
 The State - Columbia
 Sun Herald - Biloxi

Sun News - Myrtle Beach
 The News Tribune Tacoma
 The Telegraph - Macon
 San Luis Obispo Tribune
 Tri-City Herald
 Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
13292	276653	Notice of Public Hearing	Notice of Public Hearing	\$1,400.00	6	20.50 in

Attention: James Ward
 ARTISAN LAKES EAST CDD
 2301 NE 37th street
 FORT LAUDERDALE, FL 33308

Copy of ad content
 is on the next page

THE STATE OF TEXAS COUNTY OF DALLAS

Before the undersigned authority personally appeared Ryan Dixon, who, on oath, says that she is a Legal Advertising Representative of The Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of Public Notice, was published in said newspaper in the issue(s) of:

No. of Insertions: 2
 Beginning Issue of: 06/15/2022
 Ending Issue of: 06/22/2022

THE STATE OF FLORIDA COUNTY OF MANATEE

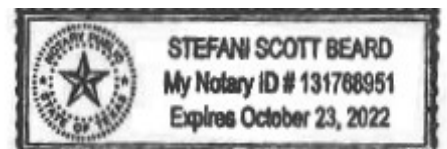
Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Ryan Dixon

Sworn to and subscribed before me this 23rd day of June in the year of 2022

Stefani Beard

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!

NOTICE OF PUBLIC HEARING TO CONSIDER THE REVISIONS TO SPECIAL ASSESSMENTS RELATIVE TO DISTRICT 170.07 AND 187.0602, PALMACHO ESTADOS, BY THE MITTANI LAKES EAST COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF SPECIAL MEETING BY THE MITTANI LAKES EAST COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 170, 180 and 187, Florida Statutes, the Artisan Lakes East Community Development District's ("District") Board of Supervisors ("Board") hereby provides notice of the following public hearings and public meeting:

BOARD OF PUBLIC HEARING	
DATE:	Thursday, July 7, 2022.
TIME:	3:30 p.m.
LOCATION:	Artisan Lakes Clubhouse 4725 Los Robles Court Palmachlo, Florida 34821

NOTE: THE ABOVE-REFERENCED PROCEEDINGS ARE LIMITED TO THE EXPANSION PARCEL AREAS IDENTIFIED IN THE MAP BEARING ALL PREVIOUSLY LEVIED DEBT ASSESSMENTS ARE UNCHANGED.

The purpose of the public hearings announced above is to consider the imposition of special assessments ("Debt Assessments"), and adoption of assessment rolls to secure proposed bonds, on benefited lands within the District, and, to provide for the levy, collection and enforcement of the Debt Assessments. The proposed bonds secured by the Debt Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, and other infrastructure improvements (together, "Project"), benefiting certain lands within the District. The Project is described in more detail in the Report of District Engineer, dated September 8, 2018, as supplemented by the Supplemental Report of District Engineer, dated May 8, 2021 (together, "Engineer's Report"). Specifically, the Project includes a Capital Improvement Plan to provide public infrastructure benefiting the "Heritage Park" property, also known as the "Expansion Parcel," within the District, as identified in the Engineer's Report. The Debt Assessments are proposed to be levied as one or more assessment items and allocated to the benefited lands within the assessment area, as set forth in the Final Special Assessment Methodology - Series 2022 Bonds - *Area's Bond Phase 2 of Artisan Lakes and Heritage Park Phases 1 and 2 of Artisan Lakes*, dated June 17, 2021 ("Assessment Report"). At the conclusion of the public hearings, the Board will, by resolution, levy and impose assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The District is located entirely within Manatee County, Florida, and includes approximately 428,020 acres of land, including the Expansion Parcel which comprise approximately 0.876 acres. A geographic depiction of the District is shown below. All lands within the District are expected to be improved in accordance with the reports identified above.

A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the "District's Office" located at c/o JP Ward & Associates, LLC, 2301 NE 37th Street, Fort Lauderdale, Florida 33308. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

Proposed Debt Assessments

The proposed Debt Assessments for the Expansion Parcel are as follows:

Product Type	EAU	Units	Total EAUs	Maximum Total Debt Assessment Allocation**	Maximum Total Debt Assessment Allocation per Unit**	Maximum Annual Debt Assessment per Unit*
Single Family 30' - 36'	0.78	0	0	\$0	\$0	\$0
Single Family 40' - 48'	0.88	48	384	\$283,280.00	\$736.87	\$1,064.12
Single Family 60' - 66'	1	66	66	\$2,158,400.00	\$32,685.38	\$1,380.14
Single Family 80' - 86'	1.2	138	165.6	\$4,728,240.00	\$28,480.00	\$1,368.17
Single Family 70' and Up	1.4	0	0	\$0	\$0	\$0

*Excludes estimated 7% early payment discount and collection fees, which may vary.
**Excludes interest and collection costs.

The assessments shall be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who desires to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to assure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
RESOLUTION 2022-12

RESOLUTION 170.07, F.S. RESOLUTION FOR EXPANSION PARCEL - HERITAGE PARK PHASE 1 AND 2

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MITTANI LAKES EAST COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; REVENUE THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; REVENUE THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE NUMBER AND TERMS IN WHICH THE ASSESSMENTS ARE TO BE PAID; REVENUE THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAN AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE METHOD OF PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADJOURNING COMPLETE, REVENUE AND AN EFFECTIVE DATE.

WHEREAS, the Artisan Lakes East Community Development District ("District") is a local unit of special purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes; and

Assessments - *Heritage Park Phases 1 and 2 of Artisan Lakes*, dated May 25, 2022, attached hereto as Exhibit B ("2022 Supplemental Assessment Report," and together with the Original Assessment Report, "Assessment Report") incorporated herein by reference, and on file with the District Manager at c/o JP Ward & Associates LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308 ("District Records Office");

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 187, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy and collect the Assessments;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MITTANI LAKES EAST COMMUNITY DEVELOPMENT DISTRICT:

- ADJOURNING FOR THIS RESOLUTION; INCORPORATION IF NECESSARY.** This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 180 and 187, Florida Statutes. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.
- DECLARATION OF EXPANSION PARCEL ASSESSMENTS.** The Board hereby declares that it has determined to make the Project and to defray all or a portion of the cost thereof by the Expansion Parcel Assessment.
- REVENUE THE NATURE AND LOCATION OF IMPROVEMENTS.** The nature and general location of, and plans and specifications for, the Project are described in the Engineer's Report, which is on file at the District Records Office.
- REVENUE THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY THE EXPANSION PARCEL ASSESSMENTS, AND THE NUMBER AND TERMS IN WHICH THE EXPANSION PARCEL ASSESSMENTS ARE TO BE PAID.**
 - The total estimated cost of the Project is \$24,863,834.75 ("Estimated Cost").
 - The assessments levied by the District will defray approximately \$20,860,000.00, which is the anticipated maximum per value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in Exhibit B, and which is in addition to interest and collection costs. On an annual basis and over a thirty-year period, the assessments levied by the District will defray no more than \$2,088,919.67 per year, again as set forth in Exhibit B.
 - The manner in which the Expansion Parcel Assessment shall be apportioned and paid is set forth in Exhibit B, as may be modified by supplemental assessment resolutions. The Expansion Parcel Assessment shall be paid in not more than (30) thirty yearly installments. The Expansion Parcel Assessment may be payable at the same time and in the same manner as any ad-valorem taxes and collected pursuant to Chapter 187, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Expansion Parcel Assessment is not available to the District in any year, or if determined by the District to be in its best interest, the Expansion Parcel Assessment may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect special assessments by any particular method - e.g., on the tax roll or by direct bill - does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

REVENUE THE LANDS UPON WHICH THE EXPANSION PARCEL ASSESSMENTS SHALL BE LEVIED. The Expansion Parcel Assessments securing the Project shall be levied on the Expansion Parcel, as described in Exhibit A, and as further designated by the assessment plan incorporated herein.

ASSESSMENT PLAN. Pursuant to Section 170.04, Florida Statutes, there is on file at the District Records Office, an assessment plan showing the area to be assessed, with certain plans and specifications describing the Project and the estimated cost of the Project, all of which shall be open to inspection by the public.

PRELIMINARY ASSESSMENT ROLL. Pursuant to Section 170.06, Florida Statutes, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARING. Pursuant to Sections 170.07 and 187.3632(4)(b), Florida Statutes, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:

NOTICE OF PUBLIC HEARING	
DATE:	Thursday, July 7, 2022
TIME:	3:30 p.m.
LOCATION:	Artisan Lakes Clubhouse 4725 Los Robles Court Palmachlo, Florida 34821

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file and as set forth in Exhibit B. Interested parties may appear at that hearing or submit their comments in writing prior to the hearing at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170, 180 and 187, Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Manatee County (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established hereto). The District Manager shall file a petitioner's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

PUBLICATION OF RESOLUTION. Pursuant to Section 170.05, Florida Statutes, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Manatee County and to provide each other with a copy of the resolution to be published in the best interests of the District.

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTIONS 170.07 AND 197.3632, FLORIDA STATUTES, BY THE ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF SPECIAL MEETING OF THE ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 170, 190 and 197, *Florida Statutes*, the Artisan Lakes East Community Development District's ("District") Board of Supervisors ("Board") hereby provides notice of the following public hearings and public meeting:

NOTICE OF PUBLIC HEARINGS	
DATE:	Thursday, July 7, 2022
TIME:	3:30 p.m.
LOCATION:	Artisan Lakes Clubhouse 4725 Los Robles Court Palmetto, Florida 34221

NOTE: THE ABOVE-REFERENCED PROCEEDINGS ARE LIMITED TO THE EXPANSION PARCEL AREAS IDENTIFIED IN THE MAP BELOW. ALL PREVIOUSLY LEVIED DEBT ASSESSMENTS ARE UNCHANGED.

The purpose of the public hearings announced above is to consider the imposition of special assessments ("Debt Assessments"), and adoption of assessment rolls to secure proposed bonds, on benefited lands within the District, and, to provide for the levy, collection and enforcement of the Debt Assessments. The proposed bonds secured by the Debt Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, and other infrastructure improvements (together, "Project"), benefitting certain lands within the District. The Project is described in more detail in the *Report of District Engineer*, dated September 6, 2018, as supplemented by the *Supplemental Report of District Engineer*, dated May 6, 2021 (together, "Engineer's Report"). Specifically, the Project includes a Capital Improvement Plan to provide public infrastructure benefitting the "Heritage Park" property, also known as the "Expansion Parcel," within the District, as identified in the Engineer's Report. The Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefitted lands within the assessment area, as set forth in the *Final Special Assessment Methodology - Series 2021 Bonds - Eave's Bend Phase 2 at Artisan Lakes and Heritage Park Phases 1 and 2 at Artisan Lakes*, dated June 17, 2021 ("Assessment Report"). At the conclusion of the public hearings, the Board will, by resolution, levy and impose assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The District is located entirely within Manatee County, Florida, and includes approximately 429.920 acres of land, including the Expansion Parcel which comprises approximately 0.876 acres. A geographic depiction of the District is shown below. All lands within the District are expected to be improved in accordance with the reports identified above.

A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the "District's Office" located at c/o JP Ward & Associates, LLC, 2301 NE 37th Street, Fort Lauderdale, Florida 33308. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

Proposed Debt Assessments

The proposed Debt Assessments for the Expansion Parcel are as follows:

Product Type	EAU	Units	Total EAUs	Maximum Total Debt Assessment Allocation**	Maximum Total Debt Assessment Allocation per Unit**	Maximum Annual Debt Assessment per Unit*
Single Family 30'-39'	0.70	0	0	\$0	\$0	\$0
Single Family 40' - 49'	0.80	48	38.4	\$863,360.00	\$17,986.67.00	\$1,064.12
Single Family 50' - 59'	1	96	96	\$2,158,400.00	\$22,483.33	\$1,330.14
Single Family 60' - 69'	1.2	138	165.6	\$3,723,240.00	\$26,980.00	\$1,596.17
Single Family 70' and Up	1.4	0	0	\$0	\$0	\$0

*Excludes estimated 7% early payment discount and collection fees, which may vary.

**Excludes interest and collection costs.

The assessments shall be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

RESOLUTION 2022-12

[SECTION 170.08, F.S. RESOLUTION FOR EXPANSION PARCEL - HERITAGE PARK PHASES 1 AND 2]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Artisan Lakes East Community Development District ("District") is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District was established by Ordinance No. 18-31 enacted by the Board of County Commissioners of Manatee County, Florida, which was effective on August 28, 2018, with a total acreage of 434.063 acres, and later amended to remove 4.12 acres in Ordinance No. 19-37, which was effective September 12, 2019, for final boundaries of 429.920 acres ("Original Boundaries"); and

WHEREAS, the District hereby determined to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements ("Project") described in the District's *Report of District Engineer*, dated September 6, 2018, as supplemented by the *Supplemental Report of District Engineer*, dated May 6, 2021, (together, "Engineer's Report") which is incorporated herein by reference; and

WHEREAS, pursuant to Resolution Nos. 2018-18, 2019-1 and 2021-13 (together, "Original Assessment Resolutions"), the District has taken certain steps necessary to impose debt service special assessment lien(s) ("Original Debt Assessments") on the Original Boundaries pursuant to Chapters 170, 190 and 197, *Florida Statutes*, to secure the repayment of the Series 2021 Bonds (herein defined); and

WHEREAS, as part of the Original Assessment Resolutions, the District adopted the *Master Special Assessment Methodology*, dated September 6, 2018 ("Master Assessment Report"), as supplemented by the *Final Special Assessment Methodology - Series 2021 Bonds - Eave's Bend Phase 2 at Artisan Lakes and Heritage Park Phases 1 and 2 at Artisan Lakes*, dated June 17, 2021 ("Supplemental Assessment Report") and together with the Master Assessment Report, "Original Assessment Report", which is on file with the District and attached expressly incorporated herein by this reference; and

WHEREAS, pursuant to the Original Assessment Report, the Series 2021 Bonds were expected to be secured by assessments levied against product types that will comprise 612 Equivalent Assessment Units located within Eave's Bend Phase 2 at Artisan Lakes ("Series 2021-1 Assessments") and Heritage Park Phases 1 and 2 at Artisan Lakes ("Series 2021-2 Assessments," and together with the Original Debt Assessments, "Expansion Parcel Assessments"); and

WHEREAS, the Engineer's Report and the Original Assessment Report recognized that portions of lots within Heritage Park Phases 1 and 2 at Artisan Lakes, were outside the boundaries of the District; and

WHEREAS, on or around July 7, 2021, the District's issued its \$6,015,000 Capital Improvement Revenue Bonds, Series 2021-1 and \$6,745,000 Capital Improvement Revenue Bonds, Series 2021-2 (together, "Series 2021 Bonds"); and

WHEREAS, on February 8, 2022, the District boundaries were amended pursuant to Ordinance 22-15 enacted by the Board of County Commissioners for Manatee County, Florida, to correct a scrivener's error in the boundaries, add 0.876 acres to the Original Boundaries ("Expansion Parcels"), and remove 0.4 acres to the Original Boundaries ("Contraction Parcels") for an amended total of 430.396 acres ("Amended Boundaries"); and

WHEREAS, the legal description of the Expansion Parcels is attached hereto as **Exhibit A** ("Expansion Parcel Assessment Area"); and

WHEREAS, the District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, it is in the best interest of the District to pay for all or a portion of the cost of the Project by the levy of the Series 2021 Assessments on the Expansion Parcel Assessment Area, using the methodology set forth in the Original Assessment Report, as supplemented by *Special Assessment Methodology for a Portion of Heritage Park Phases 1 and 2 at Artisan Lakes and Reallocation of Series 2021-1*

Assessments - Heritage Park Phases 1 and 2 at Artisan Lakes, dated May 25, 2022, attached hereto as **Exhibit B** ("2022 Supplemental Assessment Report," and together with the Original Assessment Report, "Assessment Report") incorporated herein by reference, and on file with the District Manager at c/o JP Ward & Associates LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308 ("District Records Office");

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy and collect the Assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT:

1. AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS. This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, *Florida Statutes*. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

2. DECLARATION OF EXPANSION PARCEL ASSESSMENTS. The Board hereby declares that it has determined to make the Project and to defray all or a portion of the cost thereof by the Expansion Parcel Assessment.

3. DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS. The nature and general location of, and plans and specifications for, the Project are described in the Engineer's Report, which is on file at the District Records Office.

4. DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY THE EXPANSION PARCEL ASSESSMENT, AND THE MANNER AND TIMING IN WHICH THE EXPANSION PARCEL ASSESSMENTS ARE TO BE PAID.

A. The total estimated cost of the Project is \$24,893,534.70 ("Estimated Cost").

B. The assessments levied by the District will defray approximately \$29,880,000.00, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in **Exhibit B**, and which is in addition to interest and collection costs. On an annual basis and over a thirty-year period, the assessments levied by the District will defray no more than \$2,086,919.67 per year, again as set forth in **Exhibit B**.

C. The manner in which the Expansion Parcel Assessment shall be apportioned and paid is set forth in **Exhibit B**, as may be modified by supplemental assessment resolutions. The Expansion Parcel Assessment shall be paid in not more than (30) thirty yearly installments. The Expansion Parcel Assessment may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Expansion Parcel Assessment is not available to the District in any year, or if determined by the District to be in its best interest, the Expansion Parcel Assessment may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect special assessments by any particular method - e.g., on the tax roll or by direct bill - does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. DESIGNATING THE LANDS UPON WHICH THE EXPANSION PARCEL ASSESSMENTS SHALL BE LEVIED. The Expansion Parcel Assessments securing the Project shall be levied on the Expansion Parcel, as described in **Exhibit A**, and as further designated by the assessment plat hereinafter provided for.

6. ASSESSMENT PLAT. Pursuant to Section 170.04, *Florida Statutes*, there is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Project and the estimated cost of the Project, all of which shall be open to inspection by the public.

7. PRELIMINARY ASSESSMENT ROLL. Pursuant to Section 170.06, *Florida Statutes*, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

8. PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS. Pursuant to Sections 170.07 and 197.3632(4)(b), *Florida Statutes*, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS	
DATE:	Thursday, July 7, 2022
TIME:	3:30 p.m.
LOCATION:	Artisan Lakes Clubhouse 4725 Los Robles Court Palmetto, Florida 34221

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file and as set forth in **Exhibit B**. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170, 190 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Manatee County (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

9. PUBLICATION OF RESOLUTION. Pursuant to Section 170.05, *Florida Statutes*, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Manatee County and to provide such other notice as may be required by law or desired in the best interests of the District.

10. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed. Resolution Nos. 2018-18, 2019-1 and 2021-13 continue to be in full force and effect, except as otherwise expressly provided herein.

11. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

12. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 7th day of July, 2022.

ATTEST:

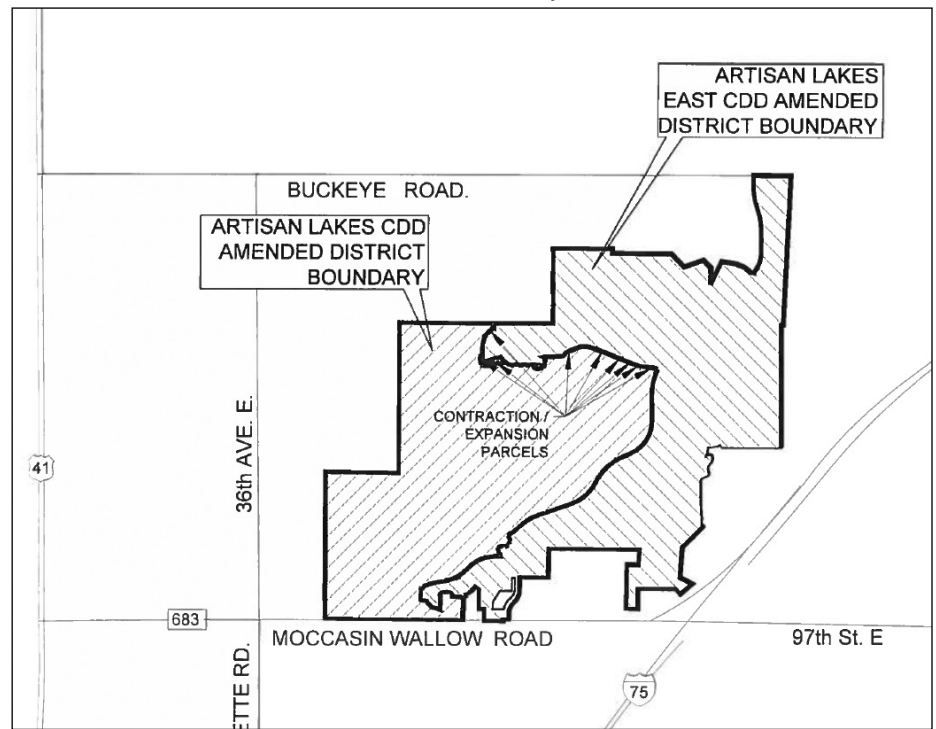
ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT

James P. Ward, Secretary

Travis Stagnitta, Chairman

Exhibit A: Expansion Parcel Legal Description

Exhibit B: *Special Assessment Methodology for a Portion of Heritage Park Phases 1 and 2 at Artisan Lakes and Reallocation of Series 2021-1 Assessments - Heritage Park Phases 1 and 2 at Artisan Lakes*, dated May 25, 2022



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**MINUTES OF MEETING
ARTISAN LAKES EAST
COMMUNITY DEVELOPMENT DISTRICT**

9
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14

The Regular Meeting of the Board of Supervisors of the Artisan Lakes East Community Development District was held on Thursday, June 2, 2022, at 3:30 P.M., at the Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221.

15
16
17

Present and constituting a quorum:

18
19
20
21
22
23
24

Travis Stagnitta	Chairperson
Robert Lee	Vice Chairperson
Michael Piendel	Assistant Secretary
Matthew Sawyer	Assistant Secretary

25
26
27

Absent:

28
29
30

Brandon Gallagher	Assistant Secretary
-------------------	---------------------

31
32
33
34

Also present were:

35
36
37
38
39
40
41

James P. Ward	District Manager
Jere Earlywine	District Counsel
Victor Barbosa	District Engineer
Kyle Clawson	District Engineer
Andrew Gill	

42
43
44

Audience:

45
46
47
48

All resident's names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes.

PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE TRANSCRIBED IN *ITALICS*.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Andrew Gill called the meeting to order at approximately 3:30 p.m. He called roll and all Members of the Board were present, with the exception of Supervisor Gallagher, constituting a quorum.

SECOND ORDER OF BUSINESS

Notice of Advertisement

Notice of advertisement of meeting

THIRD ORDER OF BUSINESS

Consideration of Resignation

Consideration of acceptance of the resignation of Ms. Gabriela Pelleova from Seat 4 effective May 25, 2022, and whose term is set to expire November 2022

- 49 **I. Appointment of individual to fill Seat 4**
- 50 **II. Oath of Office**
- 51 **III. Guide to the Sunshine Law and Code of Ethics for Public Employees**
- 52 **IV. Form 1 – Statement of Financial Interests**

53

54 Mr. Gill explained the District Charter provided a mechanism for which a member could be replaced.

55 He stated the remaining Members could select an individual to fill the position for the remainder of

56 the term. He indicated once the Board appointed an individual, said individual would be sworn in.

57

58 **On MOTION made by Mr. Robert Lee, seconded by Mr. Michael**

59 **Piendel , and with all in favor, Mr. Matthew Sawyer was appointed to**

60 **fill Seat 4 with a term ending November 2022.**

61

62 Mr. Gill ensured Mr. Matthew Sawyer was qualified to serve on the Board. As a notary public, he

63 administered the Oath of Office to Mr. Sawyer. He asked Mr. Sawyer to sign the Oath of Office and

64 return the signed Oath to himself for notarization and to be made part of the public record. He

65 noted Mr. Sawyer was provided a copy of the Guide to the Sunshine Law, as well as a Form 1 –

66 Statement of Financial Interests.

67

68 Mr. Ward discussed the Form 1 – Statement of Financial Interests and noted Mr. Sawyer should call

69 himself (Mr. Ward) with any questions regarding Form 1. He encouraged Mr. Sawyer not to forget

70 to file Form 1 or risk incurring fees for late filing.

71

72 Discussion ensued regarding the Form 1; being able to file the Form 1 via email; and filing Form 1 for

73 this year as well as 2021.

74

75 **FOURTH ORDER OF BUSINESS** **Consideration of Resolution 2022-8**

76

77 **Consideration of Resolution 2022-8, a resolution of the Board of Supervisors which re-designates the**

78 **Officers of the District**

79

80 Mr. Gill asked the Board to decide how to redesignate the positions of the Board. It was decided to

81 keep Travis Stagnitta as Chairperson, Robert Lee as Vice Chairperson, with Matthew Sawyer, Michael

82 Piendel , and Brandon Gallagher as Assistant Secretaries; Jim Ward would serve as Secretary and

83 Treasurer.

84

85 **On MOTION made by Mr. Travis Stagnitta, seconded by Mr. Robert**

86 **Lee, and with all in favor, Resolution 2022-8 was adopted, and the**

87 **Chair was authorized to sign.**

88

89 **FIFTH ORDER OF BUSINESS** **Consideration of Minutes**

90

91 **April 20, 2022 – Regular Meeting Minutes**

92

93 Mr. Gill asked if there were any additions, corrections, or deletions to the Minutes. Hearing none, he

94 called for a motion.

95

On MOTION made by Mr. Matthew Sawyer, seconded by Mr. Robert Lee, and with all in favor, the April 20, 2022, Regular Meeting Minutes were approved.

SIXTH ORDER OF BUSINESS PUBLIC HEARING

Mr. Gill explained the public hearing process including public comment, Board discussion and vote.

a. PUBLIC HEARING – FISCAL YEAR 2023 BUDGET

I. Public Comment and Testimony

Mr. Gill called for a motion to open the Public Hearing.

On MOTION made by Mr. Michael Piendel, seconded by Mr. Travis Stagnitta, and with all in favor, the Public Hearing was opened.

Mr. Gill asked if there were any public comments or questions with respect to the Fiscal Year 2023 Budget; there were none.

II. Board Comment

Mr. Gill asked if there were any Board comments or questions; hearing none, he called for a motion to close the public hearing.

On MOTION made by Mr. Michael Piendel, seconded by Mr. Travis Stagnitta, and with all in favor, the Public Hearing was closed.

III. Consideration of Resolution 2022-9 adopting the annual appropriation and Budget for Fiscal Year 2023

Mr. Gill called for a motion for Resolution 2022-9 relating to the annual appropriations, adopting the Budget for the Fiscal Year beginning October 1, 2022 and ending September 30, 2023.

On MOTION made by Mr. Robert Lee, seconded by Mr. Michael Piendel, and with all in favor, Resolution 2022-9 was adopted, and the Chair was authorized to sign.

b. FISCAL YEAR 2023 IMPOSING SPECIAL ASSESSMENTS; ADOPTING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY

Mr. Gill indicated this public hearing was related to the imposition of the special assessments for the general fund, certification of an assessment roll, and approval of the special assessment methodology for the District.

I. Public Comment and Testimony

187 **setting of the public hearings; providing for publication of this resolution; and addressing conflicts,**
 188 **severability, and an effective date.**

189
 190 *Mr. Jere Earlywine: This is the Resolution for the expansion parcel. Essentially, we need to levy*
 191 *assessment on those because the expansion parcel wasn't in the boundaries of the District, so we are*
 192 *restarting that. The engineer's report and assessment report are not changed. This particular Resolution*
 193 *declared the assessment. This Resolution would set the public hearing on the public assessments. We*
 194 *will send out a mailed and published notice that will go to Travis's office and then we will come back and*
 195 *hold a hearing. The public hearing will be July 7, 2022 at 3:30 at the Clubhouse. He called for a motion.*
 196

197 **On MOTION made by Mr. Michael Piendel, seconded by Mr. Travis**
 198 **Stagnitta, and with all in favor, Resolution 2022-12 was adopted, and**
 199 **the Chair was authorized to sign.**

200
 201 **NINTH ORDER OF BUSINESS** **Consideration of Resolution 2022-13**

202
 203 **Consideration of Resolution 2022-13, a resolution of the Board of Supervisors designating dates, time,**
 204 **and location for regular meeting of the Board of Supervisors for Fiscal Year 2023.**

205
 206 *Mr. Gill: This Resolution sets the dates, times, and locations for regular meetings for Fiscal Year 2023.*
 207 *Meetings will be the first Thursday of each month at 3:30 p.m. in this location. He asked if there were*
 208 *any questions; hearing none, he called for a motion.*
 209

210 **On MOTION made by Mr. Robert Lee, seconded by Mr. Matthew**
 211 **Sawyer, and with all in favor, Resolution 2022-13 was adopted, and**
 212 **the Chair was authorized to sign.**

213
 214 **TENTH ORDER OF BUSINESS** **Staff Reports**

215
 216 **I. District Attorney**

217
 218 **a. Updates - Project completion timeline**

219
 220 *Mr. Jere Earlywine: We've got our project completion documents basically done at Artisan Lakes.*
 221 *Artisan Lakes East is a little bit more involved, but I've actually got real estate documents on those*
 222 *too, so it will probably follow after Artisan Lakes is done. Then we've got to get the permits*
 223 *transferred and all that stuff too. I think by the end of the summer we will have all that wrapped*
 224 *up.*

225
 226 **II. District Engineer**

227
 228 **a. Stormwater 20-Year Needs Analysis - Completed**

229
 230 *Mr. Kyle Clawson: We have submitted the Stormwater Needs Analysis. I believe Andrew has*
 231 *received that and has been able to provide that to the State. I don't have any other items to*
 232 *report, but I'm open for questions. There were none.*
 233

234 **III. District Manager**

235

- 236 a. **Report on Number of Registered Voters as of April 15, 2022**
- 237 b. **Financial Statement for period ending March 31, 2022 (unaudited)**
- 238 c. **Financial Statement for period ending April 30, 2022 (unaudited)**

239

240 *Mr. Ward: The number of registered voters is a requirement that the Supervisor of Elections*
 241 *provide that information to you as of April 15 of each year. As of April 15, of 2022 you have 857*
 242 *qualified electors residing within the District. This District was established in 2018, so in 2024 we*
 243 *will start the process to transition this Board to a qualified elector based election. You will have an*
 244 *election in November of this year for three seats and that will be the last landowner’s election as*
 245 *the three seats will transition to a qualified elector in 2024 for two of the seats that are up that*
 246 *year and one seat will be a landowner’s election seat. No action is required by the Board at this*
 247 *time.*

248

249 **ELEVENTH ORDER OF BUSINESS**

Audience Comments and Supervisor’s Requests

250

251 Mr. Gill asked if there were any Supervisor’s requests; there were none. He asked if there were any
 252 audience members present on audio/video or in person with any comments or questions; there were
 253 none.

254

255 **TWELFTH ORDER OF BUSINESS**

Adjournment

256

257 Mr. Gill adjourned the Meeting at approximately 3:45 a.m.

258

<p>259 On MOTION made by Mr. Matthew Sawyer, seconded by Mr. Michael 260 Piendel , and with all in favor, the meeting was adjourned.</p>

261

Artisan Lakes East Community Development District

262

263

264

265

266

 James P. Ward, Secretary

 Travis Stagnitta, Chairperson

RESOLUTION 2022-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT APPROVING AND RATIFYING THE ACTIONS OF THE BOARD AND DISTRICT STAFF WITH RESPECT TO ARTISAN LAKES PARKWAY; ACCEPTING A PORTION OF ARTISAN LAKES PARKWAY; AUTHORIZING THE ACCEPTANCE OF PLAT ENTITLED "ARTISAN LAKES EDGESTONE NORTH PHASE I & II"; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Artisan Lakes East Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely in Manatee County, Florida; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt resolutions as may be necessary to conduct the District business; and

WHEREAS, the District has determined that it is in its best interest to execute and enter into an "Agreement [Recognizing Artisan Lakes Parkway As Having Public Access]" between Taylor Woodrow Communities at Artisan Lakes, LLC ("Developer") and an "Agreement [Recognizing Artisan Lakes Parkway As Having Public Access]" between the District and Manatee County, Florida, both attached hereto as **Exhibit A** ("Parkway Agreements"); and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairman and District Staff regarding the Parkway Agreements; and

WHEREAS, in order to effectuate the terms of the Parkway Agreements, the District has determined that it is in its best interest to accept a portion of Artisan Lakes Parkway as identified in the *Special Warranty Deed and Grant of Easements*, attached hereto as **Exhibit B** ("Deed"); and

WHEREAS, the Developer is in the process of platting certain lands that it owns through the proposed plat identified as *Artisan Lakes Edgestone North Phases I & II*, attached hereto as **Exhibit C** ("Plat"); and

WHEREAS, the Plat dedicates certain tracts and related easements to the District ("Dedications") for ownership and maintenance; and

WHEREAS, the District desires to authorize the Chair to execute the Plat and accept the Dedications as identified in the Plat.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. RATIFICATION OF PARKWAY AGREEMENTS. The actions of the District Chairman and District Staff in executing and entering into the Parkway Agreements, attached hereto as **Exhibit A**, are hereby ratified, approved, and confirmed in all respects.

RESOLUTION 2022-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT APPROVING AND RATIFYING THE ACTIONS OF THE BOARD AND DISTRICT STAFF WITH RESPECT TO ARTISAN LAKES PARKWAY; ACCEPTING A PORTION OF ARTISAN LAKES PARKWAY; AUTHORIZING THE ACCEPTANCE OF PLAT ENTITLED "ARTISAN LAKES EDGESTONE NORTH PHASE I & II"; AND PROVIDING AN EFFECTIVE DATE.

SECTION 2. ACCEPTANCE OF ARTISAN LAKES PARKWAY. The District hereby approves the acceptance of fee simple title ownership to that certain portion of Artisan Lakes Parkway as identified in the Deed, attached hereto as **Exhibit B**.

SECTION 3. PLAT AUTHORIZATION. The District hereby authorizes the Chair to execute the Plat, attached hereto as **Exhibit C**, and accept the Dedications as identified in the Plat. However, the execution of the Plat does not transfer any underlying fee simple title to the lands located within the Plat and dedicated to the District. All lands and improvements will be conveyed by the Developer through separate instrument to the District at the appropriate time, subject to review and certification of the same by the District Engineer.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part of this Resolution not held to be invalid or unenforceable.

SECTION 5. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 7th day of July 2022.

ATTEST:

**ARTISAN LAKES EAST COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Travis Stagnitta, Chairman

EXHIBIT A

AGREEMENT

This Agreement is made and entered into the 2nd day of June, 2022, by and between Taylor Woodrow Communities at Artisan Lakes, L.L.C., (“TW”) and Artisan Lakes East Community Development District (“CDD”).

WHEREAS, TW is simultaneously herewith conveying to the CDD the property described on Exhibit “A” attached hereto and by this reference made a part here to (“the Roadway Property”); and

WHEREAS, TW desires to plat Edgestone North and Manatee County will not approve the final plat unless and until TW has provided public access to the Roadway Property, as set forth in the Manatee County Land Development Code Section 336.1; and Ordinance PDMU-91-01 (G) (R7); and

WHEREAS, Manatee County will recognize property owned by the CDD as providing sufficient access for the public; and

WHEREAS, the Roadway Property was required for development of the CDD’s project as part of development approval; and

WHEREAS, the CDD is willing to accept title to the Roadway Property from TW subject to the terms of this Agreement;

NOW, THEREFORE, it is hereby agreed between the parties hereto as follows:

1. The above recitations are incorporated herein and affirmed by the parties hereto as if set forth further at length.
2. The CDD will accept title to the Roadway Property pursuant to a special warranty deed from TW simultaneously with the execution of this Agreement.
3. The parties acknowledge that the CDD is an exempt governmental unit acquiring property pursuant to this Agreement and for use exclusively for public purposes. Accordingly, in accordance with Florida law, TW agrees to place in escrow with the County tax collector an amount equal to the current ad valorem taxes and non-ad valorem assessments (with the exception of those ad valorem taxes and non-ad valorem assessments levied by the CDD) prorated to the date of transfer of title, based upon the expected assessment and millage rates giving effect to the greatest discount available for early payment.

4. TW shall construct Artisan Lakes Parkway upon the Roadway Property in accordance with the requirements of Manatee County, and convey the Roadway Property and roadway improvements to the CDD pursuant to an applicable acquisition agreement.
5. TW at its expense shall maintain the Roadway Property while same is owned by the CDD.
6. The CDD hereby grants to TW a non-exclusive access and construction easement for pedestrian and vehicular ingress, egress, and access, over, across, under and upon the Roadway Property for the construction of the future Artisan Lakes Parkway roadway improvements and for the maintenance of the Roadway Property until such time as the Roadway Property is dedicated or conveyed by the CDD to Manatee County for public right-of-way.
7. After completion of the roadway improvements by TW, TW shall convey the roadway improvements to the CDD pursuant to an applicable acquisition agreement, and at such time as Manatee County is willing to accept the dedication or conveyance of the Roadway Property, the CDD shall dedicate or convey the Roadway Property to Manatee County. Upon such dedication or conveyance, the maintenance of the Roadway Property shall become the sole responsibility of Manatee County.
8. This Agreement is binding upon the parties hereto, their successors and assigns, and shall be construed according to the laws of the State of Florida.
9. This Agreement constitutes the entire understanding between the parties and supersedes any and all other prior understandings whether written or oral.
10. Should any portion of this Agreement be deemed invalid or unenforceable, it is the intent of the parties that the remainder of this Agreement will remain in full force and effect.


