

JPWard and Associates, LLC

**ARTISAN LAKES
COMMUNITY DEVELOPMENT DISTRICT**

REGULAR MEETING

AGENDA

April 19, 2017



Board of Supervisor's

**Andrew Miller, Chairman
Kenneth Stokes, Vice Chairman
J.D. Humphreys, Assistant Secretary
Adam Painter Assistant Secretary
Karen Goldstein, Assistant Secretary**

Prepared by:

**JPWard and Associates, LLC
TOTAL Commitment to Excellence**

James P. Ward
District Manager
2041 Northeast 6th Terrace
Wilton Manors, FL. 33305

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ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT

April, 10, 2017

Board of Supervisors
Artisan Lakes Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Artisan Lakes Community Development District will be held on **Thursday, April 19, 2017 at 3:00 P.M.**, at the **Artian Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221**. The agenda is as follows:

1. Call to Order & Roll Call
2. Consideration of Minutes:
 - I. November 3, 2016 - Regular Meeting.
 - II. November 3, 2016 – Landowner’s Meeting.
3. Consideration of Resolution 2017-3 to authorizing a request for qualification for District Engineer Services, terminating the existing District Engineer Agreement.
4. Consideration of Resolution 2017-4 granting the Chairman the authority to execute real and personal property conveyance and dedication documents, plats and other documents related to the development of the District’s improvements, approving the scope and terms of such authorization.
5. Consideration of Acquisition of Improvements and Work Product for Artisan Lakes Esplanade Phase III, Subphases A,B,C,D & E, including but not limited to the form of plat, form of letter Agreement from Taylor Woodrow Communities at Artisan Lakes, L.L.C. to sell the improvements to the District, Bill of Sale from Developer to District, Bill of Sale from District to County, Affidavit of Costs Paid, Forms of Releases, Consulting Engineer’s Certificate, District Engineer’s Certificate, Form of Special Warranty Deed, Form of Easement Agreement, and form of first amendment to maintenance agreement with Artisan Lakes Master HOA and ratification of joinder to consent to subdivision plat and all dedications and reservations thereon.
6. Staff Reports
 - I. Attorney
 - II. Engineer
 - III. Manager
 - a. Financial Statements – March 31, 2017 (unaudited)

5. Audience Comments and Supervisor's Requests
6. Adjournment

The second order of business is consideration of the minutes of the November 3, 2016 Landowner's and Regular meeting.

The third order of business is consideration of Resolution 2017-3 which authorized the District Professional Staff to advertise and request qualifications from Engineer's to serve as the District Engineer. The process the District must utilize pursuant to Chapter 287 F.S., is that the District will advertise and engineering firms will have the opportunity to submit their qualifications (NON PRICED BASED), to the District, which then goes to the Board for review and ranking. The professional staff will prepare a ranking form for the Board to utilize in the ranking, and the Board may use that ranking form to evaluate the firms based on the ranking form. To the extent, the District receives at least three proposals, the Board is required to rank them 1 through 3.

Once the ranking is completed, the professional staff will have also prepared a form of Agreement for Services for the firm the Board ranks as Number 1 – and that will be submitted to the number one ranked firm. If and to the extent, that the professional staff is unable to agree in substantially the form submitted to the Board at the conclusion of the ranking, then the Statute requires the District to then to onto the number 2 firm, etc. Generally speaking, we do not anticipate that the form of agreement would be anything that would be difficult to negotiate with the number one ranked firm, the professional staff has been through this process for many years, as have engineering firms that submit their qualifications.

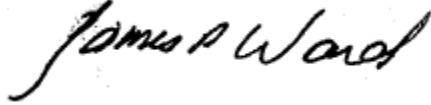
The second part of the resolution, simply terminates the existing agreement with Stantec in accordance with it's terms, and authorizes the professional staff to notify Stantec of that termination.

The fourth order of business is consideration of resolution 2017-4 deals with more administrative matters, in that it permits the District Chairman on counsel of the professional staff to execute real and personal property conveyance and dedication documents, plats and other documents related to the development of the District's improvements, and approving the scope and terms of such authorization.

The resolution merely permits those documents, such as plats, deeds to the District or from the District to the County, along with the necessary financing letters from other parties, for infrastructure acquisition if and to the extent the District issues future bonds for that specific infrastructure that will be determined by the Board at the time of financing.

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
Community Development District



James P. Ward
District Manager

Enclosures

The Fiscal Year 2017 schedule is as follows which may be adjusted during the year as determined by the District in it's discretion

November 3, 2016	February 2, 2017
April 6, 2017	April 19, 2017
August 3, 2017	

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

The Regular Meeting of the Board of Supervisors of Artisan Lakes Community Development District was held on Thursday, November 3, 2016, at 3:30 p.m. at the Artisan Lakes Clubhouse, located at 4725 Los Robles Court, Palmetto, Florida 34221.

