

CORRECTIVE ORDINANCE

ORDINANCE NO. 18-31

AN ORDINANCE OF MANATEE COUNTY, REGARDING PUBLIC SERVICES; ESTABLISHING THE ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT; PROVIDING LEGISLATIVE FINDINGS; SPECIFYING AUTHORITY; SPECIFYING INTENT AND PURPOSE; CREATING SECTION 2-8-67 OF THE MANATEE COUNTY CODE OF ORDINANCES, ENTITLED "ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT," TO ESTABLISH THE ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES, TO DESCRIBE THE BOUNDARIES OF THE DISTRICT, TO NAME THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS FOR THE DISTRICT, AND TO CONSENT TO THE EXERCISE OF CERTAIN SPECIAL POWERS BY THE DISTRICT BOARD OF SUPERVISORS PURSUANT TO SUBSECTION 190.012(2), FLORIDA STATUTES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature has enacted and amended Chapter 190, Florida Statutes, to provide an alternative method to finance and manage basic services for community development; and

WHEREAS, a community development district serves a governmental and public purpose by financing, providing, and managing certain basic infrastructure systems, facilities, and services as allowed by Florida law, specifically Chapter 190, Florida Statutes, for the use and enjoyment of the general public, and only property owners within the district are assessed through the district for these improvements within the district boundaries; and

WHEREAS, Subsection 190.005(2), Florida Statutes, authorizes the Board of County Commissioners to adopt an ordinance granting a petition for the establishment of a community development district of less than 2,500 acres in size; and

WHEREAS, Taylor Woodrow Communities at Artisan Lakes, L.L.C. (Petitioner), has filed a petition with the Manatee County Board of County Commissioners (Board) to adopt an ordinance establishing the Artisan Lakes East Community Development District (District) pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Petitioner is the owner of approximately 434.063 acres of real property proposed for inclusion within the District and has consented in writing to the establishment of the District; and

WHEREAS, the Board has conducted a public hearing on the petition in accordance with

the requirements and procedures of Paragraphs 190.005(2)(b) and 190.005(1)(d), Florida Statutes, as amended; and

WHEREAS, the Board has considered the record of the public hearing and the factors set forth in Paragraphs 190.005(2)(c) and 190.005(1)(e), Florida Statutes, as amended, in making its determination to grant or deny the petition for the establishment of the community development district; and

WHEREAS, the District established under this Ordinance, as an independent special district and a local unit of special purpose government, shall be governed by Chapter 190, Florida Statutes, and all other applicable federal, state, and local laws; and

WHEREAS, the establishment of the District will protect, promote, and enhance the public health, safety, and general welfare of the County and its inhabitants, including the inhabitants of the District; and

WHEREAS, Section 190.012, Florida Statutes, as amended, authorizes the District to exercise numerous special powers listed in Subsection 190.012(1), Florida Statutes; and

WHEREAS, Section 190.012, Florida Statutes, as amended, provides that the local general-purpose government must consent to the exercise by the District board of supervisors of those additional special powers listed in Subsection 190.012(2), Florida Statutes; and

WHEREAS, Paragraph 190.005(2)(d), Florida Statutes, as amended, provides that in an ordinance establishing a community development district, the Board may consent to any of the optional special powers under Subsection 190.012(2), Florida Statutes, as amended, at the request of the Petitioner; and

WHEREAS, the petition submitted by the Petitioner requests that the Board consent to the exercise by the District board of supervisors of the additional special powers for parks and recreation and security listed in Paragraph 190.012(2)(a)&(d), Florida Statutes, as amended; and

WHEREAS, the exercise of such additional special powers by the District board of supervisors shall be governed by Chapter 190, Florida Statutes, as amended, and all other applicable federal, state, and local laws; and

WHEREAS, the Board desires to consent to the exercise by the District board of supervisors of such additional special powers; and

WHEREAS, the Board's consent to the exercise by the District board of supervisors of such additional special powers will protect, promote, and enhance the public health, safety, and general welfare of the County and its inhabitants, including the inhabitants of the District.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA:

Section 1. Legislative findings. The Board of County Commissioners of Manatee County, Florida, hereby adopts the "WHEREAS" clauses stated above as legislative findings in support of this Ordinance.

Section 2. Authority. This Ordinance is adopted pursuant to Subsection 190.005(2), Florida Statutes, as amended, and other applicable provisions of law governing county ordinances.

Section 3. Intent and Purpose. It is the intent and purpose of this Ordinance to establish the Artisan Lakes East Community Development District pursuant to Chapter 190, Florida Statutes, as amended, with all the rights and obligations appertaining thereto, including all obligations accruing pursuant to applicable federal, state, and local laws. It is further the intent and purpose of this Ordinance to grant the consent of the Board to the exercise by the District board of supervisors of certain additional special powers pursuant to Subsection 190.012(2), Florida Statutes, as amended, with all the rights and obligations appertaining thereto, including all obligations accruing pursuant to applicable federal, state, and local laws.

Section 4. Creation of Section 2-8-67 of Manatee County Code of Ordinances. Section of the Manatee County Code of Ordinances ("Code") is hereby created to read as follows:

Sec. 2-8-67. Artisan Lakes East Community Development District.

(a) Establishment. The Artisan Lakes East Community Development District is hereby established pursuant to Chapter 190, Florida Statutes.

(b) Boundaries. The boundaries of the District are described in the metes and bounds Description attached hereon as Exhibit "A".

(c) Initial board of supervisors. The names of five (5) persons designated as the initial members of the board of supervisors for the District are as follows:

- (1) Michael Bachman
- (2) Tracy Briones
- (3) Scott Himelhoch
- (4) Mark Flumer
- (5) Jeff Ward

(d) Special powers. Pursuant to Paragraph 190.005(2)(d) and Subsection 190.012(2), Florida Statutes, as amended. The Board of County Commissioners hereby consents to the exercise by the District board of supervisors of the following special powers listed in Paragraph 190.012(2)(a)&(d) Florida Statutes. Specifically, the District shall have the power to plan, establish,

acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain additional systems and facilities for:

- (1) Parks and facilities for indoor and outdoor recreational, cultural, and educational uses; and,
- (2) Security, including, but not limited to, guardhouses, fences and gates, electronic intrusion systems, and patrol cars, when authorized by the Manatee County Sheriff's Department or other proper governmental agencies; except that the District may not exercise any police power, but may contract with appropriate local general-purpose government agencies for an increased level of such services within the District boundaries.

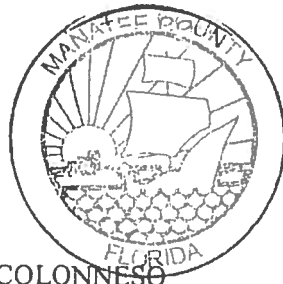
Section 5. Codification. The publisher of the County's Code, the Municipal Code Corporation, is directed to incorporate the amendments in Section 4 of this Ordinance into the Code.

Section 6. Severability. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, sentence, clause, or other provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

Section 7. Effective date. This Ordinance shall take effect immediately upon the filing of a certified copy of this Ordinance with the Secretary of State pursuant to Section 125.66, Florida Statutes.

PASSED AND ADOPTED, with a quorum present and voting, by the Board of County Commissioners of Manatee County, Florida, this 21st day of August, 2018.

BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA



By: *Paul*
Chairperson

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: *Robin North*
Deputy Clerk

EXHIBIT A

Legal Description of District Boundary

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 510.66 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			DESCRIPTION SKETCH (Not A Survey)		
DRAWN: SEC	DATE: 01/10/18	CHECKED BY: PAW			
REVISIONS					
DATE	DESCRIPTION	DRAWN BY			
01/19/18	Revise Name of Parcel	SEC			
1403 E. 5th Avenue Tampa, Florida 33605 Phone: (813) 248-8888 Licensed Business No.: LB 7768					
GeoPoint Surveying, Inc.					
			02 of 23		

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**.

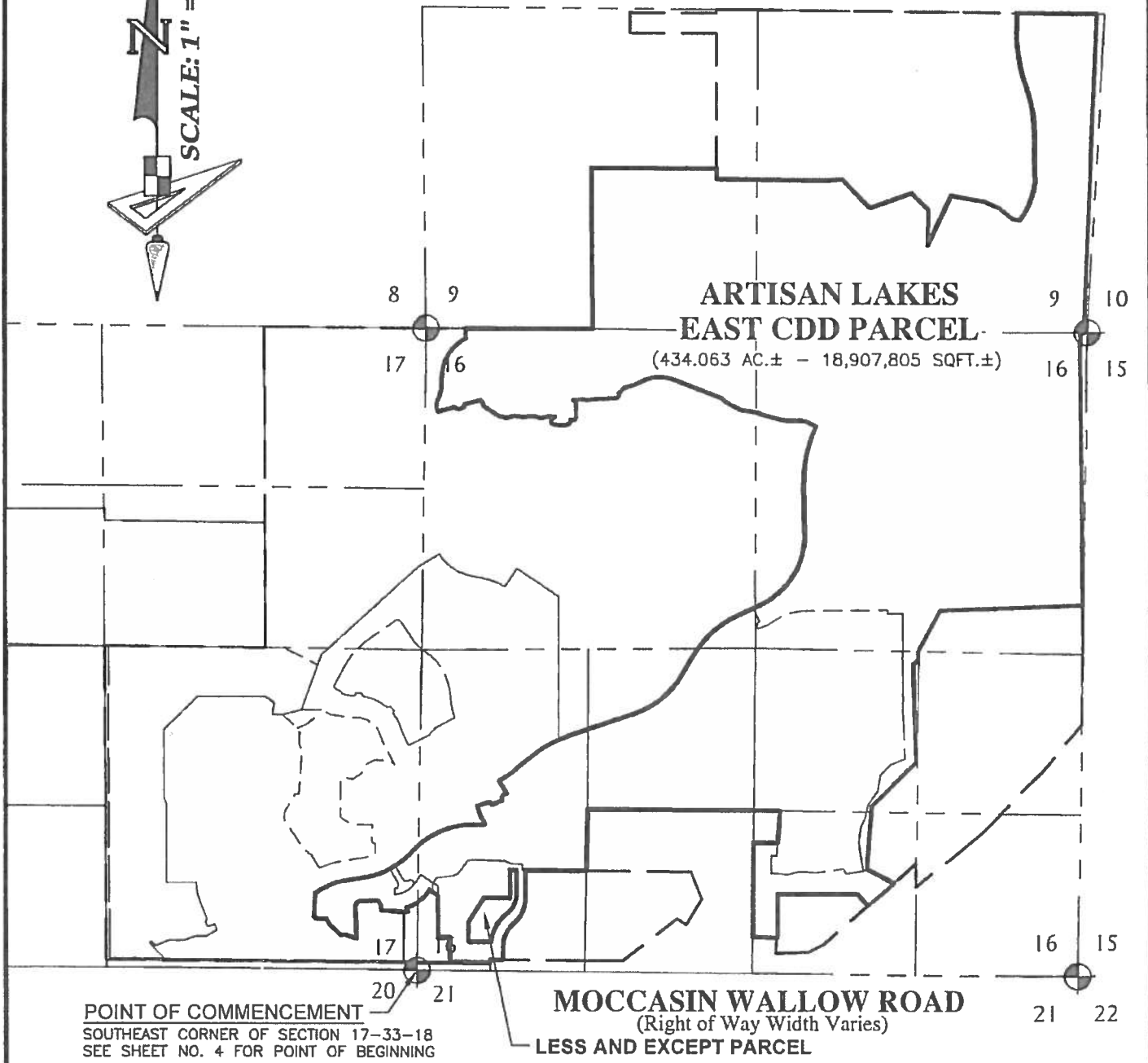
Containing 2.304 acres, more or less.