[Signatures on following pages]

WHEREFORE, the parties hereto indicate their acceptance of the terms and conditions of this Agreement by the signatures of their duly authorized representatives, below:

TAYLOR WOODROW COMMUNITES AT
ARTISAN LAKES, L.L.C.,
A Florida limited liability company

By: TAYLOR MORRISON OF FLORIDA, INC.,
A Florida corporation, its managing member


Print Name: ROBERT LEE

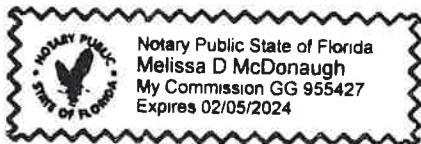

Printed Name: Andrew "Drew" Miller
Its: V.P.



Print Name: TRAVIS STAGNITTA

STATE OF FLORIDA)
)SS
COUNTY OF Hillsborough)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, the foregoing instrument was acknowledged before me by means of physical presence or [] online notarization by Andrew "Drew" Miller, as Vice President of TAYLOR MORRISON OF FLORIDA, INC., a Florida corporation, the managing member of TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES, L.L.C., a Florida limited liability company, who is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 2nd day of June, 2022.






Notary Public, State of Florida at large
Melissa D. McDonough
Typed, Printed or Stamped Name of Notary Public

My Commission Expires: 2/5/24

ARTISAN LAKES EAST COMMUNITY
DEVELOPMENT DISTRICT, a local unit of special
purpose government established pursuant to Chapter
190, Florida Statutes


Print Name: ROBERT LEE


Printed Name: TRAVIS STAGNITTA
Its: CHAIRMAN

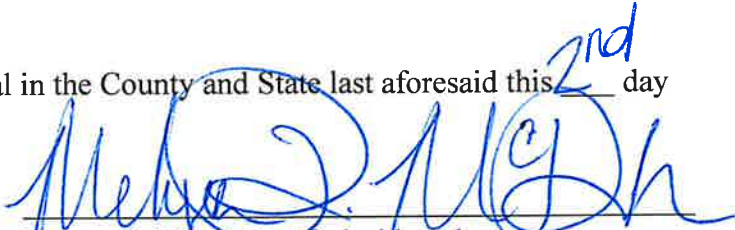

Print Name: Andrew "Drew" Miller

STATE OF FLORIDA)
)SS
COUNTY OF Hillsborough)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, the foregoing instrument was acknowledged before me by means of physical presence or online notarization by Travis Stagnitta as Chairman of ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes who is personally known to me or has provided _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 2nd day of June, 2022.




Notary Public, State of Florida at large
Melissa D. McDonough
Typed, Printed or Stamped Name of Notary Public

My Commission Expires: 2/5/24

EXHIBIT "A"

Description Sketch

(Not A Survey)



DESCRIPTION: A parcel of land lying in Section 9, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

BEGIN at the Northeasterly most corner of ARTISAN LAKES PARKWAY, as shown on ARTISAN LAKES EAVES BEND, PHASE II, SUBPHASES A, B & C, as recorded in Plat Book 69, Pages 179 through 194, inclusive, of the Public Records of Manatee County, Florida; thence N.81°16'37"E, a distance of 484.57 feet; thence Northeasterly, 791.82 feet along the arc of a tangent curve to the left having a radius of 580.00 feet and a central angle of 78°13'16" (chord bearing N.42°09'59"E, 731.75 feet); thence N.03°03'21"E, a distance of 144.50 feet; thence S.86°56'39"E, a distance of 120.00 feet; thence S.03°03'21"W, a distance of 144.50 feet; thence along the Northerly boundary of aforesaid ARTISAN LAKES EAVES BEND, PHASE II, SUBPHASES A, B & C the following three (3) courses: 1) Southwesterly, 955.65 feet along the arc of a tangent curve to the right having a radius of 700.00 feet and a central angle of 78°13'16" (chord bearing S.42°09'59"W, 883.15 feet); 2) S.81°16'37"W, a distance of 484.57 feet; 3) N.08°43'23"W, a distance of 120.00 feet to the **POINT OF BEGINNING**.

Containing 4.140 acres, more or less.

SURVEYOR'S NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY BOUNDARY ARTISAN LAKES EAVES BEND, PHASE II, SUBPHASES A, B & C, AS RECORDED IN PLAT BOOK 69, PAGES 179 THROUGH 194, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, HAVING A GRID BEARING OF S.81°16'37"W. THE GRID BEARING AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD83-2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.
- 2) I DO HEREBY CERTIFY THAT THIS SKETCH & DESCRIPTION WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS STATED IN RULES 5J-17.051, 5J-17.052, AND 5J-17-053, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
- 3) SEE SHEET TWO FOR SKETCH, LINE AND CURVE TABLES

PROJECT: Artisan Lakes Edgestone North		Prepared For: Waldrop Engineering	
PHASE: ROW		 <p>Digitally signed by David Williams Date: 2021.08.25 15:12:47 -04'00'</p>	213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768
DRAWN: JCM	DATE: 08/23/21		
REVISIONS			
DATE	DESCRIPTION	DRAWN BY	
David A. Williams FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6423		GeoPoint Surveying, Inc.	
FILE PATH: P:\ARTISAN LAKES\DESCRIPTION\ARTISAN-LAKES-EAVES-BEND-ROW-DS.DWG LAST SAVED BY: JORDANM			01 of 02

Description Sketch

(Not A Survey)



CURVE DATA TABLE

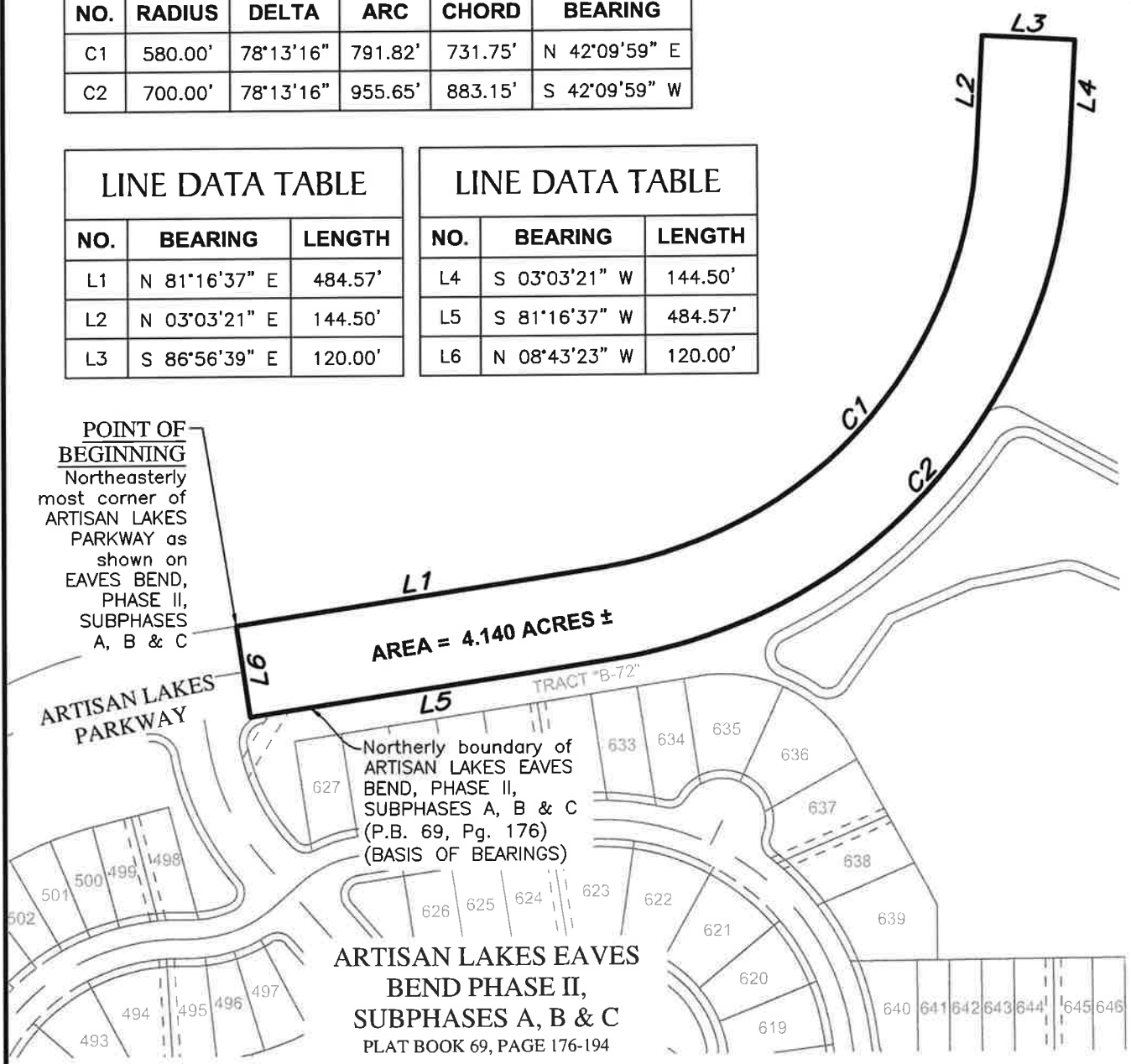
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
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NO.	BEARING	LENGTH
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LINE DATA TABLE

NO.	BEARING	LENGTH
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L6	N 08°43'23" W	120.00'



POINT OF BEGINNING
 Northeasterly most corner of ARTISAN LAKES PARKWAY as shown on EAVES BEND, PHASE II, SUBPHASES A, B & C

AREA = 4.140 ACRES ±

Northerly boundary of ARTISAN LAKES EAVES BEND, PHASE II, SUBPHASES A, B & C (P.B. 69, Pg. 176) (BASIS OF BEARINGS)

ARTISAN LAKES EAVES BEND PHASE II, SUBPHASES A, B & C
 PLAT BOOK 69, PAGE 176-194

NOTE:
 SEE SHEET NO.1 FOR SURVEYOR'S NOTES AND DESCRIPTION

213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 248-8888
 Licensed Business No.: LB 7768

GeoPoint

Surveying, Inc.

AGREEMENT

This Agreement is made and entered into this ____ day of _____, 2022 by and between Artisan Lakes East Community Development District (“CDD”) and Manatee County, a Political Subdivision of the State of Florida (“County”).

WHEREAS, Taylor Woodrow Communities at Artisan Lakes, L.L.C. (“TW”) is simultaneously herewith conveying to the CDD the property described on Exhibit “A” attached hereto and by this reference made a part here to (“the Roadway Property”); and

WHEREAS, TW desires to plat Edgestone North and the County will not approve the final plat unless and until TW has provided public access to the Roadway Property, as set forth in the Manatee County Land Development Code Section 336.1; and Ordinance PDMU-91-01 (G) (R7); and

WHEREAS, the County will recognize property owned by the CDD as providing sufficient access for the public; and

WHEREAS, the Roadway Property is within the CDD’s district; and

WHEREAS, the CDD is willing to accept title to the Roadway Property from TW subject to the terms of this Agreement; and

WHEREAS, the County recognizes that the CDD is taking title to the Roadway Property to construct and/or acquire the roadway improvements, and to provide public access only until such time as the roadway improvements are completed; and

WHEREAS, the County will accept a dedication or conveyance of the Roadway Property from the CDD and the sole maintenance responsibility thereof upon completion of the roadway improvements upon the Roadway Property;

NOW, THEREFORE, it is hereby agreed between the parties hereto as follows:

1. The above recitations are incorporated herein and affirmed by the parties hereto as if set forth further at length.
2. Upon completion of the roadway improvements upon the Roadway Property the CDD will dedicate or convey, and the County will accept, title to the roadway improvements and the Roadway Property and the sole maintenance responsibility thereof.
3. This Agreement is binding upon the parties hereto, their successors and assigns, and shall be construed according to the laws of the State of Florida.

4. This Agreement constitutes the entire understanding between the parties and supersedes any and all other prior understandings whether written or oral.
5. Should any portion of this Agreement be deemed invalid or unenforceable, it is the intent of the parties that the remainder of this Agreement will remain in full force and effect.

[Signatures on following pages]

IN WHEREFORE, the parties hereto indicate their acceptance of the terms and conditions of this Agreement by the signatures of their duly authorized representatives, below:

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes

[Signature]
Print Name: ROBERT LEE

[Signature]
Printed Name: TRAVIS STAGNITTA
Its: CHAIRMAN

[Signature]
Print Name: Bryan Jackson

STATE OF FLORIDA)
)SS
COUNTY OF Hillsborough

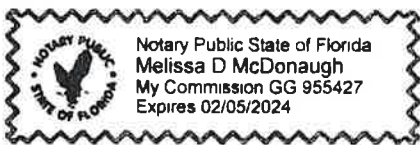
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, the foregoing instrument was acknowledged before me by means of physical presence or [] online notarization by Travis Stagnitta as Chairman of ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes who is personally known to me or [] has provided _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 2nd day of June, 2022.

2/5/24

My Commission Expires:

[Signature]
Notary Public, State of Florida at large
Melissa D. McDonough
Typed, Printed or Stamped Name of Notary Public



MANATEE COUNTY, a Political Subdivision of
the State of Florida

Print Name: _____

Printed Name: _____
Its: _____

Print Name: _____

STATE OF FLORIDA)
)SS
COUNTY OF _____)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, the foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization by _____, as _____ of MANATEE COUNTY, a Political Subdivision of the State of Florida, who is [] personally known to me or [] has provided _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this ____ day of _____, 2022.

Notary Public, State of Florida at large

My Commission Expires:

Typed, Printed or Stamped Name of Notary Public

EXHIBIT "A"

Description Sketch

(Not A Survey)



DESCRIPTION: A parcel of land lying in Section 9, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

BEGIN at the Northeasterly most corner of ARTISAN LAKES PARKWAY, as shown on ARTISAN LAKES EAVES BEND, PHASE II, SUBPHASES A, B & C, as recorded in Plat Book 69, Pages 179 through 194, inclusive, of the Public Records of Manatee County, Florida; thence N.81°16'37"E, a distance of 484.57 feet; thence Northeasterly, 791.82 feet along the arc of a tangent curve to the left having a radius of 580.00 feet and a central angle of 78°13'16" (chord bearing N.42°09'59"E, 731.75 feet); thence N.03°03'21"E, a distance of 144.50 feet; thence S.86°56'39"E, a distance of 120.00 feet; thence S.03°03'21"W, a distance of 144.50 feet; thence along the Northerly boundary of aforesaid ARTISAN LAKES EAVES BEND, PHASE II, SUBPHASES A, B & C the following three (3) courses: 1) Southwesterly, 955.65 feet along the arc of a tangent curve to the right having a radius of 700.00 feet and a central angle of 78°13'16" (chord bearing S.42°09'59"W, 883.15 feet); 2) S.81°16'37"W, a distance of 484.57 feet; 3) N.08°43'23"W, a distance of 120.00 feet to the **POINT OF BEGINNING**.

Containing 4.140 acres, more or less.

SURVEYOR'S NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY BOUNDARY ARTISAN LAKES EAVES BEND, PHASE II, SUBPHASES A, B & C, AS RECORDED IN PLAT BOOK 69, PAGES 179 THROUGH 194, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, HAVING A GRID BEARING OF S.81°16'37"W. THE GRID BEARING AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD83-2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.
- 2) I DO HEREBY CERTIFY THAT THIS SKETCH & DESCRIPTION WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS STATED IN RULES 5J-17.051, 5J-17.052, AND 5J-17-053, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
- 3) SEE SHEET TWO FOR SKETCH, LINE AND CURVE TABLES

PROJECT: Artisan Lakes Edgestone North		Prepared For: Waldrop Engineering	
PHASE: ROW		 <p>Digitally signed by David Williams Date: 2021.08.25 15:12:47 -04'00'</p>	213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768
DRAWN: JCM	DATE: 08/23/21		
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David A. Williams FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6423			
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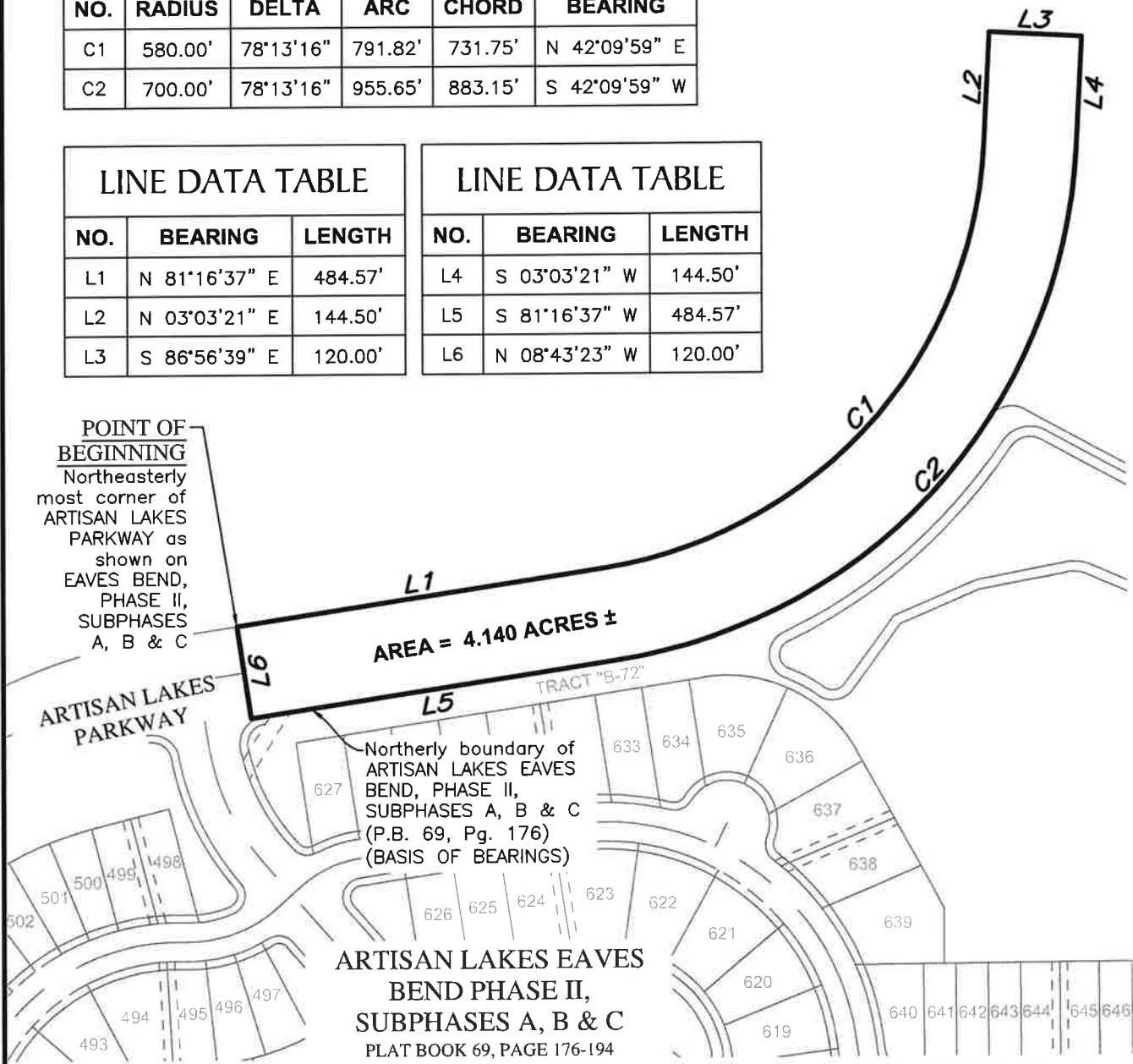
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POINT OF BEGINNING
 Northeasterly most corner of ARTISAN LAKES PARKWAY as shown on EAVES BEND, PHASE II, SUBPHASES A, B & C

AREA = 4.140 ACRES ±

Northerly boundary of ARTISAN LAKES EAVES BEND, PHASE II, SUBPHASES A, B & C (P.B. 69, Pg. 176) (BASIS OF BEARINGS)

ARTISAN LAKES EAVES BEND PHASE II, SUBPHASES A, B & C
 PLAT BOOK 69, PAGE 176-194

NOTE:
 SEE SHEET NO.1 FOR SURVEYOR'S NOTES AND DESCRIPTION

213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 248-8888
 Licensed Business No.: LB 7768



EXHIBIT B

Return to:

This Instrument Prepared by:

Mark F. Grant, Esquire
Greenspoon Marder LLP
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPECIAL WARRANTY DEED AND GRANT OF EASEMENTS

THIS SPECIAL WARRANTY DEED AND GRANT OF EASEMENTS, made this ^{2nd} day of June, 2022, by TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES, L.L.C., a Florida limited liability company, whose mailing address is 3922 Coconut Palm Drive, Suite 108, Tampa, Florida 33619 ("Grantor"), to ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, whose mailing address is 2301 NE 37 Street, Fort Lauderdale, Florida 33308 ("Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey, and confirm unto Grantee all that certain land lying and being in Manatee County, Florida, and more particularly described herein below:

**SEE EXHIBIT "A" ATTACHED HERETO
AND BY REFERENCE MADE A PART HEREOF (the "Roadway Property")**

TOGETHER WITH all the easements, tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, to the property described above.

SUBJECT TO taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable, conditions, reservations, limitations, easements and restrictions of record, valid governmental and zoning ordinances; however, reference thereto shall not serve to re-impose the same; provided however that Grantor shall be responsible for all taxes and assessments through the date of transfer.

TO HAVE AND TO HOLD, the same in fee simple forever.

Grantor does hereby warrant the title to said property by, through and under Grantor and will defend the same against lawful claims of all persons claiming by, through or under Grantor.

Grantor desires to reserve for itself an access and construction easement over and across the Roadway Property on the terms and conditions hereinafter set forth.

Access and Construction Easement. A non-exclusive access and construction easement is hereby reserved for Grantor, and its employees, agents, contractors, tenants, invitees and licensees (all of the foregoing persons and invitees are hereinafter referred to as the "Permitted Persons") for pedestrian and vehicular ingress, egress, and access, over, across, under and upon the Roadway Property by the Permitted Persons for the construction of the future Artisan Lakes Parkway roadway improvements.

Maintenance. The maintenance responsibility for the Roadway Property is not being transferred to Grantee. Grantor hereby acknowledges and agrees that the maintenance of the Roadway Property shall remain the sole responsibility of Grantor.

NOTE: As a point of clarification, this Special Warranty Deed and Grant of Easements is NOT intended to convey the roadway improvements to the Grantee, and instead, any such roadway improvements constructed pursuant to the Access and Construction Easement shall be conveyed to the Grantee upon completion, by separate instrument, and pursuant to an applicable acquisition agreement.

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

(SIGNATURES APPEAR ON THE FOLLOWING PAGE)

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed and Grant of Easements to be executed on the day and year first above written.

TAYLOR WOODROW COMMUNITIES AT
ARTISAN LAKES, L.L.C.,
a Florida limited liability company

By: TAYLOR MORRISON OF FLORIDA, INC.,
a Florida corporation, its managing member

[Signature]
Print Name ROBERT LEE

[Signature]
Print Name TRAVIS STAGNITTA

By: [Signature]
Printed Name: Andrew "Drew" Miller
Its: V.P.

(SEAL)

STATE OF FLORIDA)
) SS
COUNTY OF HILLSBOROUGH)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization by Andrew "Drew" Miller, as Vice President of TAYLOR MORRISON OF FLORIDA, INC., a Florida corporation, the managing member of TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES, L.L.C., a Florida limited liability company, who is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 2nd day of June, 2022.

[Signature]
Notary Public, State of Florida at Large
Melissa D. McDonough
Typed, Printed or Stamped Name of Notary Public

My Commission Expires: 2/5/24

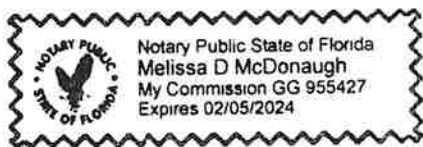


EXHIBIT "A"

**SKETCH AND LEGAL DESCRIPTION FOR ARTISAN LAKES PARKWAY
("ROADWAY PROPERTY")**

Description Sketch

(Not A Survey)



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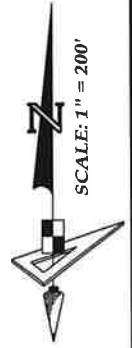
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DRAWN: JCM	DATE: 08/23/21		
REVISIONS			 <p style="font-size: 24pt; font-weight: bold;">GeoPoint</p> <p style="font-size: 18pt;">Surveying, Inc.</p>
DATE	DESCRIPTION	DRAWN BY	
David A. Williams FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6423		FILE PATH: P:\ARTISAN LAKES\DESCRIPTION\ARTISAN-LAKES-EAVES-BEND-ROW-DS.DWG LAST SAVED BY: JORDANM	

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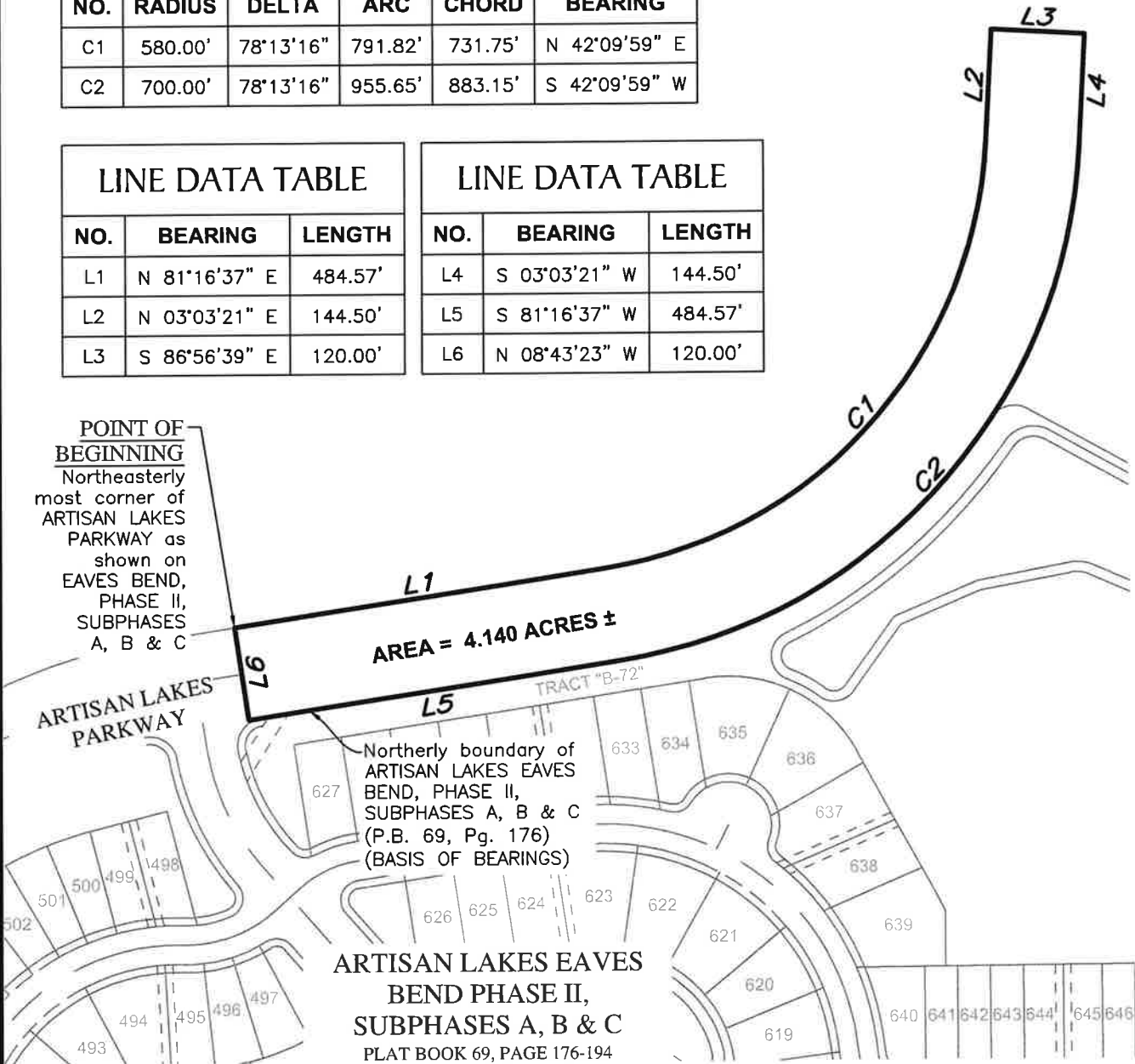
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NOTE:
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213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.

EXHIBIT C

ARTISAN LAKES EDGESTONE NORTH PHASES I & II

BEING A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 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 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.

COMMUNITY RECORDINGS

THE MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR ARTISAN LAKES WAS RECORDED IN OFFICIAL RECORD BOOK 2535, PAGE 5469 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AS AMENDED AND/OR SUPPLEMENTED (THE "DECLARATION").

RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG ALL SIDE LOT LINES ARE FOR THE EXPRESSED PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE, AND FIVE (5) FEET IN WIDTH ALONG ALL REAR LOT LINES ARE FOR THE EXPRESSED PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND WALL MAINTENANCE, AND A TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES ARE FOR THE EXPRESSED PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES. WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS AND THE INTERVENING LOT LINE EASEMENT SHALL NOT EXIST. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSES NOTED.

THERE ARE HEREBY EXPRESSLY RESERVED FOR FLORIDA POWER & LIGHT 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 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 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, 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.

THERE ARE HEREBY EXPRESSLY RESERVED FOR SPECTRUM, 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 CABLE TV, CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF COMMUNICATION FACILITIES.

THERE ARE HEREBY EXPRESSLY RESERVED FOR THE ARTISAN LAKES MASTER ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION ("MASTER ASSOCIATION") AND THE ARTISAN LAKES MASTER ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION ("COMMUNITY ASSOCIATION") EASEMENTS, RIGHTS AND OBLIGATIONS, AS APPLICABLE, RELATED TO USE, ACCESS AND MAINTENANCE OF CERTAIN TRACTS, AS SET FORTH IN THE MASTER DECLARATION, COMMUNITY DECLARATION OR ON THIS PLAT.

THERE ARE HEREBY EXPRESSLY RESERVED FOR MANATEE COUNTY, ITS SUCCESSORS AND/OR ASSIGNS, A NON-EXCLUSIVE VEHICULAR AND PEDESTRIAN ACCESS EASEMENT ACROSS THE PRIVATE ROAD RIGHT-OF-WAYS (TRACT "A-20"), TOGETHER WITH THE (10) FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENTS LYING PARALLEL AND CONTIGUOUS WITH THE OUTSIDE PERIMETERS OF SUCH PRIVATE ROADS, FOR THE EXPRESS PURPOSE OF INSTALLATION, MAINTENANCE AND OPERATION OF POTABLE WATER AND SANITARY SEWER INFRASTRUCTURE FACILITIES AND WATER METER READING.

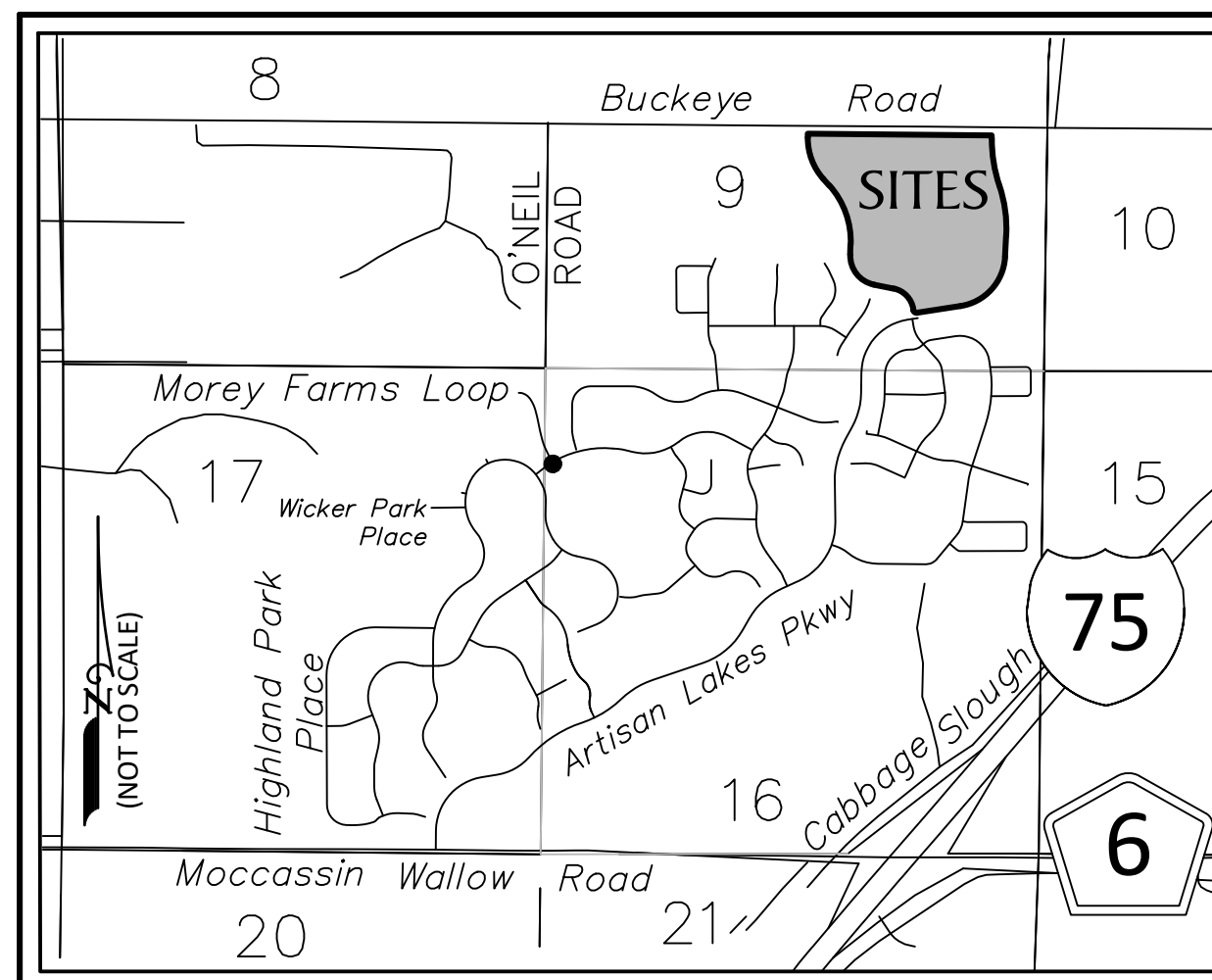
CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED LICENSED AND REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS BEING SUBDIVIDED; THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, OF THE FLORIDA STATUTES; AND THE PLATTING REQUIREMENTS OF MANATEE COUNTY'S LAND DEVELOPMENT CODE; AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE INSTALLED ON _____, AS SHOWN HEREON, AND THAT THE "P.C.P.'S" (PERMANENT CONTROL POINTS) AS SHOWN HEREON, AND ALL OTHER MONUMENTATION AND CORNERS, POINTS OF INTERSECTION AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION AS REQUIRED BY SAID CHAPTER 177 OF THE FLORIDA STATUTES WILL BE SET AND CERTIFIED BY AN OFFICIAL AFFIDAVIT WITHIN ONE (1) YEAR OF RECORDING, OR PRIOR TO THE RELEASE OF THE IMPROVEMENT BOND.

GEOPPOINT SURVEYING, INC. (LICENSED BUSINESS NUMBER LB7768)
213 HOBBS STREET
TAMPA, FLORIDA 33619

DAVID MAXWELL
PROFESSIONAL SURVEYOR AND MAPPER NO. LS7311

DATE: _____



LOCATION MAP
MANATEE COUNTY, FLORIDA

NOTES:

- 1) NORTHING AND EASTING COORDINATES (INDICATED IN FEET) AS SHOWN HEREON REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM FOR THE WEST ZONE OF FLORIDA, NORTH AMERICAN DATUM OF 1983 (2011 - ADJUSTMENT), AS ESTABLISHED FROM NATIONAL GEODETIC SURVEY (NGS) HORIZONTAL CONTROL MONUMENTS DESIGNATED "GIS 009" (PID AG9114), SCALE FACTOR 0.99997103 AND "GILLETTE" (PID AG8529), SCALE FACTOR 0.99997463.
- 2) ALL EASEMENTS ARE PRIVATE UNLESS OTHERWISE DESIGNATED.
- 3) FIVE BENCHMARKS WILL BE PLACED WITHIN THIS PLAT, AS SHOWN ON SHEET 4 OF THIS PLAT. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) BASED ON NATIONAL GEODETIC CONTROL BENCHMARK "K565" - FOUND CONCRETE MONUMENT WITH BRASS DISK - PUBLISHED ELEVATION = 28.32' REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88). CONVERSION FROM NGVD29 TO NAVD88 = -0.95 FEET, CALCULATED FROM NGS VERTCON PROGRAM.
- 4) ALL UTILITIES ARE UNDERGROUND UNLESS OTHERWISE NOTED.
- 5) THIS PARCEL CONTAINS 73.896 ACRES, MORE OR LESS.
- 6) VISIBILITY TRIANGLES MUST BE MAINTAINED PER THE LAND DEVELOPMENT CODE OF MANATEE COUNTY, FLORIDA.
- 7) THIS PARCEL LIES IN FLOOD ZONES X PER TITLE FIRM PANEL 12081C0157E, EFFECTIVE DATE 3/17/2014.
- 8) ALL LINES THAT INTERSECT A CURVE THAT ARE NOT LABELED NON-RADIAL ARE RADIAL.
- 9) 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 ONE HUNDREDTH OF A FOOT.