Present and constituting a quorum:

Kenneth Stokes	Vice Chairman
J.D. Humphreys	Assistant Secretary
Adam Painter	Assistant Secretary

Absent:

Andrew Miller	Chairman
Karen Goldstein	Assistant Secretary

Also present were:

James Ward	District Manager
Jere Earlywine	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Ward called the meeting to order at 3:40 p.m. and read the roll.

SECOND ORDER OF BUSINESS

**Administration of Oath of Office for the
Newly Elected Supervisors from the
Landowners' Meeting**

Mr. Ward stated that he was a Notary for the State of Florida and authorized to administer the Oath of Office. He administered the Oath to Mr. Painter, Mr. Humphreys and Mr. Stokes. They repeated, swore to, and signed the Oath.

They were provided with the Guide to the Sunshine Amendment and Code of Ethics, Membership Obligations and Responsibilities, and a statement of financial interests.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2017-1
Canvassing and Certifying the Results of
the November 3, 2016, Landowners'
Election**

Mr. Ward explained that in Section 1, Seat 1 would be held by Mr. Painter with 681 votes, Seat 2 by Mr. Humphreys with 682 votes, and Seat 3 by Mr. Stokes with 682 votes. He said

the two four-year terms would be held by Mr. Humphreys and Mr. Stokes, and the two-year term would be held by Mr. Painter.

On MOTION made by Mr. Stokes, seconded by Mr. Humphreys, with all in favor, Resolution 2017-1 as described above was approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2017-2 Re-Designating the Officers of the Artisan Lakes Community Development District

Mr. Ward informed the Board that the current slate of officers included Mr. Miller as Chairman, Coby Hinkle as Vice Chairman, with the balance of the Board as Assistant Secretaries. Mr. Ward stated that he is the Secretary/Treasurer. He asked the Board to suggest officers for Chairman and Vice Chairman.

The Board suggested that Mr. Miller should remain as Chairman and Mr. Stokes should become the Vice Chairman.

On MOTION made by Mr. Humphreys, seconded by Mr. Painter, with all in favor, Resolution 2017-2 Mr. Miller is designated as Chairman, Mr. Stokes as Vice Chairman, Mr. Ward as Secretary and Treasurer, and Mr. Painter, Mr. Humphreys and Mrs. Goldstein as Assistant Secretaries was approved.

FIFTH ORDER OF BUSINESS

Consideration of the Minutes of the Regular Meeting held on August 4, 2016

On MOTION made by Mr. Stokes, seconded by Mr. Painter, with all in favor, the Minutes of August 4, 2016 were approved.

SIXTH ORDER OF BUSINESS

Consideration of Proposals for the continuation of Dissemination Agent Services for the Artisan Lakes CDD

Mr. Ward explained that when the 2013 Bonds were issued, the firm of Prager & Co. provided the dissemination services. He stated that the name of the firm has changed to Disclosure Services, LLC and a new agreement needed to be approved. He stated that there also was another proposal for their consideration from a company in Tampa named Lerner and Associates, whose fee structure was essentially the same as what was currently being paid.

Comment was made by the Board that the indemnification provision had to be modified because most likely their insurance would not cover that obligation. It was stated that both

companies’ proposals had this provision. It was suggested that their current service, Disclosure Services, LLC, continue providing the service.

On MOTION made by Mr. Painter, seconded by Mr. Stokes, with all in favor, Disclosure Services, LLC was approved as Dissemination Agent for Artisan Lakes Community Development District.

SEVENTH ORDER OF BUSINESS

Staff Reports

- I. Attorney – Mr. Earlywine had no report but took the opportunity to further explain to Mr. Painter the laws that govern public officers.
- II. Engineer - No report.
- III. Manager – No report.

EIGHTH ORDER OF BUSINESS

Audience Comments and Supervisor’s Requests

There was no audience present and no supervisor’s requests were made.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION made by Mr. Stokes, seconded by Mr. Painter, with all in favor, the Meeting was adjourned at 4:00 p.m.