Altogether Containing 434.063 acres, more or less.

ARTISAN LAKES EAST CDD PARCEL

PROJECT: ARTISAN LAKES			Prepared For: TAYLOR MORRISON		
PHASE: EAST CDD PARCEL			DESCRIPTION SKETCH (Not A Survey)		
DRAWN: SEC	DATE: 01/10/18	CHECKED BY: PAW			
REVISIONS					
DATE	DESCRIPTION	DRAWN BY			
01/19/18	Revise Name of Parcel	SEC			
			 1403 E. 5th Avenue Tampa, Florida 33605 Phone: (813) 248-8888 Licensed Business No.: LB 7768 <h1 style="margin: 0;">GeoPoint</h1> <h2 style="margin: 0;">Surveying, Inc.</h2>		


Description Sketch



POINT OF COMMENCEMENT
 SOUTHEAST CORNER OF SECTION 17-33-18
 SEE SHEET NO. 4 FOR POINT OF BEGINNING

MOCCASIN WALLOW ROAD
 (Right of Way Width Varies)
LESS AND EXCEPT PARCEL

ARTISAN LAKES EAST CDD PARCEL

PROJECT: ARTISAN LAKES			Prepared For: TAYLOR MORRISON		
PHASE: EAST CDD PARCEL			<div style="text-align: center;"> <h3>DESCRIPTION SKETCH</h3> <p>(Not A Survey)</p> </div> <div style="text-align: right;"> <p>1403 E. 5th Avenue Tampa, Florida 33605 Phone: (813) 248-8888 Licensed Business No.: LB 7768</p>  <p>GeoPoint Surveying, Inc.</p> </div>		
DRAWN: SEC	DATE: 01/10/18	CHECKED BY: PAW			
REVISIONS					
DATE	DESCRIPTION	DRAWN BY			
01/19/18	Revise Name of Parcel	SEC			

Description Sketch

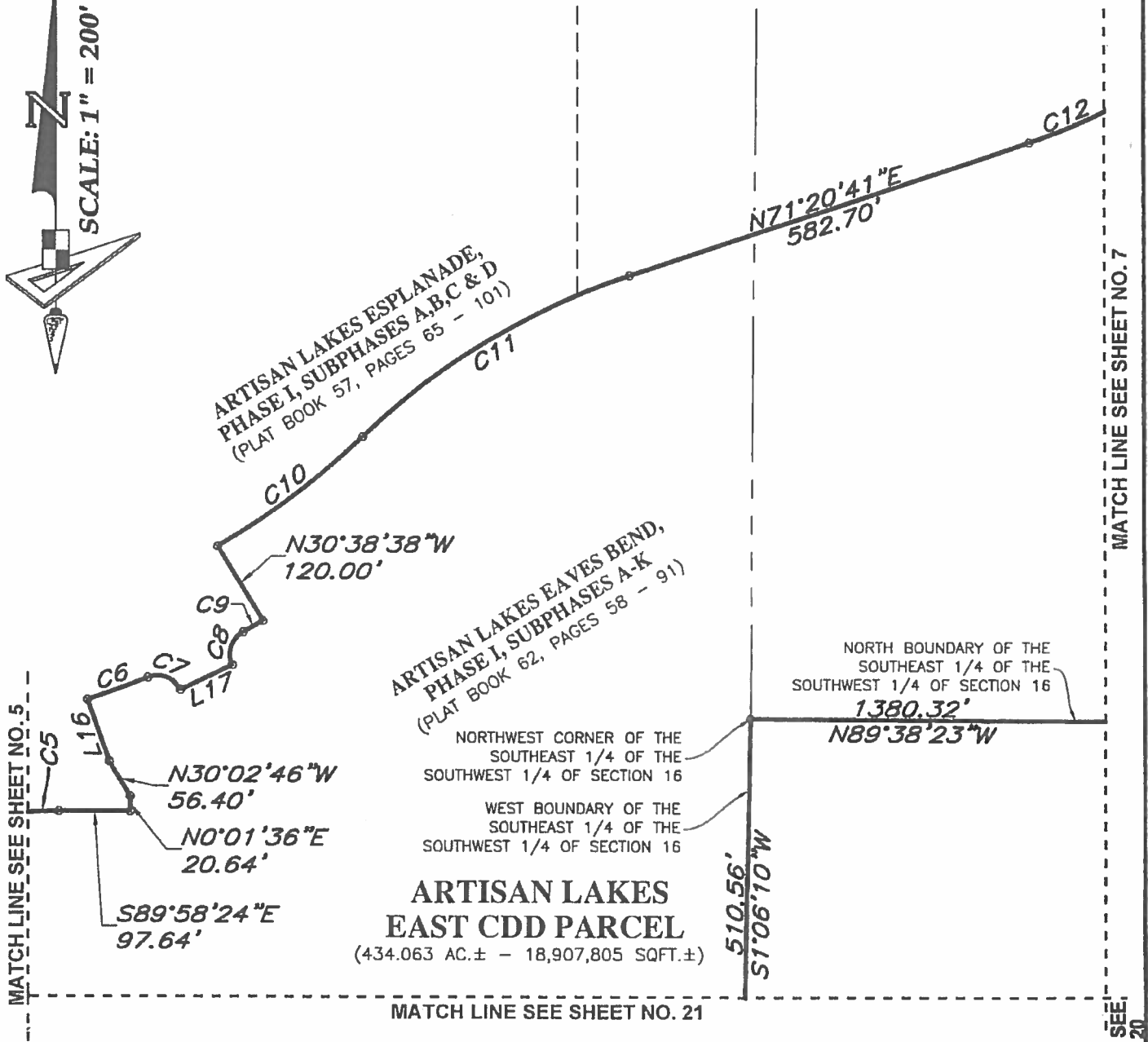


MOCCASIN WALLOW ROAD
(Right of Way Width Varies)

ARTISAN LAKES EAST CDD PARCEL

PROJECT: ARTISAN LAKES			Prepared For: TAYLOR MORRISON		
PHASE: EAST CDD PARCEL			<div style="text-align: center;"> <h3>DESCRIPTION SKETCH</h3> <p>(Not A Survey)</p> </div>		
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01/19/18	Revise Name of Parcel	SEC			
<div style="text-align: right;"> <p>1403 E. 5th Avenue Tampa, Florida 33605 Phone: (813) 248-8888 Licensed Business No.: LB 7768</p> <h2>GeoPoint</h2> <p>Surveying, Inc.</p> </div>					

Description Sketch



ARTISAN LAKES EAST CDD PARCEL

PROJECT: ARTISAN LAKES		
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DRAWN: SEC	DATE: 01/10/18	CHECKED BY: PAW
REVISIONS		
DATE	DESCRIPTION	DRAWN BY
01/19/18	Revise Name of Parcel	SEC

Prepared For: TAYLOR MORRISON

DESCRIPTION SKETCH
(Not A Survey)

1403 E. 5th Avenue
Tampa, Florida 33605
Phone: (813) 248-8888
Licensed Business No.: LB 7768



GeoPoint
Surveying, Inc.