CERTIFICATE OF APPROVAL FOR PLAT CONFORMITY

STATE OF FLORIDA }
COUNTY OF MANATEE } SS

THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT TO THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, HAS REVIEWED THIS PLAT FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1, AND FOUND IT TO BE SUBSTANTIALLY IN COMPLIANCE WITH THE PROVISIONS OF SAID STATUTE AND THE LAND DEVELOPMENT CODE OF MANATEE COUNTY. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

JAMES DAVID GREER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5189

DATE: _____

CERTIFICATE OF ACCEPTANCE

STATE OF FLORIDA }
COUNTY OF MANATEE } SS

THE DEDICATIONS TO ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES AND LOCATED IN MANATEE COUNTY, FLORIDA (THE "DISTRICT"), WERE ACCEPTED AT AN OPEN MEETING OF THE DISTRICT.

IN WITNESS WHEREOF, DISTRICT HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 20__.

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES AND LOCATED IN MANATEE COUNTY, FLORIDA

BY: _____
TRAVIS STAGNITTA, CHAIRMAN

ATTEST:

BY: _____
ROBERT LEE, SECRETARY

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 PLAT BOOK _____, PAGES _____ THROUGH _____, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS _____ DAY OF _____, 20__.

CLERK OF CIRCUIT COURT
MANATEE COUNTY, FLORIDA

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 OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS _____ DAY OF _____, 20__.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

ATTEST:

ANGELINA COLONNESO
CLERK OF CIRCUIT COURT

CHAIRMAN



213 Hobbs Street Phone: (813) 248-8888
Tampa, Florida 33619 Fax: (813) 248-2266
www.geopointsurvey.com Licensed Business Number LB 7768

ARTISAN LAKES EDGESTONE NORTH PHASES I & II

BEING A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

DESCRIPTION:

A parcel of land lying in Section 9, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 9, run thence along the East boundary of said Section 9, N.03°17'58"E., a distance of 2647.86 feet to the Northeast corner of the Southeast 1/4 of said Section 9, N.89°27'46"W., a distance of 702.16 feet; thence S.00°32'14"W., a distance of 60.00 feet to the POINT OF BEGINNING; thence S.00°24'46"W., a distance of 33.93 feet; thence Southerly, 529.53 feet along the arc of a tangent curve to the left having a radius of 1590.00 feet and a central angle of 19°04'54" (chord bearing S.09°07'41"E., 527.08 feet); thence Southerly, 557.37 feet along the arc of a reverse curve to the right having a radius of 1470.00 feet and a central angle of 21°43'29" (chord bearing S.07°48'24"E., 554.04 feet); thence S.03°03'21"W., a distance of 235.88 feet; thence Southwesterly, 791.82 feet along the arc of a tangent curve to the right having a radius of 580.00 feet and a central angle of 78°13'16" (chord bearing S.42°09'59"W., 731.75 feet); thence S.81°16'37"W., a distance of 485.22 feet; thence Northwesterly, 54.98 feet along the arc of a tangent curve to the right having a radius of 35.00 feet and a central angle of 90°00'00" (chord bearing N.53°43'23"W., 49.50 feet); thence N.08°43'23"W., a distance of 9.21 feet; thence Northwesterly, 335.98 feet along the arc of a tangent curve to the left having a radius of 275.00 feet and a central angle of 70°00'00" (chord bearing N.43°43'23"W., 315.47 feet); thence N.78°43'23"W., a distance of 221.11 feet; thence Northwesterly, 459.46 feet along the arc of a tangent curve to the right having a radius of 325.00 feet and a central angle of 81°00'00" (chord bearing N.38°13'23"W., 422.14 feet); thence N.02°16'37"E., a distance of 108.46 feet; thence Northerly, 710.35 feet along the arc of a tangent curve to the left having a radius of 925.00 feet and a central angle of 44°00'00" (chord bearing N.19°43'23"W., 693.02 feet); thence N.41°43'23"W., a distance of 98.36 feet; thence Northerly, 497.87 feet along the arc of a tangent curve to the right having a radius of 675.00 feet and a central angle of 42°15'38" (chord bearing N.20°35'35"W., 486.66 feet); thence N.00°32'14"E., a distance of 42.81 feet; thence S.89°27'46"E., a distance of 2028.03 feet to the **POINT OF BEGINNING**.

TRACT DESIGNATION TABLE

TRACT	USAGE	SQUARE FOOTAGE	LAND OWNERSHIP	MAINTAINED BY
TRACT "A-20"	PRIVATE ROADWAY, PUBLIC UTILITY EASEMENT & PRIVATE DRAINAGE EASEMENT	266,465	ARTISAN LAKES MASTER ASSOCIATION (UTILITIES TO BE TRANSFERRED TO MANATEE COUNTY BY CDD WITH A BILL OF SALE)	ARTISAN LAKES MASTER ASSOCIATION, MANATEE COUNTY (UTILITIES)
TRACT "A-21"	PUBLIC RIGHT OF WAY	530	MANATEE COUNTY	MANATEE COUNTY
TRACT "B-135"	DRAINAGE AND LAKE	36,150	ARTISAN LAKES MASTER ASSOCIATION	ARTISAN LAKES MASTER ASSOCIATION
TRACT "B-136"	LANDSCAPE, IRRIGATION, DRAINAGE AND COMMON AREA	321,253	ARTISAN LAKES MASTER ASSOCIATION	ARTISAN LAKES MASTER ASSOCIATION
TRACT "B-137"	DRAINAGE AND LAKE	39,146	ARTISAN LAKES MASTER ASSOCIATION	ARTISAN LAKES MASTER ASSOCIATION
TRACT "B-138"	LANDSCAPE, IRRIGATION, DRAINAGE AND COMMON AREA	5,792	ARTISAN LAKES MASTER ASSOCIATION	ARTISAN LAKES MASTER ASSOCIATION
TRACT "B-139"	LANDSCAPE, IRRIGATION, DRAINAGE AND COMMON AREA	742	ARTISAN LAKES MASTER ASSOCIATION	ARTISAN LAKES MASTER ASSOCIATION
TRACT "B-140"	LANDSCAPE, IRRIGATION, DRAINAGE AND COMMON AREA	861	ARTISAN LAKES MASTER ASSOCIATION	ARTISAN LAKES MASTER ASSOCIATION
TRACT "B-141"	LANDSCAPE, IRRIGATION, DRAINAGE AND COMMON AREA	30,623	ARTISAN LAKES MASTER ASSOCIATION	ARTISAN LAKES MASTER ASSOCIATION
TRACT "B-142"	DRAINAGE AND LAKE	79,010	ARTISAN LAKES MASTER ASSOCIATION	ARTISAN LAKES MASTER ASSOCIATION
TRACT "B-143"	LANDSCAPE, IRRIGATION, DRAINAGE AND COMMON AREA	7,074	ARTISAN LAKES MASTER ASSOCIATION	ARTISAN LAKES MASTER ASSOCIATION
TRACT "B-144"	LANDSCAPE, IRRIGATION, DRAINAGE AND COMMON AREA	94,206	ARTISAN LAKES MASTER ASSOCIATION	ARTISAN LAKES MASTER ASSOCIATION
TRACT "B-145"	LANDSCAPE, IRRIGATION, DRAINAGE AND COMMON AREA	176,157	ARTISAN LAKES MASTER ASSOCIATION	ARTISAN LAKES MASTER ASSOCIATION
TRACT "B-146"	DRAINAGE AND LAKE	29,331	ARTISAN LAKES EAST CDD	ARTISAN LAKES EAST CDD
TRACT "B-147"	LANDSCAPE, IRRIGATION, DRAINAGE AND COMMON AREA	526	ARTISAN LAKES MASTER ASSOCIATION	ARTISAN LAKES MASTER ASSOCIATION
TRACT "B-148"	DRAINAGE AND LAKE	35,447	ARTISAN LAKES EAST CDD	ARTISAN LAKES EAST CDD
TRACT "B-149"	DRAINAGE AND LAKE	119,519	ARTISAN LAKES EAST CDD	ARTISAN LAKES EAST CDD
TRACT "C-33"	WETLAND, WETLAND BUFFER AND DRAINAGE	213,680	ARTISAN LAKES MASTER ASSOCIATION	ARTISAN LAKES MASTER ASSOCIATION
TRACT "C-34"	WETLAND, WETLAND BUFFER AND DRAINAGE	1,250,439	ARTISAN LAKES EAST CDD	ARTISAN LAKES EAST CDD
TRACT "D-2"	AMENITY CENTER	30,169	ARTISAN LAKES MASTER ASSOCIATION	ARTISAN LAKES MASTER ASSOCIATION

CERTIFICATE OF OWNERSHIP AND DEDICATION

PURSUANT TO FLORIDA STATUTE 177.081, THE UNDERSIGNED, ANDREW "DREW" MILLER, AS VICE PRESIDENT OF TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, THE MANAGING MEMBER OF TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES, L.L.C., A LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, CERTIFIES OWNERSHIP OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THIS PLAT ENTITLED ARTISAN LAKES EDGESTONE NORTH PHASES I & II TO BE MADE AND DOES HEREBY DEDICATE THE FOLLOWING:

1. TO MANATEE COUNTY, FOR USE BY THE GENERAL PUBLIC FOREVER, THE FOLLOWING:
 - A. A NON-EXCLUSIVE PUBLIC UTILITY EASEMENT ACROSS TRACTS "A-20"; TOGETHER WITH A (10) FOOT WIDE PUBLIC UTILITY EASEMENT LYING PARALLEL AND CONTIGUOUS WITH THE OUTSIDE PERIMETERS OF SUCH TRACTS FOR INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC WATER AND WASTEWATER INFRASTRUCTURE FACILITIES AND METER MAINTENANCE, REPLACEMENT AND READING.
 - B. A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT ACROSS TRACTS "A-20" FOR EMERGENCY, LAW ENFORCEMENT AND MANATEE COUNTY MAINTENANCE PERSONNEL SERVING THE SUBDIVISION.
 - C. A PUBLIC RIGHT OF WAY SHOWN ON THIS PLAT OF ARTISAN LAKES EDGESTONE NORTH PHASES I & II, AS SHOWN HEREON AS TRACT "A-21" FOR USE AS PUBLIC RIGHT OF WAY.
2. TO THE ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES AND LOCATED IN MANATEE COUNTY, FLORIDA (THE "DISTRICT"), FOR USE BY THE GENERAL PUBLIC FOREVER, THE FOLLOWING:
 - A. A NON-EXCLUSIVE EASEMENT FOR ACCESS ACROSS TRACTS "A-20" FOR THE PURPOSE OF MAINTENANCE OF DRAINAGE FACILITIES THEREIN AND ACCESS TO OTHER TRACTS WITHIN THE SUBDIVISION OWNED OR TO BE OWNED BY THE DISTRICT OR OVER WHICH THE DISTRICT HAS BEEN GRANTED OR DEDICATED AN EASEMENT ON THIS PLAT OR OTHERWISE; AND
 - B. TRACTS "B-146", "B-148" AND "B-149" FOR USE AS LAKE AND DRAINAGE FACILITIES; AND
 - C. TRACT "C-34" FOR USE FOR WETLAND, WETLAND BUFFER AND DRAINAGE FACILITIES; AND
 - D. A NON-EXCLUSIVE EASEMENT FOR ACCESS ACROSS THOSE AREAS ON THIS PLAT LABELED "PRIVATE DRAINAGE EASEMENT (P.D.E.)", TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ACCESS AND MAINTENANCE OF DRAINAGE FACILITIES LOCATED WITHIN SUCH EASEMENT AREAS.

IN WITNESS WHEREOF, THE FOREGOING HAS SET HIS HAND AND SEAL THIS ____ DAY OF _____, 20__.

WITNESSES: _____
 TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY
 BY: TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, ITS MANAGING MEMBER
 SIGNATURE _____
 PRINT NAME _____
 WITNESSES: _____
 BY: _____
 ANDREW "DREW" MILLER, VICE PRESIDENT
 SIGNATURE _____
 PRINT NAME _____

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA }
 COUNTY OF _____ } SS

SWORN TO AND SUBSCRIBED BEFORE ME THIS ____ DAY OF _____, 20__, BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION BY ANDREW "DREW" MILLER, VICE PRESIDENT OF TAYLOR MORRISON OF FLORIDA, INC., AS THE MANAGING MEMBER OF TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR PRODUCED _____ AS IDENTIFICATION.

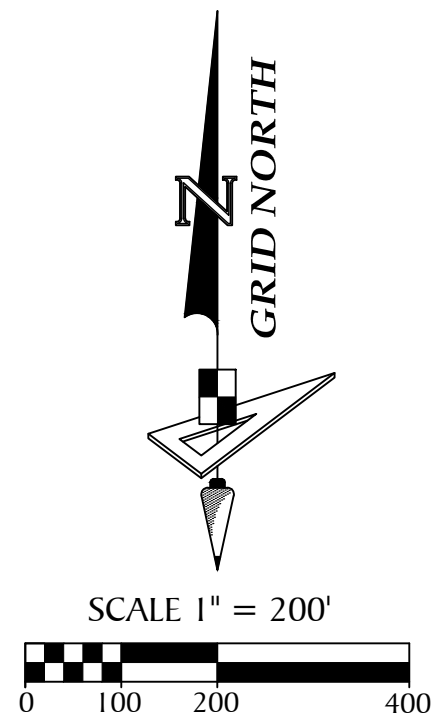
NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME _____
 MY COMMISSION EXPIRES: _____



ARTISAN LAKES EDGESTONE NORTH PHASES I & II

BEING A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

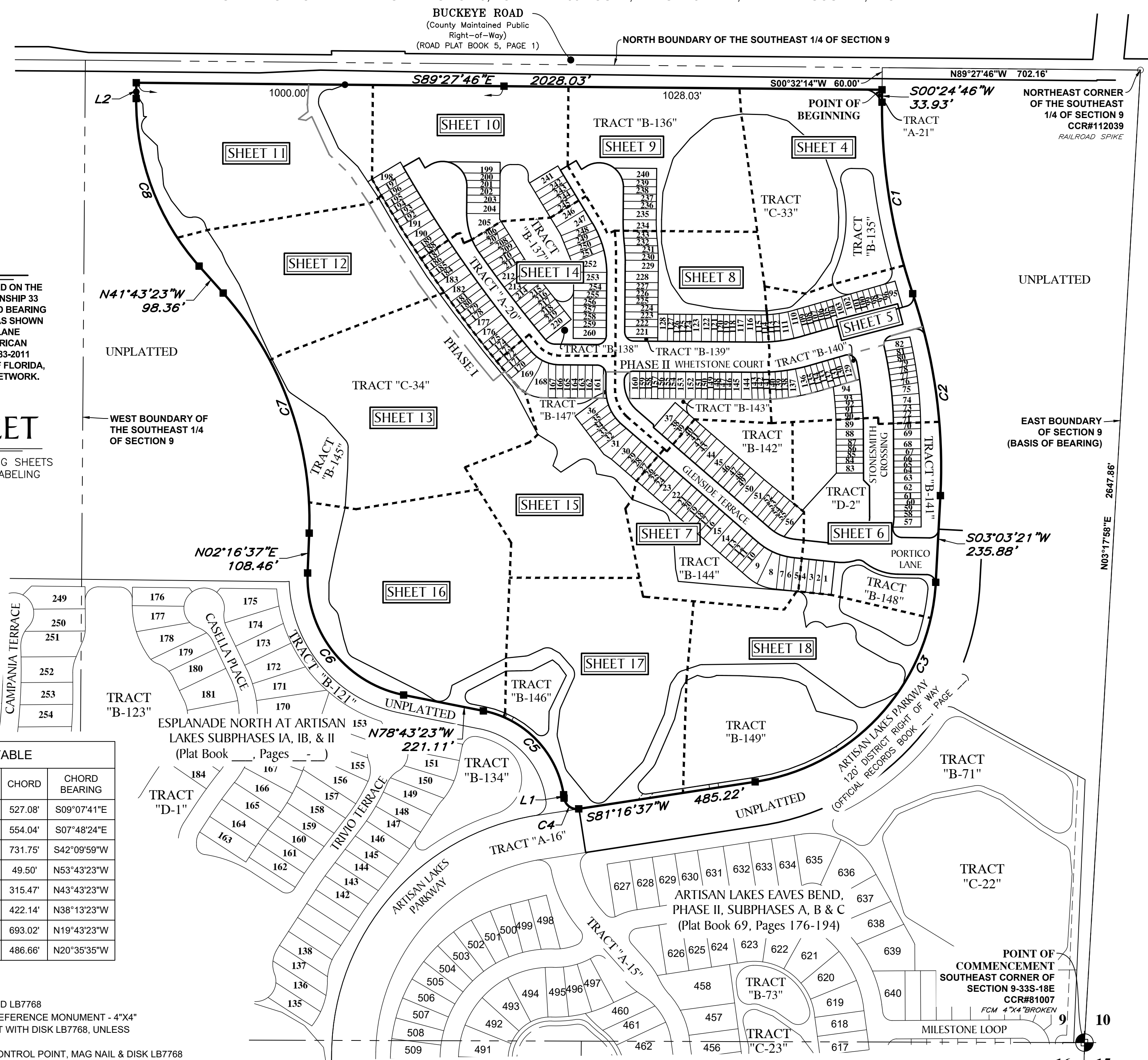


BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE EAST BOUNDARY OF SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST, HAVING A GRID BEARING OF N.03°17'58"E. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA, AS ESTABLISHED FROM A RTK GPS NETWORK.

INDEX SHEET

NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.



CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	1590.00'	19°04'54"	529.53'	527.08'	S09°07'41"E
C2	1470.00'	21°43'29"	557.37'	554.04'	S07°48'24"E
C3	580.00'	78°13'16"	791.82'	731.75'	S42°09'59"W
C4	35.00'	90°00'00"	54.98'	49.50'	N53°43'23"W
C5	275.00'	70°00'00"	335.98'	315.47'	N43°43'23"W
C6	325.00'	81°00'00"	459.46'	422.14'	N38°13'23"W
C7	925.00'	44°00'00"	710.35'	693.02'	N19°43'23"W
C8	675.00'	42°15'38"	497.87'	486.66'	N20°35'35"W

- LEGEND:**
- ----- REFERENCED IRON ROD LB7768
 - ----- (P.R.M.) PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT WITH DISK LB7768, UNLESS OTHERWISE NOTED
 - ----- (P.C.P.) PERMANENT CONTROL POINT, MAG NAIL & DISK LB7768
 - P.U.E. ----- PUBLIC UTILITY EASEMENT
 - P.D.E. ----- PRIVATE DRAINAGE EASEMENT
 - SF ----- SQUARE FEET
 - NR ----- NON RADIAL
 - O/A ----- OVERALL
 - TYP. ----- TYPICAL
 - CCR ----- CERTIFIED CORNER RECORD
 - O.R. ----- OFFICIAL RECORD BOOK
 - ORI. ----- OFFICIAL RECORD INSTRUMENT
 - PG. ----- PAGE

TYPICAL LINE EASEMENT NOTE:
EASEMENTS OF TEN (10) FEET IN WIDTH, ALONG ALL FRONT AND FIVE (5) FEET IN WIDTH ALONG ALL SIDE AND REAR LINES. THE EXPRESS PURPOSE OF THIS EASEMENT IS FOR ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES. WHERE MORE THAN ONE IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS AND THE INTERVENING LINE EASEMENT SHALL NOT EXIST.

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 08°43'23" W	9.21'
L2	N 00°32'14" E	42.81'

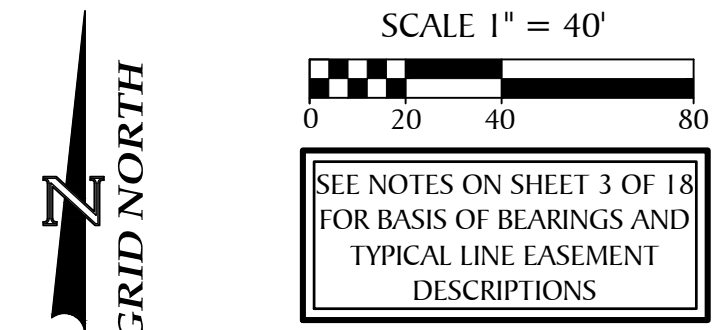
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Tampa, Florida 33619
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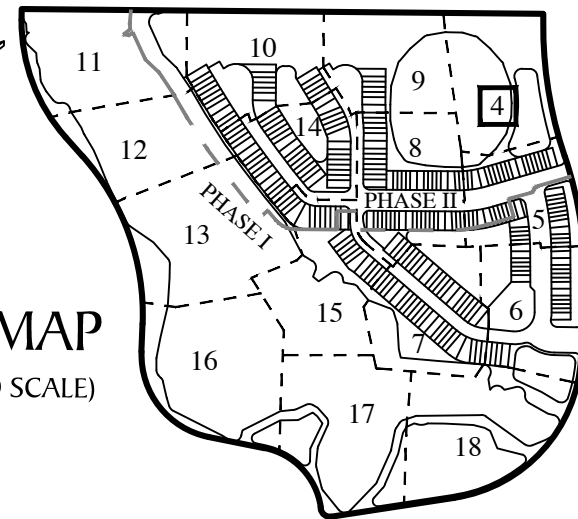
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

ARTISAN LAKES EDGESTONE NORTH PHASES I & II

BEING A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

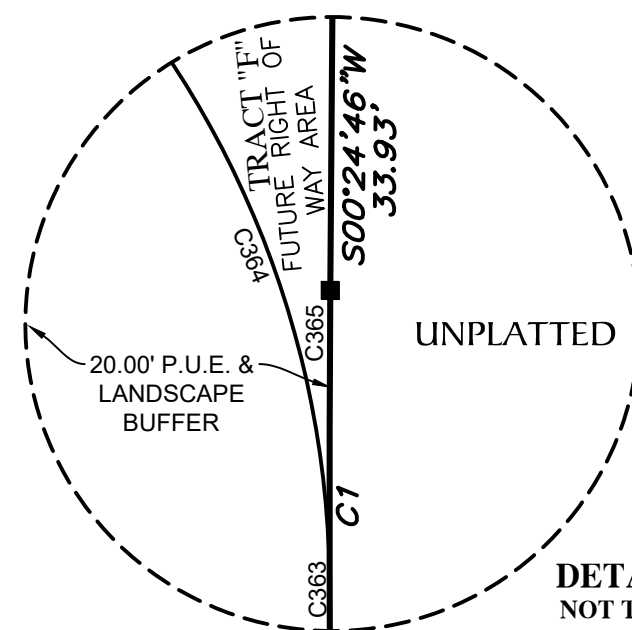


KEY MAP
(NOT TO SCALE)



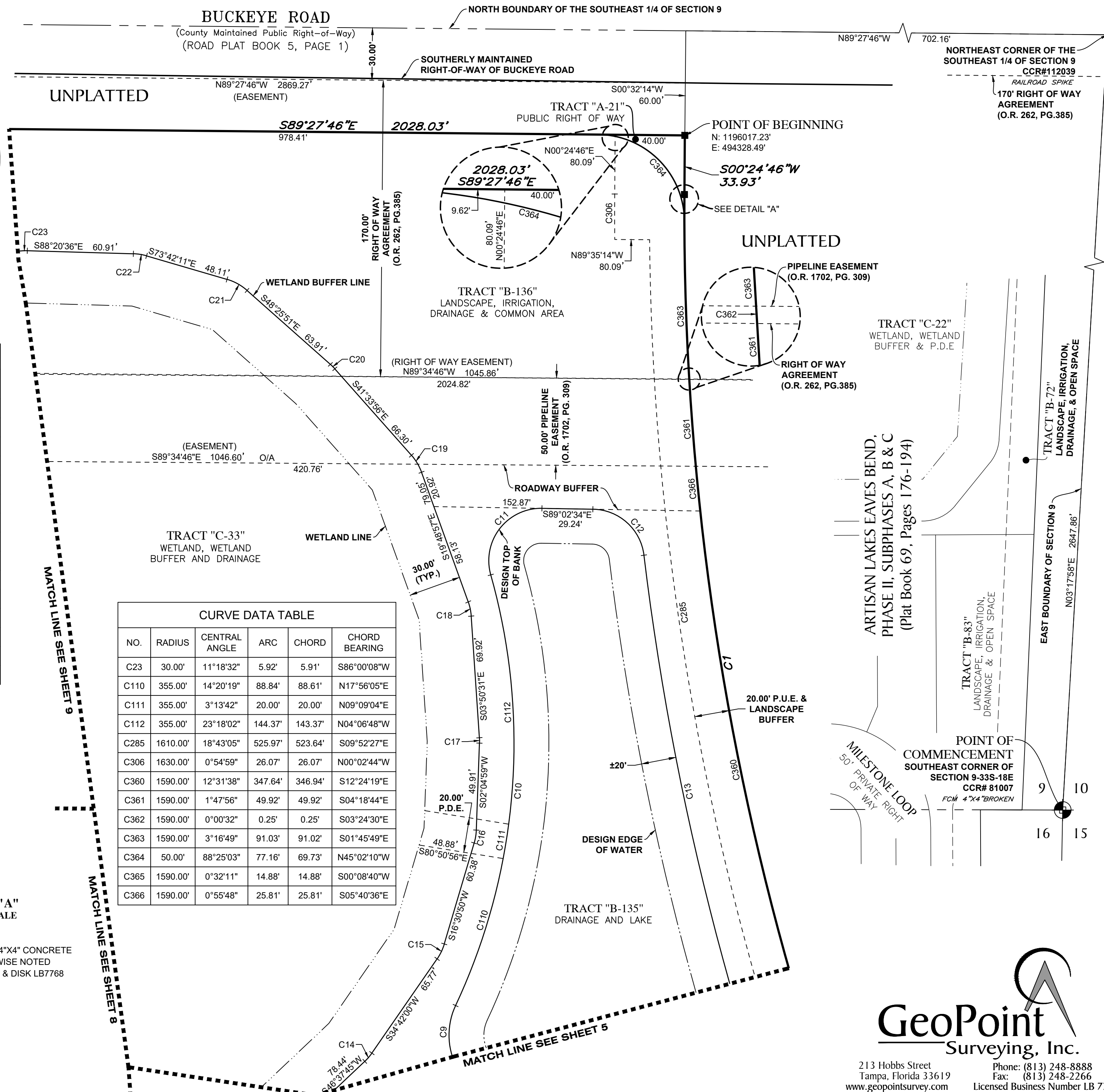
PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	1590.00'	19°04'54"	529.53'	527.08'	S09°07'41"E
C9	40.00'	131°09'21"	91.56'	72.84'	S40°28'27"E
C10	355.00'	40°52'02"	253.21'	247.88'	N04°40'13"E
C11	30.00'	106°43'14"	55.88'	48.14'	S37°35'49"W
C12	30.00'	82°08'03"	43.01'	39.42'	N47°58'33"W
C13	1625.00'	8°50'57"	250.97'	250.72'	S11°20'00"E
C14	30.00'	11°55'45"	6.25'	6.23'	N40°39'53"E
C15	30.00'	18°11'10"	9.52'	9.48'	N25°36'25"E
C16	30.00'	14°25'51"	7.56'	7.54'	N09°17'55"E
C17	30.00'	5°55'31"	3.10'	3.10'	N00°52'46"W
C18	30.00'	15°58'26"	8.36'	8.34'	N11°49'44"W
C19	30.00'	21°44'58"	11.39'	11.32'	N30°41'27"W
C20	30.00'	6°51'55"	3.59'	3.59'	N44°59'53"W
C21	30.00'	25°16'20"	13.23'	13.13'	N61°04'01"W
C22	30.00'	14°38'25"	7.67'	7.64'	N81°01'23"W



DETAIL "A"
NOT TO SCALE

- LEGEND:**
- REFERENCED IRON ROD LB7768
 - PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT WITH DISK LB7768, UNLESS OTHERWISE NOTED
 - PERMANENT CONTROL POINT, MAG NAIL & DISK LB7768
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.D.E. PRIVATE DRAINAGE EASEMENT
 - SF SQUARE FEET
 - NR NON RADIAL
 - O/A OVERALL
 - TYP. TYPICAL
 - CCR CERTIFIED CORNER RECORD
 - O.R. OFFICIAL RECORD BOOK
 - ORI. OFFICIAL RECORD INSTRUMENT
 - PG. PAGE



CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C23	30.00'	11°18'32"	5.92'	5.91'	S86°00'08"W
C110	355.00'	14°20'19"	88.84'	88.61'	N17°56'05"E
C111	355.00'	3°13'42"	20.00'	20.00'	N09°09'04"E
C112	355.00'	23°18'02"	144.37'	143.37'	N04°06'48"W
C285	1610.00'	18°43'05"	525.97'	523.64'	S09°52'27"E
C306	1630.00'	0°54'59"	26.07'	26.07'	N00°02'44"W
C360	1590.00'	12°31'38"	347.64'	346.94'	S12°24'19"E
C361	1590.00'	1°47'56"	49.92'	49.92'	S04°18'44"E
C362	1590.00'	0°00'32"	0.25'	0.25'	S03°24'30"E
C363	1590.00'	3°16'49"	91.03'	91.02'	S01°45'49"E
C364	50.00'	88°25'03"	77.16'	69.73'	N45°02'10"W
C365	1590.00'	0°32'11"	14.88'	14.88'	S00°08'40"W
C366	1590.00'	0°55'48"	25.81'	25.81'	S05°40'36"E

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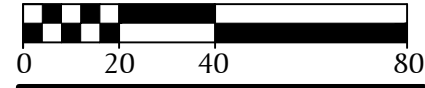
ARTISAN LAKES EDGESTONE NORTH PHASES I & II

BEING A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C102	1103.22'	13°01'02"	250.64'	250.10'	N06°47'14"W
C103	565.00'	0°02'16"	0.37'	0.37'	N73°58'01"E
C104	565.00'	1°39'24"	16.34'	16.34'	N74°48'51"E
C105	565.00'	3°08'08"	30.92'	30.92'	N77°12'36"E
C106	565.00'	3°27'27"	34.10'	34.09'	N80°30'24"E
C107	565.00'	1°39'39"	16.38'	16.38'	N83°03'57"E
C108	565.00'	1°40'30"	16.52'	16.52'	N84°44'02"E
C109	565.00'	1°40'25"	16.50'	16.50'	N86°24'29"E
C113	35.00'	33°21'46"	20.38'	20.09'	N57°16'00"E
C114	35.00'	33°12'12"	20.28'	20.00'	N23°59'01"E
C115	35.00'	23°08'23"	14.14'	14.04'	N04°11'17"W
C116	870.00'	7°30'00"	113.88'	113.80'	N04°01'09"W
C191	30.00'	9°08'42"	4.79'	4.78'	N86°09'33"E
C280	1470.00'	0°04'09"	1.77'	1.77'	N18°38'03"W
C360	1590.00'	12°31'38"	347.64'	346.94'	S12°24'19"E



SCALE 1" = 40'

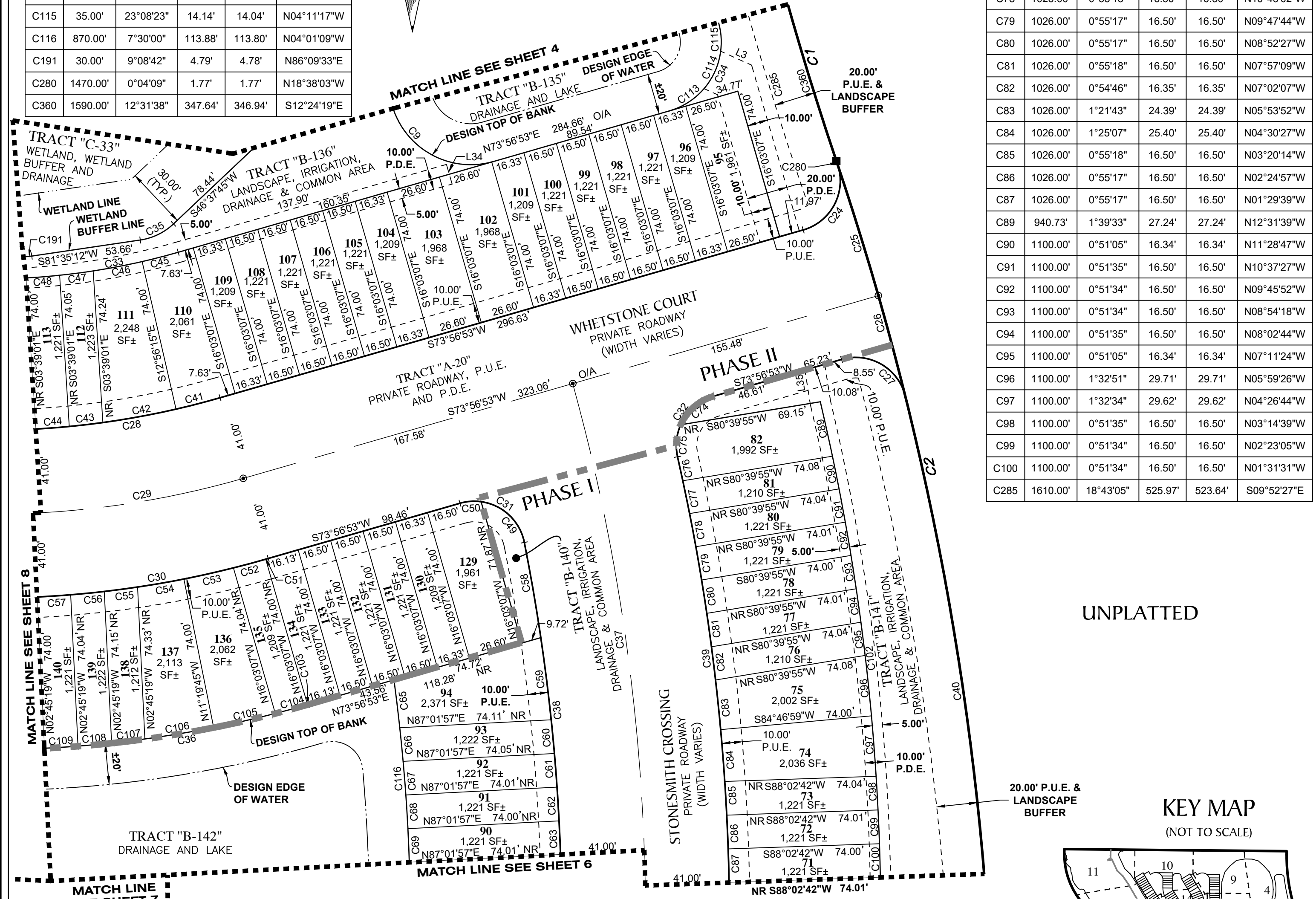


SEE NOTES ON SHEET 3 OF 18 FOR BASIS OF BEARINGS AND TYPICAL LINE EASEMENT DESCRIPTIONS

LINE DATA TABLE		
NO.	BEARING	LENGTH
L3	N 65°47'54" W	16.58'
L34	N 16°03'07" W	10.00'
L35	N 08°56'00" W	17.16'

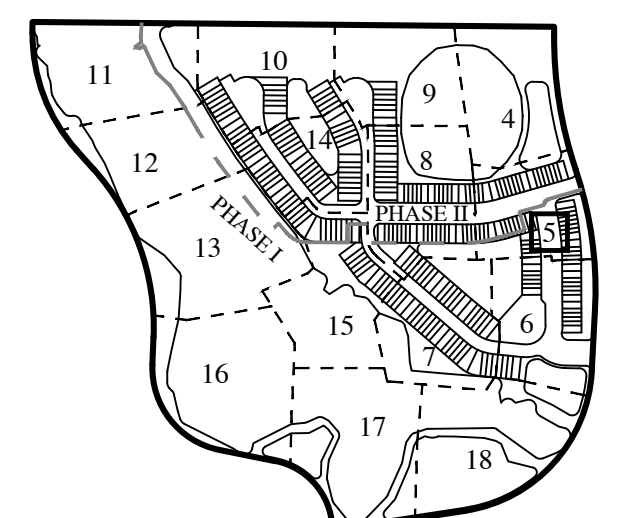
CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C67	870.00'	1°05'14"	16.51'	16.51'	N04°35'13"W
C68	870.00'	1°05'12"	16.50'	16.50'	N03°30'00"W
C69	870.00'	1°05'12"	16.50'	16.50'	N02°24'48"W
C74	25.00'	50°00'00"	21.82'	21.13'	S48°56'53"W
C75	25.00'	36°42'33"	16.02'	15.74'	S05°35'36"W
C76	1026.00'	0°40'13"	12.00'	12.00'	N12°25'34"W
C77	1026.00'	0°54'46"	16.35'	16.35'	N11°38'04"W
C78	1026.00'	0°55'18"	16.50'	16.50'	N10°43'02"W
C79	1026.00'	0°55'17"	16.50'	16.50'	N09°47'44"W
C80	1026.00'	0°55'17"	16.50'	16.50'	N08°52'27"W
C81	1026.00'	0°55'18"	16.50'	16.50'	N07°57'09"W
C82	1026.00'	0°54'46"	16.35'	16.35'	N07°02'07"W
C83	1026.00'	1°21'43"	24.39'	24.39'	N05°53'52"W
C84	1026.00'	1°25'07"	25.40'	25.40'	N04°30'27"W
C85	1026.00'	0°55'18"	16.50'	16.50'	N03°20'14"W
C86	1026.00'	0°55'17"	16.50'	16.50'	N02°24'57"W
C87	1026.00'	0°55'17"	16.50'	16.50'	N01°29'39"W
C89	940.73'	1°39'33"	27.24'	27.24'	N12°31'39"W
C90	1100.00'	0°51'05"	16.34'	16.34'	N11°28'47"W
C91	1100.00'	0°51'35"	16.50'	16.50'	N10°37'27"W
C92	1100.00'	0°51'34"	16.50'	16.50'	N09°45'52"W
C93	1100.00'	0°51'34"	16.50'	16.50'	N08°54'18"W
C94	1100.00'	0°51'35"	16.50'	16.50'	N08°02'44"W
C95	1100.00'	0°51'05"	16.34'	16.34'	N07°11'24"W
C96	1100.00'	1°32'51"	29.71'	29.71'	N05°59'26"W
C97	1100.00'	1°32'34"	29.62'	29.62'	N04°26'44"W
C98	1100.00'	0°51'35"	16.50'	16.50'	N03°14'39"W
C99	1100.00'	0°51'34"	16.50'	16.50'	N02°23'05"W
C100	1100.00'	0°51'34"	16.50'	16.50'	N01°31'31"W
C285	1610.00'	18°43'05"	525.97'	523.64'	S09°52'27"E