James P. Ward, Secretary

Andrew Miller, Chairman

RESOLUTION 2017-3

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING A REQUEST FOR QUALIFICATIONS FOR DISTRICT ENGINEER SERVICES, TERMINATING THE EXISTING DISTRICT ENGINEER'S AGREEMENT, AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, pursuant to the provisions of Sections 190.033 and 287.055, Florida Statutes, the District's Board of Supervisors ("**Board**") may contract for the services of consultants to perform planning, engineering, legal or other professional services; and

WHEREAS, the Board desires to authorize a request for qualifications process ("**RFQ**") to select a new District Engineer and to terminate the existing District Engineer;

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

1. **AUTHORIZATION FOR RFQ.** The form of RFQ Project Manual attached hereto as **Exhibit A**, including the notice and evaluation criteria, is hereby approved in substantial form. District Staff is hereby directed to effect the RFQ and provide any responses to the Board for consideration.

2. **TERMINATION OF EXISTING DISTRICT ENGINEER AGREEMENT.** District Staff is directed to notify Stantec Consulting Services, Inc. of the termination of its agreement with the District, and to take such other steps as are reasonably necessary to effect such termination.

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

PASSED AND ADOPTED THIS 19th day of April, 2017.

ATTEST:

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT

James P. Ward, Secretary

Andrew Miller, Chairman

Exhibit A: Form of RFQ Project Manual

**REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR THE
ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT
EXHIBIT A – RESOLUTION 2017-3**

The Artisan Lakes Community Development District (“**District**”), located in Manatee County, Florida, announces that professional engineering services will be required on a continuing basis for the District’s capital improvement plan, as authorized by Chapter 190, *Florida Statutes*. The District had an annual operating budget (not including debt service) for Fiscal Year 2016/2017 of approximately \$75,652. Additional information regarding the District and its infrastructure can be found in the District’s Disclosure of Public Financing and Maintenance of Improvements to Real Property recorded in the Official Records of Manatee County, Florida at Book 2503, Page 7200. The engineering firm selected will act in the general capacity of District Engineer and provide District engineering services, as required.

Any firm or individual (“**Applicant**”) desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement (“**Qualification Statement**”) of its qualifications and past experience on U.S. General Service Administration’s “Architect-Engineer Qualifications, Standard Form No. 330,” with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant’s professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant’s willingness to meet time and budget requirements; d) the Applicant’s past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with Manatee County; e) the geographic location of the Applicant’s headquarters and offices; f) the current and projected workloads of the Applicant; and, g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant should identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant’s Competitive Negotiations Act, Chapter 287, *Florida Statutes* (“**CCNA**”). All Applicants must submit one (1) pdf file on a CD or USB drive along with eight (8) printed copies of Standard Form No. 330 and Qualification Statement by 12:00 p.m. on Wednesday, May 10, 2017 to the attention of James P. Ward, District Manager, 2041 Northeast 6th Terrace, Wilton Manors, Florida 33305 (“**District Manager’s Office**”).

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant,

**REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR THE
ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT
EXHIBIT A – RESOLUTION 2017-3**

negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Additional information and requirements regarding protests are set forth in the District's Rules of Procedure, which are available from the District Manager.

Any and all questions relative to this Request for Qualifications shall be directed in writing by e-mail only to James P. Ward at jimward@jpwardassociates.com, with e-mail copies to Jere Earlywine at jeree@hgslaw.com.

James P. Ward
District Manager

Publish on or before April 26, 2017 (must be published at least 14 days prior to submittal deadline)

**REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR THE
ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT
EXHIBIT A – RESOLUTION 2017-3**

**ARTISAN LAKES
COMMUNITY DEVELOPMENT DISTRICT**

DISTRICT ENGINEER PROPOSALS

COMPETITIVE SELECTION CRITERIA

- 1) Ability and Adequacy of Professional Personnel** (Weight: 25 Points)

Consider the capabilities and experience of key personnel within the firm including certification, training, and education; affiliations and memberships with professional organizations; etc.

- 2) Consultant's Past Performance** (Weight: 25 Points)

Past performance for other Community Development Districts in other contracts; amount of experience on similar projects; character, integrity, reputation, of respondent; etc.

- 3) Geographic Location** (Weight: 20 Points)

Consider the geographic location of the firm's headquarters, offices and personnel in relation to the project.

- 4) Willingness to Meet Time and Budget Requirements** (Weight: 15 Points)

Consider the consultant's ability and desire to meet time and budget requirements including rates, staffing levels and past performance on previous projects; etc.

- 5) Certified Minority Business Enterprise** (Weight: 5 Points)

Consider whether the firm is a Certified Minority Business Enterprise. Award either all eligible points or none.

- 6) Recent, Current and Projected Workloads** (Weight: 5 Points)

Consider the recent, current and projected workloads of the firm.

**REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR THE
ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT
EXHIBIT A – RESOLUTION 2017-3**

7) Volume of Work Previously Awarded to Consultant by District
(Weight: 5 Points)

Consider the desire to diversify the firms that receive work from the District; etc.