Description Sketch

MATCH LINE SEE SHEET NO. 8

C12

ARTISAN LAKES EAVES BEND,
PHASE I, SUBPHASES A-K
(PLAT BOOK 62, PAGES 58 - 91)

**ARTISAN LAKES
EAST CDD PARCEL**
(434.063 AC.± - 18,907,805 SQFT.±)

MATCH LINE SEE SHEET NO. 6

NORTH BOUNDARY OF THE
SOUTHEAST 1/4 OF THE
SOUTHWEST 1/4 OF SECTION 16

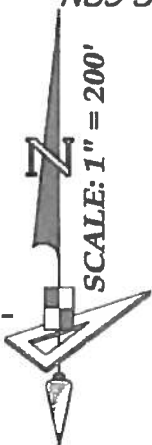
1380.32'

N89°38'23"W

NORTHEAST CORNER OF THE
SOUTHEAST 1/4 OF THE
SOUTHWEST 1/4 OF SECTION 16

NORTH BOUNDARY OF THE
SOUTHWEST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 16

N89°11'14"W
219.00'



S89°12'45"E
199.78'

WEST BOUNDARY OF THE
SOUTHWEST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 16

N0°37'55"E
778.36'

N4°45'20"E
267.25'

MATCH LINE SEE SHEET NO. 20

MATCH LINE SEE SHEET NO. 19

MATCH LINE
SEE SHEET
NO. 21

ARTISAN LAKES EAST CDD PARCEL

PROJECT: ARTISAN LAKES

Prepared For: TAYLOR MORRISON

PHASE: EAST CDD PARCEL

DRAWN: SEC DATE: 01/10/18 CHECKED BY: PAW

REVISIONS

DATE	DESCRIPTION	DRAWN BY
01/19/18	Revise Name of Parcel	SEC

DESCRIPTION SKETCH
(Not A Survey)

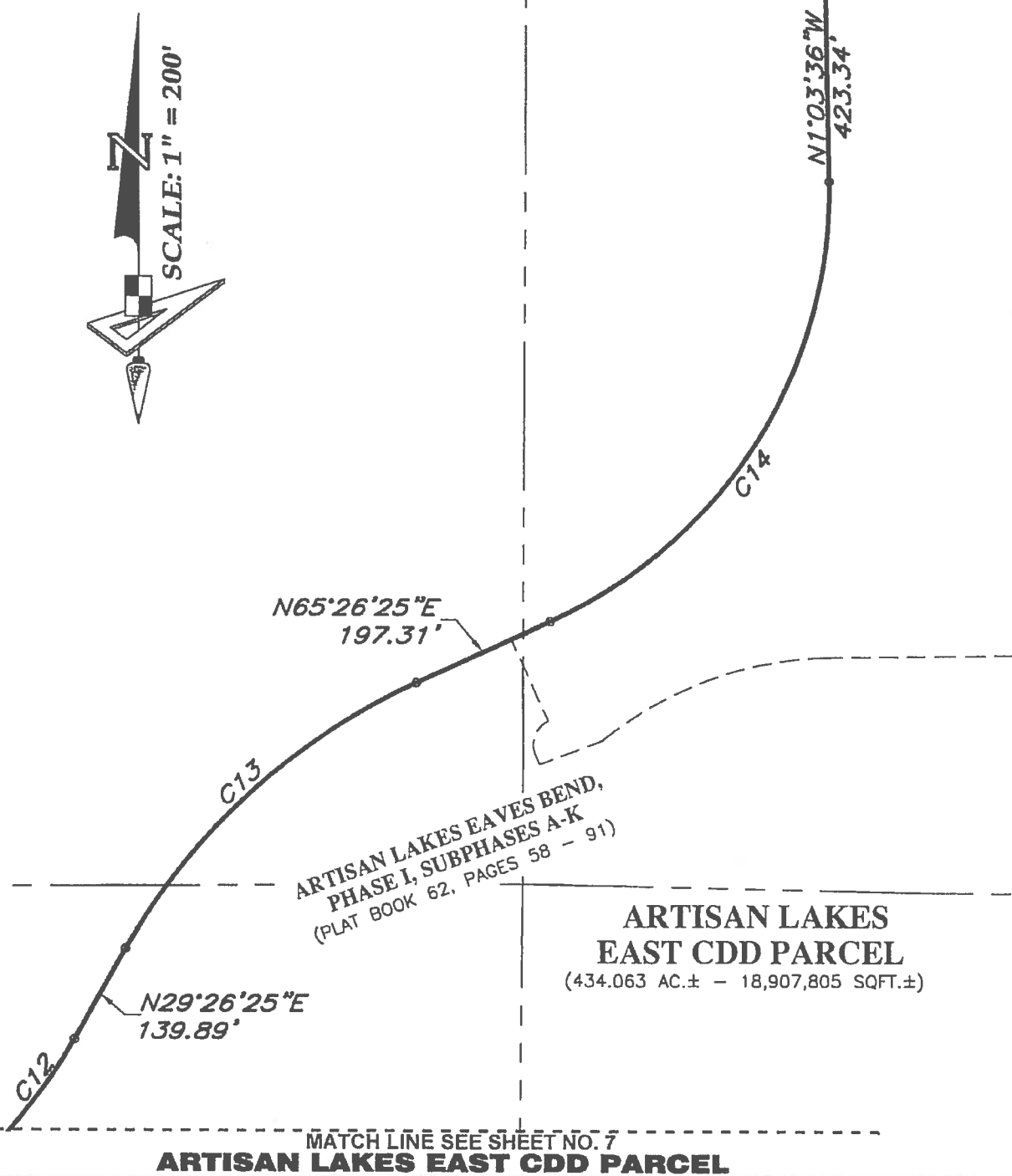
1403 E. 5th Avenue
Tampa, Florida 33605
Phone: (813) 248-8888
Licensed Business No.: LB 7768



GeoPoint
Surveying, Inc.

Description Sketch

MATCH LINE SEE SHEET NO. 9



MATCH LINE SEE SHEET NO. 7

ARTISAN LAKES EAST CDD PARCEL

PROJECT: ARTISAN LAKES

Prepared For: TAYLOR MORRISON

PHASE: EAST CDD PARCEL

DRAWN: SEC DATE: 01/10/18 CHECKED BY: PAW

REVISIONS

DATE	DESCRIPTION	DRAWN BY
01/19/18	Revise Name of Parcel	SEC

DESCRIPTION SKETCH
(Not A Survey)

1403 E. 5th Avenue
Tampa, Florida 33605
Phone: (813) 248-8888
Licensed Business No.: LB 7768

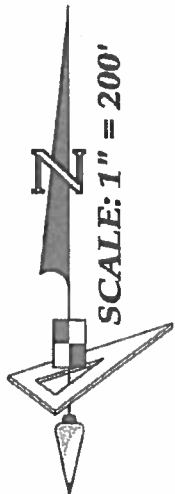


GeoPoint
Surveying, Inc.

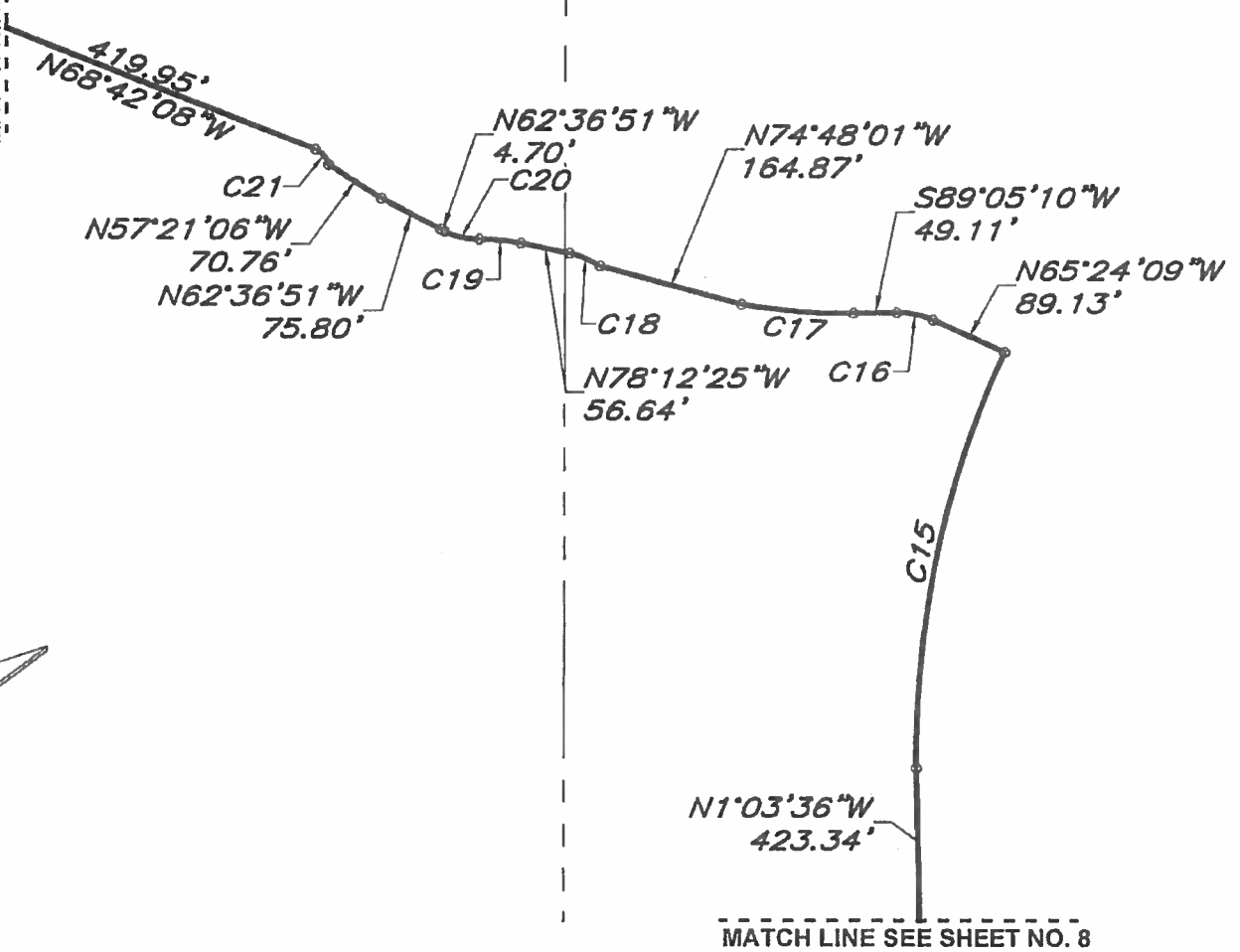
Description Sketch

**ARTISAN LAKES
EAST CDD PARCEL**
(434.063 AC.± - 18,907,805 SQFT.±)

MATCH LINE SEE SHEET NO. 10




SCALE: 1" = 200'



