

JPWard and Associates, LLC

**ARTISAN LAKES EAST
COMMUNITY DEVELOPMENT DISTRICT**

**REGULAR MEETING
AGENDA**

November 1, 2018



James P. Ward
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Prepared by:
JPWard and Associates, LLC
TOTAL Commitment to Excellence

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT

October 24, 2018

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, November 1, 2018 at 4:00 P.M.**, at the **Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221**. The agenda is as follows:

1. Call to Order & Roll Call
2. **Public Hearing - Regarding the district's intent to use the uniform method for the levy, collection, and enforcement of non-ad valorem special assessments as authorized by section 197.3632, Florida statutes.**
 - I. Public Comment and Testimony
 - II. Board Comment
 - III. Consideration of Resolution 2019-4 imposing expressing the districts intent to utilize the uniform method of levying, collecting, and enforcing non- ad valorem assessments which may be levied by the Artisan Lakes East Community Development District..
3. Staff Reports
 - I. Attorney
 - II. Engineer
 - III. Manager
8. Audience Comments and Supervisor's Requests
9. Adjournment

The second order of business is regarding the district's intent to use the uniform method for the levy, collection, and enforcement of non-ad valorem special assessments

The Public Hearing is conducted in parts. First, Staff will make a presentation on the purpose of the public hearing itself.

At the completion of the staff presentation, the Board will be asked by staff to open the Public Comment/testimony portion of the hearing will be opened by the Board of Supervisor's. This is the time that any member of the public will be asked if he/she has any questions/comments/testimony to provide to the Board on the imposition of the assessments themselves, and in this specific case, any questions

Artisan Lakes East Community Development District

related to the financing of the Bonds will be heard. All questions will be limited to ONLY this item, and speakers will be asked to state their name of record, and to ask questions or make comments related to the assessments/refinancing, and then the Board or staff will respond accordingly.

Generally, the Board will limit a speaker to no more than three (3) minutes, to afford the opportunity for all to be heard during the public comment section of the hearing.

At the conclusion of the public comment/testimony section, the Board will close the Public Hearing, and no further comment/questions will be heard by the Board at the close of the hearing.

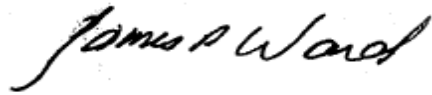
The next section of the hearing, will be for the Board to fully discuss and make any comments that the Board determines appropriate or to ask the professional staff any questions that the Board may have that either came up during the public comment section of the hearing, or that the Board may have related to the resolution. The staff will be prepared to address any and all questions from the board.

At the conclusion of the Board Comment section of the public hearing, the final step in the process is to enact Resolution 2019-4. The purpose of the resolution is for the District's intent to use the uniform method for the levy, collection, and enforcement of non-ad valorem special assessments.

The remainder of the Agenda is standard in nature, and in the meantime, if you have any questions or comments; 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

Enclosures

RESOLUTION 2019-4

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Artisan Lakes East Community Development District (“**District**”) was established pursuant to the provisions of Chapter 190, *Florida Statutes*, which authorizes the District to levy certain assessments which include benefit and maintenance assessments and further authorizes the District to levy special assessments pursuant to Chapter 170, *Florida Statutes*, for the acquisition, construction, or reconstruction of assessable improvements authorized by Chapter 190, *Florida Statutes*; and

WHEREAS, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, *Florida Statutes*, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

WHEREAS, pursuant to Section 197.3632, *Florida Statutes*, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within Manatee County for four (4) consecutive weeks prior to such hearing.

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

SECTION 1. The District upon conducting its public hearing as required by Section 197.3632, *Florida Statutes*, hereby expresses its intent to use the uniform method of collecting assessments imposed by the District as provided in Chapters 170 and 190, *Florida Statutes*, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, *Florida Statutes*, for the purpose of paying principal and interest on any and all of its indebtedness and for the purpose of paying the cost of operating and maintaining its assessable improvements. The legal description of the boundaries of the real property subject to a levy of assessments is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District’s use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of

RESOLUTION 2019-4

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Supervisors determines that use of the uniform method for that year is in the best interests of the District.