RESOLUTION 2017-4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT GRANTING THE CHAIRMAN OR THE VICE CHAIRMAN THE AUTHORITY TO EXECUTE REAL AND PERSONAL PROPERTY CONVEYANCE AND DEDICATION DOCUMENTS, PLATS AND OTHER DOCUMENTS RELATED TO THE DEVELOPMENT OF THE DISTRICT'S IMPROVEMENTS; APPROVING THE SCOPE AND TERMS OF SUCH AUTHORIZATION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to construct, install, operate, finance and/or maintain systems and facilities for certain basic infrastructure including, but not limited to, district roads, sanitary sewer collection system, potable water distribution system, reclaimed water distribution system, stormwater/floodplain management, off-site improvements, landscape and hardscape, irrigation system, street lighting and all other improvements; and

WHEREAS, the District has adopted a Master Engineer's Report and/or intends to adopt such supplemental reports of its District Engineer, as amended and/or supplemented from time to time (the "Engineer's Report"), which sets forth the scope of the District's capital improvement plan and the improvements which are to be constructed therewith (the "Improvements"); and

WHEREAS, in connection with the development of the Improvements in accordance with the Engineer's Report, which includes, but is not limited to, obtaining all necessary permits and approvals from local governments and agencies for the construction and/or operation of infrastructure improvements, the District is required, from time to time, to accept, convey and dedicate certain interests in real and personal property, including, but not limited to easements, plat dedications, deeds and bills of sale for infrastructure improvements (the "Permits and Conveyances"); and

WHEREAS, to facilitate the efficient development of the Improvements, the District desires to authorize the Chairman or Vice Chairman to approve and execute all documents as approved by the District Manager, District Attorney and District Engineer, the Permits and Conveyances, including any necessary financing acquisition documents, necessary to finalize the development of the District's capital improvement plan (the "Conveyance Authority"); and

WHEREAS, the Conveyance Authority shall be subject to the District Manager, District Engineer and District Counsel agreeing that each such proposed Permit or Conveyance is legal, consistent with the District's improvement plan and necessary for the development of the Improvements; and

WHEREAS, the Board of Supervisors finds that granting to the Chairman or the Vice Chairman the Conveyance Authority is in the best interests of the District so that the development of the Improvements may proceed expeditiously, subject to the terms and limitations imposed by this Resolution.

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

SECTION 1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

RESOLUTION 2017-4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT GRANTING THE CHAIRMAN OR THE VICE CHAIRMAN THE AUTHORITY TO EXECUTE REAL AND PERSONAL PROPERTY CONVEYANCE AND DEDICATION DOCUMENTS, PLATS AND OTHER DOCUMENTS RELATED TO THE DEVELOPMENT OF THE DISTRICT'S IMPROVEMENTS; APPROVING THE SCOPE AND TERMS OF SUCH AUTHORIZATION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

SECTION 2. DELEGATION OF AUTHORITY. The Chairman or the Vice Chairman of the District's Board of Supervisors is hereby authorized to sign, accept or execute Permits and Conveyances as defined above. The Vice Chairman, Secretary, and Assistant Secretary of the District's Board of Supervisors are hereby authorized to countersign any such Permits and Conveyances signed by the Chairman, and/or to sign any such Permits and Conveyances in the Chairman's absence. Such authority shall be subject to the District Engineer and District Counsel's review and approval.

SECTION 3. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 19th day of April, 2017.

ATTEST:

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT

James P. Ward, Secretary

Andrew Miller, Chairman

ARTISAN LAKES ESPLANADE, PHASE III, SUBPHASES A,B,C,D,&E

PLAT BOOK _____ PAGE _____
SHEET 1 OF 13 SHEETS

A SUBDIVISION BEING A REPLAT OF TRACT "F-2", ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C, & D, RECORDED IN PLAT BOOK 57, PAGE 65, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND LANDS LYING IN SECTION 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

COMMUNITY RECORDINGS

The Master Declaration of Covenants, Conditions, Restrictions and Easements for Artisan Lakes (the "Declaration") was recorded in Official Record Book 2535, Page 5469 of the Public Records of Manatee County, Florida.

The Community Declaration of Covenants, Conditions, Restrictions and Easements for Esplanade at Artisan Lakes (the "Community Declaration") was recorded in Official Record Book 2535, Page 5562 of the Public Records of Manatee County, Florida.