MATCH LINE SEE SHEET NO. 8

ARTISAN LAKES EAST CDD PARCEL

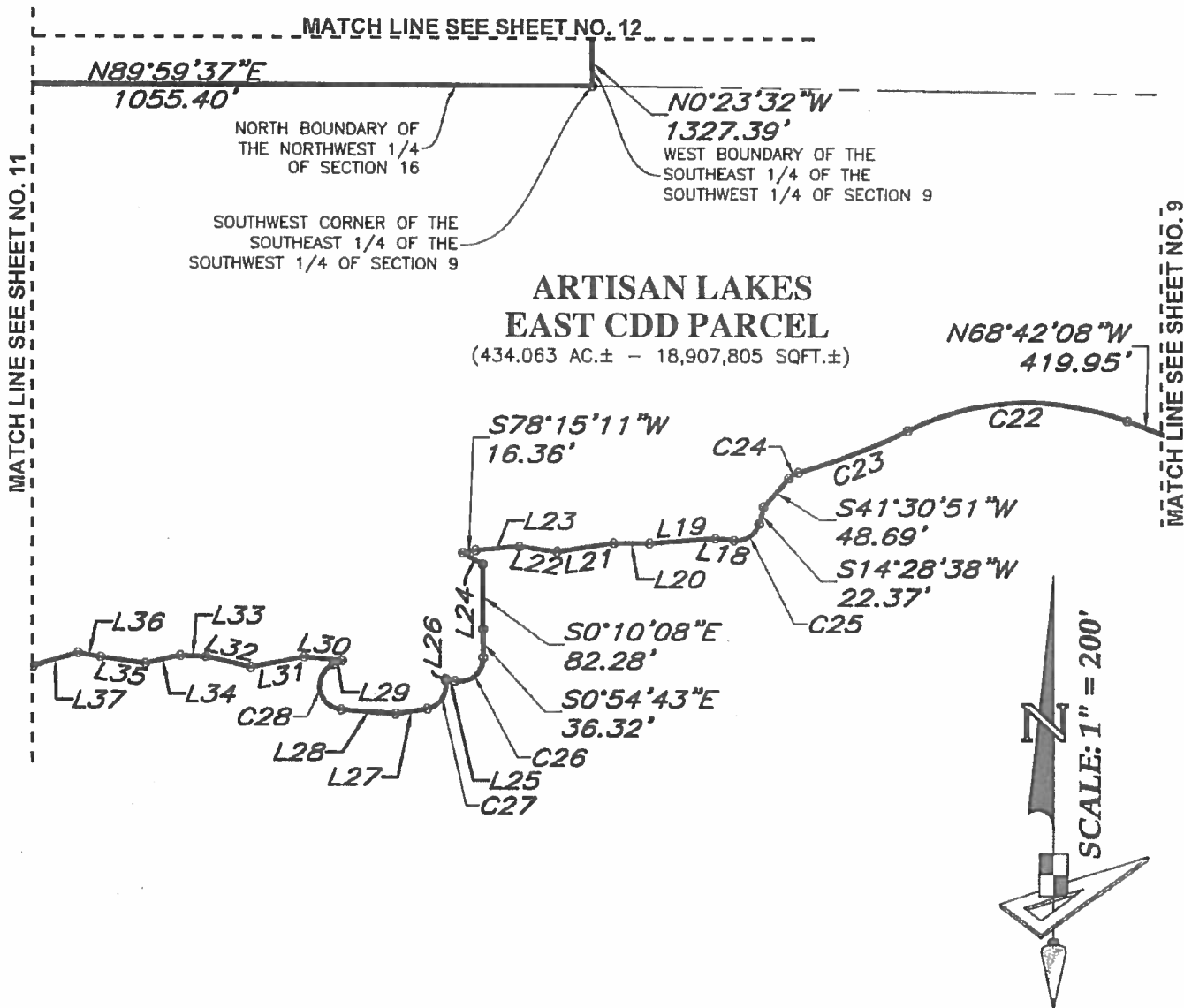
PROJECT: ARTISAN LAKES			Prepared For: TAYLOR MORRISON		
PHASE: EAST CDD PARCEL			<p style="text-align: center;">DESCRIPTION SKETCH (Not A Survey)</p> <div style="text-align: right;">  GeoPoint Surveying, Inc. </div>		
DRAWN: SEC					
DATE: 01/10/18	CHECKED BY: PAW				
REVISIONS					
DATE	DESCRIPTION	DRAWN BY			
01/19/18	Revise Name of Parcel	SEC			

1403 E. 5th Avenue
Tampa, Florida 33605
Phone: (813) 248-8888
Licensed Business No.: LB 7768




GeoPoint
Surveying, Inc.

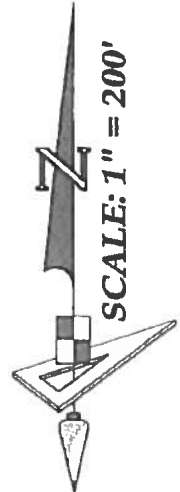
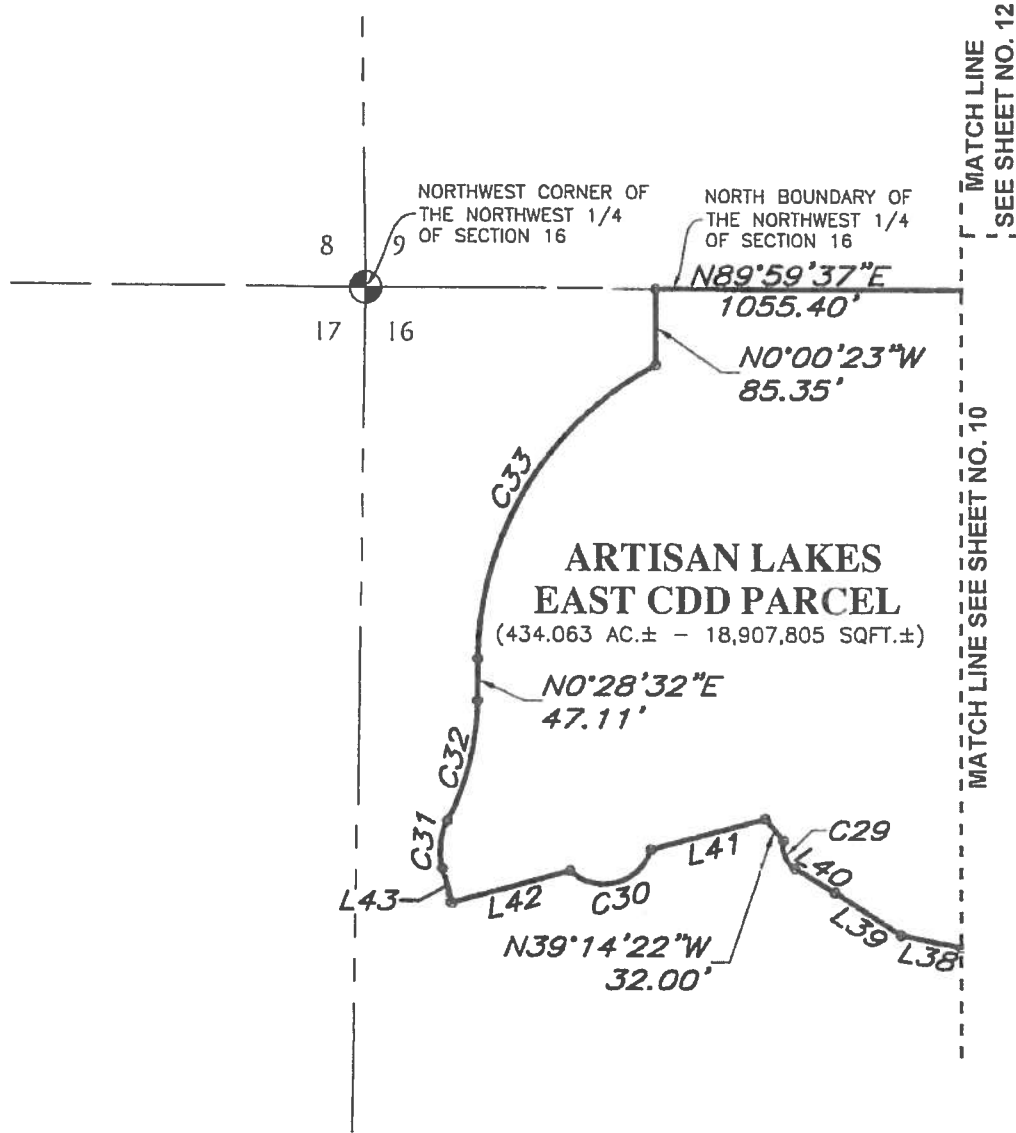
Description Sketch




ARTISAN LAKES EAST CDD PARCEL

PROJECT: ARTISAN LAKES			Prepared For: TAYLOR MORRISON		
PHASE: EAST CDD PARCEL			<p>1403 E. 5th Avenue Tampa, Florida 33605 Phone: (813) 248-8888 Licensed Business No.: LB 7768</p> 		
DRAWN: SEC	DATE: 01/10/18	CHECKED BY: PAW			
REVISIONS					
DATE	DESCRIPTION	DRAWN BY	<p>DESCRIPTION SKETCH (Not A Survey)</p> <p>GeoPoint Surveying, Inc.</p>		
01/19/18	Revise Name of Parcel	SEC			

Description Sketch



ARTISAN LAKES EAST CDD PARCEL

PROJECT: ARTISAN LAKES			Prepared For: TAYLOR MORRISON		
PHASE: EAST CDD PARCEL			DESCRIPTION SKETCH (Not A Survey)		
DRAWN: SEC	DATE: 01/10/18	CHECKED BY: PAW			
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DATE	DESCRIPTION	DRAWN BY			
01/19/18	Revise Name of Parcel	SEC			
					

Description Sketch



NORTH BOUNDARY OF THE
SOUTHEAST 1/4 OF THE
SOUTHWEST 1/4 OF SECTION 9

S89°48'17"E
1040.44'

NORTHWEST CORNER OF THE
SOUTHEAST 1/4 OF THE
SOUTHWEST 1/4 OF SECTION 9

N0°23'32"W
1327.39'