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	1590.00'	19°04'54"	529.53'	527.08'	S09°07'41"E
C2	1470.00'	21°43'29"	557.37'	554.04'	S07°48'24"E
C9	40.00'	131°09'21"	91.56'	72.84'	S40°28'27"E
C24	25.00'	92°32'52"	40.38'	36.13'	N27°40'27"E
C25	1470.00'	2°37'00"	67.13'	67.13'	N17°17'29"W
C26	1470.00'	1°59'03"	50.91'	50.90'	N14°59'28"W
C27	25.00'	92°03'11"	40.17'	35.98'	N60°01'32"W
C28	409.00'	16°30'27"	117.84'	117.43'	N82°12'07"E
C29	450.00'	16°30'27"	129.65'	129.20'	N82°12'07"E
C30	491.00'	16°30'27"	141.46'	140.97'	N82°12'07"E
C31	25.00'	94°45'52"	41.35'	36.79'	N58°40'11"W
C32	25.00'	86°42'33"	37.83'	34.33'	S30°35'36"W
C33	335.00'	16°30'27"	96.52'	96.18'	N82°12'07"E
C34	35.00'	89°42'21"	54.80'	49.37'	N29°05'42"E
C35	30.00'	34°57'26"	18.30'	18.02'	N64°06'29"E
C36	565.00'	16°30'27"	162.78'	162.22'	N82°12'07"E
C37	985.00'	15°10'55"	261.00'	260.24'	N07°51'36"W
C38	944.00'	11°01'06"	181.54'	181.26'	N05°46'42"W
C39	1026.00'	12°29'31"	223.70'	223.25'	N06°30'55"W
C40	1470.00'	17°03'17"	437.56'	435.95'	N05°28'18"W
C41	409.00'	3°06'52"	22.23'	22.23'	N75°30'19"E
C42	409.00'	5°05'49"	36.38'	36.37'	N79°36'39"E
C43	409.00'	2°18'53"	16.52'	16.52'	N83°19'00"E
C44	409.00'	2°18'42"	16.50'	16.50'	N85°37'48"E
C45	335.00'	3°06'52"	18.21'	18.21'	N75°30'19"E
C46	335.00'	4°10'08"	24.37'	24.37'	N79°08'49"E
C47	335.00'	2°49'22"	16.54'	16.53'	N82°38'43"E
C48	335.00'	2°49'22"	16.50'	16.50'	N85°28'15"E
C49	25.00'	70°56'09"	30.95'	29.01'	N46°45'20"W
C50	25.00'	23°49'43"	10.40'	10.32'	S85°51'44"W
C51	491.00'	0°02'36"	0.37'	0.37'	N73°58'11"E
C52	491.00'	1°54'23"	16.34'	16.34'	N74°56'41"E
C53	491.00'	2°53'47"	24.82'	24.82'	N77°20'45"E
C54	491.00'	2°41'03"	23.00'	23.00'	N80°08'10"E
C55	491.00'	1°54'46"	16.39'	16.39'	N82°26'04"E
C56	491.00'	1°55'41"	16.52'	16.52'	N84°21'18"E
C57	491.00'	1°55'33"	16.50'	16.50'	N86°16'54"E
C58	944.00'	2°51'54"	47.20'	47.20'	N09°51'18"W
C59	944.00'	2°27'33"	40.52'	40.52'	N07°11'34"W
C60	944.00'	1°00'09"	16.52'	16.52'	N05°27'43"W
C61	944.00'	1°00'07"	16.51'	16.51'	N04°27'36"W
C62	944.00'	1°00'05"	16.50'	16.50'	N03°27'30"W
C63	944.00'	1°00'05"	16.50'	16.50'	N02°27'24"W
C65	870.00'	1°33'03"	23.55'	23.55'	N06°59'38"W
C66	870.00'	1°05'16"	16.52'	16.52'	N05°40'28"W



UNPLATTED

KEY MAP
(NOT TO SCALE)



- LEGEND:**
- - REFERENCED IRON ROD LB7768
 - - (P.R.M.) PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT WITH DISK LB7768, UNLESS OTHERWISE NOTED
 - - (P.C.P.) PERMANENT CONTROL POINT, MAG NAIL & DISK LB7768
 - - PUBLIC UTILITY EASEMENT
 - - PRIVATE DRAINAGE EASEMENT
 - SF - SQUARE FEET
 - CCR - CERTIFIED CORNER RECORD
 - O.R. - OFFICIAL RECORD BOOK
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 - NR - NON RADIAL
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 - PG. - PAGE

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')



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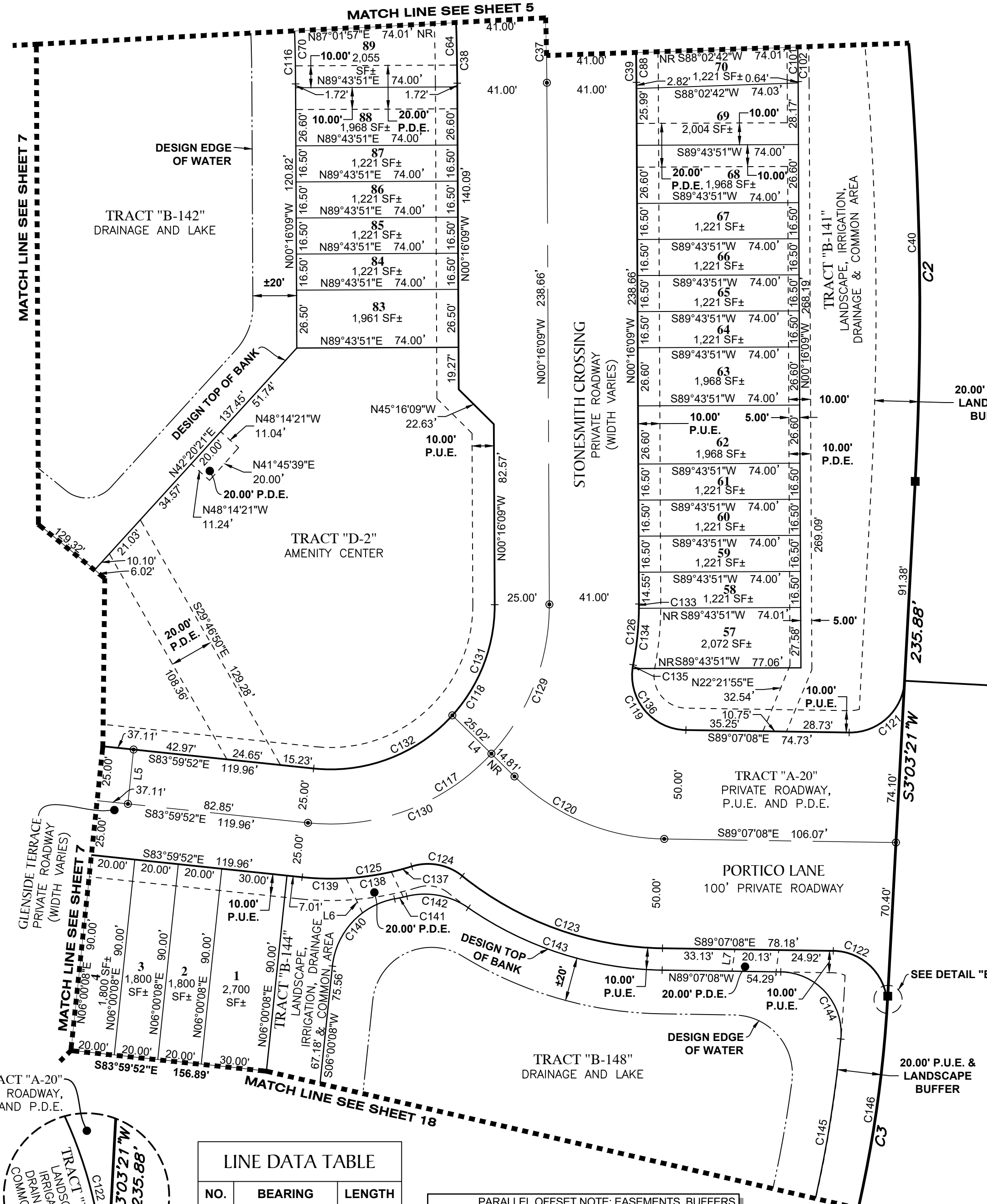
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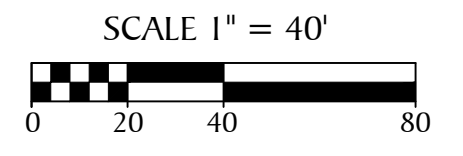
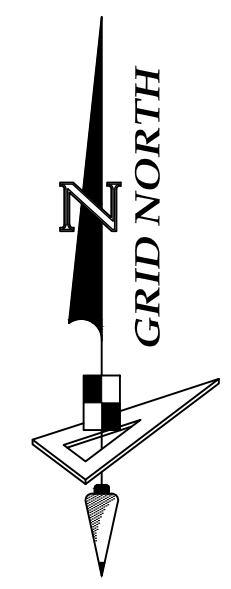
ARTISAN LAKES EDGESTONE NORTH PHASES I & II

BEING A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C2	1470.00'	21°43'29"	557.37'	554.04'	S07°48'24"E
C3	580.00'	78°13'16"	791.82'	731.75'	S42°09'59"W
C37	985.00'	15°10'55"	261.00'	260.24'	N07°51'36"W
C38	944.00'	11°01'06"	181.54'	181.26'	N05°46'42"W
C39	1026.00'	12°29'31"	223.70'	223.25'	N06°30'55"W
C40	1470.00'	17°03'17"	437.56'	435.95'	N05°28'18"W
C64	944.00'	1°41'12"	27.79'	27.79'	N01°06'45"W
C70	860.70'	1°37'05"	24.31'	24.31'	N01°03'56"W
C88	1026.00'	0°45'52"	13.69'	13.69'	N00°39'05"W
C101	1100.00'	0°49'35"	15.86'	15.86'	N00°40'56"W
C102	1103.22'	13°01'02"	250.64'	250.10'	N06°47'14"W
C116	870.00'	7°30'00"	113.88'	113.80'	N04°01'09"W
C117	100.00'	96°16'17"	168.03'	148.95'	N47°52'00"E
C118	75.00'	96°16'17"	126.02'	111.71'	N47°52'00"E
C119	25.00'	100°13'51"	43.73'	38.37'	S39°00'12"E
C120	100.00'	43°35'25"	76.08'	74.26'	S67°19'26"E
C121	25.00'	87°49'31"	38.32'	34.68'	N46°58'06"E
C122	25.00'	92°45'13"	40.47'	36.19'	N42°44'32"W
C123	150.00'	37°54'32"	99.25'	97.44'	S70°09'52"E
C124	25.00'	56°02'01"	24.45'	23.49'	N79°13'37"W
C125	125.00'	23°14'46"	50.71'	50.37'	N84°22'46"E
C126	141.00'	11°22'52"	28.01'	27.96'	N05°25'17"E
C129	100.00'	42°59'10"	75.02'	73.28'	N21°13'26"E
C130	100.00'	53°17'08"	93.00'	89.69'	N69°21'34"E
C131	75.00'	42°24'03"	55.50'	54.24'	N20°55'52"E
C132	75.00'	53°52'14"	70.52'	67.95'	N69°04'01"E
C133	141.00'	0°47'30"	1.95'	1.95'	N00°07'36"E
C134	141.00'	10°35'22"	26.06'	26.02'	N05°49'02"E
C135	25.00'	3°57'52"	1.73'	1.73'	S09°07'47"W
C136	25.00'	96°15'59"	42.00'	37.23'	S40°59'08"E
C137	125.00'	4°26'18"	9.68'	9.68'	N74°58'31"E
C138	125.00'	9°37'27"	21.00'	20.97'	N82°00'24"E
C139	125.00'	9°11'01"	20.04'	20.01'	S88°35'22"E
C140	35.00'	73°29'58"	44.90'	41.88'	S42°45'07"W
C141	110.00'	3°00'03"	5.76'	5.76'	N78°00'05"E
C142	35.00'	48°14'28"	29.47'	28.61'	N79°22'43"W
C143	160.00'	33°51'39"	94.56'	93.19'	S72°11'18"E
C144	28.00'	94°33'47"	46.21'	41.14'	N41°50'14"W
C145	594.11'	13°09'19"	136.41'	136.11'	N12°01'18"E
C146	580.00'	13°45'35"	139.29'	138.95'	N10°30'52"E
C147	580.00'	0°34'44"	5.86'	5.86'	N03°20'43"E



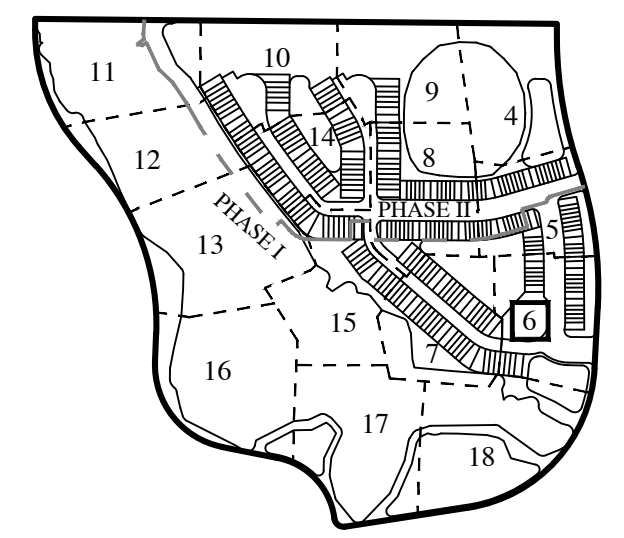
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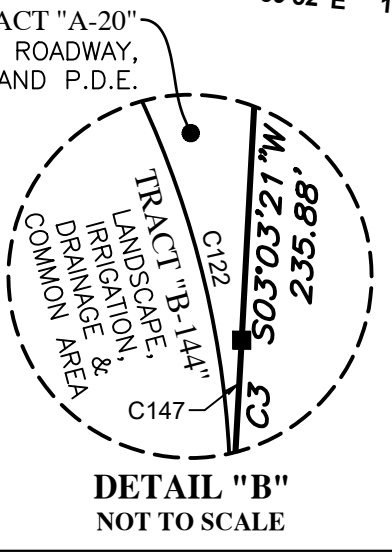
SEE NOTES ON SHEET 3 OF 18 FOR BASIS OF BEARINGS AND TYPICAL LINE EASEMENT DESCRIPTIONS

KEY MAP

(NOT TO SCALE)



- LEGEND:**
- ----- REFERENCED IRON ROD LB7768
 - ----- (P.R.M.) PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT WITH DISK LB7768, UNLESS OTHERWISE NOTED
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 - ORI. ----- OFFICIAL RECORD INSTRUMENT
 - PG. ----- PAGE



LINE DATA TABLE		
NO.	BEARING	LENGTH
L4	S 45°31'43" E	39.83'
L5	S 06°00'08" W	25.00'
L6	N 25°30'26" W	17.60'
L7	S 07°23'58" W	10.07'

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

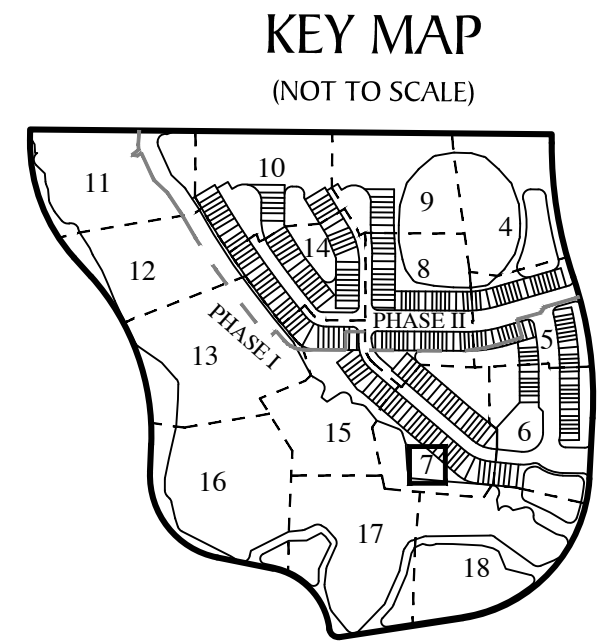
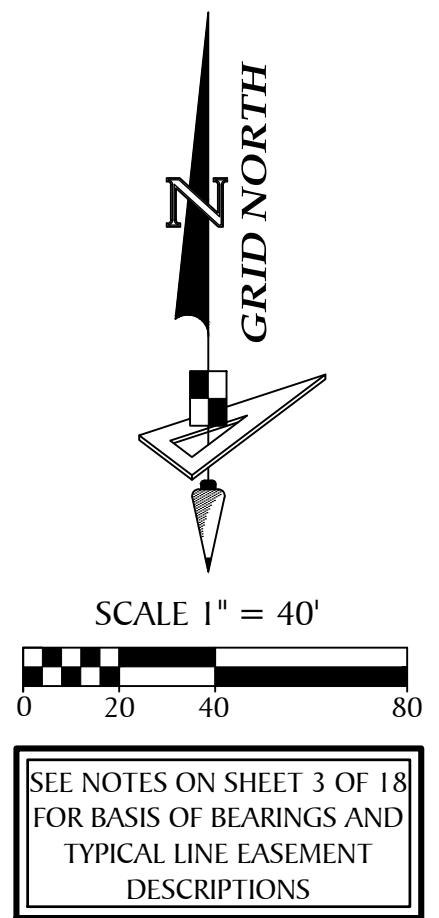
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ARTISAN LAKES EDGESTONE NORTH PHASES I & II

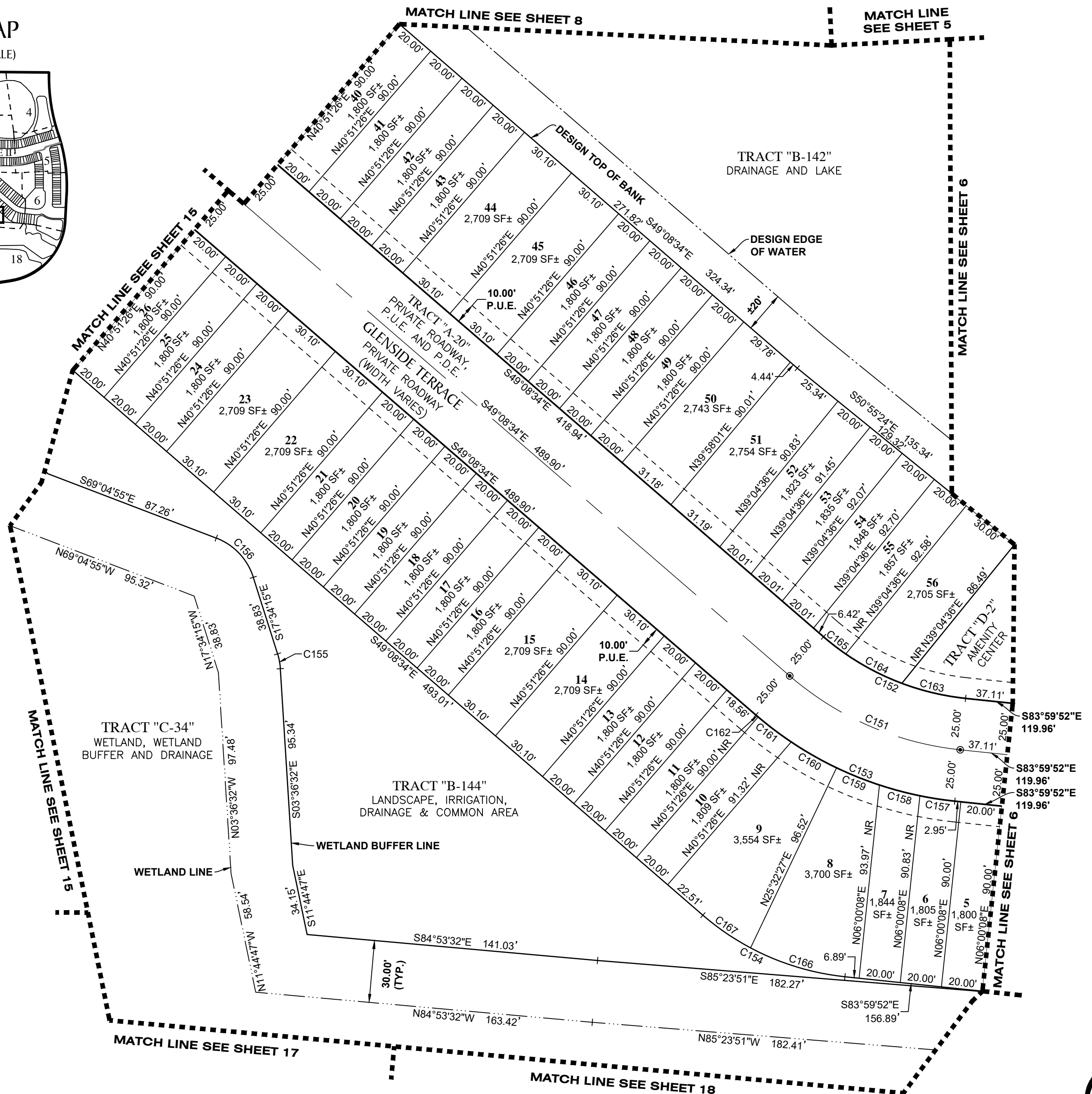
BEING A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA



CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C151	150.00'	34°51'17"	91.25'	89.85'	S66°34'13"E
C152	125.00'	34°51'17"	76.04'	74.87'	S66°34'13"E
C153	175.00'	34°51'17"	106.46'	104.82'	S66°34'13"E
C154	125.00'	34°51'17"	76.04'	74.87'	S66°34'13"E
C155	30.00'	13°57'43"	7.31'	7.29'	N10°35'24"W
C156	30.00'	51°30'40"	26.97'	26.07'	N43°19'35"W
C157	175.00'	5°35'32"	17.08'	17.07'	S81°12'06"E
C158	175.00'	6°37'54"	20.26'	20.24'	S75°05'23"E
C159	175.00'	7°18'53"	22.34'	22.33'	S68°07'00"E
C160	175.00'	8°16'46"	25.29'	25.27'	S60°19'10"E
C161	175.00'	6°33'57"	20.05'	20.04'	S52°53'49"E
C162	175.00'	0°28'16"	1.44'	1.44'	S49°22'42"E
C163	125.00'	14°33'33"	31.76'	31.68'	S76°43'05"E
C164	125.00'	14°04'02"	30.69'	30.61'	S62°24'18"E
C165	125.00'	6°13'43"	13.59'	13.58'	S52°15'26"E
C166	125.00'	22°01'01"	48.03'	47.74'	S72°59'22"E
C167	125.00'	12°50'17"	28.01'	27.95'	S55°33'43"E

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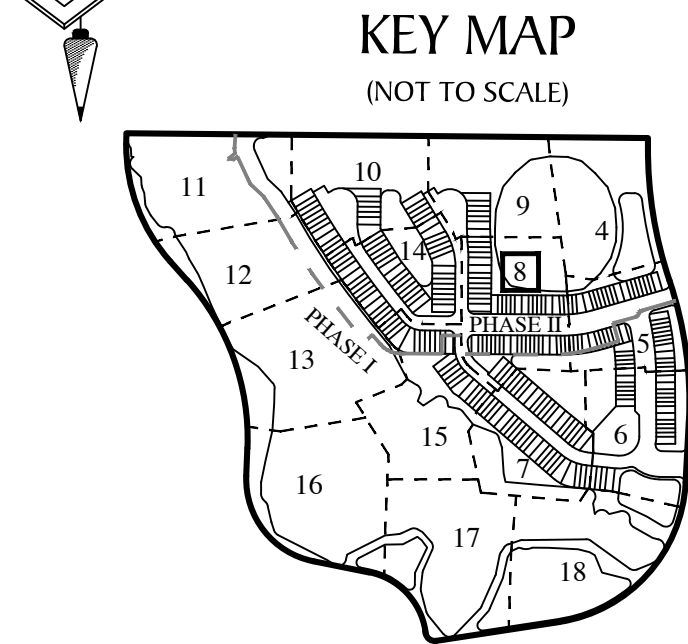
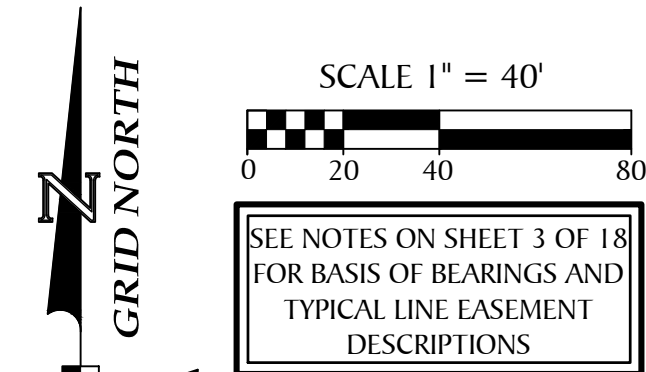
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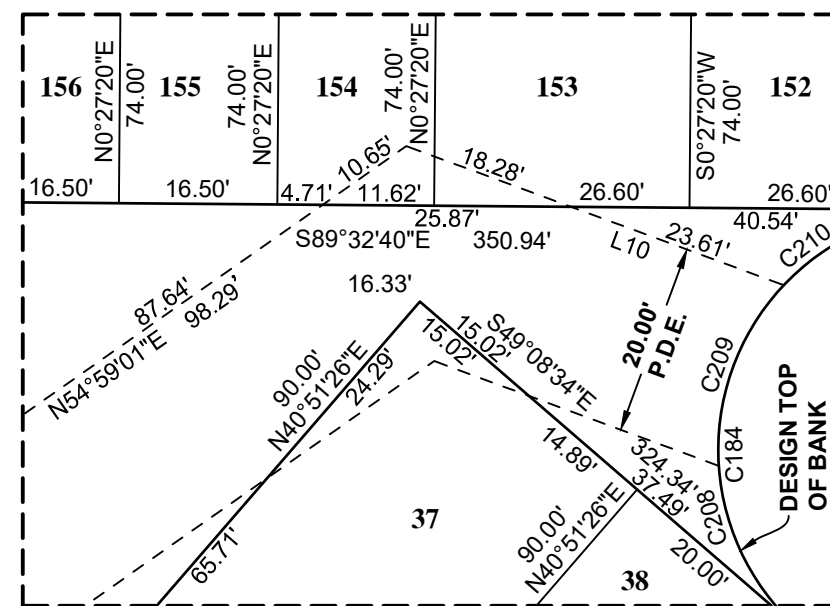
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BEING A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

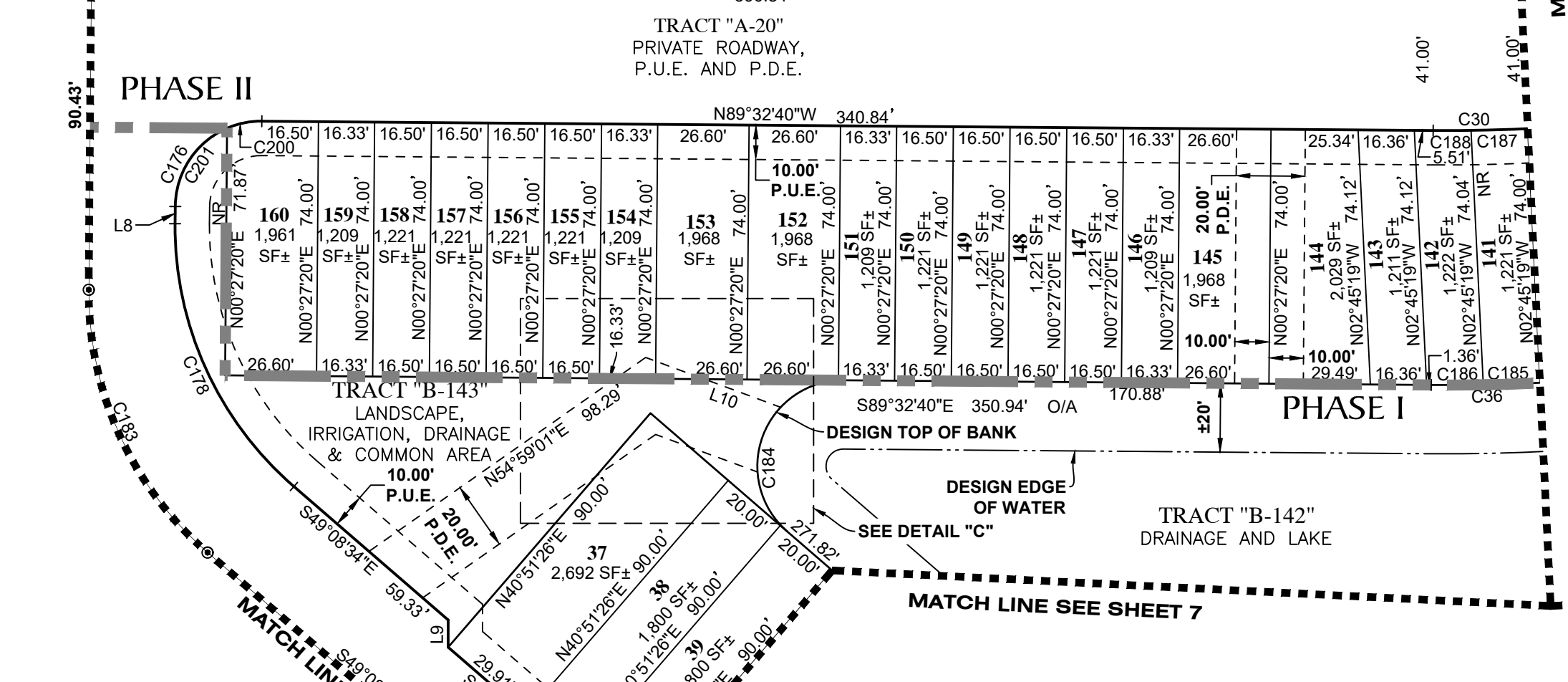
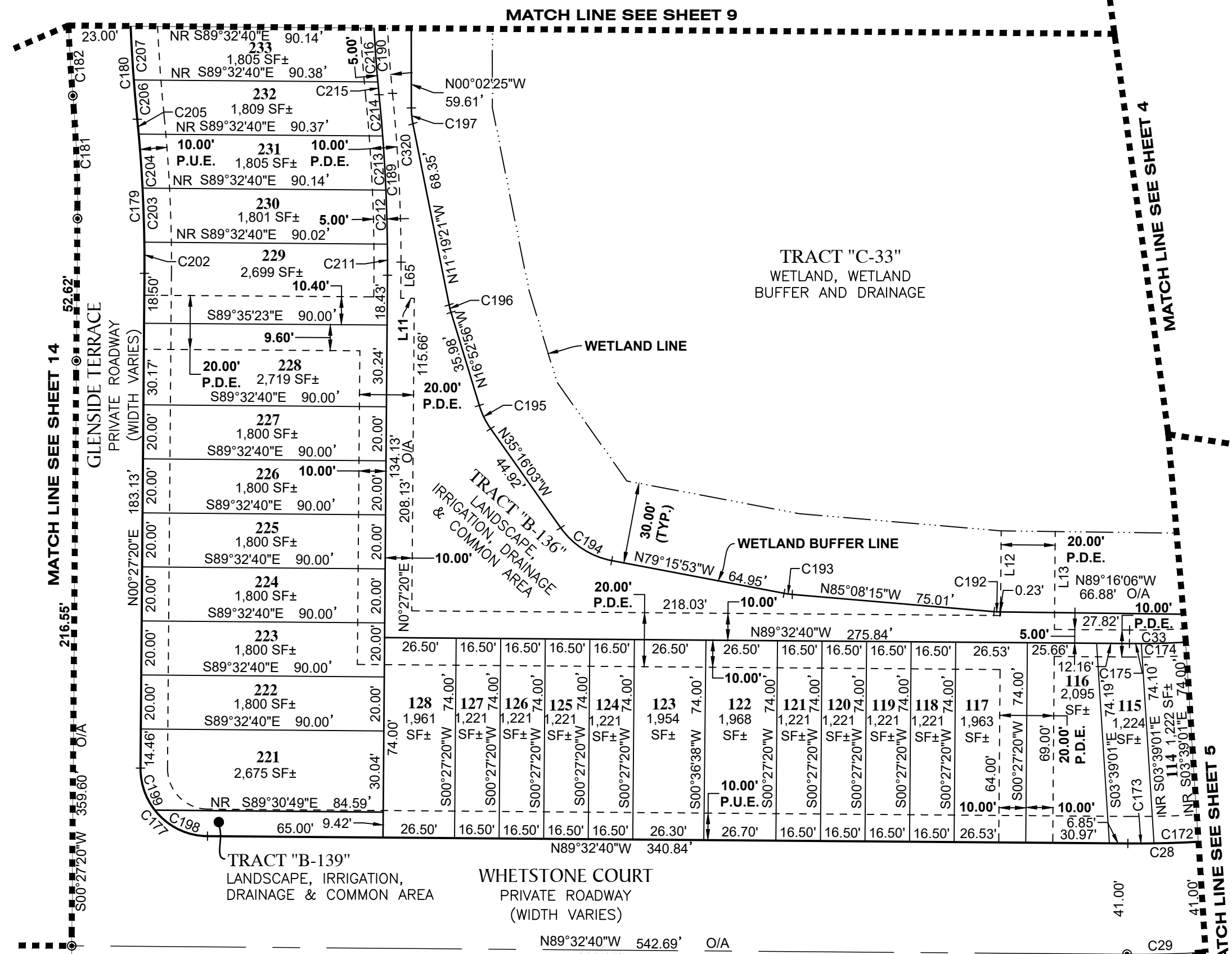


LINE DATA TABLE		
NO.	BEARING	LENGTH
L8	S 00°27'20" W	5.00'
L9	S 00°00'00" E	7.93'
L10	S 69°46'43" E	41.89'
L11	S 89°32'40" E	5.01'
L12	N 00°27'20" E	31.34'
L13	N 00°27'20" E	36.24'
L65	S 00°24'37" W	13.39'



- LEGEND:**
- ----- REFERENCED IRON ROD LB7768
 - ----- (P.R.M.) PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT WITH DISK LB7768, UNLESS OTHERWISE NOTED
 - ----- (P.C.P.) PERMANENT CONTROL POINT, MAG NAIL & DISK LB7768
 - P.U.E. ----- PUBLIC UTILITY EASEMENT
 - P.D.E. ----- PRIVATE DRAINAGE EASEMENT
 - SF ----- SQUARE FEET
 - NR ----- NON RADIAL
 - O/A ----- OVERALL
 - TYP. ----- TYPICAL
 - CCR ----- CERTIFIED CORNER RECORD
 - O.R. ----- OFFICIAL RECORD BOOK
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 - PG. ----- PAGE

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')



CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C28	409.00'	16°30'27"	117.84'	117.43'	N82°12'07"E
C29	450.00'	16°30'27"	129.65'	129.20'	N82°12'07"E
C30	491.00'	16°30'27"	141.46'	140.97'	N82°12'07"E
C33	335.00'	16°30'27"	96.52'	96.18'	N82°12'07"E
C36	565.00'	16°30'27"	162.78'	162.22'	N82°12'07"E
C172	409.00'	2°18'45"	16.51'	16.51'	N87°56'31"E
C173	409.00'	1°21'26"	9.69'	9.69'	N89°46'37"E
C174	335.00'	2°49'26"	16.51'	16.51'	N88°17'39"E
C175	335.00'	0°44'58"	4.38'	4.38'	S89°55'09"E
C176	25.00'	90°00'00"	39.27'	35.36'	S45°27'20"W
C177	25.00'	90°00'00"	39.27'	35.36'	S44°32'40"E
C178	100.00'	49°35'54"	86.57'	83.89'	S24°20'37"E
C179	525.00'	6°14'09"	57.14'	57.11'	N02°39'44"W
C180	600.00'	6°16'42"	65.75'	65.71'	S02°38'27"E
C181	500.00'	5°13'09"	45.55'	45.53'	N02°09'14"W
C182	623.00'	5°15'43"	57.21'	57.19'	S02°07'58"E
C183	100.00'	49°35'54"	86.57'	83.89'	S24°20'37"E
C184	25.00'	139°35'54"	60.91'	46.92'	S20°39'23"W
C185	565.00'	1°40'25"	16.50'	16.50'	N88°04'53"E
C186	565.00'	1°32'15"	15.16'	15.16'	N89°41'13"E
C187	491.00'	1°55'33"	16.50'	16.50'	N88°12'27"E
C188	491.00'	1°17'07"	11.01'	11.01'	N89°48'47"E
C189	615.00'	6°14'09"	66.93'	66.90'	N02°39'44"W
C190	510.00'	6°16'42"	55.88'	55.86'	S02°38'27"E
C192	30.00'	4°07'50"	2.16'	2.16'	S87°12'10"E
C193	30.00'	5°52'23"	3.08'	3.07'	S82°12'04"E
C194	30.00'	43°59'50"	23.04'	22.48'	S57°15'58"E
C195	30.00'	18°23'08"	9.63'	9.59'	S26°04'29"E
C196	30.00'	5°33'34"	2.91'	2.91'	S14°06'09"E
C197	30.00'	11°16'56"	5.91'	5.90'	S05°40'53"E
C198	25.00'	51°34'37"	22.50'	21.75'	S63°45'21"E
C199	25.00'	38°25'23"	16.77'	16.45'	S18°45'21"E
C200	25.00'	23°49'43"	10.40'	10.32'	S78°32'29"W
C201	25.00'	66°10'17"	28.87'	27.29'	S33°32'29"W
C202	525.00'	1°15'28"	11.52'	11.52'	N00°10'24"W
C203	525.00'	2°11'05"	20.02'	20.02'	N01°53'40"W
C204	525.00'	2°11'23"	20.06'	20.06'	N04°04'54"W
C205	525.00'	0°36'13"	5.53'	5.53'	N05°28'42"W
C206	600.00'	1°23'28"	14.57'	14.57'	S05°05'04"E
C207	600.00'	1°54'52"	20.05'	20.05'	S03°25'55"E
C208	25.00'	45°19'45"	19.78'	19.27'	S26°28'42"E
C209	25.00'	47°09'29"	20.58'	20.00'	S19°45'55"W
C210	25.00'	47°06'41"	20.56'	19.98'	S66°54'00"W
C211	615.00'	1°04'25"	11.52'	11.52'	N00°04'52"W
C212	615.00'	1°51'52"	20.01'	20.01'	N01°33'01"W
C213	615.00'	1°52'03"	20.05'	20.05'	N03°24'59"W
C214	615.00'	1°25'48"	15.35'	15.35'	N05°03'55"W