SECTION 2. The District’s Secretary is authorized to provide the Property Appraiser and Tax Collector of Manatee County and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

SECTION 3. SEVERABILITY AND INVALID PROVISIONS. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way affect the validity of the other provisions hereof.

SECTION 4. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 5. PROVIDING FOR AN EFFECTIVE DATE. This Resolution shall become effective immediately upon passage.

PASSED AND ADOPTED this 1st day of November, 2018.

ATTEST:

**ARTISAN LAKES EAST COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Michael Bachman, Chairperson

RESOLUTION 2019-4

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON- AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH SECTION 197.3632, *FLORIDA STATUTES*; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

EXHIBIT A

RESOLUTION 2019-4

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON- AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Exhibit

2

Description Sketch

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT PARCEL

DESCRIPTION: A parcel of land lying in Sections 9, 16 and 17 Township 33 South, Range 18, Manatee County, Florida, being a portion of ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C & D, according to the plat thereof as recorded in Plat Book 57, Pages 65 through 101, inclusive, all of ARTISAN LAKES EAVES BEND, PHASE I, SUBPHASES A-K, according to the plat thereof as recorded in Plat Book 62, Pages 58 through 91, All of the Public Records of Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 17, run thence along the East boundary of said Section 17, N.00°54'42"E., a distance of 75.00 feet to a point on the North right of way line of Moccasin Wallow Road; thence along the North right of way line of Moccasin Wallow Road, N.89°33'35"W., a distance of 110.58 feet; thence N.00°26'25"E., a distance of 400.05 feet; thence N.70°58'45"E., a distance of 7.66 feet to a point on the Southerly boundary of said ARTISAN LAKES EAVES BEND, PHASE I, SUBPHASES A-K, said point also being the **POINT OF BEGINNING**; thence along said Southerly boundary of ARTISAN LAKES EAVES BEND, PHASE I, SUBPHASES A-K, the following sixteen (16) courses: 1) N.84°44'45"W., a distance of 196.79 feet; 2) N.03°11'20"W., a distance of 38.97 feet; 3) N.30°39'35"W., a distance of 29.75 feet; 4) Northwesterly, 32.13 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 61°21'31" (chord bearing N.61°20'20"W., 30.61 feet); 5) S.87°58'55"W., a distance of 134.33 feet; 6) Southwesterly, 29.60 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 56°31'59" (chord bearing S.59°42'55"W., 28.41 feet); 7) S.31°26'56"W., a distance of 25.81 feet; 8) S.01°32'36"E., a distance of 110.30 feet; 9) S.01°17'54"E., a distance of 102.94 feet; 10) S.00°09'45"E., a distance of 60.06 feet; 11) N.70°00'18"W., a distance of 89.96 feet; 12) N.88°04'19"W., a distance of 46.06 feet; 13) N.47°10'20"W., a distance of 116.53 feet; 14) N.30°37'25"W., a distance of 56.24 feet; 15) N.84°57'31"W., a distance of 88.78 feet; 16) N.51°34'39"W., a distance of 21.79 feet to the Westerly boundary of said ARTISAN LAKES EAVES BEND, PHASE I, SUBPHASES A-K; thence along said Westerly boundary of ARTISAN LAKES EAVES BEND, PHASE I, SUBPHASES A-K, N.03°48'58"E., a distance of 194.30 feet to the Northerly boundary of said ARTISAN LAKES EAVES BEND, PHASE I, SUBPHASES A-K; thence along said Northerly boundary of ARTISAN LAKES EAVES BEND, PHASE I, the following twenty (20) courses: 1) Northeasterly, 263.60 feet along the arc of a non-tangent curve to the right having a radius of 520.00 feet and a central angle of 29°02'38" (chord bearing N.66°18'17"E., 260.78 feet); 2) N.80°49'37"E., a distance of 172.77 feet; 3) Northeasterly, 461.32 feet along the arc of a tangent curve to the left having a radius of 680.00 feet and a central angle of 38°52'11" (chord bearing N.61°23'31"E., 452.52 feet); 4) Northeasterly, 562.95 feet along the arc of a reverse curve to the right having a radius of 671.00 feet and a central angle of 48°04'10" (chord bearing N.65°59'31"E., 546.58 feet); 