WEST BOUNDARY OF THE SOUTHEAST 1/4
OF THE SOUTHWEST 1/4 OF SECTION 9

ARTISAN LAKES EAST CDD PARCEL


(434.063 AC.± - 18,907,805 SQFT.±)

--- MATCH LINE SEE SHEET NO. 13

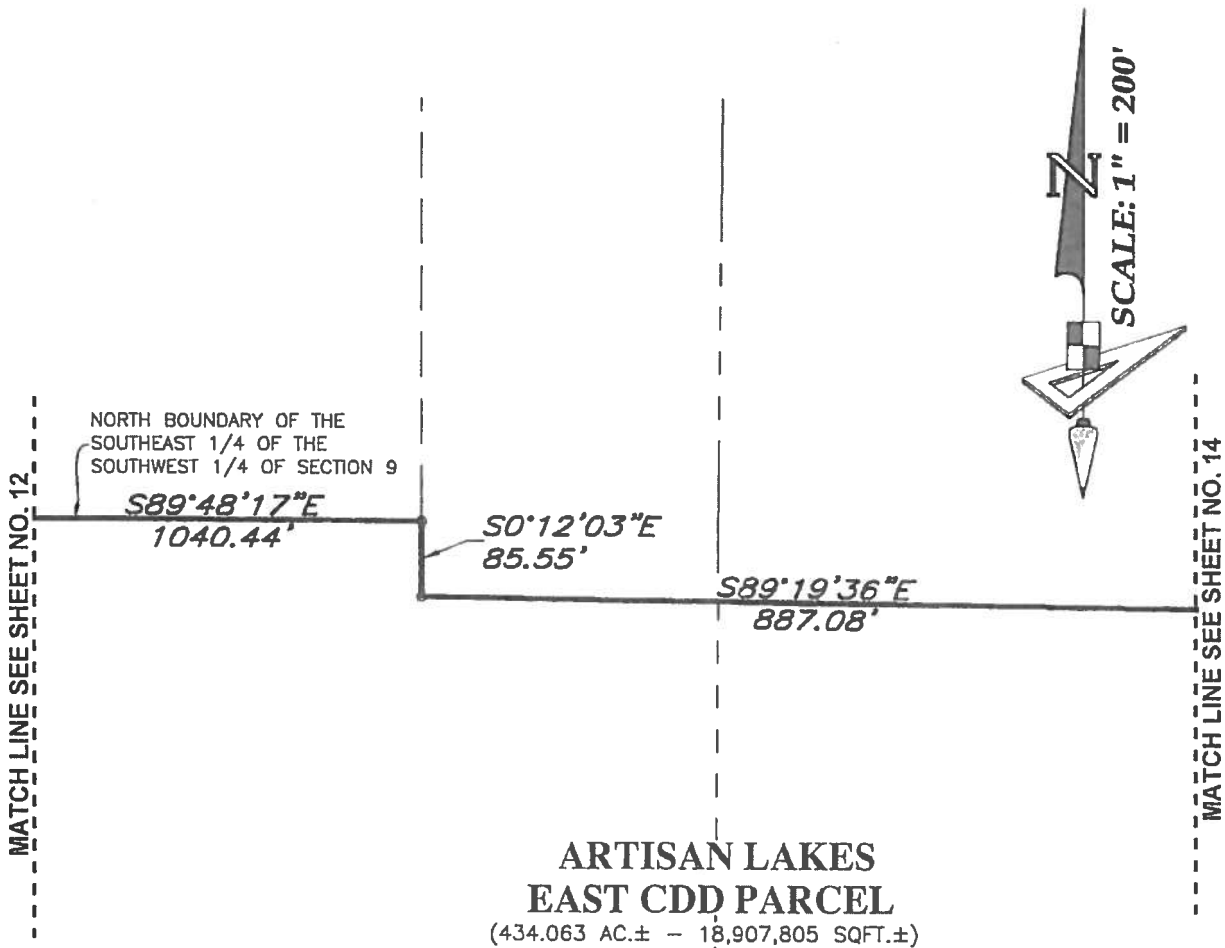
MATCH LINE
SEE SHEET NO. 11

--- MATCH LINE SEE SHEET NO. 10


ARTISAN LAKES EAST CDD PARCEL

PROJECT: ARTISAN LAKES			Prepared For: TAYLOR MORRISON		
PHASE: EAST CDD PARCEL			<p style="text-align: center;">DESCRIPTION SKETCH (Not A Survey)</p> <div style="text-align: right;"> <p>1403 E. 5th Avenue Tampa, Florida 33605 Phone: (813) 248-8888 Licensed Business No.: LB 7768</p>  <p>GeoPoint Surveying, Inc.</p> </div>		
DRAWN: SEC	DATE: 01/10/18	CHECKED BY: PAW			
REVISIONS					
DATE	DESCRIPTION	DRAWN BY			
01/19/18	Revise Name of Parcel	SEC			

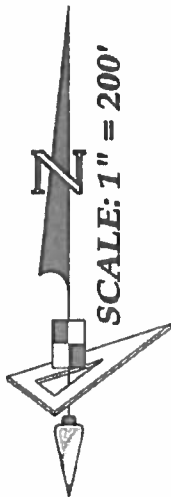
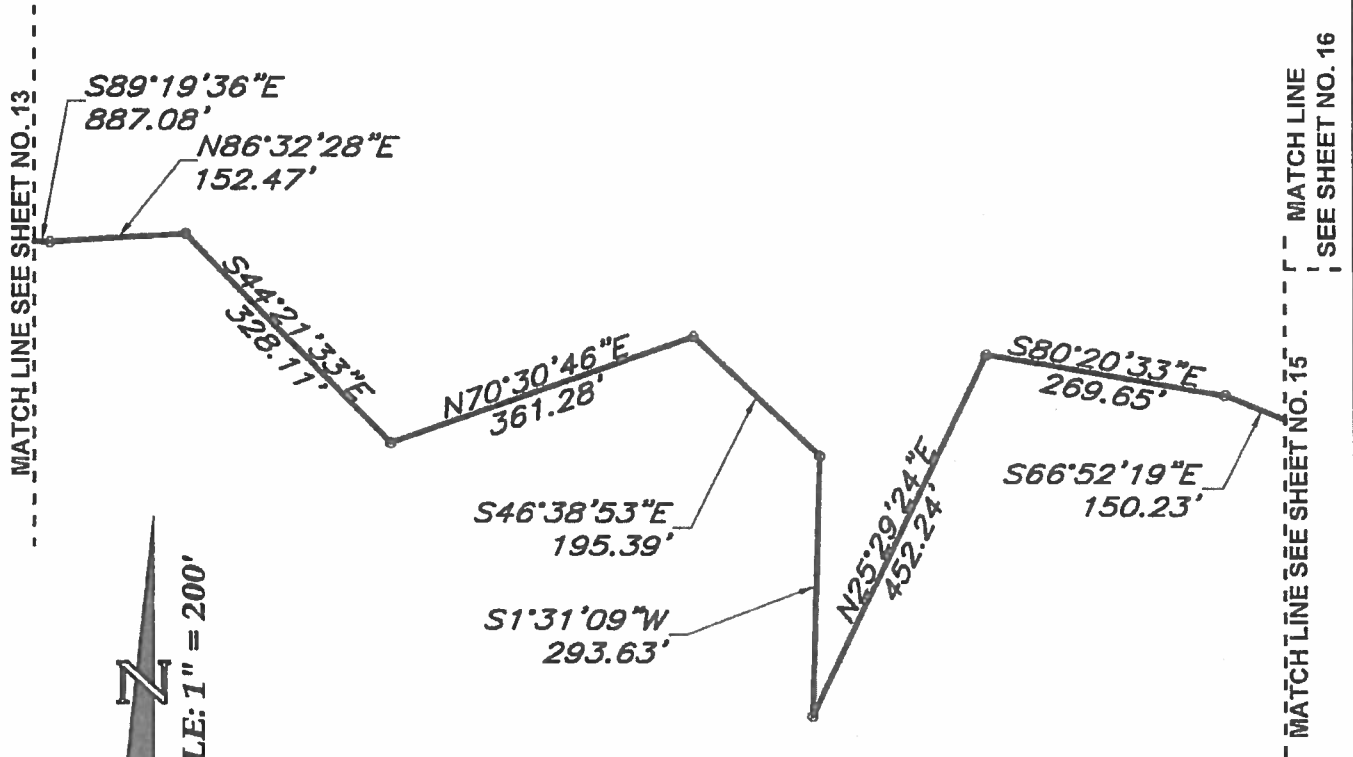
Description Sketch



ARTISAN LAKES EAST CDD PARCEL


PROJECT: ARTISAN LAKES			Prepared For: TAYLOR MORRISON		
PHASE: EAST CDD PARCEL			<p style="text-align: center;">DESCRIPTION SKETCH (Not A Survey)</p>  <p>GeoPoint Surveying, Inc.</p>		
DRAWN: SEC	DATE: 01/10/18	CHECKED BY: PAW			
REVISIONS					
DATE	DESCRIPTION	DRAWN BY			
01/19/18	Revise Name of Parcel	SEC			

Description Sketch



**ARTISAN LAKES
EAST CDD PARCEL**
(434.063 AC.± - 18,907,805 SQFT.±)

ARTISAN LAKES EAST CDD PARCEL

PROJECT: ARTISAN LAKES			Prepared For: TAYLOR MORRISON		
PHASE: EAST CDD PARCEL			<p style="text-align: center;">DESCRIPTION SKETCH (Not A Survey)</p> 		
DRAWN: SEC	DATE: 01/10/18	CHECKED BY: PAW			
REVISIONS					
DATE	DESCRIPTION	DRAWN BY			
01/19/18	Revise Name of Parcel	SEC			