RESERVATION OF EASEMENTS

There are hereby expressly reserved easements of two and a half (2.5) feet in width along all side, and five (5) feet in width along all rear lot lines are for the expressed purpose of accommodating surface and underground drainage, 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 Bright House Networks, L.L.C., 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 the Artisan Lakes Master Association, Inc., a Florida non-profit corporation ("Master Association") and the Esplanade at Artisan Lakes Community 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 (Tracts "A-7" and "A-8"), 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.

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.

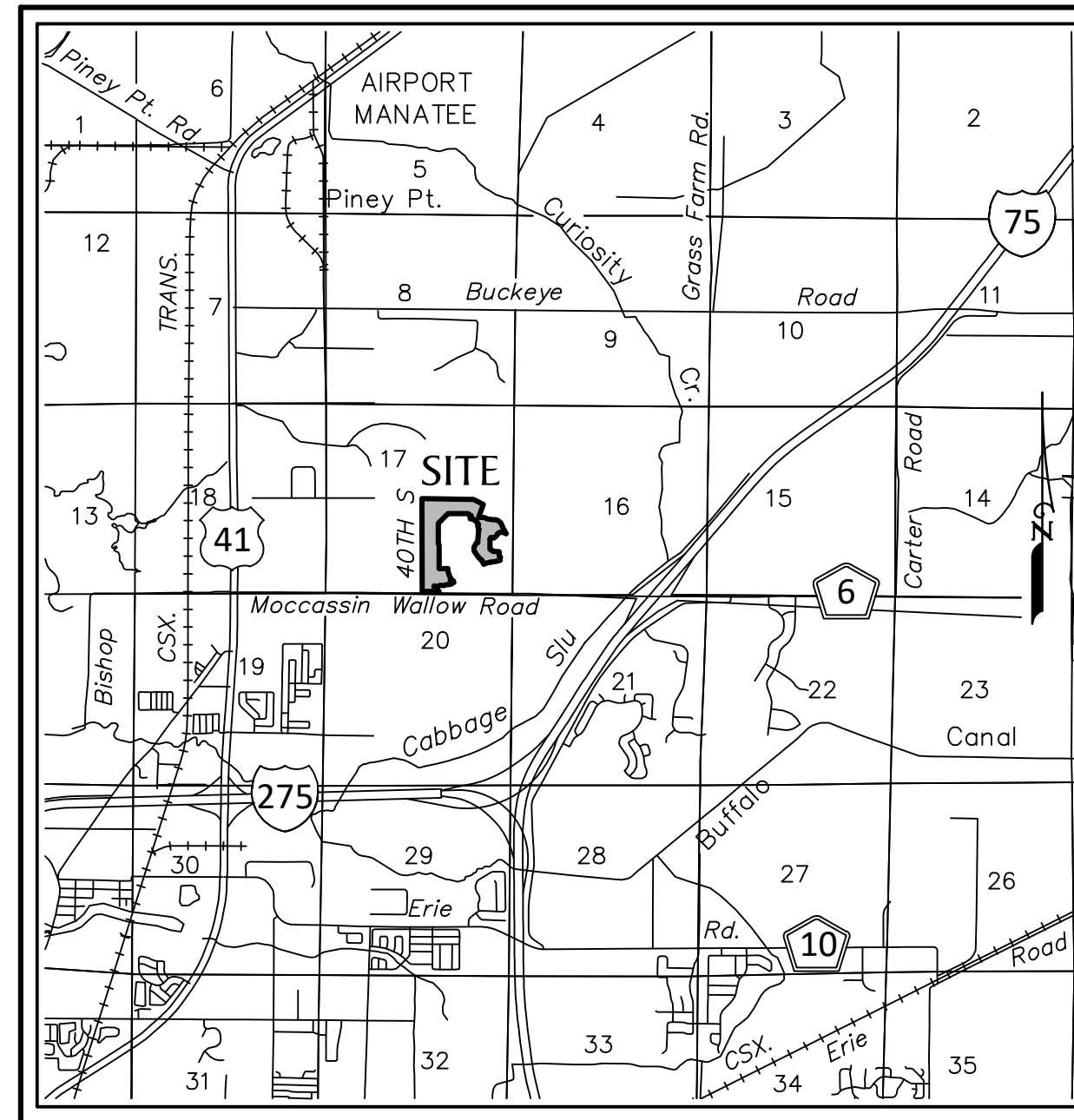
CERTIFICATE OF SURVEYOR

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 I, 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 JANUARY 19, 2017, AS SHOWN HEREON, AND THAT THE "P.C.P.'S" (PERMANENT CONTROL POINTS) AS SHOWN HEREON, AND ALL OTHER MONUMENTATION AND LOT 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 INSTALLED WITHIN ONE (1) YEAR OF RECORDING.