5) S.89°58'24"E., a distance of 97.64 feet; 6) N.00°01'36"E., a distance of 20.64 feet; 7) N.30°02'46"W., a distance of 56.40 feet; 8) N.19°33'35"W., a distance of 89.94 feet; 9) Easterly, 88.43 feet along the arc of a non-tangent curve to the left having a radius of 1213.85 feet and a central angle of 04°10'27" (chord bearing N.69°49'25"E., 88.42 feet); 10) Easterly, 52.87 feet along the arc of a reverse curve to the right having a radius of 35.00 feet and a central angle of 86°32'47" (chord bearing S.68°59'25"E., 47.98 feet); 11) N.64°16'58"E., a distance of 80.00 feet; 12) Northerly, 52.87 feet along the arc of a non-tangent curve to the right having a radius of 35.00 feet and a central angle of 86°32'47" (chord bearing N.17°33'22"E., 47.98 feet); 13) Northeasterly, 31.11 feet along the arc of a reverse curve to the left having a radius of 1210.00 feet and a central angle of 01°28'23" (chord bearing N.60°05'34"E., 31.11 feet); 14) N.30°38'38"W., a distance of 120.00 feet; 15) Northeasterly, 250.94 feet along the arc of a non-tangent curve to the left having a radius of 1090.00 feet and a central angle of 13°11'27" (chord bearing N.52°45'39"E., 250.39 feet); 16) Northeasterly, 432.87 feet along the arc of a reverse curve to the right having a radius of 985.00 feet and a central angle of 25°10'46" (chord bearing N.58°45'18"E., 429.40 feet); 17) N.71°20'41"E., a distance of 582.70 feet; 18) Northeasterly, 541.21 feet along the arc of a tangent curve to the left having a radius of 740.00 feet and a central angle of 41°54'16" (chord bearing N.50°23'33"E., 529.23 feet); 19) N.29°26'25"E., a distance of 139.89 feet; 20) Northeasterly, 540.35 feet along the arc of a tangent curve to the right having a radius of 860.00 feet and a central angle of 36°00'00" (chord bearing N.47°26'25"E., 531.51 feet); thence along said Northerly boundary and the Northerly extension of ARTISAN LAKES EAVES BEND, PHASE I, N.65°26'25"E., a distance of 197.31 feet; thence Northeasterly, 742.82 feet along the arc of a tangent curve to the left having a radius of 640.00 feet and a central angle of 66°30'01" (chord bearing N.32°11'24"E., 701.82 feet); thence N.01°03'36"W., a distance of 423.34 feet; thence Northerly, 485.16 feet along the arc of a tangent curve to the right having a radius of 1060.00 feet and a central angle of 26°13'28" (chord bearing N.12°03'08"E., 480.94 feet); thence N.65°24'09"W., a distance of 89.13 feet; thence Westerly, 41.63 feet along the arc of a non-tangent curve to the left having a radius of 95.00 feet and a central angle of 25°06'24" (chord bearing N.78°21'38"W., 41.30 feet); thence S.89°05'10"W., a distance of 49.11 feet; thence Westerly, 127.31 feet along the arc of a tangent curve to the right having a radius of 660.00 feet and a central angle of 11°03'08" (chord bearing N.85°23'16"W., 127.12 feet); thence N.74°48'01"W., a distance of 164.87 feet; thence Westerly, 37.41 feet along the arc of a non-tangent curve to the left having a radius of 100.00 feet and a central angle of 21°25'56" (chord bearing N.67°29'27"W., 37.19 feet); thence N.78°12'25"W., a distance of 56.64 feet; thence Westerly, 47.43 feet along the arc of a tangent curve to the left having a radius of 200.00 feet and a central angle of 13°35'20" (chord bearing N.85°00'05"W., 47.32 feet); thence Westerly, 40.75 feet along the arc of a reverse curve to the right having a radius of 80.00 feet and a central angle of 29°10'54" (chord bearing N.77°12'18"W., 40.31 feet); thence N.62°36'51"W., a distance of 4.70 feet; thence N.62°36'51"W., a distance of 75.80 feet; thence N.57°21'06"W., a distance of 70.76 feet; thence Northwesterly, 23.65 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 54°12'23" (chord bearing N.41°35'57"W., 22.78 feet); thence N.68°42'08"W., a distance of 419.95 feet; thence Westerly, 284.63 feet along the arc of a tangent curve to the left having a radius of 340.00 feet and a central angle of 47°57'52" (chord bearing S.87°18'56"W., 276.39 feet); thence Westerly, 149.43 feet along the arc of a reverse curve to the right having a radius of 760.00 feet and a central angle of 11°15'55" (chord bearing S.68°57'57"W., 149.19 feet);