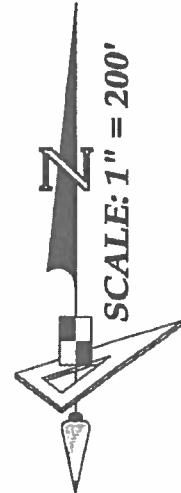
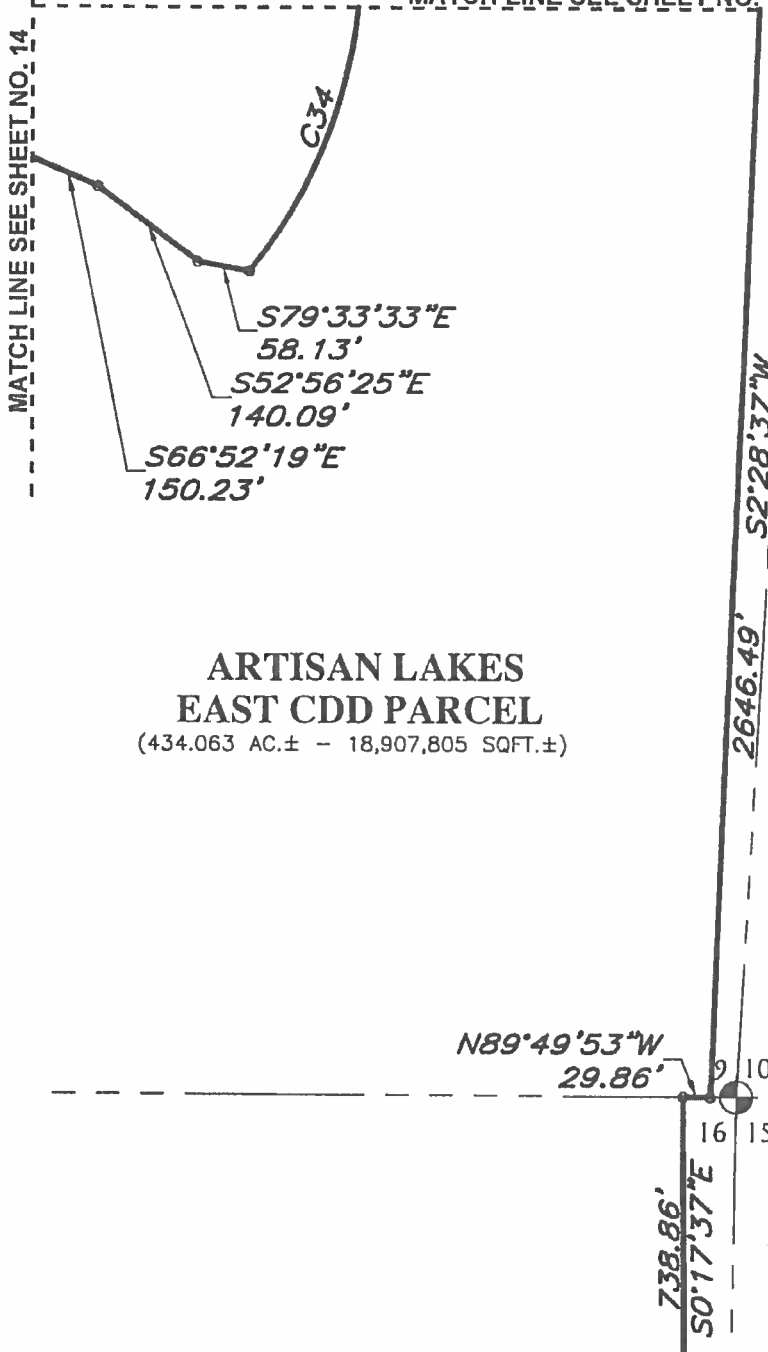
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Phone: (813) 248-8888
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.

Description Sketch

MATCH LINE SEE SHEET NO. 16

MATCH LINE SEE SHEET NO. 14



**ARTISAN LAKES
EAST CDD PARCEL**
(434.063 AC.± - 18,907,805 SQFT.±)

N89°49'53"W
29.86'

738.86'
S0°17'37"E

2646.49'
S2°28'37"W

MATCH LINE SEE SHEET NO. 17

ARTISAN LAKES EAST CDD PARCEL

PROJECT: ARTISAN LAKES

Prepared For: TAYLOR MORRISON

PHASE: EAST CDD PARCEL

DRAWN: SEC | DATE: 01/10/18 | CHECKED BY: PAW

REVISIONS

DATE	DESCRIPTION	DRAWN BY
01/19/18	Revise Name of Parcel	SEC

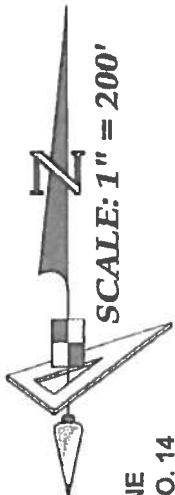
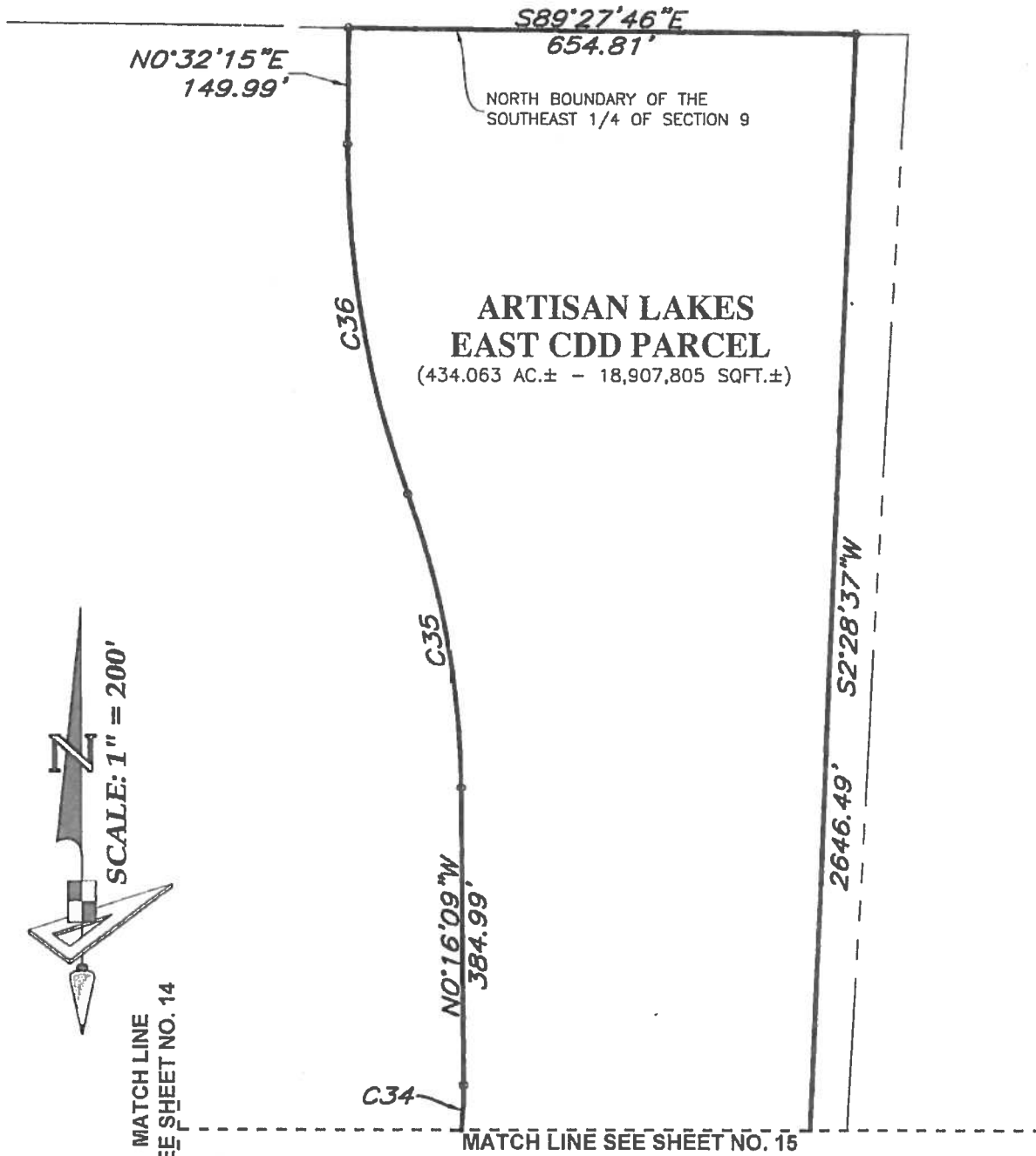
DESCRIPTION SKETCH
(Not A Survey)

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Licensed Business No.: LB 7768




GeoPoint
Surveying, Inc.

Description Sketch



MATCH LINE
SEE SHEET NO. 14

ARTISAN LAKES EAST CDD PARCEL

PROJECT: ARTISAN LAKES			Prepared For: TAYLOR MORRISON		
PHASE: EAST CDD PARCEL			<p style="text-align: center;">DESCRIPTION SKETCH (Not A Survey)</p> 		
DRAWN: SEC	DATE: 01/10/18	CHECKED BY: PAW			
REVISIONS					
DATE	DESCRIPTION	DRAWN BY			
01/19/18	Revise Name of Parcel	SEC			

1403 E. 5th Avenue
Tampa, Florida 33605
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Licensed Business No.: LB 7768



GeoPoint
Surveying, Inc.