GEOPOINT SURVEYING, INC. (Licensed Business Number LB7768)
1403 E. 5th Avenue
Tampa, Florida 33605

David Alan Williams, Jr.
Professional Land Surveyor No. LS6423

DATE: _____



LOCATION MAP
NOT TO SCALE
MANATEE COUNTY, FLORIDA

NOTES:

- Bearings shown hereon are grid bearings based on the South boundary of Section 17, Township 33 South, Range 18 East, Manatee County Florida, as taken from Global Positioning System observations originating from and adjusted to National Geodetic Survey Control Monuments "GILLETTE" and "GIS 009". Grid bearings are referenced to the Florida State Plane Coordinate System, North American Datum of 1983 (2007 - Adjustment), for Florida West Zone 0902. Coordinates shown hereon originate from above referenced control monuments "GILLETTE" and "GIS 009".
- All Easements are private unless otherwise designated
- Elevations shown hereon are referenced to the National Geodetic Vertical Datum of 1929 (N.G.V.D.29) based on National Geodetic Control Benchmark "K 565" - 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 N.G.V.D.29 to N.A.V.D.88 = -0.95'
- All utilities are underground unless otherwise noted.
- The platted lands herein contains 59.246acres (2,580,739 square feet), more or less.
- This parcel lies in Flood Zones X, AE and A per Firm Panel 12081C0157E, with an effective date of 03/17/2014.

CERTIFICATE OF APPROVAL OF THE COUNTY SURVEYOR

STATE OF FLORIDA }
COUNTY OF MANATEE } SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, PART I OF THE FLORIDA STATUTES AND THE LAND DEVELOPMENT CODE OF MANATEE COUNTY, FLORIDA. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

TODD E. BOYLE
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NUMBER 6047
MANATEE COUNTY SURVEYOR

DATE: _____

CERTIFICATE OF ACCEPTANCE

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

THE DEDICATIONS TO ARTISAN LAKES 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 _____, 2017.

ATTEST:

By: _____
Assistant Secretary

ARTISAN LAKES COMMUNITY
DEVELOPMENT DISTRICT, a local unit of
special-purpose government established
pursuant to Chapter 190, Florida Statutes and
located in Manatee County, Florida

By: _____
Andrew Miller, Chairman

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 _____, 2017

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 _____, 2017.

ATTEST:

ANGELINA COLONNESO
CLERK OF CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

CHAIRMAN

GeoPoint
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1403 E. 5th Avenue Phone: (813) 248-8888
Tampa, Florida 33605 Fax: (813) 248-2266
www.geopointsurvey.com Licensed Business Number LB 7768

ARTISAN LAKES ESPLANADE, PHASE III, SUBPHASES A, B, C, D, & E

A SUBDIVISION BEING A REPLAT OF TRACT "F-2", ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C, & D, RECORDED IN PLAT BOOK 57, PAGE 65, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND LANDS LYING IN SECTION 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