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C215	510.00'	0°32'01"	4.75'	4.75'	S05°30'48"E
C216	510.00'	2°15'15"	20.07'	20.06'	S04°07'10"E
C320	620.00'	5°46'54"	62.56'	62.54'	N02°53'21"W

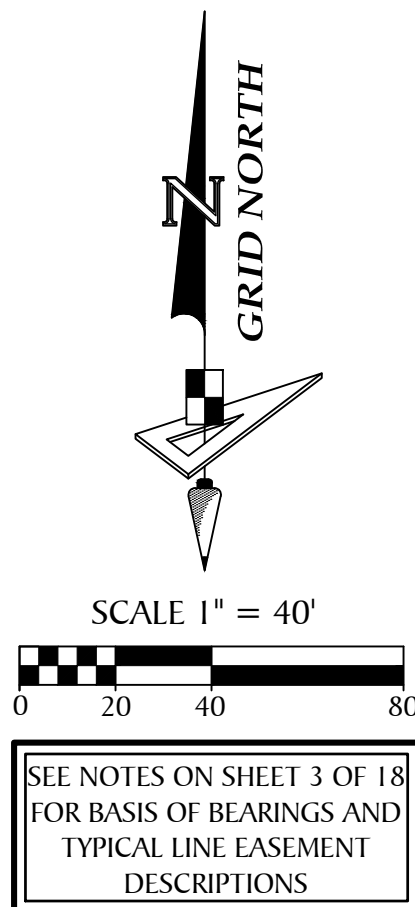
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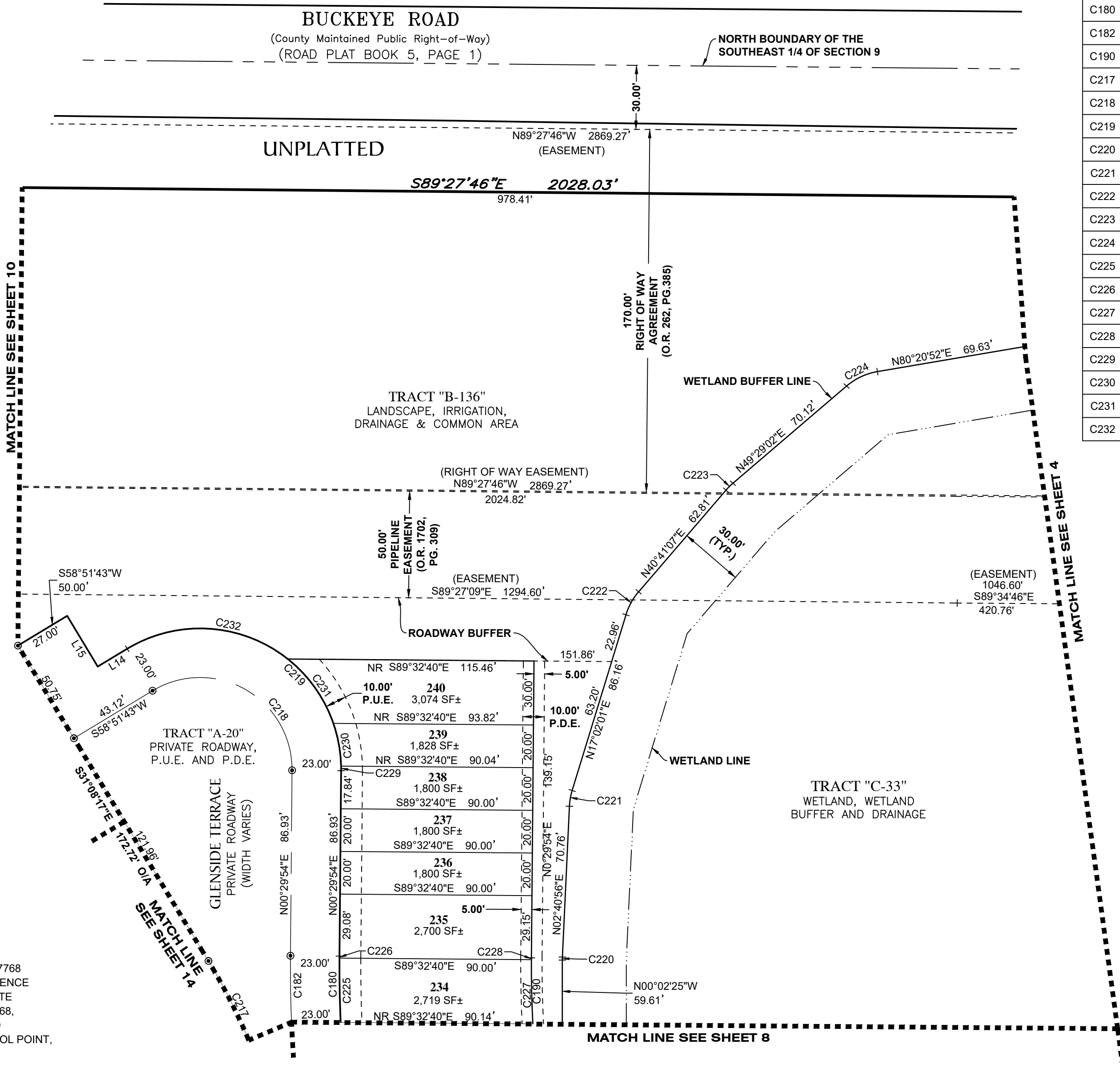
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

ARTISAN LAKES EDGESTONE NORTH PHASES I & II

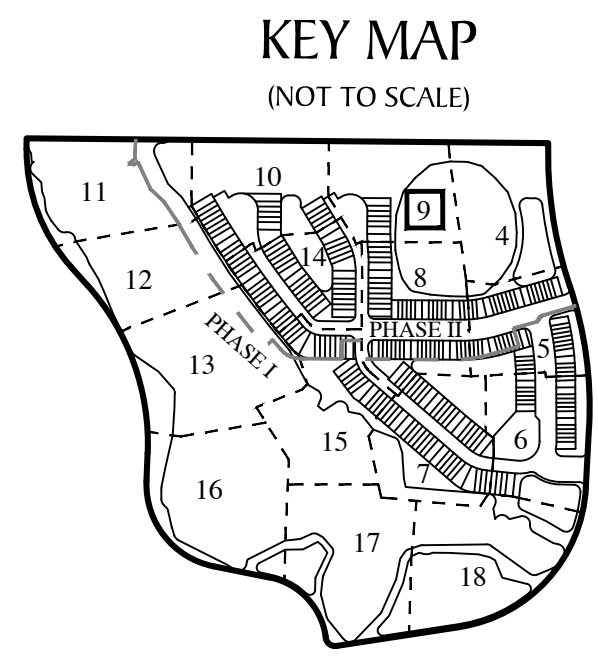
BEING A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA



CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C180	600.00'	6°16'42"	65.75'	65.71'	S02°38'27"E
C182	623.00'	5°15'43"	57.21'	57.19'	S02°07'58"E
C190	510.00'	6°16'42"	55.88'	55.86'	S02°38'27"E
C217	291.00'	31°35'38"	160.46'	158.44'	N15°20'29"W
C218	43.12'	121°38'12"	91.54'	75.29'	N60°19'12"W
C219	66.12'	121°38'12"	140.37'	115.45'	N60°19'12"W
C220	30.00'	2°43'21"	1.43'	1.43'	S01°19'15"W
C221	30.00'	14°21'05"	7.51'	7.49'	S09°51'28"W
C222	30.00'	23°39'06"	12.38'	12.30'	S28°51'34"W
C223	30.00'	8°47'54"	4.61'	4.60'	S45°05'05"W
C224	30.00'	30°51'51"	16.16'	15.97'	S64°54'57"W
C225	600.00'	2°53'07"	30.21'	30.21'	S01°01'56"E
C226	600.00'	0°05'16"	0.92'	0.92'	S00°27'16"W
C227	510.00'	3°23'42"	30.22'	30.21'	S01°17'42"E
C228	510.00'	0°05'44"	0.85'	0.85'	S00°27'01"W
C229	66.12'	1°52'05"	2.16'	2.16'	N00°26'08"W
C230	66.12'	17°42'25"	20.43'	20.35'	N10°13'24"W
C231	66.12'	32°28'23"	37.47'	36.97'	N35°18'48"W
C232	66.12'	69°35'18"	80.30'	75.46'	N86°20'38"W



LINE DATA TABLE		
NO.	BEARING	LENGTH
L14	S 58°51'43" W	16.12'
L15	N 31°08'17" W	27.75'



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PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

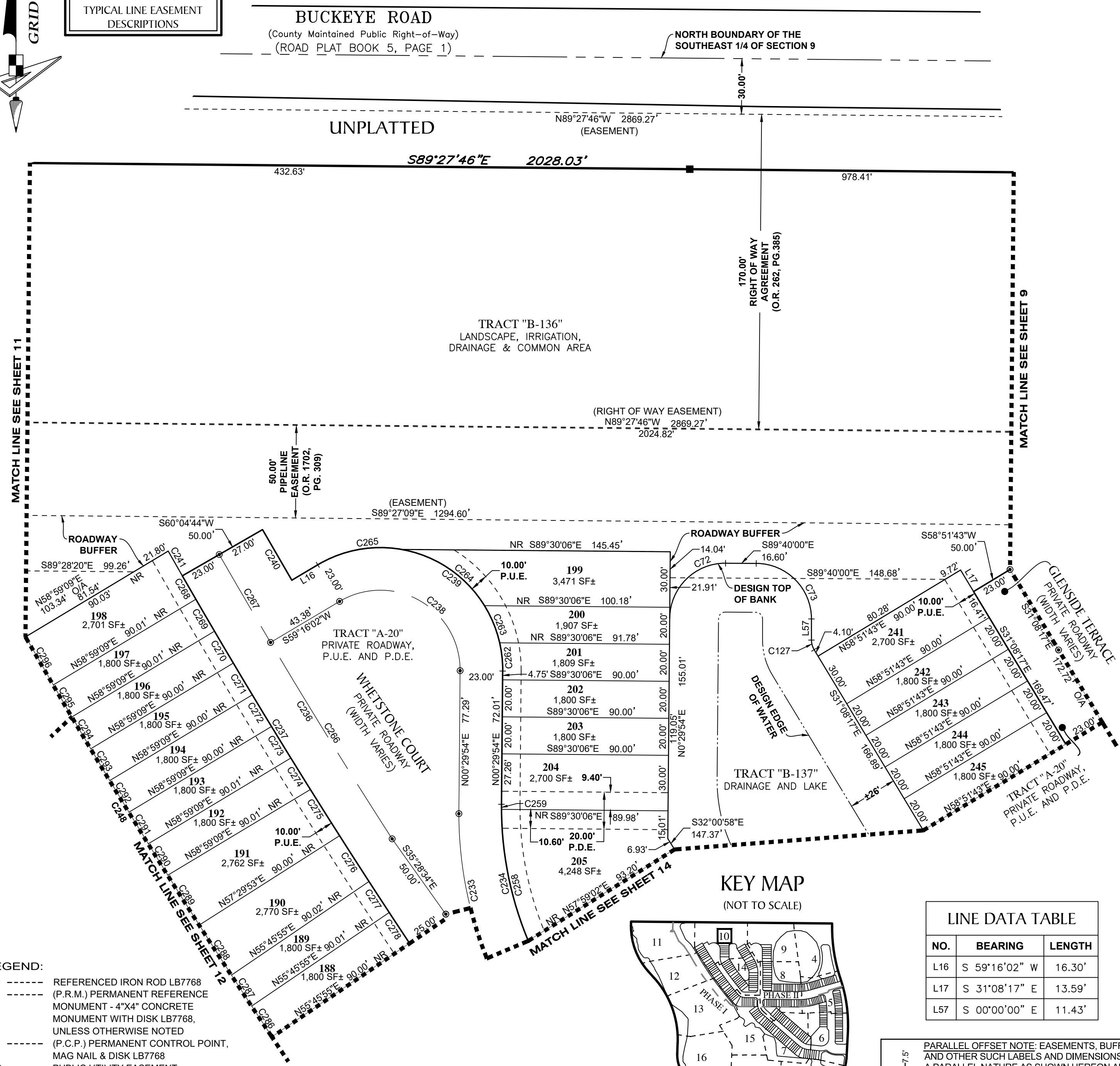
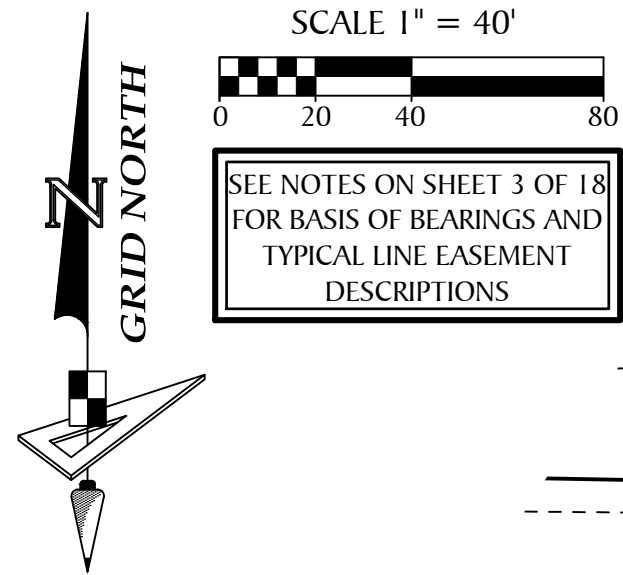
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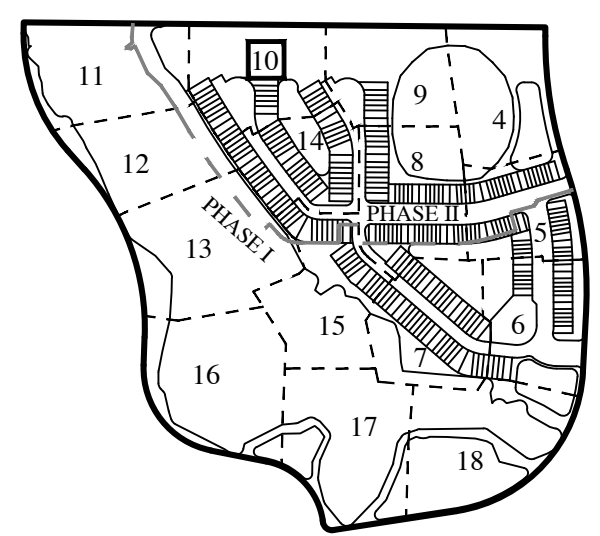
ARTISAN LAKES EDGESTONE NORTH PHASES I & II

BEING A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA



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KEY MAP
(NOT TO SCALE)



LINE DATA TABLE		
NO.	BEARING	LENGTH
L16	S 59°16'02" W	16.30'
L17	S 31°08'17" E	13.59'
L57	S 00°00'00" E	11.43'

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00") (IE: 7.5' = 7.50")

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C72	30.00'	89°50'04"	47.04'	42.37'	S45°24'58"W
C73	30.00'	89°40'00"	46.95'	42.30'	N44°50'00"W
C127	10.00'	31°08'17"	5.43'	5.37'	S15°34'09"E
C233	210.00'	34°53'47"	127.90'	125.93'	S17°10'29"E
C234	187.00'	35°20'44"	115.36'	113.54'	S17°10'29"E
C236	3502.00'	2°56'30"	179.81'	179.79'	S31°18'15"E
C237	3525.00'	9°56'28"	611.60'	610.83'	S34°48'16"E
C238	43.11'	121°13'52"	91.22'	75.13'	N60°07'02"W
C239	66.11'	121°13'52"	139.89'	115.21'	N60°07'02"W
C240	3476.80'	0°31'14"	31.59'	31.59'	S30°05'35"E
C241	3525.00'	0°15'01"	15.39'	15.39'	S29°42'32"E
C248	3615.00'	10°50'22"	683.90'	682.88'	S35°02'21"E
C258	187.00'	22°21'58"	73.00'	72.54'	S11°31'29"E
C259	187.00'	0°50'24"	2.74'	2.74'	S00°04'42"W
C262	66.11'	13°19'58"	15.38'	15.35'	N06°10'06"W
C263	66.11'	18°53'02"	21.79'	21.69'	N22°16'36"W
C264	66.11'	48°29'55"	55.96'	54.31'	N55°58'04"W
C265	66.11'	40°30'56"	46.75'	45.78'	S79°31'30"W
C266	3502.00'	2°02'32"	124.83'	124.82'	S31°45'14"E
C267	3502.00'	0°53'58"	54.98'	54.98'	S30°16'59"E
C268	3525.00'	0°14'15"	14.62'	14.62'	S29°57'09"E
C269	3525.00'	0°19'30"	20.00'	20.00'	S30°14'02"E
C270	3525.00'	0°19'30"	20.00'	20.00'	S30°33'33"E
C271	3525.00'	0°19'30"	20.00'	20.00'	S30°53'03"E
C272	3525.00'	0°19'30"	20.00'	20.00'	S31°12'33"E
C273	3525.00'	0°19'30"	20.00'	20.00'	S31°32'04"E
C274	3525.00'	0°19'30"	20.00'	20.00'	S31°51'34"E
C275	3525.00'	0°28'48"	29.52'	29.52'	S32°15'43"E
C276	3525.00'	0°28'41"	29.42'	29.42'	S32°44'28"E
C277	3525.00'	0°19'31"	20.00'	20.00'	S33°08'34"E
C278	3525.00'	0°19'30"	20.00'	20.00'	S33°28'04"E
C286	3615.00'	0°19'01"	20.00'	20.00'	S33°29'13"E
C287	3615.00'	0°19'01"	20.00'	20.00'	S33°10'11"E
C288	3615.00'	0°30'34"	32.14'	32.14'	S32°45'24"E
C289	3615.00'	0°30'18"	31.86'	31.86'	S32°14'58"E
C290	3615.00'	0°19'01"	20.00'	20.00'	S31°50'18"E
C291	3615.00'	0°19'01"	20.00'	20.00'	S31°31'17"E
C292	3615.00'	0°19'01"	20.00'	20.00'	S31°12'16"E
C293	3615.00'	0°19'01"	20.00'	20.00'	S30°53'15"E
C294	3615.00'	0°19'01"	20.00'	20.00'	S30°34'13"E
C295	3615.00'	0°19'01"	20.00'	20.00'	S30°15'12"E
C296	3615.00'	0°28'32"	30.01'	30.01'	S29°51'26"E

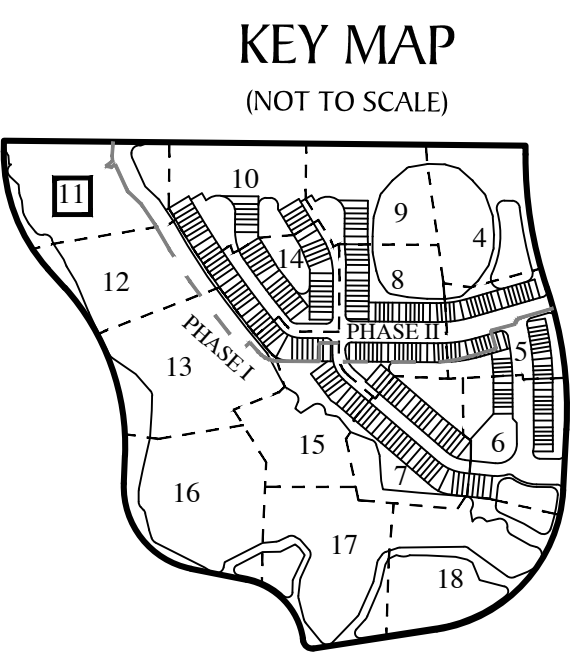
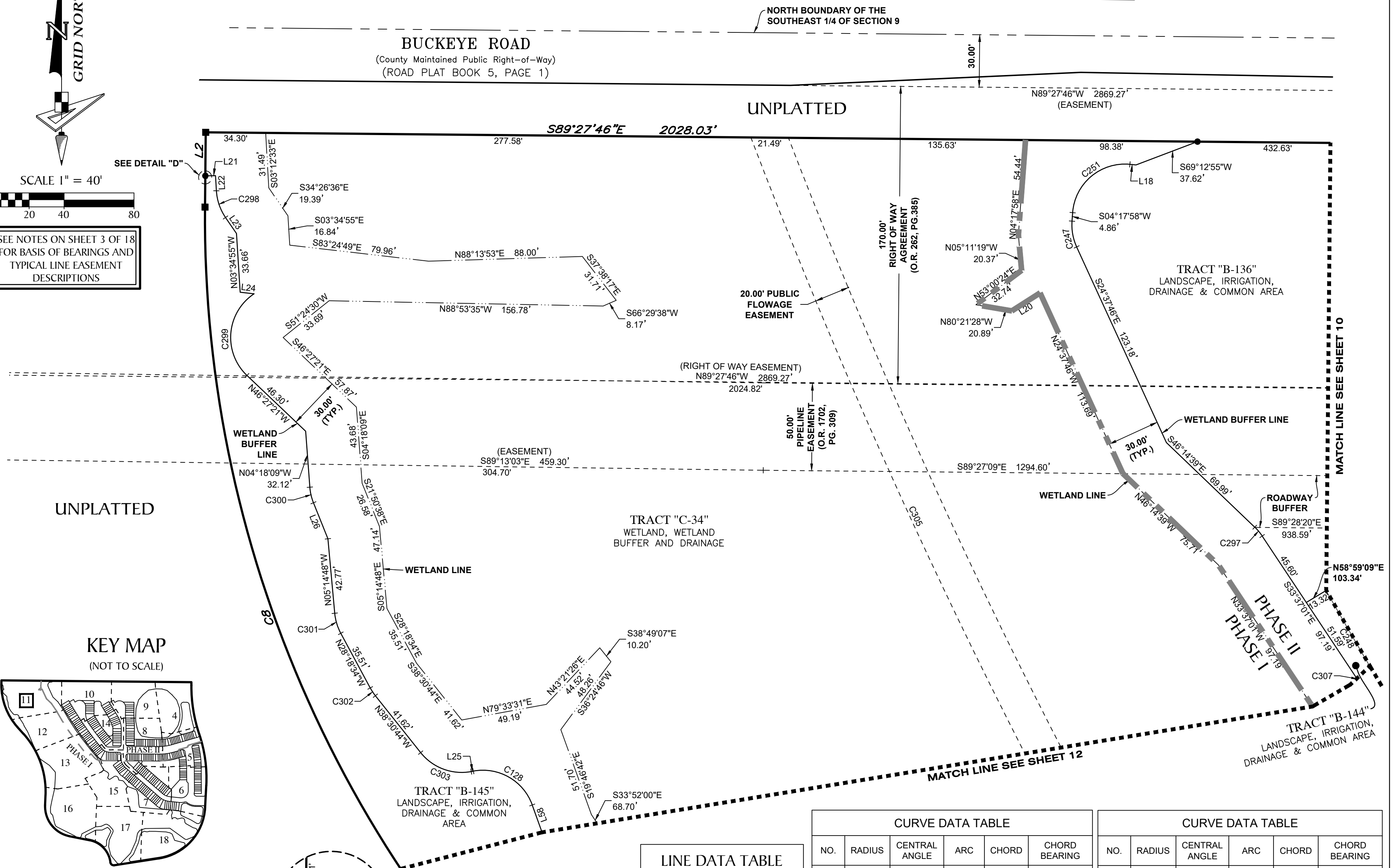
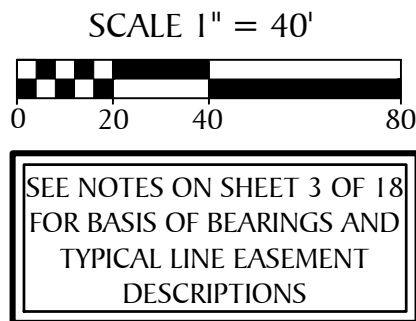
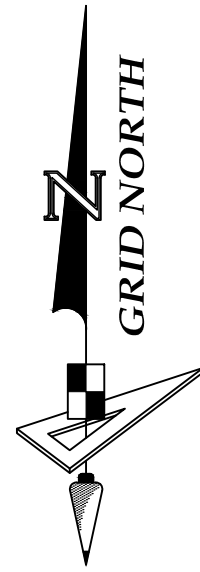
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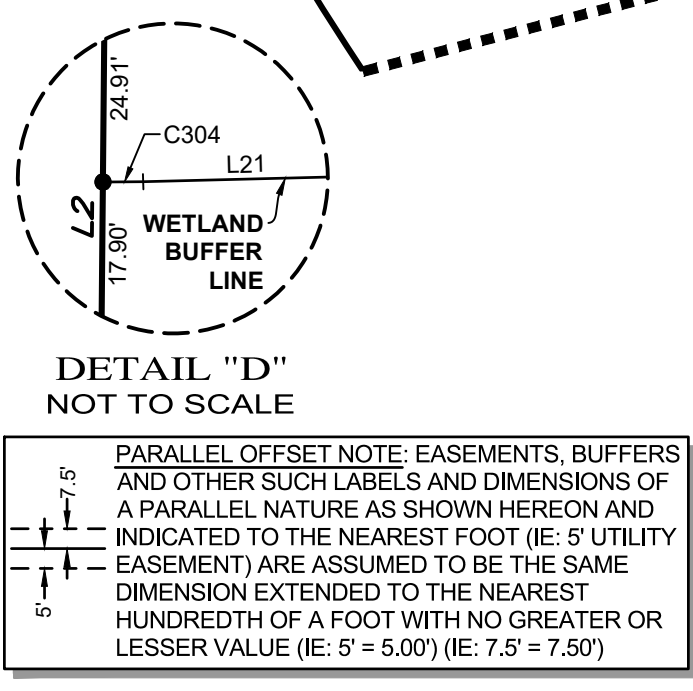
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ARTISAN LAKES EDGESTONE NORTH PHASES I & II

BEING A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA



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NO.	BEARING	LENGTH
L2	N 00°32'14" E	42.81'
L18	N 84°35'40" W	3.52'
L20	S 57°29'11" W	19.10'
L21	S 88°32'14" W	4.81'
L22	N 03°12'33" W	8.68'
L23	N 34°26'36" W	11.11'
L24	N 83°24'49" W	7.98'
L25	N 79°33'31" E	1.24'
L26	N 21°50'38" W	22.20'
L58	N 19°46'42" W	16.65'

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C8	675.00'	42°15'38"	497.87'	486.66'	N20°35'35"W
C128	30.00'	80°39'46"	42.23'	38.83'	N60°06'35"W
C247	30.00'	28°55'45"	15.15'	14.99'	S10°09'54"E
C248	3615.00'	10°50'22"	683.90'	682.88'	S35°02'21"E
C251	30.00'	91°06'21"	47.70'	42.83'	S49°51'09"W
C297	30.00'	12°37'39"	6.61'	6.60'	N39°55'50"W
C298	30.00'	31°14'03"	16.35'	16.15'	S18°49'34"E
C299	30.00'	102°48'08"	53.83'	46.89'	S04°56'43"W
C300	30.00'	17°32'30"	9.18'	9.15'	S13°04'24"E
C301	30.00'	23°03'46"	12.08'	11.99'	S16°46'41"E
C302	30.00'	10°12'11"	5.34'	5.34'	S33°24'39"E
C303	30.00'	61°55'44"	32.43'	30.87'	S69°28'36"E

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C304	30.00'	2°00'01"	1.05'	1.05'	N89°32'14"E
C305	3524.15'	24°49'59"	1527.43'	1515.50'	S33°14'58"E
C307	30.00'	3°30'29"	1.84'	1.84'	N31°51'46"W

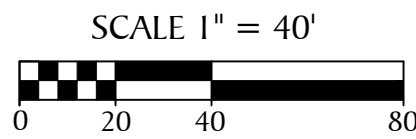
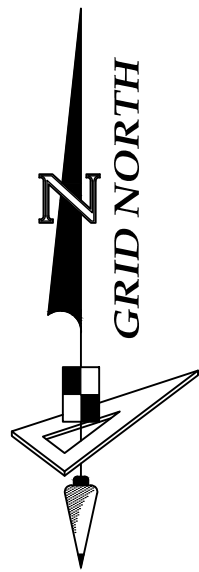
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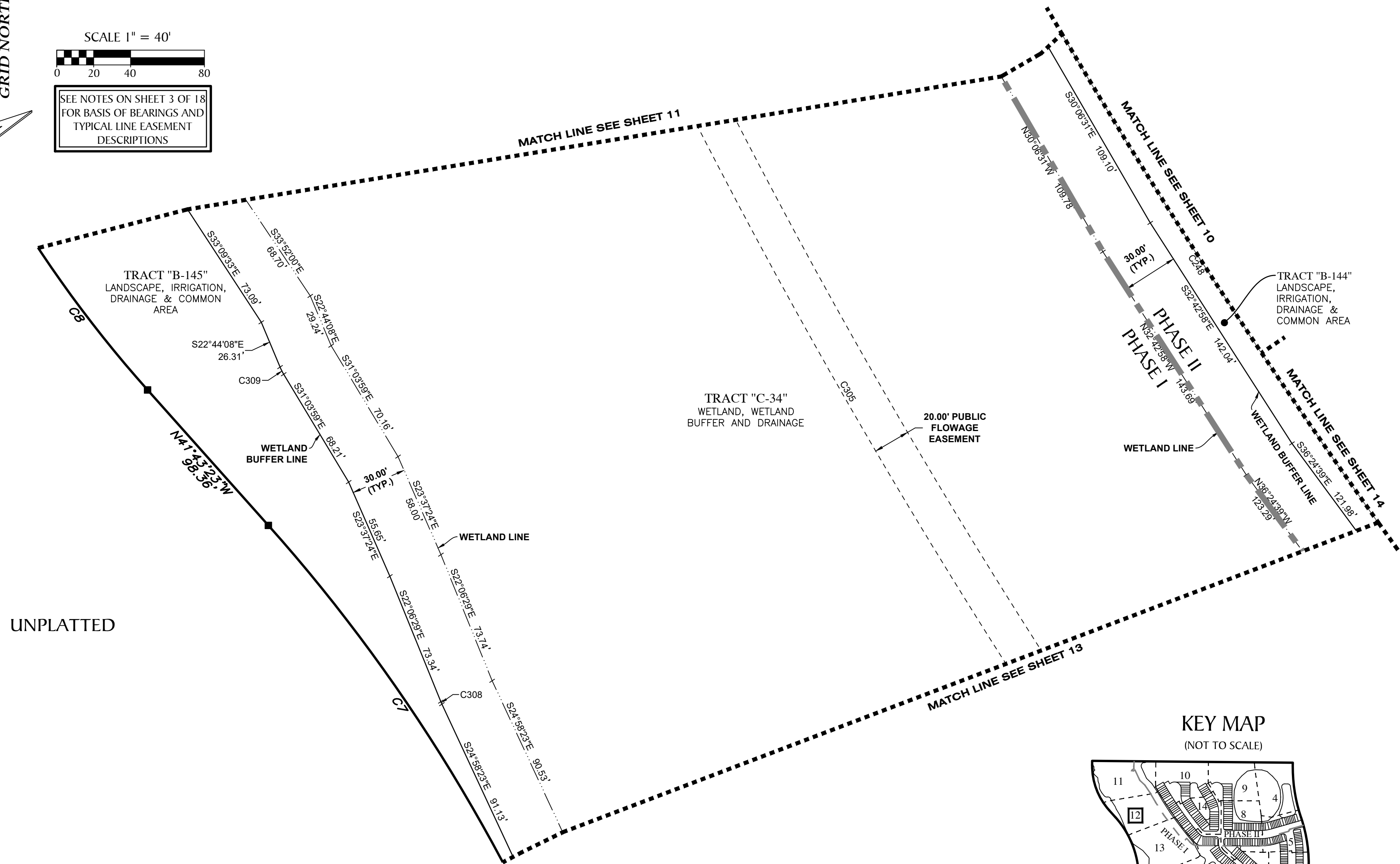
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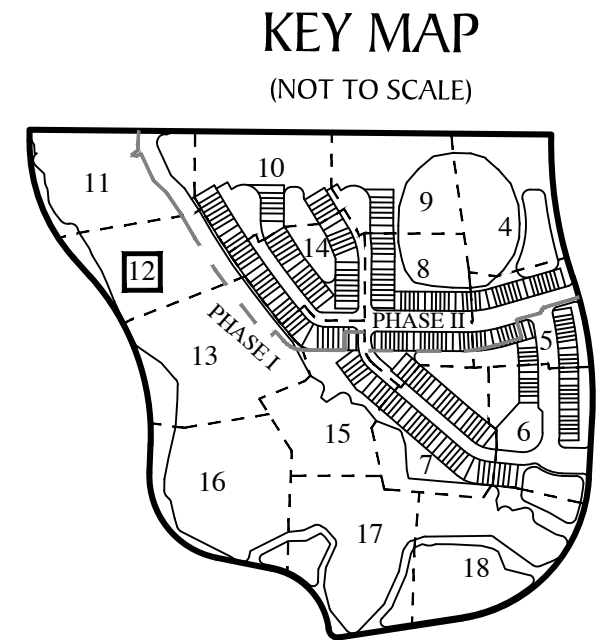
SEE NOTES ON SHEET 3 OF 18
FOR BASIS OF BEARINGS AND
TYPICAL LINE EASEMENT
DESCRIPTIONS



- LEGEND:**
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 - ----- (P.R.M.) PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT WITH DISK LB7768, UNLESS OTHERWISE NOTED
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 - TYP. ----- TYPICAL
 - CCR ----- CERTIFIED CORNER RECORD
 - O.R. ----- OFFICIAL RECORD BOOK
 - ORI. ----- OFFICIAL RECORD INSTRUMENT
 - PG. ----- PAGE

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C7	925.00'	44°00'00"	710.35'	693.02'	N19°43'23"W
C8	675.00'	42°15'38"	497.87'	486.66'	N20°35'35"W
C248	3615.00'	10°50'22"	683.90'	682.88'	S35°02'21"E
C305	3524.15'	24°49'59"	1527.43'	1515.50'	S33°14'58"E
C308	30.00'	2°51'54"	1.50'	1.50'	S23°32'26"E
C309	30.00'	8°19'51"	4.36'	4.36'	S26°54'03"E



GeoPoint

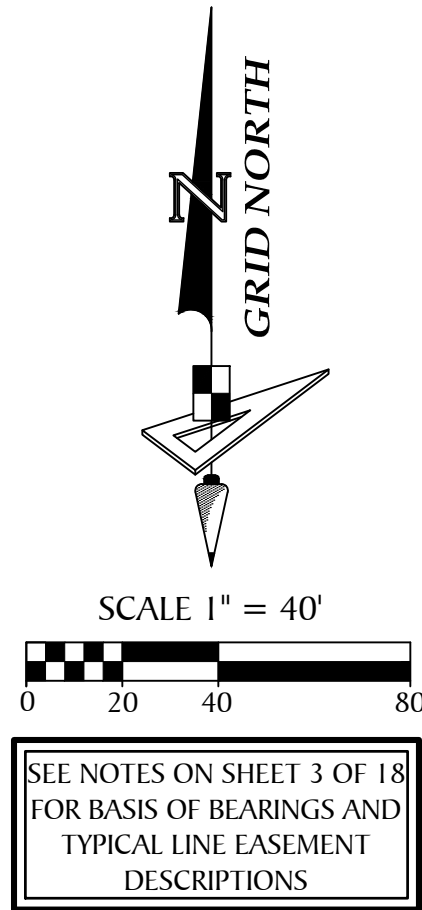
Surveying, Inc.