Description Sketch MATCH LINE SEE SHEET NO. 15



**ARTISAN LAKES
EAST CDD PARCEL**
(434.063 AC.± - 18,907,805 SQFT.±)

738.86'
S0°17'37"E

1139.34'
S0°22'14"E

----- MATCH LINE SEE SHEET NO. 18
ARTISAN LAKES EAST CDD PARCEL

PROJECT: ARTISAN LAKES			Prepared For: TAYLOR MORRISON		
PHASE: EAST CDD PARCEL			DESCRIPTION SKETCH (Not A Survey)		
DRAWN: SEC	DATE: 01/10/18	CHECKED BY: PAW			
REVISIONS					
DATE	DESCRIPTION	DRAWN BY			
01/19/18	Revise Name of Parcel	SEC			

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Licensed Business No.: LB 7768

GeoPoint
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Description Sketch MATCH LINE SEE SHEET NO. 17

**ARTISAN LAKES
EAST CDD PARCEL**
(434.063 AC.± - 18,907,805 SQFT.±)

S0°22'14"E
1139.34'

392.67'
S0°13'13"E

1171.02'
S88°02'25"W

S28°58'04"W
388.49'

S0°05'47"W
66.57'

S46°39'28"W
57.82'

812.65'
S1°53'50"E



MATCH LINE SEE SHEET NO. 19

ARTISAN LAKES EAST CDD PARCEL

PROJECT: ARTISAN LAKES

Prepared For: TAYLOR MORRISON

PHASE: EAST CDD PARCEL

DRAWN: SEC

DATE: 01/10/18

CHECKED BY: PAW

REVISIONS

DATE	DESCRIPTION	DRAWN BY
01/19/18	Revise Name of Parcel	SEC

DESCRIPTION SKETCH
(Not A Survey)

1403 E. 5th Avenue
Tampa, Florida 33605
Phone: (813) 248-8888
Licensed Business No.: LB 7768



GeoPoint
Surveying, Inc.

Description Sketch

MATCH LINE SEE SHEET NO. 18

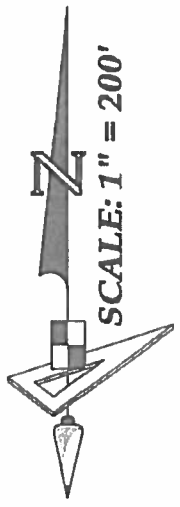
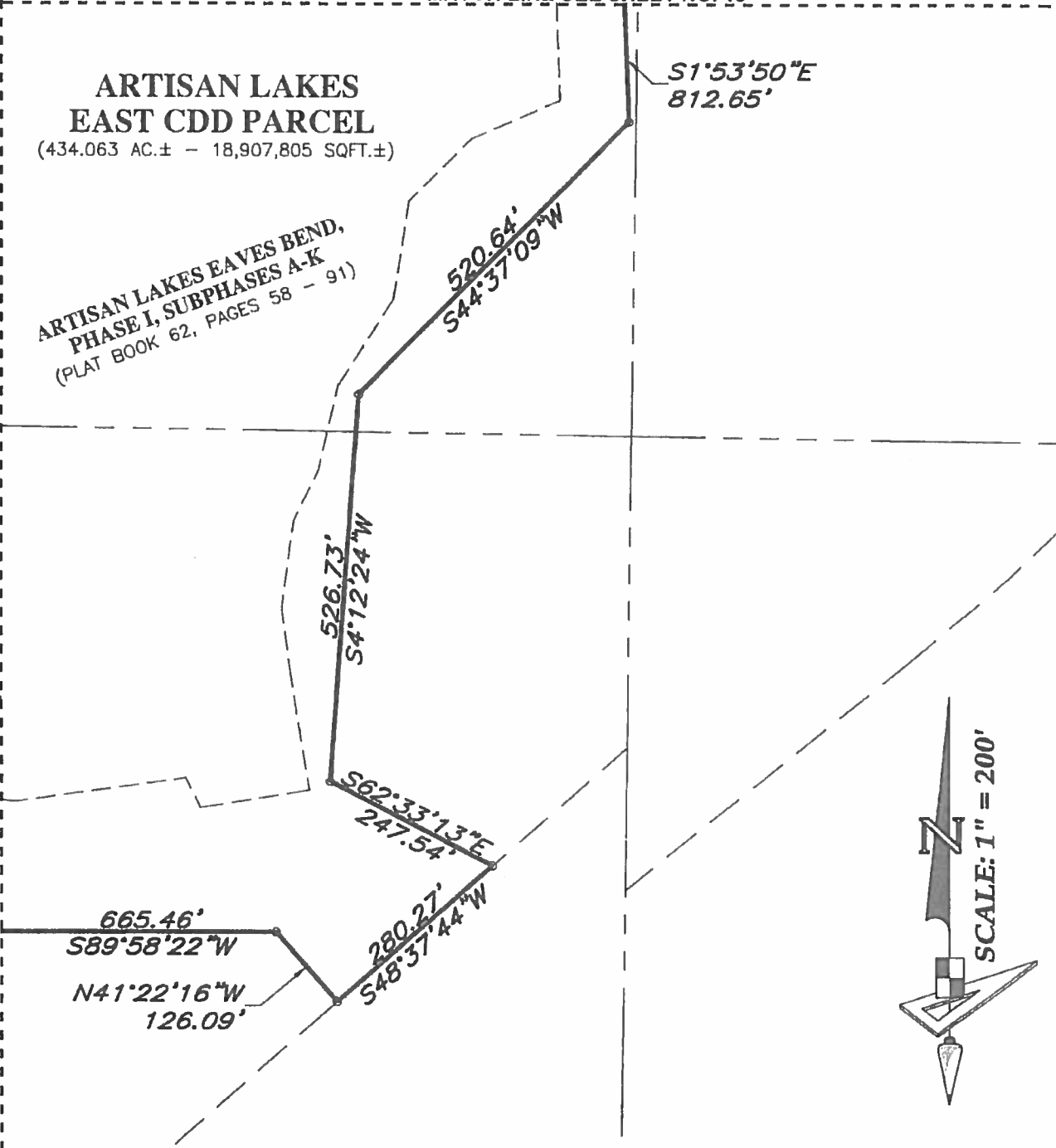
ARTISAN LAKES EAST CDD PARCEL

(434.063 AC.± - 18,907,805 SQFT.±)

ARTISAN LAKES EAVES BEND,
PHASE I, SUBPHASES A-K
(PLAT BOOK 62, PAGES 58 - 91)

MATCH LINE SEE SHEET NO. 7

MATCH LINE SEE SHEET NO. 20



ARTISAN LAKES EAST CDD PARCEL

PROJECT: ARTISAN LAKES			Prepared For: TAYLOR MORRISON		
PHASE: EAST CDD PARCEL			<div style="text-align: center;"> <h2>DESCRIPTION SKETCH</h2> <p>(Not A Survey)</p> </div>		
DRAWN: SEC	DATE: 01/10/18	CHECKED BY: PAW			
REVISIONS					
DATE	DESCRIPTION	DRAWN BY			
01/19/18	Revise Name of Parcel	SEC			

1403 E. 5th Avenue
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Licensed Business No.: LB 7768



GeoPoint

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Description Sketch

MATCH LINE
SEE SHEET
NO. 6

MATCH LINE SEE SHEET NO. 7

WEST BOUNDARY OF THE
SOUTHWEST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 16

**ARTISAN LAKES
EAST CDD PARCEL**
(434.063 AC.± - 18,907,805 SQFT.±)

MATCH LINE SEE SHEET NO. 21

MATCH LINE SEE SHEET NO. 19

N0°37'55"E
778.36'

665.46'
S89°58'22"W

362.48'
S0°37'52"W

N86°57'02"W
205.18'



ARTISAN LAKES EAST CDD PARCEL

PROJECT: ARTISAN LAKES			Prepared For: TAYLOR MORRISON		
PHASE: EAST CDD PARCEL			DESCRIPTION SKETCH (Not A Survey)		
DRAWN: SEC	DATE: 01/10/18	CHECKED BY: PAW			
REVISIONS					
DATE	DESCRIPTION	DRAWN BY			
01/19/18	Revise Name of Parcel	SEC			

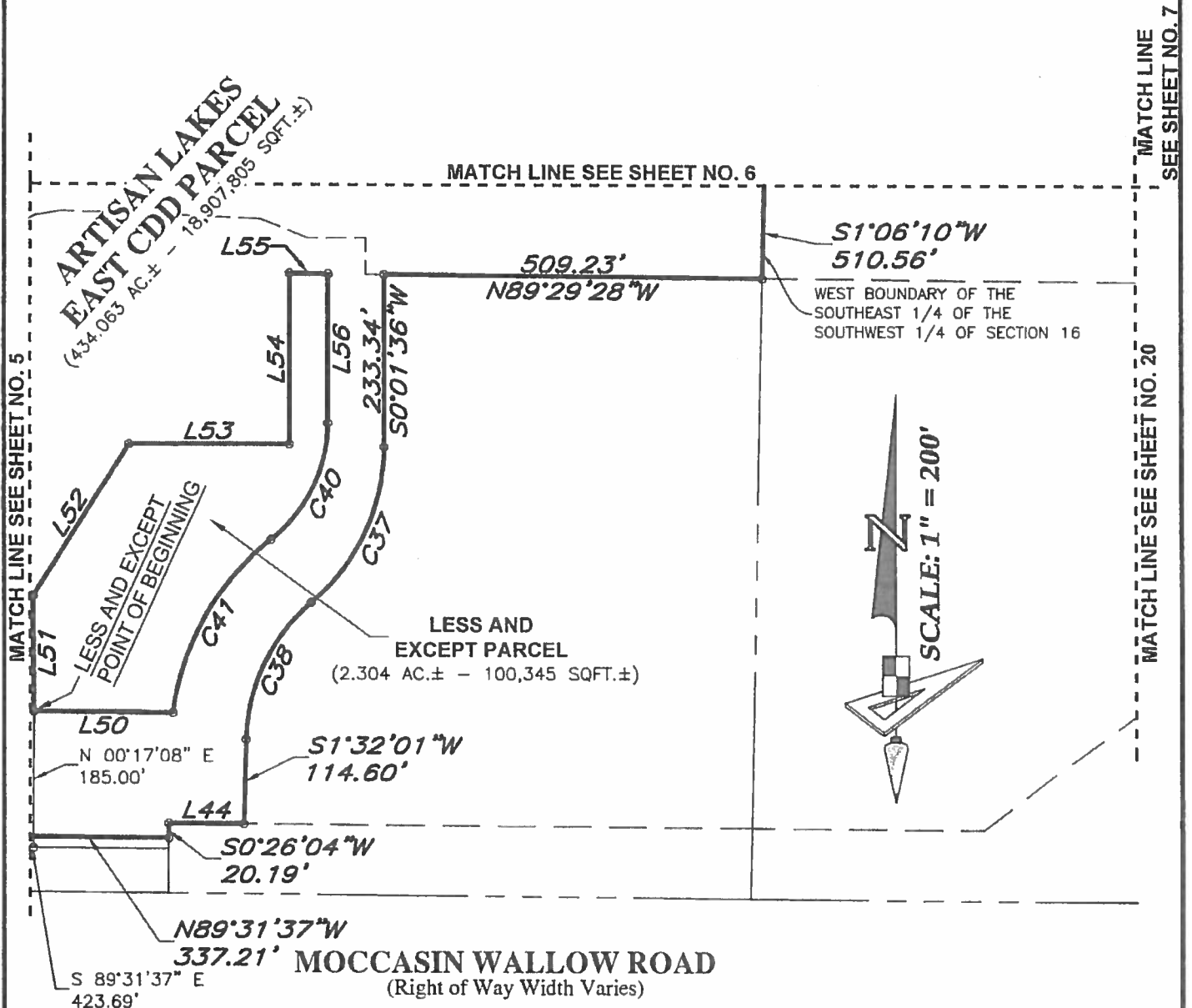
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Surveying, Inc.