LEGAL DESCRIPTION

Artisan Lakes Esplanade, Phase III, Subphases A, B, C, D, & E

DESCRIPTION: A parcel of land lying in Section 17, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 17, run thence along the South boundary of said Section 17, N.89°33'35"W., a distance of 2073.37 feet; thence leaving said South boundary, N.00°26'25"E., a distance of 60.00 feet to a point on the North right of way line of Moccasin Wallow Road, per Official Records Book 1598, Page 1537, of the Public Records of Manatee County, Florida, said point also being the **POINT OF BEGINNING**; thence along said North right of way line, N.89°33'35"W., a distance of 475.91 feet to a point on the East maintained right of way line of 40th Avenue East, per Road Plat Book 3, Page 169, of the Public Records of Manatee County, Florida; thence along said East maintained right of way line N.00°08'04"W., a distance of 2617.11 feet to a point on the North boundary of the Southeast 1/4 of said Section 17; thence along said North boundary, S.89°18'17"E., a distance of 1453.91 feet; thence S.62°39'45"E., a distance of 312.64 feet to a point on the Westerly boundary of ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C, & D, according to the Plat thereof, recorded in Plat Book 57, Pages 65-101, inclusive, of the Public Records of Manatee County, Florida; thence along said Westerly boundary, S.19°59'32"W., a distance of 393.43 feet; thence N.89°34'23"E., a distance of 164.30 feet to a point on the Northerly boundary of TRACT "F-2" of said ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C, & D; thence along the Northerly, Easterly, Southerly, and Westerly boundaries of said TRACT "F-2", S.62°29'40"E., a distance of 89.79 feet; thence S.81°11'36"E., a distance of 158.76 feet; thence S.88°32'27"E., a distance of 85.10 feet; thence S.72°53'31"E., a distance of 68.93 feet; thence S.51°52'32"E., a distance of 88.63 feet; thence S.28°43'26"E., a distance of 65.50 feet; thence S.20°54'05"E., a distance of 86.13 feet; thence S.27°37'28"E., a distance of 199.80 feet to a point of cusp; thence Northwesterly, 16.87 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 32°13'16" (chord bearing N.43°44'06"W., 16.65 feet); thence N.59°50'44"W., a distance of 35.37 feet to a point of curvature; thence Westerly, 14.41 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 27°30'52" (chord bearing N.73°36'10"W., 14.27 feet); thence N.87°21'36"W., a distance of 108.12 feet to a point of curvature; thence Westerly, 16.97 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 32°24'27" (chord bearing S.76°26'11"W., 16.74 feet); thence S.60°13'57"W., a distance of 64.07 feet to a point of curvature; thence Southwesterly, 20.07 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 38°19'30" (chord bearing S.41°04'12"W., 19.69 feet); thence S.21°54'27"W., a distance of 59.18 feet; thence S.55°31'30"W., a distance of 100.17 feet; thence N.79°37'11"W., a distance of 63.75 feet to a point of curvature; thence Southwesterly, 52.02 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 99°21'27" (chord bearing S.50°42'05"W., 45.75 feet); thence S.01°01'21"W., a distance of 90.22 feet; thence S.01°42'23"W., a distance of 78.59 feet; thence S.01°03'07"E., a distance of 118.69 feet to a point of curvature; thence Southeasterly, 30.32 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 57°54'42" (chord bearing S.30°00'29"E., 29.05 feet); thence S.58°57'50"E., a distance of 80.14 feet to a point of curvature; thence Easterly, 14.88 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 28°25'04" (chord bearing S.73°10'22"E., 14.73 feet); thence S.87°22'54"E., a distance of 166.05 feet; thence S.01°58'59"W., a distance of 125.17 feet to a point of curvature; thence Southeasterly, 48.62 feet along the arc of a non-tangent curve to the left having a radius of 30.00 feet and a central angle of 92°51'35" (chord bearing S.44°26'49"E., 43.47 feet); thence S.02°03'26"W., a distance of 88.95 feet to a point of intersection; thence Westerly, 115.23 feet along the arc of a non-tangent curve to the right having a radius of 520.00 feet and a central angle of 12°41'46" (chord bearing S.74°28'44"W., 114.99 feet); thence S.80°49'37"W., a distance of 172.77 feet to a point of curvature; thence Westerly, 186.65 feet along the arc of a tangent curve to the left having a radius of 680.00 feet and a central angle of 15°43'35" (chord bearing S.72°57'49"W., 186.06 feet); thence N.31°22'51"W., a distance of 99.35 feet to a point of curvature; thence Northwesterly, 58.26 feet along the arc of a tangent curve to the left having a radius of 135.00 feet and a central angle of 24°43'32" (chord bearing N.43°44'36"W., 57.81 feet) to a point of intersection; thence Northwesterly, 84.94 feet along the arc of a non-tangent curve to the right having a radius of 215.00 feet and a central angle of 22°38'14" (chord bearing N.44°43'29"W., 84.39 feet); thence N.33°24'22"W., a distance of 222.84 feet to a point of curvature; thence Northerly, 120.71 feet along the arc of a tangent curve to the right having a radius of 108.83 feet and a central angle of 63°33'08" (chord bearing N.01°37'48"W., 114.62 feet); thence N.30°08'46"E., a distance of 138.45 feet to a point of intersection; thence Easterly, 37.12 feet along the arc of a non-tangent curve to the right having a radius of 31.00 feet and a central angle of 68°36'51" (chord bearing N.80°14'54"E., 34.94 feet); thence N.04°12'14"E., a distance of 358.32 feet; thence N.37°54'52"E., a distance of 14.46 feet; thence Northwesterly, 17.67 feet along the arc of a non-tangent curve to the right having a radius of 32.86 feet and a central angle of 30°48'36" (chord bearing N.38°51'21"W., 17.46 feet); thence N.23°27'03"W., a distance of 48.37 feet; thence N.00°13'22"W., a distance of 60.73 feet to a point of intersection; thence Northeasterly, 30.17 feet along the arc of a non-tangent curve to the right having a radius of 33.96 feet and a central angle of 50°53'42" (chord bearing N.25°39'29"E., 29.18 feet); thence N.62°10'00"W., a distance of 16.85 feet; thence N.17°14'51"W., a distance of 36.44 feet; thence leaving said Westerly boundary, run N.48°13'36"W., a distance of 164.01 feet to a point on said Westerly boundary of ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C, & D; thence along said Westerly boundary, N.90°00'00"W., a distance of 81.62 feet; thence N.00°00'00"E., a distance of 40.04 feet to a point of curvature; thence Northerly, 7.29 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 16°41'57" (chord bearing N.08°20'59"E., 7.26 feet); thence N.16°41'57"E., a distance of 44.86 feet; thence Northerly, 4.90 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 11°14'27" (chord bearing N.11°04'44"E., 4.90 feet); thence N.52°37'17"W., a distance of 91.66 feet; thence N.90°00'00"W., a distance of 570.27 feet; thence S.45°00'00"W., a distance of 383.10 feet; thence S.00°00'00"E., a distance of 574.82 feet; thence S.20°58'03"E., a distance of 50.00 feet; thence S.00°00'00"E., a distance of 660.59 feet; thence N.90°00'00"E., a distance of 245.89 feet to a point of intersection; thence Southerly, 159.76 feet along the arc of a non-tangent curve to the left having a radius of 425.00 feet and a central angle of 21°32'18" (chord bearing S.10°50'57"E., 158.83 feet); thence S.21°37'06"E., a distance of 144.21 feet to a point of curvature; thence Southerly, 37.48 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 85°53'46" (chord bearing S.21°19'47"W., 34.07 feet); thence S.25°43'21"E., a distance of 50.00 feet; thence N.64°16'39"E., a distance of 17.84 feet to a point of curvature; thence Easterly, 47.43 feet along the arc of a tangent curve to the right having a radius of 375.00 feet and a central angle of 07°14'49" (chord bearing N.67°54'04"E., 47.40 feet); thence S.19°17'53"E., a distance of 53.98 feet; thence S.61°18'49"W., a distance of 111.53 feet; thence N.89°10'59"W., a distance of 81.67 feet; thence S.71°27'14"W., a distance of 107.07 feet; thence N.88°14'04"W., a distance of 110.11 feet; thence S.67°34'53"W., a distance of 128.47 feet; thence N.45°39'13"W., a distance of 54.04 feet; thence S.44°20'47"W., a distance of 19.94 feet; thence S.45°39'13"E., a distance of 80.23 feet; thence S.45°48'35"E., a distance of 126.31 feet to the **POINT OF BEGINNING**.