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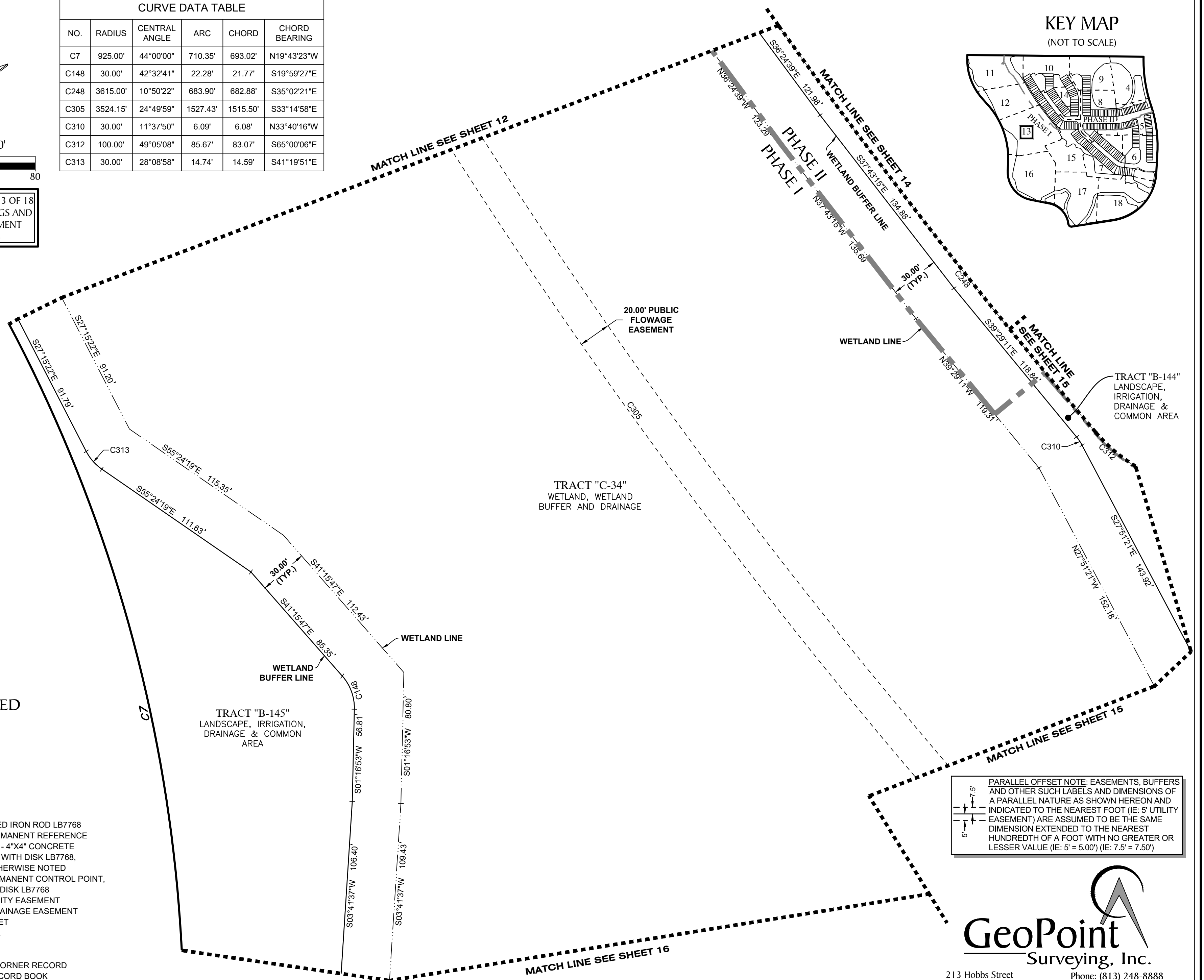
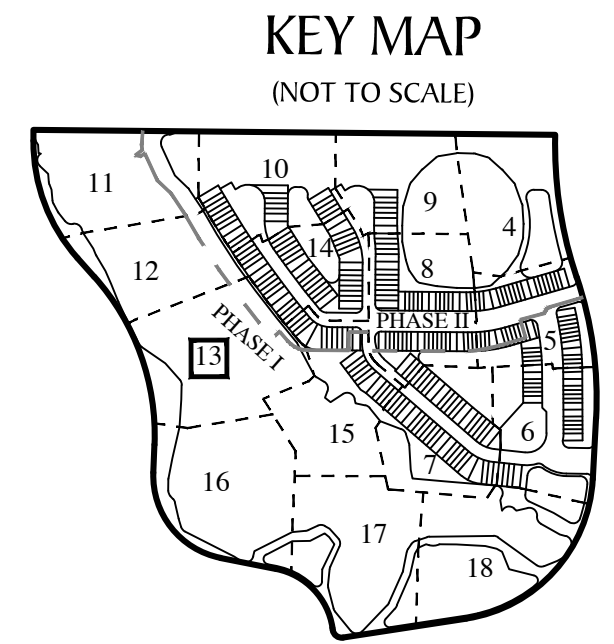
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

ARTISAN LAKES EDGESTONE NORTH PHASES I & II

BEING A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA



CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C7	925.00'	44°00'00"	710.35'	693.02'	N19°43'23"W
C148	30.00'	42°32'41"	22.28'	21.77'	S19°59'27"E
C248	3615.00'	10°50'22"	683.90'	682.88'	S35°02'21"E
C305	3524.15'	24°49'59"	1527.43'	1515.50'	S33°14'58"E
C310	30.00'	11°37'50"	6.09'	6.08'	N33°40'16"W
C312	100.00'	49°05'08"	85.67'	83.07'	S65°00'06"E
C313	30.00'	28°08'58"	14.74'	14.59'	S41°19'51"E



- LEGEND:**
- ----- REFERENCED IRON ROD LB7768
 - ----- (P.R.M.) PERMANENT REFERENCE MONUMENT - 4"X4" CONCRETE MONUMENT WITH DISK LB7768, UNLESS OTHERWISE NOTED
 - ----- (P.C.P.) PERMANENT CONTROL POINT, MAG NAIL & DISK LB7768
 - P.U.E. ----- PUBLIC UTILITY EASEMENT
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ARTISAN LAKES EDGESTONE NORTH PHASES I & II

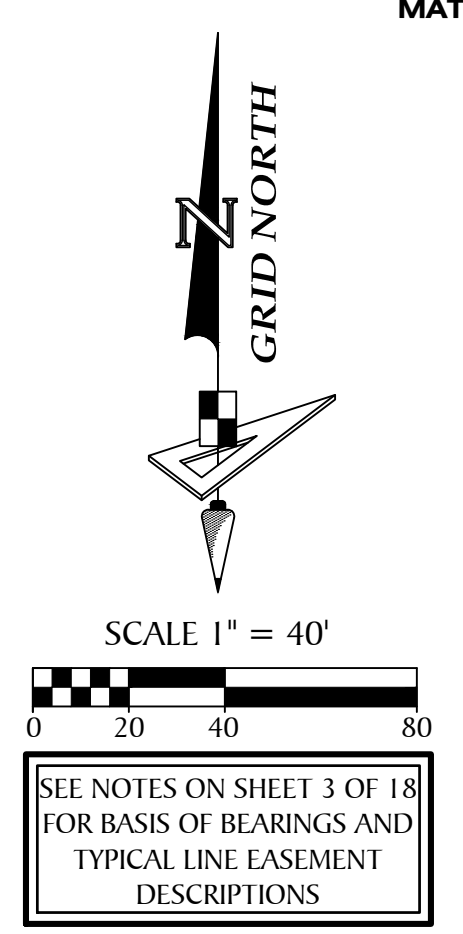
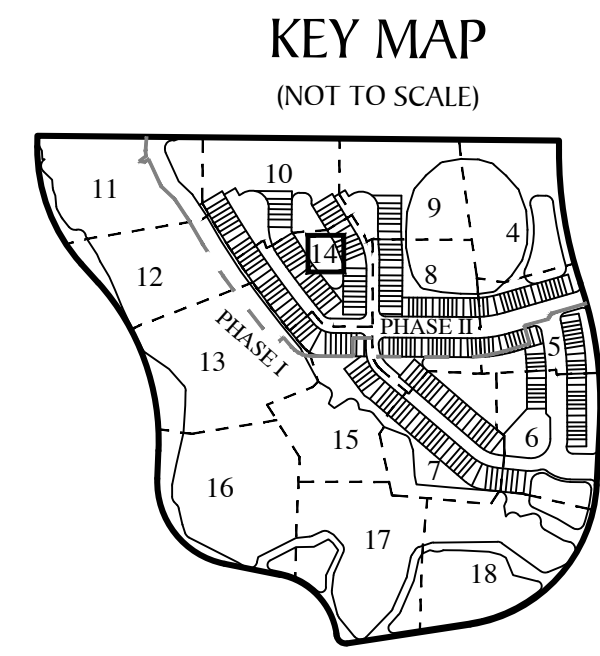
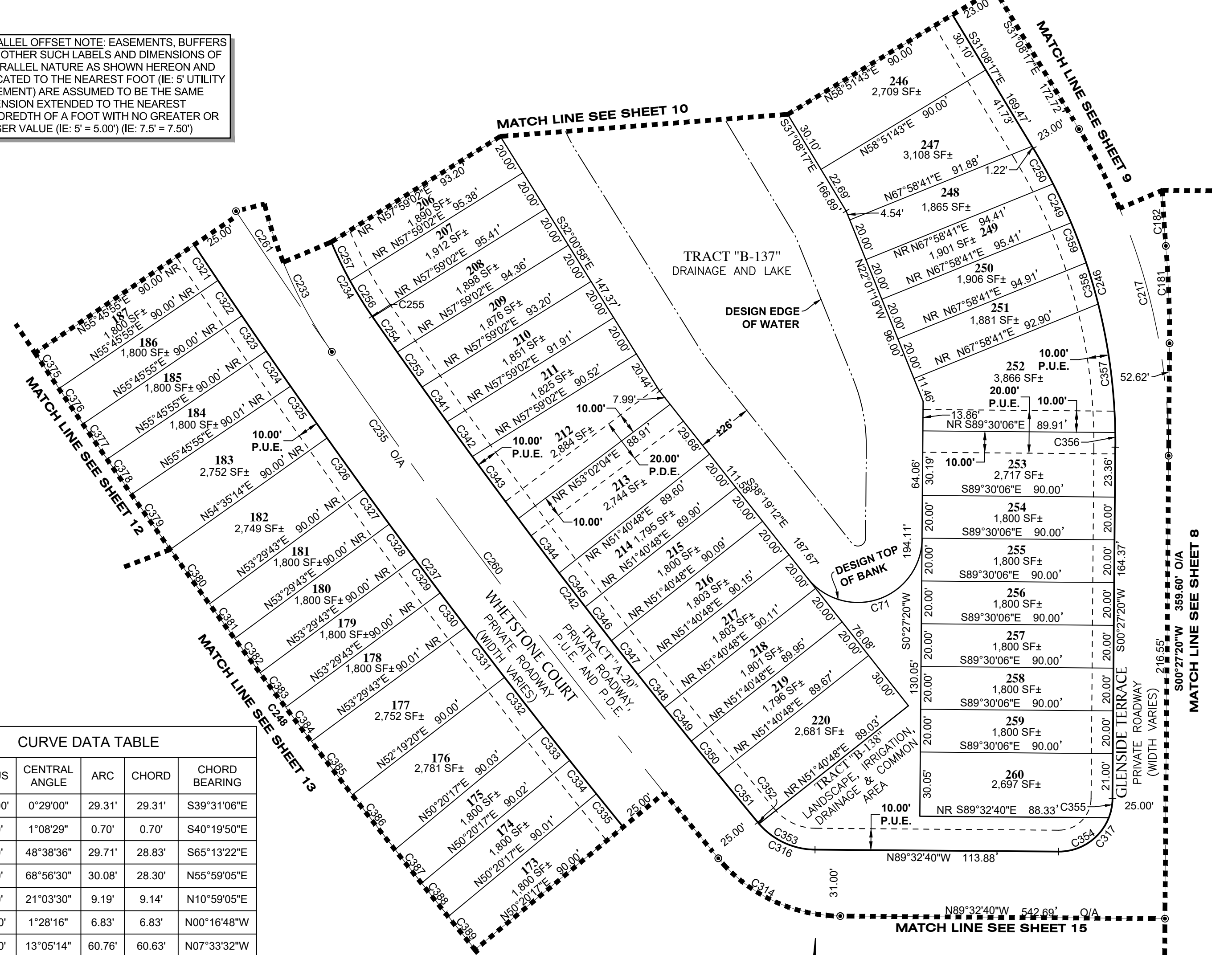
BEING A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C71	30.00'	141°51'33"	74.28'	56.71'	S70°44'59"W
C181	500.00'	5°13'09"	45.55'	45.53'	N02°09'14"W
C182	623.00'	5°15'43"	57.21'	57.19'	S02°07'58"E
C217	291.00'	31°35'38"	160.46'	158.44'	N15°20'29"W
C233	210.00'	34°53'47"	127.90'	125.93'	S17°26'54"E
C234	187.00'	35°20'44"	115.36'	113.54'	S17°10'29"E
C235	3500.00'	6°10'56"	377.65'	377.47'	S36°41'01"E
C237	3525.00'	9°56'28"	611.60'	610.83'	S34°48'16"E
C242	3475.00'	4°54'45"	297.94'	297.85'	S37°18'13"E
C246	266.00'	31°35'38"	146.68'	144.83'	N15°20'29"W
C248	3615.00'	10°50'22"	683.90'	682.88'	S35°02'21"E
C249	266.00'	4°18'52"	20.03'	20.03'	N24°54'03"W
C250	266.00'	4°04'48"	18.94'	18.94'	N29°05'53"W
C253	3475.00'	0°19'49"	20.03'	20.03'	S35°21'05"E
C254	3475.00'	0°19'49"	20.03'	20.03'	S35°01'16"E
C255	3475.00'	0°00'31"	0.52'	0.52'	S34°51'06"E
C256	187.00'	5°58'21"	19.49'	19.48'	S31°51'41"E
C257	187.00'	6°10'02"	20.13'	20.12'	S25°47'29"E
C260	3500.00'	4°52'42"	298.00'	297.91'	S37°20'08"E
C261	3500.00'	1°18'14"	79.65'	79.65'	S34°14'40"E
C314	75.00'	49°46'10"	65.15'	63.12'	S64°39'35"E
C316	35.00'	49°47'04"	30.41'	29.46'	S64°39'08"E
C317	25.00'	90°00'00"	39.27'	35.36'	N45°27'20"E
C321	3525.00'	0°19'30"	20.00'	20.00'	S33°47'34"E
C322	3525.00'	0°19'30"	20.00'	20.00'	S34°07'05"E
C323	3525.00'	0°19'30"	20.00'	20.00'	S34°26'35"E
C324	3525.00'	0°19'30"	20.00'	20.00'	S34°46'05"E
C325	3525.00'	0°28'55"	29.66'	29.66'	S35°10'18"E
C326	3525.00'	0°28'57"	29.69'	29.69'	S35°39'14"E
C327	3525.00'	0°19'30"	20.00'	20.00'	S36°03'28"E
C328	3525.00'	0°19'30"	20.00'	20.00'	S36°22'59"E
C329	3525.00'	0°19'30"	20.00'	20.00'	S36°42'29"E
C330	3525.00'	0°19'30"	20.00'	20.00'	S37°01'59"E
C331	3525.00'	0°28'55"	29.65'	29.65'	S37°26'12"E
C332	3525.00'	0°28'37"	29.34'	29.34'	S37°54'58"E
C333	3525.00'	0°19'31"	20.01'	20.01'	S38°19'02"E
C334	3525.00'	0°19'30"	20.00'	20.00'	S38°38'32"E
C335	3525.00'	0°19'30"	20.00'	20.00'	S38°58'03"E
C341	3475.00'	0°19'50"	20.04'	20.04'	S35°40'54"E
C342	3475.00'	0°19'50"	20.05'	20.05'	S36°00'44"E
C343	3475.00'	0°35'46"	36.16'	36.16'	S36°28'32"E
C344	3475.00'	0°31'27"	31.79'	31.79'	S37°02'09"E
C345	3475.00'	0°19'47"	20.00'	20.00'	S37°27'46"E
C346	3475.00'	0°19'47"	20.00'	20.00'	S37°47'33"E
C347	3475.00'	0°19'47"	20.00'	20.00'	S38°07'21"E
C348	3475.00'	0°19'47"	20.00'	20.00'	S38°27'08"E
C349	3475.00'	0°19'47"	20.00'	20.00'	S38°46'55"E
C350	3475.00'	0°19'47"	20.00'	20.00'	S39°06'42"E

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C351	3475.00'	0°29'00"	29.31'	29.31'	S39°31'06"E
C352	35.00'	1°08'29"	0.70'	0.70'	S40°19'50"E
C353	35.00'	48°38'36"	29.71'	28.83'	S65°13'22"E
C354	25.00'	68°56'30"	30.08'	28.30'	N55°59'05"E
C355	25.00'	21°03'30"	9.19'	9.14'	N10°59'05"E
C356	266.00'	1°28'16"	6.83'	6.83'	N00°16'48"W
C357	266.00'	13°05'14"	60.76'	60.63'	N07°33'32"W
C358	266.00'	4°19'51"	20.11'	20.10'	N16°16'05"W
C359	266.00'	4°18'37"	20.01'	20.01'	N20°35'19"W
C375	3615.00'	0°19'01"	20.00'	20.00'	S33°48'14"E
C376	3615.00'	0°19'01"	20.00'	20.00'	S34°07'15"E
C377	3615.00'	0°19'01"	20.00'	20.00'	S34°26'16"E
C378	3615.00'	0°19'01"	20.00'	20.00'	S34°45'18"E
C379	3615.00'	0°29'58"	31.51'	31.51'	S35°09'47"E
C380	3615.00'	0°29'52"	31.40'	31.40'	S35°39'42"E
C381	3615.00'	0°19'01"	20.00'	20.00'	S36°04'08"E
C382	3615.00'	0°19'01"	20.00'	20.00'	S36°23'09"E
C383	3615.00'	0°19'01"	20.00'	20.00'	S36°42'11"E
C384	3615.00'	0°19'01"	20.00'	20.00'	S37°01'12"E
C385	3615.00'	0°29'57"	31.50'	31.50'	S37°25'41"E
C386	3615.00'	0°30'52"	32.46'	32.46'	S37°56'06"E
C387	3615.00'	0°19'01"	20.01'	20.01'	S38°21'02"E
C388	3615.00'	0°19'01"	20.00'	20.00'	S38°40'04"E
C389	3615.00'	0°19'01"	20.00'	20.00'	S38°59'05"E

LEGEND:
 ● ----- REFERENCED IRON ROD LB7768
 ■ ----- (P.R.M.) PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT WITH DISK LB7768, UNLESS OTHERWISE NOTED
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 PG. ----- PAGE
 TYP. ----- TYPICAL



SEE NOTES ON SHEET 3 OF 18 FOR BASIS OF BEARINGS AND TYPICAL LINE EASEMENT DESCRIPTIONS

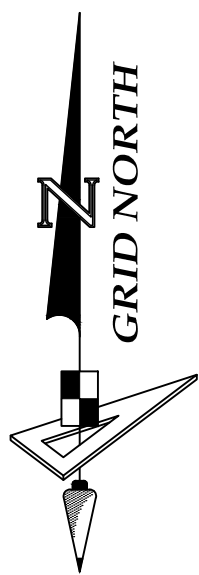
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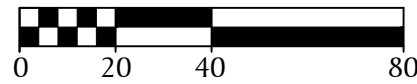
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ARTISAN LAKES EDGESTONE NORTH PHASES I & II

BEING A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST,
MANATEE COUNTY, FLORIDA



SCALE 1" = 40'

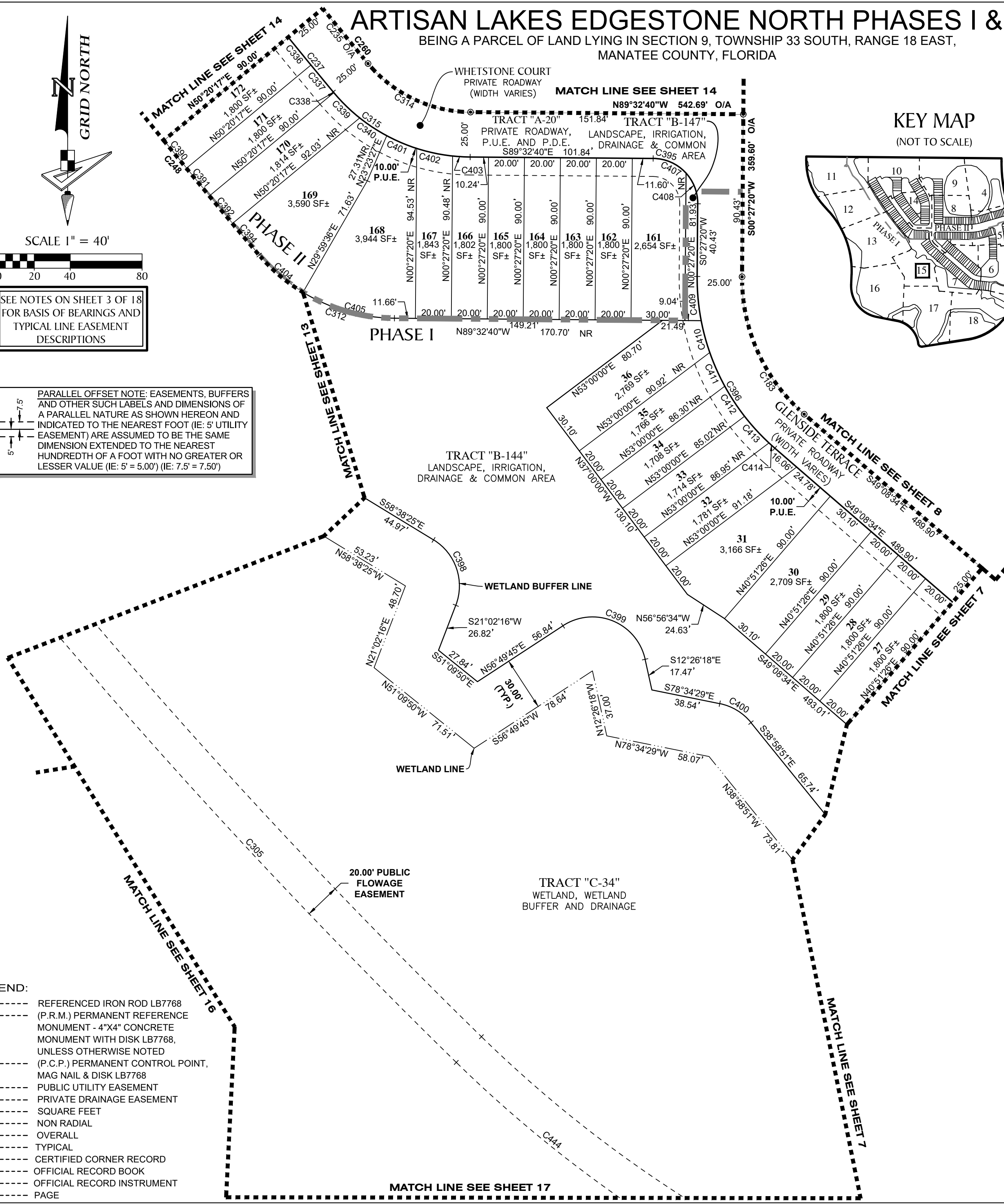


SEE NOTES ON SHEET 3 OF 18
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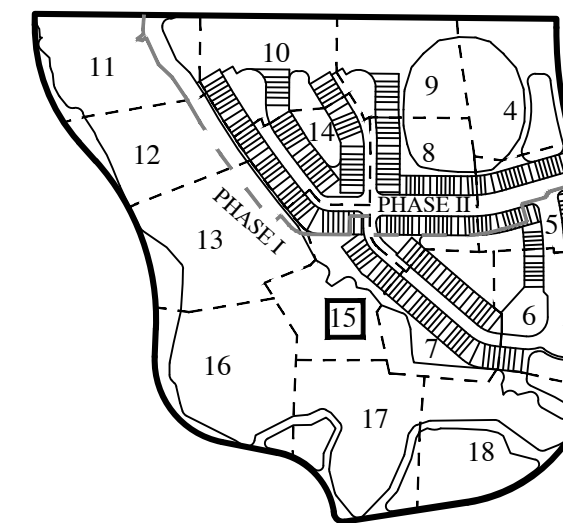
LEGEND:

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KEY MAP

(NOT TO SCALE)



CURVE DATA TABLE

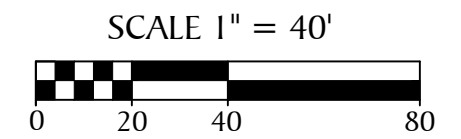
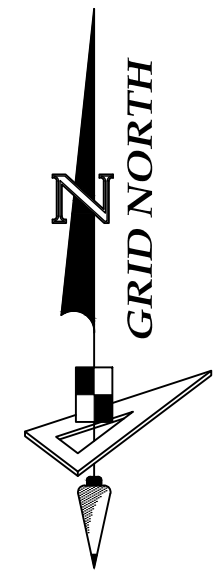
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C183	100.00'	49°35'54"	86.57'	83.89'	S24°20'37"E
C235	3500.00'	4°52'42"	298.00'	297.91'	S37°20'08"E
C237	3525.00'	9°56'28"	611.60'	610.83'	S34°48'16"E
C248	3615.00'	10°50'22"	683.90'	682.88'	S35°02'21"E
C260	3500.00'	4°52'42"	298.00'	297.91'	S37°20'08"E
C305	3524.15'	24°49'59"	1527.43'	1515.50'	S33°14'58"E
C312	100.00'	49°05'08"	85.67'	83.07'	S65°00'06"E
C314	75.00'	49°46'10"	65.15'	63.12'	S64°39'35"E
C315	100.00'	49°46'10"	86.86'	84.16'	S64°39'35"E
C336	3525.00'	0°19'30"	20.00'	20.00'	S39°17'33"E
C337	3525.00'	0°19'11"	19.67'	19.67'	S39°36'54"E
C338	100.00'	0°11'13"	0.33'	0.33'	S39°52'06"E
C339	100.00'	11°32'36"	20.15'	20.11'	S45°44'01"E
C340	100.00'	10°20'08"	18.04'	18.01'	S56°40'23"E
C390	3615.00'	0°19'01"	20.00'	20.00'	S39°18'06"E
C391	3615.00'	0°19'01"	20.00'	20.00'	S39°37'07"E
C392	3615.00'	0°19'01"	20.00'	20.00'	S39°56'09"E
C394	3615.00'	0°21'53"	23.00'	23.00'	S40°16'35"E
C395	25.00'	90°00'00"	39.27'	35.36'	N44°32'40"W
C396	125.00'	49°35'54"	108.21'	104.86'	S24°20'37"E
C398	30.00'	79°40'41"	41.72'	38.44'	N18°48'04"W
C399	30.00'	110°43'57"	57.98'	49.37'	N67°48'16"W
C400	30.00'	39°35'38"	20.73'	20.32'	N58°46'40"W
C401	100.00'	10°23'26"	18.13'	18.11'	S67°02'09"E
C402	100.00'	11°42'45"	20.44'	20.41'	S78°05'15"E
C403	100.00'	5°36'03"	9.78'	9.77'	S86°44'38"E
C404	100.00'	18°24'21"	32.12'	31.99'	S49°39'42"E
C405	100.00'	30°40'47"	53.55'	52.91'	S74°12'16"E
C407	25.00'	47°22'39"	20.67'	20.09'	N65°51'20"W
C408	25.00'	42°37'21"	18.60'	18.17'	N20°51'20"W
C409	125.00'	11°20'11"	24.73'	24.69'	S05°12'45"E
C410	125.00'	8°25'13"	18.37'	18.35'	S15°05'28"E
C411	125.00'	9°25'07"	20.55'	20.53'	S24°00'38"E
C412	125.00'	9°11'46"	20.06'	20.04'	S33°19'04"E
C413	125.00'	9°13'12"	20.12'	20.09'	N42°31'34"W
C414	125.00'	2°00'24"	4.38'	4.38'	S48°08'22"E
C444	720.00'	57°59'11"	728.68'	697.98'	S74°39'32"E



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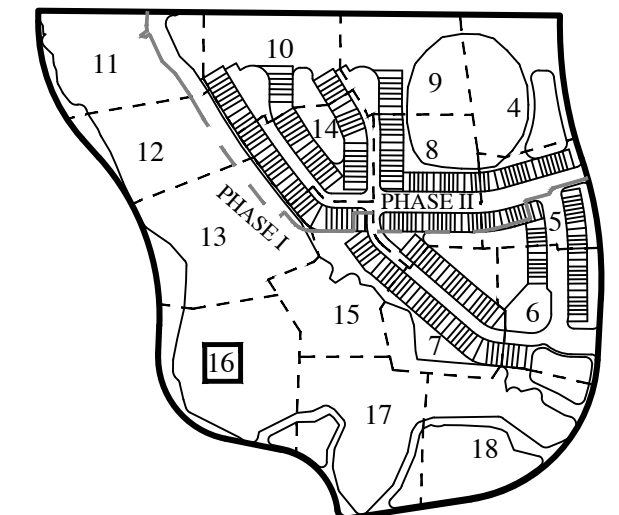
ARTISAN LAKES EDGESTONE NORTH PHASES I & II

BEING A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

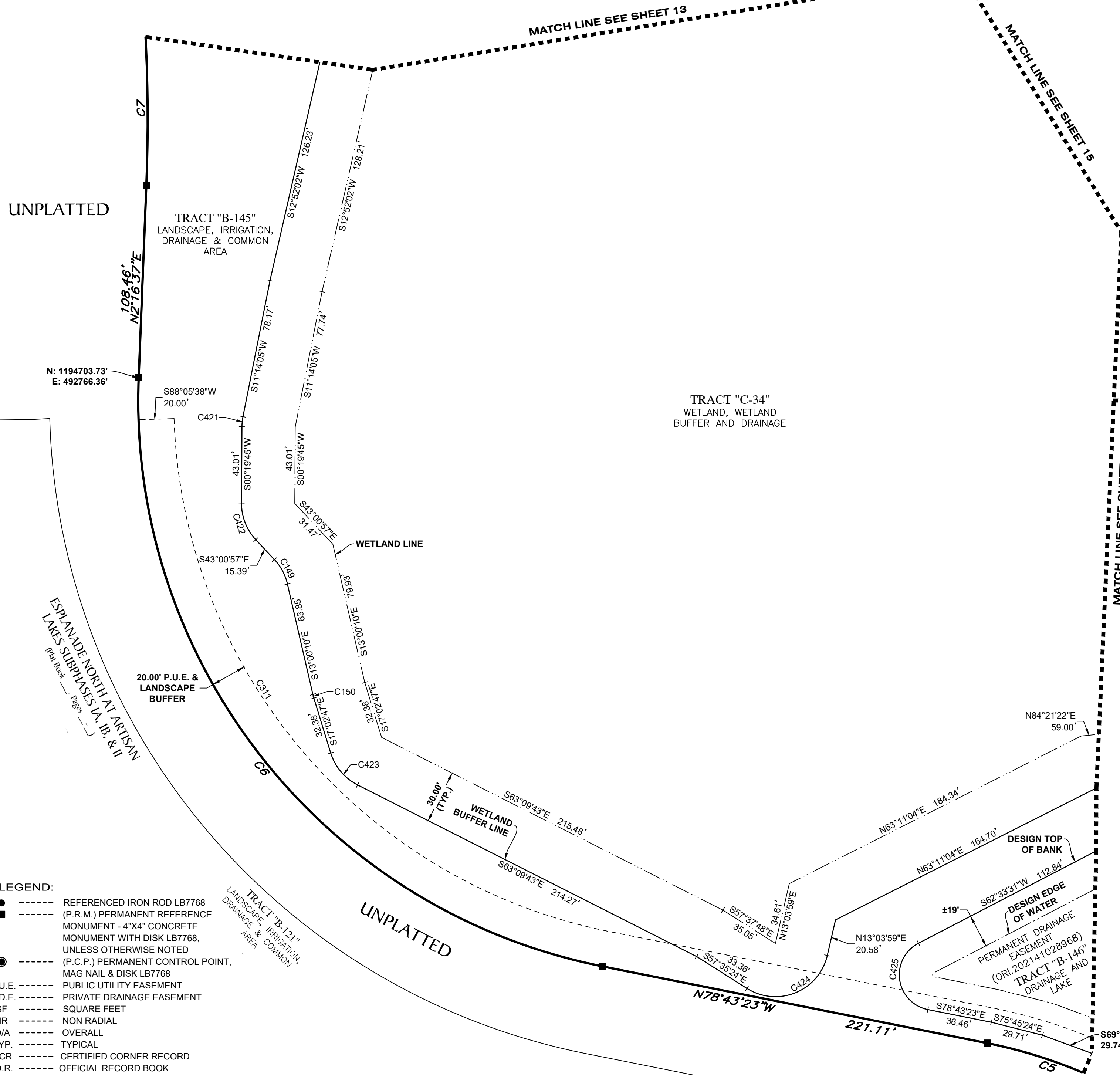


SEE NOTES ON SHEET 3 OF 18
FOR BASIS OF BEARINGS AND
TYPICAL LINE EASEMENT
DESCRIPTIONS

KEY MAP
(NOT TO SCALE)



PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')



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 - PG. ----- PAGE

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C5	275.00'	70°00'00"	335.98'	315.47'	N43°43'23"W
C6	325.00'	81°00'00"	459.46'	422.14'	N38°13'23"W
C7	925.00'	44°00'00"	710.35'	693.02'	N19°43'23"W
C149	30.00'	30°00'47"	15.71'	15.54'	N28°00'34"W
C150	30.00'	4°02'37"	2.12'	2.12'	S15°01'29"E
C311	305.00'	76°49'02"	408.92'	378.97'	N40°18'53"W
C421	30.00'	10°54'21"	5.71'	5.70'	S05°46'55"W
C422	30.00'	43°20'42"	22.70'	22.16'	S21°20'36"E
C423	30.00'	46°06'56"	24.15'	23.50'	S40°06'15"E
C424	30.00'	109°18'13"	57.23'	48.94'	N67°43'06"E
C425	20.00'	141°16'55"	49.32'	37.74'	S08°04'56"E

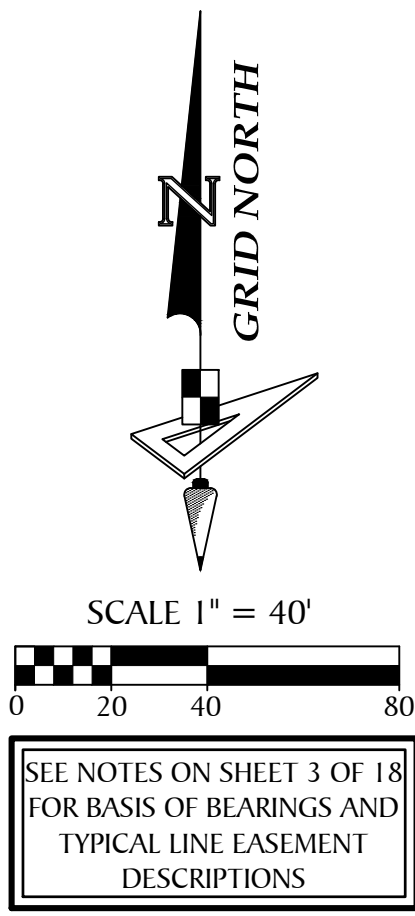
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ARTISAN LAKES EDGESTONE NORTH PHASES I & II

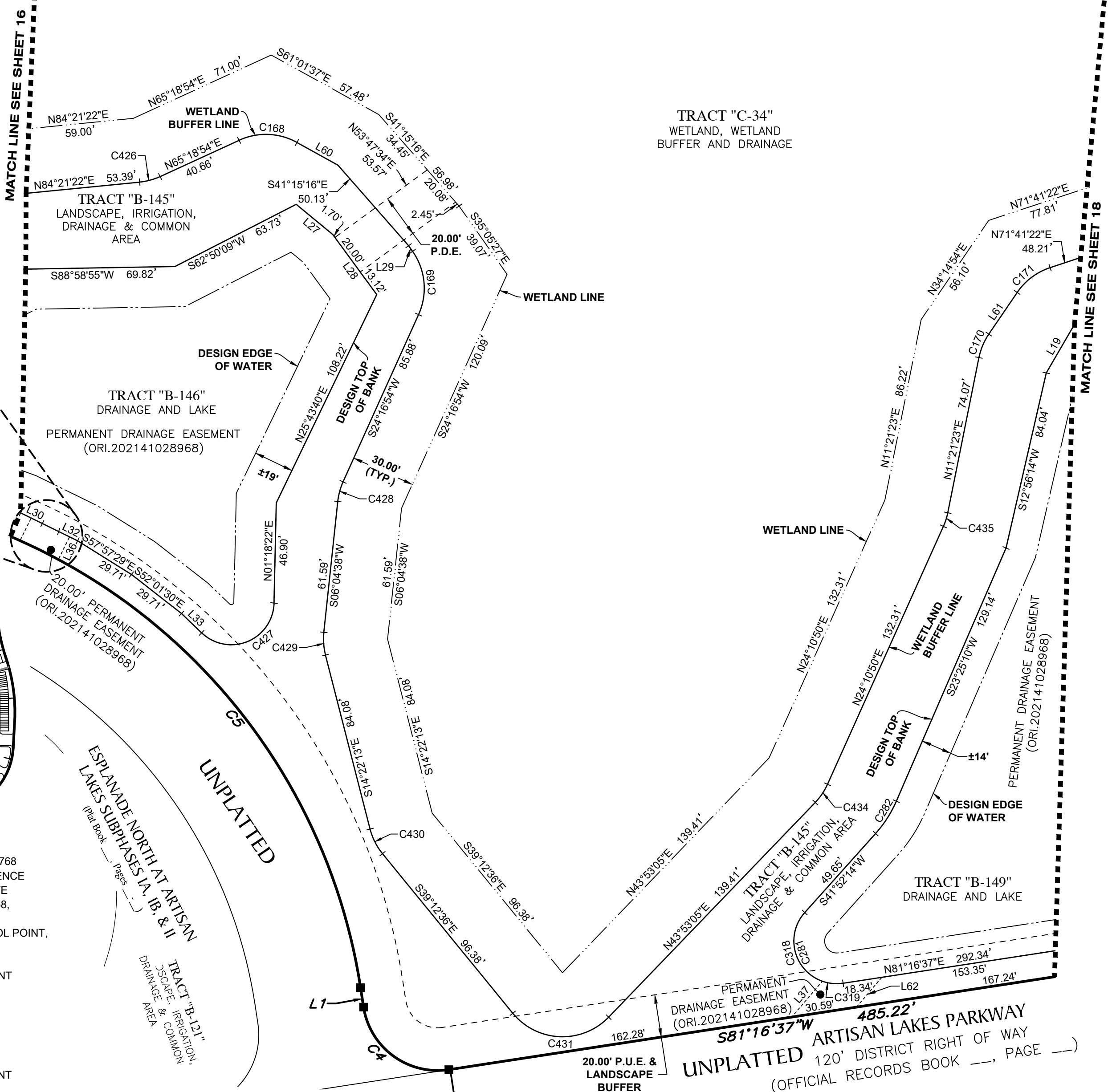
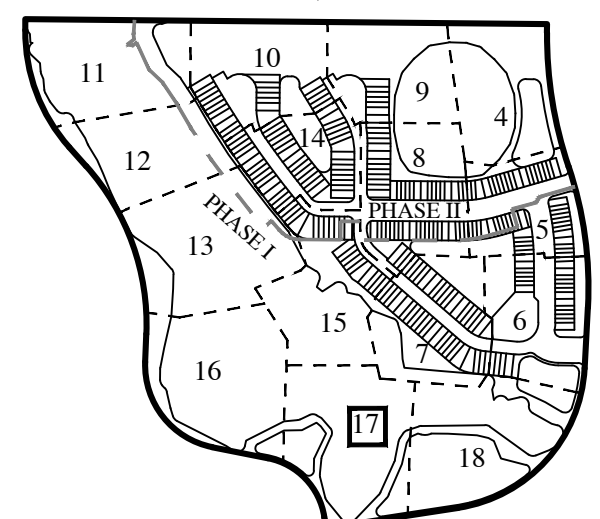
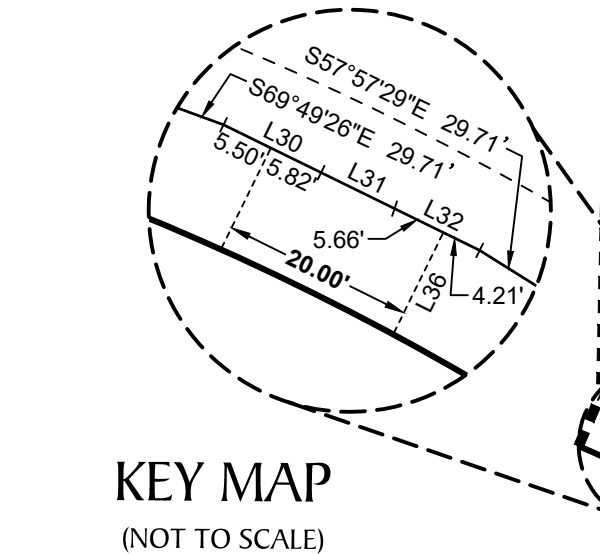
BEING A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA



PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 08°43'23" W	9.21'
L19	S 30°06'59" W	26.46'
L27	N 50°24'49" W	22.19'
L28	N 36°12'26" W	34.81'
L29	S 35°05'27" E	3.25'
L30	S 63°53'27" E	11.32'
L31	S 63°53'27" E	8.51'
L32	S 63°53'27" E	9.87'
L33	S 46°05'32" E	13.05'
L36	S 26°14'15" W	11.82'
L37	N 40°26'56" E	22.01'
L60	S 61°01'37" E	21.91'
L61	N 34°14'54" E	23.62'
L62	S 40°26'56" W	18.35'

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C4	35.00'	90°00'00"	54.98'	49.50'	N53°43'23"W
C5	275.00'	70°00'00"	335.98'	315.47'	N43°43'23"W
C168	30.00'	53°39'29"	28.10'	27.08'	N87°51'22"W
C169	30.00'	59°22'21"	31.09'	29.72'	N05°24'17"W
C170	30.00'	22°53'31"	11.99'	11.91'	S22°48'09"W
C171	30.00'	37°26'28"	19.60'	19.26'	S52°58'08"W
C281	20.00'	140°35'38"	49.08'	37.66'	S28°25'35"E
C282	56.00'	18°27'04"	18.03'	17.96'	N32°38'42"E
C318	20.00'	112°16'53"	39.19'	33.22'	N14°16'12"W
C319	20.00'	28°18'44"	9.88'	9.78'	S84°34'01"E
C426	30.00'	19°02'28"	9.97'	9.92'	N74°50'08"E
C427	20.00'	132°36'06"	46.29'	36.63'	N67°36'25"E
C428	30.00'	18°12'16"	9.53'	9.49'	S15°10'46"W
C429	30.00'	20°26'51"	10.71'	10.65'	S04°08'48"E
C430	30.00'	24°50'23"	13.01'	12.90'	S26°47'25"E
C431	30.00'	96°54'19"	50.74'	44.90'	S87°39'46"E
C434	30.00'	19°42'15"	10.32'	10.27'	N34°01'57"E
C435	30.00'	12°49'26"	6.71'	6.70'	N17°46'06"E
C444	720.00'	57°59'11"	728.68'	697.98'	S74°39'32"E



UNPLATTED ARTISAN LAKES PARKWAY
120' DISTRICT RIGHT OF WAY
(OFFICIAL RECORDS BOOK _____, PAGE _____)

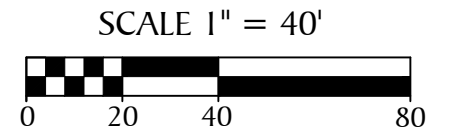
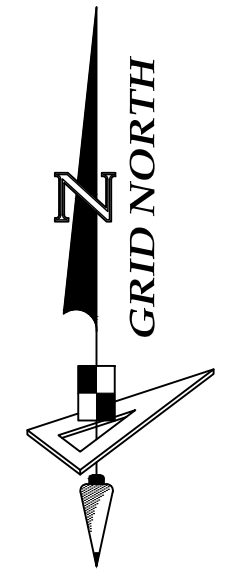
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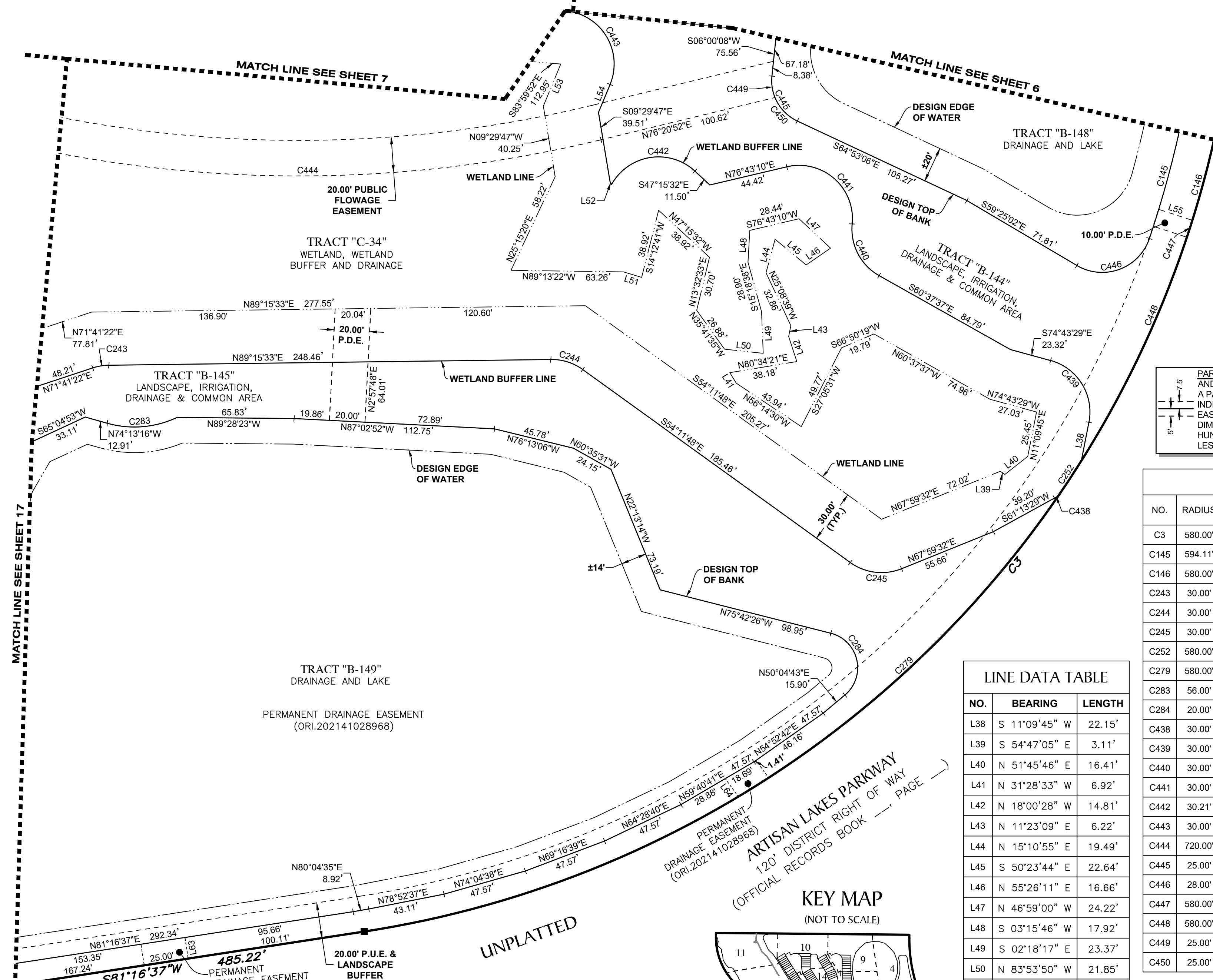
ARTISAN LAKES EDGESTONE NORTH PHASES I & II

BEING A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA



SEE NOTES ON SHEET 3 OF 18 FOR BASIS OF BEARINGS AND TYPICAL LINE EASEMENT DESCRIPTIONS

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

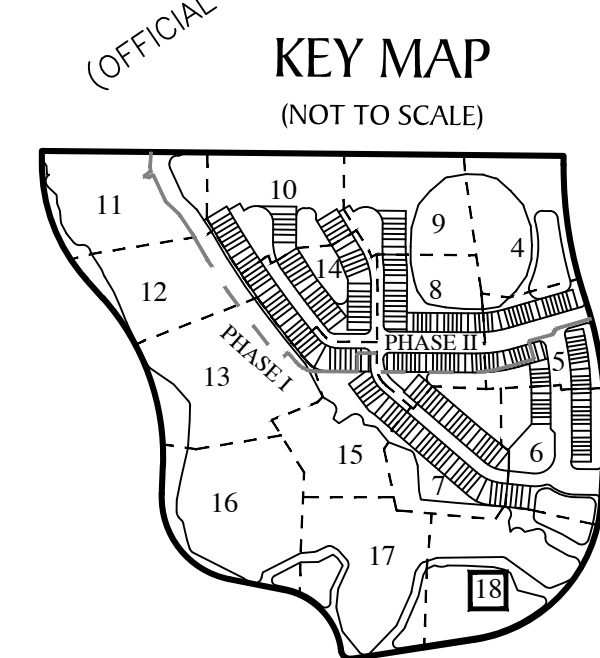


CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C3	580.00'	78°13'16"	791.82'	731.75'	S42°09'59"W
C145	594.11'	13°09'19"	136.41'	136.11'	N12°01'18"E
C146	580.00'	13°45'35"	139.29'	138.95'	N10°30'52"E
C243	30.00'	17°34'11"	9.20'	9.16'	S80°28'27"W
C244	30.00'	36°32'39"	19.13'	18.81'	N72°28'08"W
C245	30.00'	57°48'40"	30.27'	29.00'	S83°06'08"E
C252	580.00'	2°18'14"	23.32'	23.32'	N33°18'31"E
C279	580.00'	46°48'59"	473.92'	460.84'	N57°52'07"E
C283	56.00'	41°07'21"	40.19'	39.34'	N85°13'03"E
C284	20.00'	125°47'10"	43.91'	35.61'	N12°48'52"W
C438	30.00'	5°03'01"	2.64'	2.64'	N58°41'58"E
C439	30.00'	85°53'14"	44.97'	40.88'	N31°46'52"W
C440	30.00'	66°12'22"	34.67'	32.77'	S27°31'26"E
C441	30.00'	108°51'36"	57.00'	48.80'	N48°51'02"W
C442	30.21'	103°20'34"	54.49'	47.40'	S80°54'50"W
C443	30.00'	107°55'53"	56.51'	48.52'	N31°25'54"W
C444	720.00'	57°59'11"	728.68'	697.98'	S74°39'32"E
C445	25.00'	70°53'14"	30.93'	29.00'	S29°26'29"E
C446	28.00'	101°59'00"	49.84'	43.52'	N69°35'28"E
C447	580.00'	0°59'16"	10.00'	10.00'	N17°53'18"E
C448	580.00'	13°46'28"	139.44'	139.10'	N25°16'10"E
C449	25.00'	28°10'23"	12.29'	12.17'	S08°05'03"E
C450	25.00'	42°42'52"	18.64'	18.21'	S43°31'40"E

LINE DATA TABLE

NO.	BEARING	LENGTH
L38	S 11°09'45" W	22.15'
L39	S 54°47'05" E	3.11'
L40	N 51°45'46" E	16.41'
L41	N 31°28'33" W	6.92'
L42	N 18°00'28" W	14.81'
L43	N 11°23'09" E	6.22'
L44	N 15°10'55" E	19.49'
L45	S 50°23'44" E	22.64'
L46	N 55°26'11" E	16.66'
L47	N 46°59'00" W	24.22'
L48	S 03°15'46" W	17.92'
L49	S 02°18'17" E	23.37'
L50	N 83°53'50" W	21.85'
L51	N 73°06'08" W	10.67'
L52	S 29°16'08" E	1.73'
L53	N 22°32'02" E	25.62'
L54	S 22°32'02" W	17.01'
L55	S 71°54'51" E	19.89'
L63	S 08°43'23" E	12.00'
L64	N 36°01'14" W	12.53'



- LEGEND:**
- REFERENCED IRON ROD LB7768
 - (P.R.M.) PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT WITH DISK LB7768, UNLESS OTHERWISE NOTED
 - (P.C.P.) PERMANENT CONTROL POINT, MAG NAIL & DISK LB7768
 - P.U.E. ----- PUBLIC UTILITY EASEMENT
 - P.D.E. ----- PRIVATE DRAINAGE EASEMENT
 - SF ----- SQUARE FEET
 - NR ----- NON RADIAL
 - PG. ----- PAGE
 - O/A ----- OVERALL
 - TYP. ----- TYPICAL
 - CCR ----- CERTIFIED CORNER RECORD
 - O.R. ----- OFFICIAL RECORD BOOK
 - ORI. ----- OFFICIAL RECORD INSTRUMENT

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RESOLUTION 2022-15

**[AMENDING RESOLUTIONS 2018-18, 2019-01 AND 2021-03
TO LEVY AND IMPOSE DEBT ASSESSMENTS ON
THE EXPANSION PARCEL – HERITAGE PARK PHASES 1 AND 2]**

A RESOLUTION MAKING CERTAIN FINDINGS; AUTHORIZING A CAPITAL IMPROVEMENT PLAN FOR THE EXPANSION PARCEL; AUTHORIZING THE USE OF THE PREVIOUSLY APPROVED ENGINEER’S REPORT; ADOPTING AN ASSESSMENT REPORT; EQUALIZING, APPROVING, CONFIRMING AND LEVYING DEBT ASSESSMENTS ON THE EXPANSION PARCEL; INCORPORATING THE PROVISIONS OF THE ORIGINAL ASSESSMENT RESOLUTIONS (AS DEFINED HEREIN); AUTHORIZING AN ASSESSMENT NOTICE; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Artisan Lakes East Community Development District (“**District**”) is a local unit of special-purpose government organized and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District was established by Ordinance No. 18-31 enacted by the Board of County Commissioners of Manatee County, Florida, which was effective on August 28, 2018, with a total acreage of 434.063 acres, and later amended to remove 4.142 acres in Ordinance No. 19-37, which was effective September 12, 2019, for final boundaries of 429.920 acres (“**Original Boundaries**”); and

WHEREAS, the District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, the District has previously determined to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (“**Project**”) described in the District’s *Report of District Engineer*, dated September 6, 2018, as supplemented by the *Supplemental Report of District Engineer*, dated May 6, 2021, (together, “**Engineer’s Report**”) which is incorporated herein by reference; and

WHEREAS, pursuant to Resolution Nos. 2018-18, 2019-1 and 2021-13 (together, “**Original Assessment Resolutions**”), the District has taken certain steps necessary to impose debt service special assessment lien(s) (“**Debt Assessments**”) on the Original Boundaries of the District pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and to secure the repayment of the Series 2021 Bonds (herein defined); and

WHEREAS, as part of the Original Assessment Resolutions, the District adopted the *Master Special Assessment Methodology*, dated September 6, 2018 (“**Master Assessment Report**”), as supplemented by the *Final Special Assessment Methodology – Series 2021 Bonds – Eave’s Bend Phase 2 at Artisan Lakes and Heritage Park Phases 1 and 2 at Artisan Lakes*, dated June 17, 2021 (“**Supplemental Assessment Report**”) and together with the Master Assessment Report, “**Original Assessment Report**”), which is on file with the District and attached expressly incorporated herein by this reference; and

WHEREAS, pursuant to the Original Assessment Report, the Debt Assessments securing the Series 2021 Bonds were expected to be levied against product types that would comprise 612 Equivalent Assessment Units located within Eave’s Bend Phase 2 at Artisan Lakes and Heritage Park Phases 1 and 2 at Artisan Lakes; and

WHEREAS, the Engineer’s Report and the Original Assessment Report recognized that portions of lots within Heritage Park Phases 1 and 2 at Artisan Lakes were outside the boundaries of the District; and

WHEREAS, on or around July 7, 2021, the District issued its \$6,015,000 Capital Improvement Revenue Bonds, Series 2021-1 and \$6,745,000 Capital Improvement Revenue Bonds, Series 2021-2 (together, “**Series 2021 Bonds**”); and

WHEREAS, on February 8, 2022, the District boundaries were amended pursuant to Ordinance 22-15 enacted by the Board of County Commissioners for Manatee County, Florida, to correct a scrivener’s error in the boundaries, add 0.876 acres to the Original Boundaries (“**Expansion Parcels**”), and remove 0.4 acres to the Original Boundaries (“**Contraction Parcels**”) for an amended total District acreage of 430.396 acres (“**Amended Boundaries**”); and

WHEREAS, the legal description of the Expansion Parcels is attached hereto as **Exhibit A** (“**Expansion Parcel**”); and

WHEREAS, pursuant to Resolution 2022-12, the District previously declared its intention to levy and impose a portion of the Debt Assessments on the Expansion Parcel, as set for forth in the Original Assessment Report, as supplemented by *Special Assessment Methodology for a Portion of Heritage Park Phases 1 and 2 at Artisan Lakes and Reallocation of Series 2021-1 Assessments – Heritage Park Phases 1 and 2 at Artisan Lakes*, dated May 25, 2022, attached hereto as **Exhibit B** (“**2022 Supplemental Assessment Report**,” and together with the Original Assessment Report, “**Assessment Report**”) which are incorporated herein by reference, and on file with the District Manager at c/o JPWard & Associates LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308 (“**District Records Office**”); and

WHEREAS, the District’s Board of Supervisors (“**Board**”) has noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of the Debt Assessments on the Expansion Parcel, and now desires to adopt a resolution imposing and levying such assessments as set forth herein.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

1. **AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*. The recitals stated above are incorporated herein; are adopted by the Board as true and correct statements; and are further declared to be findings made and determined by the Board.

2. **ADDITIONAL FINDINGS.** The Board further finds and determines as follows:

- a. The Declaring Resolution was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met; and
- b. As directed by the Declaring Resolution, said Declaring Resolution was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the Secretary of the District; and
- c. As directed by the Declaring Resolution, the Board caused to be made a preliminary assessment roll as required by Section 170.06, *Florida Statutes*; and
- d. As required by Section 170.07, *Florida Statutes*, and as part of the Declaring Resolution, the Board fixed the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein could appear before the Board and be heard as to (i) the propriety and advisability of making the improvements, (ii) the cost thereof, (iii) the manner of payment therefore, and (iv) the amount thereof to be assessed against each specially benefited property or parcel, and the Board further authorized publication of notice of such public hearing and individual mailed notice of such public hearing in accordance with Chapters 170, 190, and 197, *Florida Statutes*; and
- e. Notice of the scheduled public hearing was given by publication and also by mail as required by Sections 170.07 and 197.3632, *Florida Statutes*, and affidavits as to such publication and mailings are on file in the office of the Secretary of the District; and
- f. On July 13, 2022, and at the time and place specified in the Declaring Resolution, the Board conducted such public hearing and heard and considered all complaints and testimony as to the matters described above; the Board further met as an "Equalization Board;" and the Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll; and
- g. Having considered the estimated costs of the Project, the estimated financing costs and all comments and evidence presented at such public hearing, the Board further finds and determines that:
 - i. It is necessary to the public health, safety and welfare and in the best interests of the District that: (1) the District continue to provide the Project as set forth in the Engineer's Report; (2) the cost of such Project be assessed against the lands specially benefited by such Project, including the Expansion Parcel; and (3) the District use the proceeds of its Series 2021 Bonds to provide funds for such purposes pending the receipt of such Debt Assessments; and
 - ii. The provision of said Project, the levying of the Debt Assessments on the Expansion Parcel (among other lands), and the use of the proceeds from the Series 2021 Bonds to fund a portion of the Project serve a proper, essential, and valid public purpose and are in the best interests of the District, its landowners and residents; and

- iii. The estimated costs of the Project are as specified in the Engineer's Report and Assessment Report, and the amount of such costs is reasonable and proper; and
- iv. It is reasonable, proper, just and right to assess the cost of such Project against the properties specially benefited thereby, including but not limited to the Expansion Parcel, using the Assessment Report, which results in the Debt Assessments set forth on the final assessment roll; and
- v. The Project benefits all developable property within the District, including the Expansion Parcel; and
- vi. Accordingly, and with respect to the Expansion Parcel, the Debt Assessments as set forth in the Assessment Report constitute a special benefit to all parcels of real property listed on said final assessment roll, and the benefit, in the case of each such parcel, will be equal to or in excess of the Debt Assessments imposed thereon, as set forth in **Exhibit B**; and
- vii. All developable property within the District, including the Expansion Parcel, is deemed to be benefited by the Project, and the Debt Assessments will be allocated in accordance with the Assessment Report at **Exhibit B**; and
- viii. The Debt Assessments are fairly and reasonably allocated across the benefitted property, including the Expansion Parcel, as set forth in **Exhibit B**; and
- ix. It is in the best interests of the District that the Debt Assessments be paid and collected as herein provided.

3. **AUTHORIZATION FOR PROJECT; ADOPTION OF PRIOR ENGINEER'S REPORT.** The Engineer's Report identifies and describes the infrastructure improvements to be financed in part with the Bonds, and sets forth the costs of the Project, including those that benefit the Expansion Parcel. The District hereby confirms that the Project serves a proper, essential, and valid public purpose. The use of the Engineer's Report in connection with the levy of the Debt Assessments on the Expansion Parcel is hereby authorized, approved and ratified, and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

4. **ADOPTION OF ASSESSMENT REPORT.** The Assessment Report setting forth the allocation of Debt Assessments to the benefitted lands within District, including the Expansion Parcel, is hereby approved, adopted, and confirmed.

5. **EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF DEBT ASSESSMENTS.** The Debt Assessments imposed on the parcels specially benefited by the Project within the Expansion Parcel, all as specified in the final assessment roll set forth in **Exhibit B**, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution, the lien of Debt Assessments as reflected in **Exhibit B**, attached hereto, shall be recorded by the Secretary of the District in the District's "**Improvement Lien Book.**" The Debt Assessments against each respective parcel shown on such final assessment roll and interest, costs, and penalties thereon, as hereafter provided, shall be

and shall remain a legal, valid and binding first lien on such parcel, coequal with the lien of all state, county, district, municipal, and school board taxes.

6. **ORIGINAL ASSESSMENT RESOLUTION.** The Original Assessment Resolutions continue in full force and effect, and are hereby modified to extend the levy of the Debt Assessments to the Expansion Parcel as set forth in **Exhibit B**. The terms of the Original Assessment Resolutions are incorporated herein by this reference, and are hereby reformed to include the Expansion Parcel as being subject to the Debt Assessments, as set forth in **Exhibit B**.

6. **ASSESSMENT NOTICE.** The District's Secretary is hereby directed to record a general Notice of Assessments in the Official Records of Manatee County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

7. **SEVERABILITY.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

8. **CONFLICTS.** Except as set forth herein, all resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

9. **EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

APPROVED AND ADOPTED THIS 13TH DAY OF JULY, 2022.

ATTEST:

**ARTISAN LAKES EAST
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Travis Stagnitta, Chairperson

Exhibit A: *Special Assessment Methodology for a Portion of Heritage Park Phases 1 and 2 at Artisan Lakes and Reallocation of Series 2021-1 Assessments – Heritage Park Phases 1 and 2 at Artisan Lakes, dated May 25, 2022*

ARTISAN LAKES EAST
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Methodology for a Portion of Heritage Park
Phases 1 and 2 at Artisan Lakes and Reallocation of Series 2021-
2 Assessments–Heritage Park Phases 1 and 2 at Artisan Lakes

Prepared by:

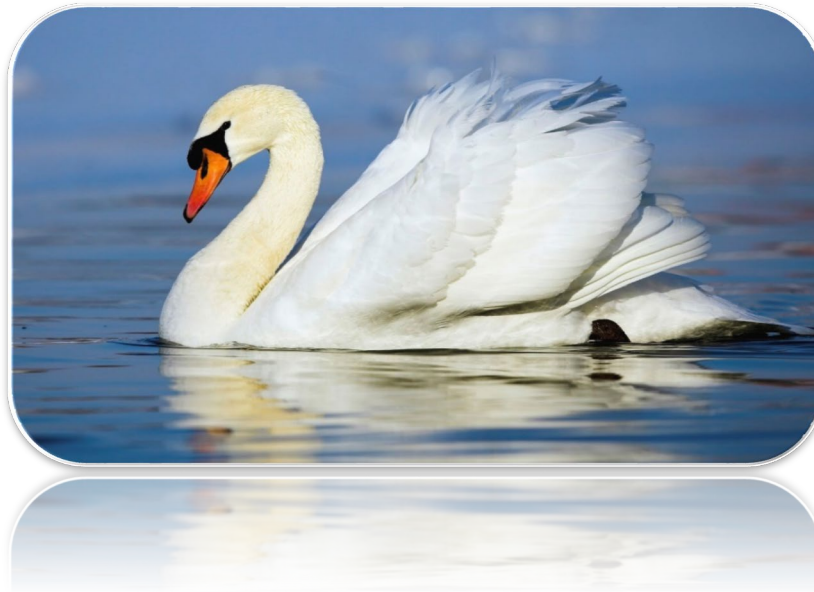
5/25/2022

JPWard & Associates LLC

JAMES P. WARD

954.658.4900

JimWard@JPWardAssociates.com



2301 NORTHEAST 37TH STREET
FORT LAUDERDALE, FLORIDA 33308

1.0 INTRODUCTION

This report is prepared for the Artisan Lakes East Community Development District (the “**District**”). The District’s Board of Supervisors has previously adopted a *Master Special Assessment Methodology* report dated September 6, 2018, as adopted October 10, 2018 pursuant to Resolution 2019-1 (the “**Master Assessment Report**”), as supplemented by a *Final Special Assessment Methodology* report dated June 17, 2021 as adopted July 1, 2021 pursuant to Resolution NO. 2021-13 (the “**Supplemental Assessment Report**” and collectively, with the Master Assessment Report, the “**2021 Assessment Report**”) in connection with the District’s “**Series 2021-1 Bonds**” and “**Series 2021-2 Bonds**” (referred to collectively as the “**Series 2021 Bonds**”) and the “**Series 2021 Assessments**” (as defined in the Supplemental Assessment Report). The Series 2021 Bonds were issued on July 7, 2021 in the aggregate principal amount of \$12,760,000, of which \$12,635,000 are currently outstanding (\$6,015,000 original principal amount of Series 2021-1 Bonds, of which \$5,890,000 are currently outstanding and \$6,745,000 original principal amount of Series 2021-2 Bonds, all of which are currently outstanding). All capitalized terms not otherwise defined herein have the meanings assigned thereto in the 2021 Assessment Report.

The 2021 Supplemental Assessment Report reflects that the Series 2021 Bonds are intended to finance all or a portion of the District’s “**Series 2021 Project**,” which represents the second (and anticipated final) phase of the District’s overall public infrastructure capital improvement program (“CIP”), which CIP is described in that *Report of District Engineer*, September 6, 2018 prepared by Waldrop Engineering (“**Master Engineer’s Report**”). The first phase of the CIP (“**2018 Project**”) was financed, in part, by the District’s Capital Improvement Revenue Bonds, Series 2018 (“**2018 Project**”). The 2018 Project is comprised, generally, of the public infrastructure to serve approximately 422 platted residential units in the portion of the District known as Eaves Bend Phase I at Artisan Lakes. The Series 2021 Project is described in the *Supplemental Report of District Engineer*, dated May 6, 2021 (“**Supplemental Engineer’s Report**,” together with the Master Engineer’s Report, the “**Engineer’s Report**”).

Generally speaking, the Series 2021 Project includes the public infrastructure necessary for development of (i) Eaves Bend Phase 2 at Artisan Lakes, which consists of 351 platted planned residential units (“**Eaves Bend Phase 2**”) and (ii) Heritage Park Phases 1 and 2 at Artisan Lakes (“**Heritage Park**”), which is planned for 282 residential units, as more fully described below.

On the date of issuance of the Series 2021 Bonds, Heritage Park was planned for 261 residential units, none of which were platted. The Supplemental Engineer’s Report and the Supplemental Assessment Report recognized that portions lots within Heritage Park were outside the boundaries of the District, and that additional land encompassed portions of lots planned for 21 additional residential units in Heritage Park (consisting of eight (8) – 50’ and thirteen (13)—60’ planned units) was annexed into the boundaries of the District (the “**Annexed Units**”).

Subsequently On February 8, 2022 the Board of County Commissioners of Manatee County, amended the boundaries of the District pursuant to Ordinance No 22-15 and on April 12, 2022 the Board of County Commissioners approved the plat for Heritage Park which more specifically identified the lots in Heritage Park, which included those lots that were subject to Annexation into

the District pursuant to Ordinance No 22-1 and adopted on February 8, 2022, which consists of nine (9) – 50’ and thirteen (13) – 60’ planned units.

The Supplemental Engineer’s Report determined that the Series 2021 Project – as part of the overall CIP--provides special benefit to all assessable land within the Development in the District’s boundaries, including but not limited to Eaves Bend Phase 2 and Heritage Park Phases 1 &2, including that related to the Annexed Units if included in the District’s boundaries. The Supplemental Engineer’s Report further notes that if the District’s boundaries were expanded to include the land related to the Annexed Units, the foregoing finding would be used in connection with the District’s levy of non-ad valorem special assessments in connection with the Series 2021 Bonds on the assessable land related to the Annexed Units and/or to platted Annexed Units (the “**Annexed Units Findings**”).

The District’s boundaries have now been amended pursuant to Ordinance No. 22-15 of Manatee County, Florida adopted on February 8, , 2022 to include the acres relating to the Annexed Units and which platted all land in Heritage Park, which previously was not platted. As of the date hereof, all residential units have been platted in Heritage Park, and which property identification numbers will be added by the Manatee County Property Appraiser rolls subsequent to the date of this report.

The Supplemental Assessment Report provides a methodology to allocate the total costs and benefit derived from the Series 2021 Project and the Series 2021 Assessments levied in connection with the Series 2021 Bonds.

The Supplemental Assessment Report provides for the Series 2021 Assessments to be initially levied on the platted lots in Eaves Bend Phase 2 and the assessable undeveloped acres in Heritage Park on an equal acreage basis. As the assessable parcels are developed and platted, the Series 2021-2 Assessments are then allocated to each of the platted units by product type as set forth in the Supplemental Assessment Report. The Series 2021-1 Bonds have been sized to be payable from the Series 2021-1 Assessments, which are, generally, the portion of the Series 2021 Assessments imposed, levied and collected by the District in Eaves Bend Phase 2 in respect of the Series 2021-1 Bonds, which correspond in amount to the debt service on the Series 2021-1 Bonds. The Series 2021-2 Bonds have been sized to be payable from the Series 2021-2 Assessments, which are, generally, the portion of the Series 2021 Assessments imposed, levied and collected by the District within Heritage Park in respect of the Series 2021-2 Bonds, which correspond in amount to the debt service on the Series 2021-2 Bonds.

While the Series 2021-1 Assessments and the Series 2021-2 Assessments will be allocated to the respective neighborhoods as aforescribed, they comprise the Series 2021 Assessments, the revenues from the levy and collection of which secure all of the Series 2021 Bonds without priority or privilege of any one Series 2021 Bond over another.

It is now appropriate (i) to re-allocate the Series 2021-2 Assessments to reflect the expansion of the District’s boundaries as described herein, consistent with the methodology in the 2021 Assessment Report and the portion of Table IV of the Supplemental Assessment Report showing the allocation of the Series 2021-2 Assessments to Heritage Park, assuming the Annexed Units were included in the District’s boundaries and (ii) based on the Annexed Units Findings, to provide for the levy of non-ad valorem special assessments on the assessable acres and all platted

Annexed Units now included in the District's boundaries, consistent with the methodology in the 2021 Assessment Report and the portion of Table IV of the Supplemental Assessment Report showing the allocation of the Series 2021-2 Assessments to Heritage Park, assuming the Annexed Units were included in the District's boundaries (which non-ad valorem special assessments will be part of the Series 2021-2 Assessments included in the Series 2021 Assessments).

As reflected in the Supplemental Report, the proceeds of the Series 2021-1 Bonds (net of interest earnings) will finance \$5,707,288.54 of the CIP and proceeds of the Series 2021-2 Bonds (net of interest earnings) will finance \$6,181,122.96 of the CIP. The Series 2021-1 Assessments and the Series 2021-2 Assessments, respectively, are payable in 30 yearly installments.

Table I of this Report shows the unit summary for Eaves Bend Phase 2 and Heritage Park, with the Annexed Units. Table II shows the cost estimate from the Supplemental Engineer's Report for the Series 2021 Project. Table IV shows the allocation of the Series 2021-1 Assessments to each product type planned within Eaves Bend Phase 2 consistent with the Supplemental Assessment Report and the allocation of the Series 2021-2 Assessments to each product type planned within Heritage Park consistent with the portion of Table IV of the Supplemental Assessment Report showing the allocation of the Series 2021-2 Assessments to Heritage Park, assuming the Annexed Units were included in the District's boundaries.

Table III is the Sources and Uses of Funds for the Series 2021-1 Bonds and the Series 2021-2 Bonds.

As noted in the Engineer's Report, the Series 2021 Assessments are equal to or less than the benefit from the Series 2021 Project. Further, the Series 2021 Assessments as reflected in this report fairly and reasonably allocated across all benefitted lands within Eaves Bend Phase 2 and Heritage Park. As noted in the Master Assessment Report, the CIP, of which the Series 2021 Project is a component, functions as a system of improvements benefitting all lands within the District, including but not limited to Eaves Bend Phase 2 and Heritage Park.

The Series 2021 Assessments, as described herein, have been levied and imposed on a first-platted, first-assigned basis and in a manner consistent with the 2021 Assessment Report. The prepayment, inventory adjustment (i.e., true-up), and other provisions of the Master Assessment Report continue to apply to the Series 2021 Assessments, and are incorporated herein by this reference.

2.0 Assessment Roll

Exhibit A provides, for Heritage Park, the current folio numbers and product types derived from the Manatee County Tax Rolls and reflects the assignment of the Series 2021-2 Assessments to each folio number as shown in the Supplemental Assessment Report. .

It should be noted that as of the date of this report, the Property Appraiser has not identified the recently approved plat for Heritage Park on the Manatee County Tax Rolls, as such Exhibit A reference the folio numbers as they exist as of the date of this report on the Manatee County Tax Rolls.

**Artisan Lakes East Community Development District
Unit Summary - Series 2021 CIP
Table 1**

Neighborhood	Product Type					Total	Platted	Allocated
	30' - 39'	40' - 49'	50' - 59'	60' - 69'	71' and Over			
<i>Eaves Bend</i>								
Phase 2A	-	67	40	-	-	107	107	107
Phase 2B	-	23	22	31	-	76	76	76
Phase 2C	-	68	62	36	-	166	166	166
Parcel J	-	-	-	2	-	2	2	2
Total - Eaves Bend	0	158	124	69	0	351	351	351
<i>Heritage Park (Includes additional 9 -50' Lots and 13 - 60' - Annexed Lots)</i>								
Phase 1	-	34	64	86	-	184	0	0
Phase 2	-	14	32	52	-	98	0	0
Total - Heritage Park		48	96	138	0	282	0	0
Total - All Units ⁽¹⁾	0	206	220	207	0	633	351	351

**Artisan Lakes East Community Development District
Capital Improvement Program Cost Estimate - Series 2021 CIP**

Table II

No.	Facility	Series 2021 Project		
		Master Engineer's Report - Public Improvements	Private Improvements	Remaining Public Infrastructure
1	Stormwater/Floodplain Management ⁽¹⁾⁽²⁾	\$ 3,883,800	\$ 3,745,777	\$ 4,065,384
2	Subdivision Roads	\$ 3,879,300	\$ 3,462,923	\$ 212,586
3	Subdivision Sanitary Sewer Collection System	\$ 2,656,200	\$ -	\$ 2,228,987
4	Subdivision Potable Water System	\$ 2,280,900	\$ -	\$ 1,694,538
5	Subdivision Landscape/Irrigation/Hardscape	\$ -	\$ 6,357,073	
6	Amenity Center	\$ -	\$ 1,000,000	
Subtotal (Development)		\$ 12,700,200	\$ 14,565,773	\$ 8,201,495
8	Artisan Lakes Parkway ⁽⁴⁾⁽⁵⁾	\$ 8,189,500	\$ 1,395,195	\$ 6,357,344
9	Contingency (10%) ⁽³⁾	\$ 2,496,235	\$ 2,184,866	\$ 422,000
10	Professional Fees	\$ 1,507,600	\$ 858,212	\$ 1,216,075
Total Improvements⁽⁶⁾		\$ 24,893,535	\$ 19,004,046	\$ 16,196,914

Total Public Infrastructure - Series 2021 CIP (Eaves Bend) \$5,707,288.54
Total Public Infrastructure - Series 2021 CIP (Heritage Park) \$6,181,122.96

The cost estimates set forth herein are estimates based on current plans and market conditions, which are subject to change. Accordingly, the '2021 Project' as used herein refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units, which (subject to true-up determinations) number and type of units may be changed with the development of Eave's Bend and Heritage Park.