Description Sketch



ARTISAN LAKES EAST CDD PARCEL

PROJECT: ARTISAN LAKES
 PHASE: EAST CDD PARCEL
 DRAWN: SEC | DATE: 01/10/18 | CHECKED BY: PAW

Prepared For: TAYLOR MORRISON

1403 E. 5th Avenue
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 Phone: (813) 248-8888
 Licensed Business No.: LB 7768

REVISIONS		
DATE	DESCRIPTION	DRAWN BY
01/19/18	Revise Name of Parcel	SEC

DESCRIPTION SKETCH
(Not A Survey)

GeoPoint
Surveying, Inc.


Description Sketch

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 70°58'45" E	7.66'
L2	N 84°44'45" W	196.79'
L3	N 03°11'20" W	38.97'
L4	N 30°39'35" W	29.75'
L5	S 87°58'55" W	134.33'
L6	S 31°26'56" W	25.81'
L7	S 01°32'36" E	110.30'
L8	S 01°17'54" E	102.94'
L9	S 00°09'45" E	60.06'
L10	N 70°00'18" W	89.96'
L11	N 88°04'19" W	46.06'
L12	N 47°10'20" W	116.53'
L13	N 30°37'25" W	56.24'
L14	N 84°57'31" W	88.78'
L15	N 51°34'39" W	21.79'
L16	N 19°33'35" W	89.94'
L17	N 64°16'58" E	80.00'
L18	N 83°20'20" W	23.46'
L19	S 85°32'12" W	84.34'
L20	N 89°36'29" W	45.92'
L21	S 81°17'08" W	72.74'
L22	N 82°50'00" W	48.47'
L23	S 85°08'32" W	56.31'
L24	S 59°59'38" E	29.43'
L25	N 78°04'12" W	12.04'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L26	S 12°41'19" E	2.11'
L27	S 80°41'18" W	40.48'
L28	N 85°32'34" W	69.39'
L29	N 65°08'35" E	12.13'
L30	N 84°26'15" W	48.02'
L31	S 78°36'28" W	69.16'
L32	N 76°38'21" W	58.92'
L33	N 87°22'32" W	32.66'
L34	S 76°43'23" W	45.37'
L35	N 81°50'02" W	56.83'
L36	N 79°49'59" W	29.59'
L37	S 73°10'12" W	60.36'
L38	N 78°34'23" W	69.56'
L39	N 56°59'18" W	87.59'
L40	N 58°35'58" W	52.43'
L41	S 74°49'49" W	133.61'
L42	S 74°49'49" W	138.72'
L43	N 15°10'11" W	40.54'
L44	N 89°33'56" W	100.02'
L45	N 00°28'23" E	197.91'
L46	N 89°31'37" W	99.36'
L47	N 55°59'39" W	84.12'
L48	S 19°01'15" E	29.74'
L49	S 70°58'18" W	26.39'
L50	N 89°31'43" W	187.17'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L51	N 00°20'25" W	155.34'
L52	N 32°11'18" E	242.08'
L53	N 90°00'00" E	215.88'
L54	N 00°00'00" W	230.99'
L55	S 89°29'28" E	51.96'
L56	S 00°01'36" W	201.75'

ARTISAN LAKES EAST CDD PARCEL

PROJECT: ARTISAN LAKES			Prepared For: TAYLOR MORRISON		
PHASE: EAST CDD PARCEL			DESCRIPTION SKETCH (Not A Survey)		
DRAWN: SEC	DATE: 01/10/18	CHECKED BY: PAW			
REVISIONS					
DATE	DESCRIPTION	DRAWN BY			
01/19/18	Revise Name of Parcel	SEC			
			 1403 E. 5th Avenue Tampa, Florida 33605 Phone: (813) 248-8888 Licensed Business No.: LB 7768		

Description Sketch

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	30.00'	61°21'31"	32.13'	30.61'	N 61°20'20" W
C2	30.00'	56°31'59"	29.60'	28.41'	S 59°42'55" W
C3	520.00'	29°02'38"	263.60'	260.78'	N 66°18'17" E
C4	680.00'	38°52'11"	461.32'	452.52'	N 61°23'31" E
C5	671.00'	48°04'10"	562.95'	546.58'	N 65°59'31" E
C6	1213.85'	4°10'27"	88.43'	88.42'	N 69°49'25" E
C7	35.00'	86°32'47"	52.87'	47.98'	S 68°59'25" E
C8	35.00'	86°32'47"	52.87'	47.98'	N 17°33'22" E
C9	1210.00'	1°28'23"	31.11'	31.11'	N 60°05'34" E
C10	1090.00'	13°11'27"	250.94'	250.39'	N 52°45'39" E
C11	985.00'	25°10'46"	432.87'	429.40'	N 58°45'18" E
C12	740.00'	41°54'16"	541.21'	529.23'	N 50°23'33" E
C13	860.00'	36°00'00"	540.35'	531.51'	N 47°26'25" E
C14	640.00'	66°30'01"	742.82'	701.82'	N 32°11'24" E
C15	1060.00'	26°13'28"	485.16'	480.94'	N 12°03'08" E
C16	95.00'	25°06'24"	41.63'	41.30'	N 78°21'38" W
C17	660.00'	11°03'08"	127.31'	127.12'	N 85°23'16" W
C18	100.00'	21°25'56"	37.41'	37.19'	N 67°29'27" W
C19	200.00'	13°35'20"	47.43'	47.32'	N 85°00'05" W
C20	80.00'	29°10'54"	40.75'	40.31'	N 77°12'18" W
C21	25.00'	54°12'23"	23.65'	22.78'	N 41°35'57" W

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C22	340.00'	47°57'52"	284.63'	276.39'	S 87°18'56" W
C23	760.00'	11°15'55"	149.43'	149.19'	S 68°57'57" W
C24	25.00'	33°05'04"	14.44'	14.24'	S 58°03'23" W
C25	30.00'	82°11'02"	43.03'	39.44'	S 55°34'09" W
C26	30.00'	102°50'31"	53.85'	46.90'	S 50°30'33" W
C27	30.00'	93°22'37"	48.89'	43.66'	S 33°59'59" W
C28	30.00'	150°41'08"	78.90'	58.05'	N 10°12'00" W
C29	30.00'	69°54'02"	36.60'	34.37'	N 23°38'57" W
C30	55.00'	116°26'29"	111.78'	93.51'	S 74°49'49" W
C31	75.00'	42°38'33"	55.82'	54.54'	N 06°09'05" E
C32	300.00'	26°59'49"	141.36'	140.05'	N 13°58'27" E
C33	380.00'	61°15'29"	406.28'	387.20'	N 31°06'17" E
C34	560.00'	39°18'50"	384.25'	376.75'	N 19°23'16" E
C35	1120.00'	19°48'12"	387.11'	385.19'	N 10°10'15" W
C36	1280.00'	20°36'36"	460.43'	457.95'	N 09°46'03" W
C37	275.00'	49°46'54"	238.93'	231.49'	S 24°55'03" W
C38	250.00'	48°16'44"	210.66'	204.48'	S 25°40'23" W
C39	355.90'	39°57'20"	248.19'	243.19'	S 51°00'05" W
C40	200.00'	51°57'06"	181.35'	175.20'	S 26°00'09" W
C41	350.00'	44°58'41"	274.75'	267.75'	S 29°29'21" W

ARTISAN LAKES EAST CDD PARCEL

PROJECT: ARTISAN LAKES			Prepared For: TAYLOR MORRISON		
PHASE: EAST CDD PARCEL			DESCRIPTION SKETCH (Not A Survey)		
DRAWN: SEC	DATE: 01/10/18	CHECKED BY: PAW			
REVISIONS					
DATE	DESCRIPTION	DRAWN BY			
01/19/18	Revise Name of Parcel	SEC			

1403 E. 5th Avenue
 Tampa, Florida 33605
 Phone: (813) 248-8888
 Licensed Business No.: LB 7768



GeoPoint

Surveying, Inc.

STATE OF FLORIDA DEPARTMENT OF STATE

I, KEN DETZNER, Secretary of State of the State of Florida, do hereby certify that the above and foregoing is a true and correct copy of corrected and executed Manatee County Ordinance No. 18-31, which was filed in this office on August 28, 2018, pursuant to the provisions of Section 125.66, Florida Statutes, as shown by the records of this office.

**Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capitol, this the
28th day of August, A.D., 2018.**



Ken Detzner
Secretary of State

If photocopied or chemically altered, the word "VOID" will appear.

"State of Florida" appears in small letters across the face of this 8 1/2 x 11" document.