Legal Description Continued on Sheet No. 2

ARTISAN LAKES EAST CDD PARCEL

PROJECT: ARTISAN LAKES		Prepared For: TAYLOR MORRISON	
PHASE: EAST CDD PARCEL			
DRAWN: SEC	DATE: 01/10/18		
REVISIONS		1403 E. 5th Avenue Tampa, Florida 33605 Phone: (813) 248-8888	

RESOLUTION 2019-4

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON- AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Description Sketch

Legal Description Continued from Sheet No. 1

thence Southwesterly, 14.44 feet along the arc of a reverse curve to the left having a radius of 25.00 feet and a central angle of 33°05'04" (chord bearing S.58°03'23"W., 14.24 feet); thence S.41°30'51"W., a distance of 48.69 feet; thence S.14°28'38"W., a distance of 22.37 feet; thence Southwesterly, 43.03 feet along the arc of a tangent curve to the right having a radius of 30.00 feet and a central angle of 82°11'02" (chord bearing S.55°34'09"W., 39.44 feet); thence N.83°20'20"W., a distance of 23.46 feet; thence S.85°32'12"W., a distance of 84.34 feet; thence N.89°36'29"W., a distance of 45.92 feet; thence S.81°17'08"W., a distance of 72.74 feet; thence N.82°50'00"W., a distance of 48.47 feet; thence S.85°08'32"W., a distance of 56.31 feet; thence S.78°15'11"W., a distance of 16.36 feet; thence S.59°59'38"E., a distance of 29.43 feet; thence S.00°10'08"E., a distance of 82.28 feet; thence S.00°54'43"E., a distance of 36.32 feet; thence Southwesterly, 53.85 feet along the arc of a tangent curve to the right having a radius of 30.00 feet and a central angle of 102°50'31" (chord bearing S.50°30'33"W., 46.90 feet); thence N.78°04'12"W., a distance of 12.04 feet; thence S.12°41'19"E., a distance of 2.11 feet; thence Southwesterly, 48.89 feet along the arc of a tangent curve to the right having a radius of 30.00 feet and a central angle of 93°22'37" (chord bearing S.33°59'59"W., 43.66 feet); thence S.80°41'18"W., a distance of 40.48 feet; thence N.85°32'34"W., a distance of 69.39 feet; thence Northerly, 78.90 feet along the arc of a tangent curve to the right having a radius of 30.00 feet and a central angle of 150°41'08" (chord bearing N.10°12'00"W., 58.05 feet); thence N.65°08'35"E., a distance of 12.13 feet; thence N.84°26'15"W., a distance of 48.02 feet; thence S.78°36'28"W., a distance of 69.16 feet; thence N.76°38'21"W., a distance of 58.92 feet; thence N.87°22'32"W., a distance of 32.66 feet; thence S.76°43'23"W., a distance of 45.37 feet; thence N.81°50'02"W., a distance of 56.83 feet; thence N.79°49'59"W., a distance of 29.59 feet; thence S.73°10'12"W., a distance of 60.36 feet; thence N.78°34'23"W., a distance of 69.56 feet; thence N.56°59'18"W., a distance of 87.59 feet; thence N.58°35'58"W., a distance of 52.43 feet; thence Northwesterly, 36.60 feet along the arc of a tangent curve to the right having a radius of 30.00 feet and a central angle of 69°54'02" (chord bearing N.23°38'57"W., 34.37 feet); thence N.39°14'22"W., a distance of 32.00 feet; thence S.74°49'49"W., a distance of 133.61 feet; thence Westerly, 111.78 feet along the arc of a non-tangent curve to the right having a radius of 55.00 feet and a central angle of 116°26'29" (chord bearing S.74°49'49"W., 93.51 feet); thence S.74°49'49"W., a distance of 138.72 feet; thence N.15°10'11"W., a distance of 40.54 feet; thence Northerly, 55.82 feet along the arc of a tangent curve to the right having a radius of 75.00 feet and a central angle of 42°38'33" (chord bearing N.06°09'05"E., 54.54 feet); thence Northerly, 141.36 feet along the arc of a reverse curve to the left having a radius of 300.00 feet and a central angle of 26°59'49" (chord bearing N.13°58'27"E., 140.05 feet); thence N.00°28'32"E., a distance of 47.11 feet; thence Northeasterly, 406.28 feet along the arc of a tangent curve to the right having a radius of 380.00 feet and a central angle of 61°15'29" (chord bearing N.31°06'17"E., 387.20 feet); thence N.00°00'23"W., a distance of 85.35 feet to a point on the North boundary of the Northwest 1/4 of said Section 16; thence along the North boundary of the Northwest 1/4 of said Section 16, N.89°59'37"E., a distance of 1055.40 feet to the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 9; thence along the West boundary of said Southeast 1/4 of the Southwest 1/4 of Section 9, N.00°23'32"W., a