Notes:

- (1) Public Stormwater/Floodplain mgmt includes storm sewer pipes, inlets, catch basins, control structures, headwalls
- (2) Developer Funded Stormwater/Floodplain mgmt includes certain lake excavation costs, lot pad grading, and internal road grading.
- (3) Contingency associated with 2021 Project is included only on portions of work not currently bid or under contract.
- (4) Artisan Lakes Parkway Phase 3 improvements include: roadway, storm sewer, san. sewer, lift station completion, potable water & landscape/hardscape
- (5) Maximum District contribution toward \$14,890,000 cost to construct Artisan Lakes Parkway is 55% of total cost (\$8,189,500 of \$14,890,000) per Interlocal Agreement with Artisan Lakes CDD. The 2018 Project funded \$1,832,156 leaving 2021 Project with remainder of \$6,357,344.
- (6) Costs summarized in the "Private Funded Improvements" column tabulate infrastructure to be funded by the Developer. Total cost increased from 2018 Master Engineer Report to account for Developer funding private roadways.

Artisan Lakes East Community Development District
Special Assessment Bonds
Source and Use of Funds - Series 2021
Table III

Sources:	Eaves Bend	Heritage Park	Total
Bond Proceeds			
Par Amount	\$ 6,015,000.00	\$ 6,745,000.00	\$ 12,760,000.00
Net Premium	\$ 152,946.90	\$ 186,583.40	\$ 339,530.30
	\$ 6,167,946.90	\$ 6,931,583.40	\$ 13,099,530.30
Uses:			
Project Funds Deposit			
Const of Construction	\$5,707,288.54	\$ 6,181,122.96	\$ 11,888,411.50
Rounding Proceeds	\$ -	\$ -	\$ -
	\$ 5,707,288.54	\$ 6,181,122.96	\$ 11,888,411.50
Other Funds Deposits:			
Capitalized Interest	\$64,404.46	\$305,223.08	\$ 369,627.54
Debt Service Reserve at 50% of MADS	\$165,482.50	\$186,468.76	\$ 351,951.26
	\$229,886.96	\$ 491,691.84	\$ 721,578.80
Delivery Date Expenses			
Cost of Issuance	\$ 110,471.40	\$ 123,878.60	\$ 234,350.00
Underwriter's Discount	\$ 120,300.00	\$ 134,900.00	\$ 255,200.00
	\$ 230,771.40	\$ 258,778.60	\$ 489,550.00
	\$ 6,167,946.90	\$ 6,931,593.40	\$ 13,099,540.30
Average Coupon:	3.659%	3.69%	3.676%
Anticipated Issuance Date	7/7/2021	7/7/2021	7/7/2021
Capitalized Interest through	11/1/2021	11/1/2022	See Individual
Max Annual Debt Service	\$330,965.00	\$372,937.51	\$703,902.51

**Artisan Lakes East Community Development District
Assessment Allocation - Series 2021 Project
Table IV**

Description of Product	EAU Factor	Development Plan (5)	Total EAU	Total Par Debt Allocation	Total Par Debt Allocation Per Unit	Estimated Annual Debt Service (1)	Estimated Discounts and Collections (2)	Estimated Total Annual Debt Service Per Unit	Estimated Total Annual Debt Service (1)	Total Annual Debt Service (4)
<i>Heritage Park (Includes nine (9) 50' and thirteen (13) 60' annexed)</i>										
Single Family 30' - 39'	0.7	0	0	\$ -	\$ -	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Single Family 40' - 49'	0.8	48	38.4	\$ 863,360.00	\$ 17,986.67	\$994.50	\$69.62	\$1,064.12	\$47,736.00	\$51,077.52
Single Family 50' - 59'	1	96	96	\$ 2,158,400.00	\$ 22,483.33	\$1,243.13	\$87.02	\$1,330.14	\$119,340.00	\$127,693.80
Single Family 60' - 69'	1.2	138	165.6	\$ 3,723,240.00	\$ 26,980.00	\$1,491.75	\$104.42	\$1,596.17	\$205,861.51	\$220,271.81
Single Family 70' and up	1.4	0	0	\$ -	\$ -	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:		282	300	\$ 6,745,000.00					\$372,937.51	\$399,043.14
Estimated Max Annual Debt Service:									\$372,937.51	
Rounding:									\$0.00	

(1) Excludes Discounts/Collection Costs

(2) Estimated at 4% for Discounts and 3% for Collection Costs by County

(4) Includes Discounts and Collection Costs

(5) Heritage Park Table above nine (9) 50' and thirteen(13) 60' lots that are being annexed into the District

**Artisan Lakes East Community Development District
EXHIBIT A - Assessment Roll - Series 2021 Capital Improvement Program**

Planned lots contained in parcel 604500429, and in portions of parcels 604532509, 604532809, 604500529, 604500179, 610900589, and 610900779.

Folio #	Lot Number	Unit Type	Property Owner	Planned Units by Folio Number					Total Planned Units	
				Total Assessment by Folio	30' - 39'	40' - 49'	50' - 59'	60' - 69'		70' and Above
See Note Above	LOT 1	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 2	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 3	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 4	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 5	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 6	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 7	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 8	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 9	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 10	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 11	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 12	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 13	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 14	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1

**Artisan Lakes East Community Development District
EXHIBIT A - Assessment Roll - Series 2021 Capital Improvement Program**

Planned lots contained in parcel 604500429, and in portions of parcels 604532509, 604532809, 604500529, 604500179, 610900589, and 610900779.

Folio #	Lot Number	Unit Type	Property Owner	Planned Units by Folio Number					Total Planned Units	
				Total Assessment by Folio	30' - 39'	40' - 49'	50' - 59'	60' - 69'		70' and Above
See Note Above	LOT 15	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 16	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 17	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 18	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 19	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 20	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 21	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 22	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 23	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 24	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 25	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 26	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 27	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 28	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1

**Artisan Lakes East Community Development District
EXHIBIT A - Assessment Roll - Series 2021 Capital Improvement Program**

Planned lots contained in parcel 604500429, and in portions of parcels 604532509, 604532809, 604500529, 604500179, 610900589, and 610900779.

Folio #	Lot Number	Unit Type	Property Owner	Planned Units by Folio Number					Total Planned Units	
				Total Assessment by Folio	30' - 39'	40' - 49'	50' - 59'	60' - 69'		70' and Above
See Note Above	LOT 29	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 30	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 31	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 32	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 33	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 34	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 35	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 36	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 37	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 38	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 39	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 40	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 41	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 42	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1

**Artisan Lakes East Community Development District
EXHIBIT A - Assessment Roll - Series 2021 Capital Improvement Program**

Planned lots contained in parcel 604500429, and in portions of parcels 604532509, 604532809, 604500529, 604500179, 610900589, and 610900779.

Folio #	Lot Number	Unit Type	Property Owner	Planned Units by Folio Number					Total Planned Units	
				Total Assessment by Folio	30' - 39'	40' - 49'	50' - 59'	60' - 69'		70' and Above
See Note Above	LOT 43	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 44	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 45	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 46	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 47	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 48	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 49	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 50	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 51	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 52	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 53	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 54	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 55	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 56	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1

**Artisan Lakes East Community Development District
EXHIBIT A - Assessment Roll - Series 2021 Capital Improvement Program**

Planned lots contained in parcel 604500429, and in portions of parcels 604532509, 604532809, 604500529, 604500179, 610900589, and 610900779.

Folio #	Lot Number	Unit Type	Property Owner	Planned Units by Folio Number					Total Planned Units	
				Total Assessment by Folio	30' - 39'	40' - 49'	50' - 59'	60' - 69'		70' and Above
See Note Above	LOT 57	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 58	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 59	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 60	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 61	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 62	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 63	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 64	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 65	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 66	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 67	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 68	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 69	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 70	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1

**Artisan Lakes East Community Development District
EXHIBIT A - Assessment Roll - Series 2021 Capital Improvement Program**

Planned lots contained in parcel 604500429, and in portions of parcels 604532509, 604532809, 604500529, 604500179, 610900589, and 610900779.

Folio #	Lot Number	Unit Type	Property Owner	Planned Units by Folio Number					Total Planned Units	
				Total Assessment by Folio	30' - 39'	40' - 49'	50' - 59'	60' - 69'		70' and Above
See Note Above	LOT 71	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 72	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 73	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 74	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 75	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 76	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 77	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 78	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 79	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 80	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 81	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 82	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 83	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 84	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1

**Artisan Lakes East Community Development District
EXHIBIT A - Assessment Roll - Series 2021 Capital Improvement Program**

Planned lots contained in parcel 604500429, and in portions of parcels 604532509, 604532809, 604500529, 604500179, 610900589, and 610900779.

Folio #	Lot Number	Unit Type	Property Owner	Planned Units by Folio Number					Total Planned Units	
				Total Assessment by Folio	30' - 39'	40' - 49'	50' - 59'	60' - 69'		70' and Above
See Note Above	LOT 85	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 86	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 87	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 88	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 89	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 90	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 91	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 92	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 93	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 94	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 95	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 96	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 97	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 98	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1

**Artisan Lakes East Community Development District
EXHIBIT A - Assessment Roll - Series 2021 Capital Improvement Program**

Planned lots contained in parcel 604500429, and in portions of parcels 604532509, 604532809, 604500529, 604500179, 610900589, and 610900779.

Folio #	Lot Number	Unit Type	Property Owner	Planned Units by Folio Number					Total Planned Units	
				Total Assessment by Folio	30' - 39'	40' - 49'	50' - 59'	60' - 69'		70' and Above
See Note Above	LOT 99	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 100	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 101	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 102	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 103	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 104	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 105	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 106	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 107	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 108	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 109	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 110	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 111	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 112	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1

**Artisan Lakes East Community Development District
EXHIBIT A - Assessment Roll - Series 2021 Capital Improvement Program**

Planned lots contained in parcel 604500429, and in portions of parcels 604532509, 604532809, 604500529, 604500179, 610900589, and 610900779.

Folio #	Lot Number	Unit Type	Property Owner	Planned Units by Folio Number					Total Planned Units	
				Total Assessment by Folio	30' - 39'	40' - 49'	50' - 59'	60' - 69'		70' and Above
See Note Above	LOT 113	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 114	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 115	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 116	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 117	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 118	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 119	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 120	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 121	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 122	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 123	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 124	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 125	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 126	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1

**Artisan Lakes East Community Development District
EXHIBIT A - Assessment Roll - Series 2021 Capital Improvement Program**

Planned lots contained in parcel 604500429, and in portions of parcels 604532509, 604532809, 604500529, 604500179, 610900589, and 610900779.

Folio #	Lot Number	Unit Type	Property Owner	Planned Units by Folio Number					Total Planned Units	
				Total Assessment by Folio	30' - 39'	40' - 49'	50' - 59'	60' - 69'		70' and Above
See Note Above	LOT 127	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 128	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 129	40' - 49'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 17,986.67		1				1
See Note Above	LOT 130	40' - 49'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 17,986.67		1				1
See Note Above	LOT 131	40' - 49'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 17,986.67		1				1
See Note Above	LOT 132	40' - 49'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 17,986.67		1				1
See Note Above	LOT 133	40' - 49'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 17,986.67		1				1
See Note Above	LOT 134	40' - 49'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 17,986.67		1				1
See Note Above	LOT 135	40' - 49'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 17,986.67		1				1
See Note Above	LOT 136	40' - 49'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 17,986.67		1				1
See Note Above	LOT 137	40' - 49'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 17,986.67		1				1
See Note Above	LOT 138	40' - 49'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 17,986.67		1				1
See Note Above	LOT 139	40' - 49'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 17,986.67		1				1
See Note Above	LOT 140	40' - 49'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 17,986.67		1				1

**Artisan Lakes East Community Development District
EXHIBIT A - Assessment Roll - Series 2021 Capital Improvement Program**

Planned lots contained in parcel 604500429, and in portions of parcels 604532509, 604532809, 604500529, 604500179, 610900589, and 610900779.

Folio #	Lot Number	Unit Type	Property Owner	Planned Units by Folio Number					Total Planned Units	
				Total Assessment by Folio	30' - 39'	40' - 49'	50' - 59'	60' - 69'		70' and Above
See Note Above	LOT 141	40' - 49'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 17,986.67		1				1
See Note Above	LOT 142	40' - 49'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 17,986.67		1				1
See Note Above	LOT 143	40' - 49'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 17,986.67		1				1
See Note Above	LOT 144	40' - 49'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 17,986.67		1				1
See Note Above	LOT 145	40' - 49'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 17,986.67		1				1
See Note Above	LOT 146	40' - 49'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 17,986.67		1				1
See Note Above	LOT 147	40' - 49'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 17,986.67		1				1
See Note Above	LOT 148	40' - 49'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 17,986.67		1				1
See Note Above	LOT 149	40' - 49'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 17,986.67		1				1
See Note Above	LOT 150	40' - 49'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 17,986.67		1				1
See Note Above	LOT 151	40' - 49'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 17,986.67		1				1
See Note Above	LOT 152	40' - 49'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 17,986.67		1				1
See Note Above	LOT 153	40' - 49'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 17,986.67		1				1
See Note Above	LOT 154	40' - 49'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 17,986.67		1				1

**Artisan Lakes East Community Development District
EXHIBIT A - Assessment Roll - Series 2021 Capital Improvement Program**

Planned lots contained in parcel 604500429, and in portions of parcels 604532509, 604532809, 604500529, 604500179, 610900589, and 610900779.

Folio #	Lot Number	Unit Type	Property Owner	Planned Units by Folio Number					Total Planned Units	
				Total Assessment by Folio	30' - 39'	40' - 49'	50' - 59'	60' - 69'		70' and Above
See Note Above	LOT 155	40' - 49'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 17,986.67		1				1
See Note Above	LOT 156	40' - 49'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 17,986.67		1				1
See Note Above	LOT 157	40' - 49'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 17,986.67		1				1
See Note Above	LOT 158	40' - 49'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 17,986.67		1				1
See Note Above	LOT 159	40' - 49'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 17,986.67		1				1
See Note Above	LOT 160	40' - 49'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 17,986.67		1				1
See Note Above	LOT 161	40' - 49'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 17,986.67		1				1
See Note Above	LOT 162	40' - 49'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 17,986.67		1				1
See Note Above	LOT 163	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 164	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 165	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 166	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 167	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 168	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1

**Artisan Lakes East Community Development District
EXHIBIT A - Assessment Roll - Series 2021 Capital Improvement Program**

Planned lots contained in parcel 604500429, and in portions of parcels 604532509, 604532809, 604500529, 604500179, 610900589, and 610900779.

Folio #	Lot Number	Unit Type	Property Owner	Planned Units by Folio Number					Total Planned Units	
				Total Assessment by Folio	30' - 39'	40' - 49'	50' - 59'	60' - 69'		70' and Above
See Note Above	LOT 169	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 170	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 171	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 172	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 173	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 174	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 175	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 176	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 177	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 178	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 179	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 180	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 181	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 182	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1

**Artisan Lakes East Community Development District
EXHIBIT A - Assessment Roll - Series 2021 Capital Improvement Program**

Planned lots contained in parcel 604500429, and in portions of parcels 604532509, 604532809, 604500529, 604500179, 610900589, and 610900779.

Folio #	Lot Number	Unit Type	Property Owner	Planned Units by Folio Number					Total Planned Units	
				Total Assessment by Folio	30' - 39'	40' - 49'	50' - 59'	60' - 69'		70' and Above
See Note Above	LOT 183	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 184	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 185	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 186	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 187	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 188	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 189	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 190	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 191	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 192	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 193	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 194	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 195	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 196	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1

**Artisan Lakes East Community Development District
EXHIBIT A - Assessment Roll - Series 2021 Capital Improvement Program**

Planned lots contained in parcel 604500429, and in portions of parcels 604532509, 604532809, 604500529, 604500179, 610900589, and 610900779.

Folio #	Lot Number	Unit Type	Property Owner	Planned Units by Folio Number					Total Planned Units	
				Total Assessment by Folio	30' - 39'	40' - 49'	50' - 59'	60' - 69'		70' and Above
See Note Above	LOT 197	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 198	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 199	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 200	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 201	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 202	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 203	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 204	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 205	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 206	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 207	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 208	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 209	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 210	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1

**Artisan Lakes East Community Development District
EXHIBIT A - Assessment Roll - Series 2021 Capital Improvement Program**

Planned lots contained in parcel 604500429, and in portions of parcels 604532509, 604532809, 604500529, 604500179, 610900589, and 610900779.

Folio #	Lot Number	Unit Type	Property Owner	Planned Units by Folio Number					Total Planned Units	
				Total Assessment by Folio	30' - 39'	40' - 49'	50' - 59'	60' - 69'		70' and Above
See Note Above	LOT 211	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 212	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 213	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 214	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 215	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 216	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 217	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 218	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 219	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 220	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 221	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 222	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 223	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 224	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1

**Artisan Lakes East Community Development District
EXHIBIT A - Assessment Roll - Series 2021 Capital Improvement Program**

Planned lots contained in parcel 604500429, and in portions of parcels 604532509, 604532809, 604500529, 604500179, 610900589, and 610900779.

Folio #	Lot Number	Unit Type	Property Owner	Planned Units by Folio Number					Total Planned Units	
				Total Assessment by Folio	30' - 39'	40' - 49'	50' - 59'	60' - 69'		70' and Above
See Note Above	LOT 225	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 226	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 227	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 228	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 229	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 230	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 231	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 232	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 233	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 234	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 235	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 236	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 237	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 238	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1

**Artisan Lakes East Community Development District
EXHIBIT A - Assessment Roll - Series 2021 Capital Improvement Program**

Planned lots contained in parcel 604500429, and in portions of parcels 604532509, 604532809, 604500529, 604500179, 610900589, and 610900779.

Folio #	Lot Number	Unit Type	Property Owner	Planned Units by Folio Number					Total Planned Units	
				Total Assessment by Folio	30' - 39'	40' - 49'	50' - 59'	60' - 69'		70' and Above
See Note Above	LOT 239	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 240	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 241	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 242	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 243	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 244	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 245	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 246	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 247	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 248	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 249	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 250	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 251	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 252	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1

**Artisan Lakes East Community Development District
EXHIBIT A - Assessment Roll - Series 2021 Capital Improvement Program**

Planned lots contained in parcel 604500429, and in portions of parcels 604532509, 604532809, 604500529, 604500179, 610900589, and 610900779.

Folio #	Lot Number	Unit Type	Property Owner	Planned Units by Folio Number					Total Planned Units	
				Total Assessment by Folio	30' - 39'	40' - 49'	50' - 59'	60' - 69'		70' and Above
See Note Above	LOT 253	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 254	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 255	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 256	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 257	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 258	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 259	60' - 69'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 26,980.00				1		1
See Note Above	LOT 260	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 261	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 262	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 263	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 264	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 265	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 266	40' - 49'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 17,986.67		1				1

**Artisan Lakes East Community Development District
EXHIBIT A - Assessment Roll - Series 2021 Capital Improvement Program**

Planned lots contained in parcel 604500429, and in portions of parcels 604532509, 604532809, 604500529, 604500179, 610900589, and 610900779.

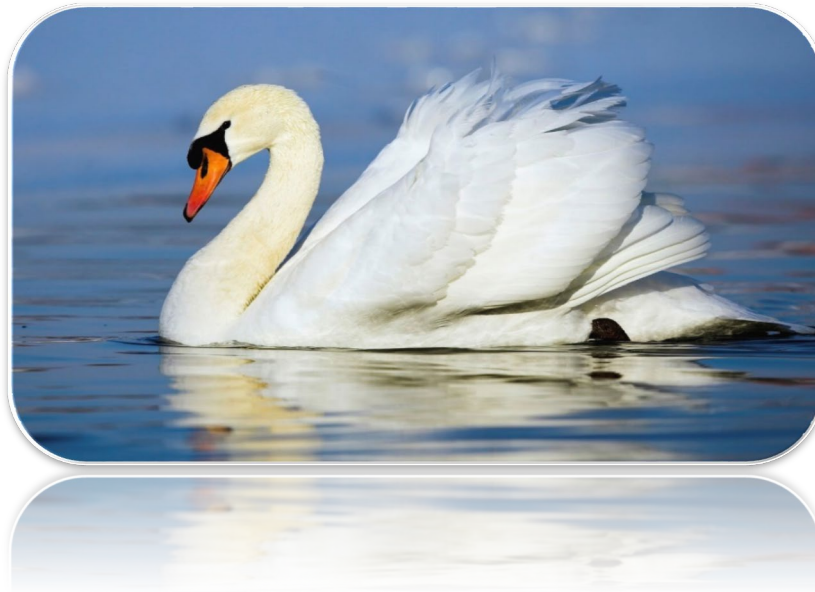
Folio #	Lot Number	Unit Type	Property Owner	Planned Units by Folio Number					Total Planned Units	
				Total Assessment by Folio	30' - 39'	40' - 49'	50' - 59'	60' - 69'		70' and Above
See Note Above	LOT 267	40' - 49'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 17,986.67		1				1
See Note Above	LOT 268	40' - 49'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 17,986.67		1				1
See Note Above	LOT 269	40' - 49'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 17,986.67		1				1
See Note Above	LOT 270	40' - 49'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 17,986.67		1				1
See Note Above	LOT 271	40' - 49'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 17,986.67		1				1
See Note Above	LOT 272	40' - 49'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 17,986.67		1				1
See Note Above	LOT 273	40' - 49'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 17,986.67		1				1
See Note Above	LOT 274	40' - 49'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 17,986.67		1				1
See Note Above	LOT 275	40' - 49'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 17,986.67		1				1
See Note Above	LOT 276	40' - 49'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 17,986.67		1				1
See Note Above	LOT 277	40' - 49'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 17,986.67		1				1
See Note Above	LOT 278	40' - 49'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 17,986.67		1				1
See Note Above	LOT 279	40' - 49'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 17,986.67		1				1
See Note Above	LOT 280	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1

**Artisan Lakes East Community Development District
EXHIBIT A - Assessment Roll - Series 2021 Capital Improvement Program**

Planned lots contained in parcel 604500429, and in portions of parcels 604532509, 604532809, 604500529, 604500179, 610900589, and 610900779.

<i>Folio #</i>	<i>Lot Number</i>	<i>Unit Type</i>	<i>Property Owner</i>	Planned Units by Folio Number					<i>Total Planned Units</i>	
				<i>Total Assessment by Folio</i>	<i>30' - 39'</i>	<i>40' - 49'</i>	<i>50' - 59'</i>	<i>60' - 69'</i>		<i>70' and Above</i>
See Note Above	LOT 281	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
See Note Above	LOT 282	50' - 59'	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC 3922 COCONUT PALM DR STE 108 TAMPA FL 33619	\$ 22,483.33			1			1
			TOTAL	\$ 6,745,000.00	0	48	96	138	0	282

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MAY 2022

FISCAL YEAR 2022

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 333308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Artisan Lakes East Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending May 31, 2022**

	Governmental Funds						Account Groups General Long Term Debt	Totals (Memorandum Only)
	Debt Service Funds			Capital Project Fund				
	General Fund	Series 2018	Series 2021	Series 2018	Series 2021			
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 63,856	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63,856
Debt Service Fund								
Interest Account								
Series 2018	-	0	-	-	-	-	-	0
Series 2021-1	-	-	0	-	-	-	-	0
Series 2021-2	-	-	0	-	-	-	-	0
Sinking Account								
Series 2018	-	0	-	-	-	-	-	0
Series 2021-1	-	-	-	-	-	-	-	-
Series 2021-2	-	-	-	-	-	-	-	-
Reserve Account								
Series 2018	-	198,954	-	-	-	-	-	198,954
Series 2021-1	-	-	165,483	-	-	-	-	165,483
Series 2021-2	-	-	186,469	-	-	-	-	186,469
Revenue								
Series 2018	-	155,597	-	-	-	-	-	155,597
Series 2021-1	-	-	1	-	-	-	-	1
Prepayment Account								
Series 2018	-	-	-	-	-	-	-	-
Series 2021-1	-	-	-	-	-	-	-	-
Series 2021-2	-	-	-	-	-	-	-	-
Capitalized Interest Account								
Series 2018	-	-	-	-	-	-	-	-
Series 2021-1	-	-	-	-	-	-	-	-
Series 2021-2	-	-	115,926	-	-	-	-	115,926
Construction Account	-	-	-	-	11,506,040	-	-	11,506,040
Cost of Issuance Account	-	-	-	-	-	-	-	-
Due from Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-

**Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending May 31, 2022**

	Governmental Funds						Account Groups General Long Term Debt	Totals (Memorandum Only)
	Debt Service Funds			Capital Project Fund				
	General Fund	Series 2018	Series 2021	Series 2018	Series 2021			
Accounts Receivable	-	-	-	-	-	-	-	
Assessments Receivable	-	-	-	-	-	-	-	
Amount Available in Debt Service Funds	-	-	-	-	-	354,551	354,551	
Amount to be Provided by Debt Service Funds	-	-	-	-	-	11,305,449	11,305,449	
Total Assets	<u>\$ 63,856</u>	<u>\$ 354,551</u>	<u>\$ 467,878</u>	<u>\$ -</u>	<u>\$ 11,506,040</u>	<u>\$ 11,660,000</u>	<u>\$ 24,052,324</u>	

**Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending May 31, 2022**

	Governmental Funds						Account Groups General Long Term Debt	Totals (Memorandum Only)
	Debt Service Funds			Capital Project Fund				
	General Fund	Series 2018	Series 2021	Series 2018	Series 2021			
Liabilities								
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds	-							-
General Fund	-							-
Debt Service Fund(s)	-							-
Due to Developer	-							-
Unamortized Prem/Discount on Bonds	-							-
Bonds Payable								
Current Portion								
Series 2018							\$0	-
Series 2021							\$0	-
Long Term								
Series 2018							\$5,770,000	5,770,000
Series 2021							\$5,890,000	5,890,000
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 11,660,000</u>	<u>\$ 11,660,000</u>
Fund Equity and Other Credits								
Investment in General Fixed Assets	-	-	-	-	-	-	-	-
Fund Balance								
Restricted								
Beginning: October 1, 2021 (Audited)	-	357,544	721,584	148,655	11,867,558	-	-	13,095,341
Results from Current Operations	-	(2,993)	(253,706)	(148,655)	(361,518)	-	-	(766,872)
Unassigned								
Beginning: October 1, 2021 (Audited)	34,537	-	-	-	-	-	-	34,537
Results from Current Operations	29,319	-	-	-	-	-	-	29,319
Total Fund Equity and Other Credits	<u>\$ 63,856</u>	<u>\$ 354,551</u>	<u>\$ 467,878</u>	<u>\$ -</u>	<u>\$ 11,506,040</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 12,392,324</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 63,856</u>	<u>\$ 354,551</u>	<u>\$ 467,878</u>	<u>\$ -</u>	<u>\$ 11,506,040</u>	<u>\$ 11,660,000</u>	<u>\$ -</u>	<u>\$ 24,052,324</u>

Artisan Lakes East Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2022

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest											
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue											
Special Assessments - On-Roll	401	5,523	72,024	7,566	8,078	176	616	-	94,386	95,585	99%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	N/A
Miscellaneous Revenue											
Developer Contribution	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 401	\$ 5,523	\$ 72,024	\$ 7,566	\$ 8,078	\$ 176	\$ 616	\$ -	\$ 94,386	\$ 95,585	99%
Expenditures and Other Uses											
Executive											
Professional Management	1,806	1,806	1,806	1,806	1,806	1,806	1,806	1,806	14,445	20,000	72%
Financial and Administrative											
Audit Services	-	-	-	-	500	-	-	-	500	5,200	10%
Accounting Services	-	-	-	-	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	1,000	0%
Other Contractual Services											
Legal Advertising	82	-	-	-	-	-	350	74	506	3,000	17%
Trustee Services	-	-	-	-	-	4,031	-	-	4,031	11,600	35%
Dissemination Agent Services	-	-	-	-	-	-	6,000	-	6,000	6,000	100%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	N/A
Bank Service Fees	53	22	22	-	10	1	0	1	108	360	30%
Communications & Freight Services											
Postage, Freight & Messenger	43	-	45	-	-	-	-	26	114	750	15%
Computer Services - Website Development											
Insurance	5,570	-	-	-	-	-	-	-	5,570	5,800	96%
Printing & Binding	-	266	194	-	-	-	-	-	460	700	66%

Artisan Lakes East Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2022

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Subscription & Memberships	175	-	-	-	-	-	-	-	175	175	100%
Legal Services											
Legal - General Counsel	-	-	24	-	2,834	1,228	2,234	1,504	7,823	7,500	104%
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Boundary Amendment	-	-	58	-	747	93	424	-	1,321	-	N/A
Other General Government Services											
Stormwater Needs Analysis	-	-	-	-	-	-	-	14,400	14,400	-	N/A
Engineering Services	-	183	285	-	1,468	-	-	7,679	9,613.75	7,500	128%
Contingencies	-	-	-	-	-	-	-	-	-	14,000	0%
Capital Outlay	-	-	-	-	-	-	-	-	-	-	N/A
Reserves											
Operational Reserves (Future Years)										10,000	0%
Other Fees and Charges											
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	N/A
Sub-Total:	7,728	2,276	2,433	1,806	7,364	7,158	10,814	25,488	65,067	95,585	68%
Total Expenditures and Other Uses:	\$ 7,728	\$ 2,276	\$ 2,433	\$ 1,806	\$ 7,364	\$ 7,158	\$ 10,814	\$ 25,488	\$ 65,067	\$ 95,585	68%
Net Increase/ (Decrease) in Fund Balance	(7,327)	3,247	69,592	5,760	715	(6,982)	(10,198)	(25,488)	29,319	-	
Fund Balance - Beginning	34,537	27,210	30,457	100,048	105,809	106,523	99,541	89,344	34,537	-	
Fund Balance - Ending	\$ 27,210	\$ 30,457	\$ 100,048	\$ 105,809	\$ 106,523	\$ 99,541	\$ 89,344	\$ 63,856	63,856	\$ -	

Artisan Lakes East Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2022

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
Interest Income											
Interest Account	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	0	0	-	N/A
Reserve Account	1	1	1	1	1	1	1	1	7	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	1	1	2	1	7	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments											
Special Assessments - On Roll	1,672	23,007	300,002	31,514	33,648	733	2,566	-	393,143	398,031	99%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds											
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1,674	\$ 23,008	\$ 300,003	\$ 31,515	\$ 33,650	\$ 735	\$ 2,569	\$ 2	\$ 393,157	\$ 398,031	N/A
Expenditures and Other Uses											
Debt Service											
Principal Debt Service - Mandatory											
Series 2018	-	-	-	-	-	-	-	100,000	100,000	100,000	100%
Principal Debt Service - Early Redemptions											
Series 2018	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense											
Series 2018	-	148,075	-	-	-	-	-	148,075	296,150	296,150	100%
Due to Developer											
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 148,075	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 248,075	396,150	\$ 396,150	N/A
Net Increase/ (Decrease) in Fund Balance	1,674	(125,067)	300,003	31,515	33,650	735	2,569	(248,073)	(2,993)	1,881	
Fund Balance - Beginning	357,544	359,217	234,151	534,154	565,669	599,320	600,055	602,623	357,544	-	
Fund Balance - Ending	\$ 359,217	\$ 234,151	\$ 534,154	\$ 565,669	\$ 599,320	\$ 600,055	602,623	354,551	354,551	\$ 1,881	

Artisan Lakes East Community Development District
Debt Service Fund - Series 2021
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2022

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	-	-	N/A
Interest Income											
Interest Account	-	-	-	-	-	-	-	0	0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	0	0	-	N/A
Reserve Account - Series 2021-1	1	1	1	1	1	1	1	1	5	-	N/A
Reserve Account - Series 2021-2	1	1	1	1	1	1	1	1	6	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	-	-	0	0	-	N/A
Capitalized Interest Account - Series 2021-1	0	0	-	-	-	-	-	-	1	64,406	0%
Capitalized Interest Account - Series 2021-2	1	1	1	1	1	1	1	1	8	189,316	0%
Special Assessments - Prepayments											
Special Assessments - On Roll	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Off Roll	-	-	-	-	-	-	226,685	-	226,685	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	N/A
Developer Contributions - Taylor Morrison	-	-	-	-	-	-	-	-	-	326,945	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 3	\$ 3	\$ 2	\$ 2	\$ 2	\$ 2	\$ 226,687	\$ 2	\$ 226,705	\$ 580,667	N/A
Expenditures and Other Uses											
Debt Service											
Principal Debt Service - Mandatory											
Series 2021-1	-	-	-	-	-	-	-	125,000	125,000	125,000	N/A
Series 2021-2	-	-	-	-	-	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions											
Series 2021-1	-	-	-	-	-	-	-	-	-	-	N/A
Series 2021-2	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense											
Series 2021-1	-	64,404	-	-	-	-	-	101,691	166,096	166,096	N/A
Series 2021-2	-	73,408	-	-	-	-	-	115,908	189,316	189,316	N/A
Due to Developer	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 137,813	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 342,599	480,411	\$ 480,412	N/A
Net Increase/ (Decrease) in Fund Balance	3	(137,809)	2	2	2	2	226,687	(342,596)	(253,706)	100,255	
Fund Balance - Beginning	721,584	721,587	583,778	583,780	583,783	583,785	583,787	810,475	721,584	-	
Fund Balance - Ending	\$ 721,587	\$ 583,778	\$ 583,780	\$ 583,783	\$ 583,785	\$ 583,787	810,475	467,878	467,878	\$ 100,255	

Artisan Lakes East Community Development District
Capital Projects Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2022

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget	
Revenue and Other Sources												
Carryforward	-	-	-	-	-	-	-	-	-	\$ -	N/A	
Interest Income												
Construction Account	1	1	1	1	1	1	1	1	5	\$ -	N/A	
Cost of Issuance	-	-	-	-	-	-	-	-	-	\$ -	N/A	
Debt Proceeds												
	-	-	-	-	-	-	-	-	-	\$ -	N/A	
Operating Transfers In (From Other Funds)												
	-	-	-	-	-	-	-	-	-	\$ -	N/A	
Total Revenue and Other Sources:	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 5	\$ -	N/A	
Expenditures and Other Uses												
Executive												
Professional Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A	
Other Contractual Services												
Trustee Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A	
Printing & Binding												
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A	
Legal Services												
Legal - Series 2018 Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A	
Other General Government Services												
Stormwater Mgmt-Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A	
Capital Outlay												
Construction - Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	148,660	\$ 148,660	\$ -	N/A
Cost of Issuance												
Legal - Series 2018 Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A	
Underwriter's Discount	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A	
Operating Transfers Out (To Other Funds)												
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A	
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	148,660	\$ 148,660	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ (148,659)	\$ (148,655)	\$ -		
Fund Balance - Beginning	\$ 148,655	\$ -	\$ 1	\$ 1	\$ 2	\$ 3	\$ 3	\$ 4	\$ 148,655	\$ -		
Fund Balance - Ending	\$ 1	\$ 1	\$ 2	\$ 3	\$ 3	\$ 4	\$ (148,656)	\$ -	\$ -	\$ -		

Artisan Lakes East Community Development District
Capital Projects Fund - Series 2021
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2022

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	-	-	-	-	-	-	-	-	-	\$ -	N/A
Interest Income											
Construction Account	49	50	49	50	50	46	50	49	394	\$ -	N/A
Cost of Issuance	0	-	-	-	-	-	-	-	0	\$ -	N/A
Debt Proceeds											
	-	-	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)											
	-	-	-	-	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ 49	\$ 50	\$ 49	\$ 50	\$ 50	\$ 46	\$ 50	\$ 49	\$ 394	\$ -	N/A
Expenditures and Other Uses											
Executive											
Professional Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Other Contractual Services											
Trustee Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Legal Services											
Legal - Series 2021 Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Other General Government Services											
Engineering Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Capital Outlay											
Construction - Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 361,912	\$ 361,912	\$ -	N/A
Cost of Issuance											
Legal - Series 2021 Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Underwriter's Discount	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Operating Transfers Out (To Other Funds)											
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 361,912	\$ 361,912	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 49	\$ 50	\$ 49	\$ 50	\$ 50	\$ 46	\$ 50	\$ (361,863)	\$ (361,518)	\$ -	
Fund Balance - Beginning	\$ 11,867,558	\$ 11,867,607	\$ 11,867,657	\$ 11,867,706	\$ 11,867,756	\$ 11,867,807	\$ 11,867,852	\$ 11,867,903	\$ 11,867,558	\$ -	
Fund Balance - Ending	\$ 11,867,607	\$ 11,867,657	\$ 11,867,706	\$ 11,867,756	\$ 11,867,807	\$ 11,867,852	\$ 11,867,903	\$ 11,506,040	\$ 11,506,040	\$ -	