distance of 1327.39 feet to the Northwest corner of said Southeast 1/4 of the Southwest 1/4 of Section 9; thence along the North boundary of said Southeast 1/4 of the Southwest 1/4 of Section 9, S.89°48'17"E., a distance of 1040.44 feet; thence S.00°12'03"E., a distance of 85.55 feet; thence S.89°19'36"E., a distance of 887.08 feet; thence N.86°32'28"E., a distance of 152.47 feet; thence S.44°21'33"E., a distance of 328.11 feet; thence N.70°30'46"E., a distance of 361.28 feet; thence S.46°38'53"E., a distance of 195.39 feet; thence S.01°31'09"W., a distance of 293.63 feet; thence N.25°29'24"E., a distance of 452.24 feet; thence S.80°20'33"E., a distance of 269.65 feet; thence S.66°52'19"E., a distance of 150.23 feet; thence S.52°56'25"E., a distance of 140.09 feet; thence S.79°33'33"E., a distance of 58.13 feet; thence Northerly, 384.25 feet along the arc of a non-tangent curve to the left having a radius of 560.00 feet and a central angle of 39°18'50" (chord bearing N.19°23'16"E., 376.75 feet); thence N.00°16'09"W., a distance of 384.99 feet; thence Northerly, 387.11 feet along the arc of a tangent curve to the left having a radius of 1120.00 feet and a central angle of 19°48'12" (chord bearing N.10°10'15"W., 385.19 feet); thence Northerly, 460.43 feet along the arc of a reverse curve to the right having a radius of 1280.00 feet and a central angle of 20°36'36" (chord bearing N.09°46'03"W., 457.95 feet); thence N.00°32'15"E., a distance of 149.99 feet to a point on the North boundary of the Southeast 1/4 of said Section 9; thence along said North boundary of the Southeast 1/4 of Section 9, S.89°27'46"E., a distance of 654.81 feet; thence S.02°28'37"W., a distance of 2646.49 feet; thence N.89°49'53"W., a distance of 29.86 feet; thence S.00°17'37"E., a distance of 738.86 feet; thence S.00°22'14"E., a distance of 1139.34 feet; thence S.00°13'13"E., a distance of 392.67 feet; thence S.88°02'25"W., a distance of 1171.02 feet; thence S.28°58'04"W., a distance of 388.49 feet; thence S.00°05'47"W., a distance of 66.57 feet; thence S.46°39'28"W., a distance of 57.82 feet; thence S.01°53'50"E., a distance of 812.65 feet; thence S.44°37'09"W., a distance of 520.64 feet; thence S.04°12'24"W., a distance of 526.73 feet; thence S.62°33'13"E., a distance of 247.54 feet to a point on the Northwesterly boundary of Parcel 109.1-R(B) (Frontage Road - Also known as Gillet Drive), as recorded in Official Records Book 855, Page 25, of the Public Records of Manatee County, Florida; thence along said Northwesterly boundary, S.48°37'44"W., a distance of 280.27 feet; thence N.41°22'16"W., a distance of 126.09 feet; thence S.89°58'22"W., a distance of 665.46 feet; thence S.00°37'52"W., a distance of 362.48 feet; thence N.86°57'02"W., a distance of 205.18 feet to a point on the West boundary of the Southwest 1/4 of the Southeast 1/4 of said Section 16; thence along said West boundary of the Southwest 1/4 of the Southeast 1/4 of Section 16, N.00°37'55"E., a distance of 778.36 feet; thence S.89°12'45"E., a distance of 199.78 feet; thence N.04°45'20"E., a distance of 267.25 feet to a point on the North boundary of said Southwest 1/4 of the Southeast 1/4 of Section 16; thence along said North boundary of the Southwest 1/4 of the Southeast 1/4 of Section 16, N.89°11'14"W., a distance of 219.00 feet to the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of said Section 16; thence along the North boundary of said Southeast 1/4 of the Southwest 1/4 of Section 16, N.89°38'23"W., a distance of 1380.32 feet to the Northwest corner of said Southeast 1/4 of the Southwest 1/4 of Section 16; thence along the West boundary of said Southeast 1/4 of the Southwest 1/4 of Section 16, S.01°06'10"W., a distance of 510.56 feet; thence N.89°29'28"W., a distance of 509.23 feet; thence S.00°01'36"W., a distance of 233.34 feet; thence Southwesterly, 238.93 feet along the arc of a tangent curve to the right having a radius of 275.00 feet and a central angle of 49°46'54" (chord bearing S.24°55'03"W., 231.49 feet); thence Southwesterly, 210.66 feet along the arc of a reverse curve to the left having a radius of 250.00 feet and a central angle of 48°16'44" (chord bearing S.25°40'23"W., 204.48 feet); thence S.01°32'01"W., a distance of 114.60 feet;

Legal Description Continued on Sheet No. 3

ARTISAN LAKES EAST CDD PARCEL

PROJECT: ARTISAN LAKES	Prepared For: TAYLOR MORRISON
PHASE: EAST CDD PARCEL	1403 E. 5th Avenue

RESOLUTION 2019-4

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON- AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Description Sketch

Legal Description Continued from Sheet No. 2

thence N.89°33'56"W., a distance of 100.02 feet; thence S.00°26'04"W., a distance of 20.19 feet; thence N.89°31'37"W., a distance of 337.21 feet; thence N.00°28'23"E., a distance of 197.91 feet; thence N.89°31'37"W., a distance of 99.36 feet; thence N.00°28'23"E., a distance of 349.60 feet; thence N.55°59'39"W., a distance of 84.12 feet; thence Southwesterly, 248.19 feet along the arc of a non-tangent curve to the right having a radius of 355.90 feet and a central angle of 39°57'20" (chord bearing S.51°00'05"W., 243.19 feet); thence S.19°01'15"E., a distance of 29.74 feet; thence S.70°58'18"W., a distance of 26.39 feet to the POINT OF BEGINNING.

Containing 436.367 acres, more or less.

LESS AND EXCEPT PARCEL

DESCRIPTION: A parcel of land lying in Section 16, Township 33 South, Range 18, East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 16, run thence along the West boundary of said section 16, N.00°54'44"E., a distance of 60.00 feet to a point on the North right of way line of Moccasin Wallow Road, per the Official Records Book 1598, Page 1537, of the Public Records of Manatee County, Florida; thence along said North right of way line of Moccasin Wallow Road, S.89°31'37"E., a distance of 423.69 feet; thence N.00°17'08"E., a distance of 185.00 feet to the POINT OF BEGINNING; thence N.00°20'25"W., a distance of 155.34 feet; thence N.32°11'18"E., a distance of 242.08 feet; thence N.90°00'00"E., a distance of 215.88 feet; thence N.00°00'00"W., a distance of 230.99 feet; thence S.89°29'28"E., a distance of 51.96 feet; thence S.00°01'36"W., a distance of 201.75 feet; thence Southwesterly, 181.35 feet along the arc of a tangent curve to the right having a radius of 200.00 feet and a central angle of 51°57'06" (chord bearing S.26°00'09"W., 175.20 feet); thence Southwesterly, 274.75 feet along the arc of a reverse curve to the left having a radius of 350.00 feet and a central angle of 44°58'41" (chord bearing S.29°29'21"W., 267.75 feet); thence N.89°31'43"W., a distance of 187.17 feet to the POINT OF BEGINNING.

Containing 2.304 acres, more or less.

Altogether Containing 434.063 acres, more or less.

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