LESS AND EXCEPT:

A portion of ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C, & D, according to the plat thereof, recorded in Plat Book 57, Pages 65-101, inclusive, of the Public Records of Manatee County, Florida, and being further described as follows:

BEGIN at the Northeast corner of TRACT "B-14" of said ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C, & D; thence N.48°13'36"W., a distance of 164.01 feet to a point on the Westerly boundary of said ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C, & D; thence along said Westerly boundary, N.74°29'59"E., a distance of 159.53 feet; thence N.89°34'23"E., a distance of 164.30 feet to a point of curvature, said point also being on the Northerly boundary of "TRACT F-2"; thence along said Northerly boundary, Southwesterly, 254.02 feet along the arc of a non-tangent curve to the right having a radius of 350.00 feet and a central angle of 41°35'03" (chord bearing S.51°57'37"W., 248.49 feet) to the **POINT OF BEGINNING**.

CERTIFICATE OF OWNERSHIP AND DEDICATION

PURSUANT TO FLORIDA STATUTE 177.081, THE UNDERSIGNED, ANTONY "TONY" J. SQUITIERI, AS VICE PRESIDENT OF TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, THE MANAGING MEMBER OF TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES, LLC, 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 ESPLANADE, PHASE III, SUBPHASES A, B, C, D, & E TO BE MADE AND DOES HEREBY DEDICATE THE FOLLOWING:

- TO MANATEE COUNTY, FOR USE BY THE GENERAL PUBLIC FOREVER, THE FOLLOWING:
 - A NON-EXCLUSIVE PUBLIC UTILITY EASEMENT ACROSS TRACT "A-7" AND TRACT "A-8"; 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.
 - A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT ACROSS TRACT "A-7" AND TRACT "A-8" FOR EMERGENCY, LAW ENFORCEMENT AND MANATEE COUNTY MAINTENANCE PERSONNEL SERVING THE SUBDIVISION.
 - A "PUBLIC UTILITY EASEMENT" (AS ILLUSTRATED ON SHEET 11) WITHIN LOT 252 AND TRACT B-26 FOR INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC WATER AND WASTEWATER INFRASTRUCTURE FACILITIES AND METER MAINTENANCE, REPLACEMENT, AND READING.
- TO THE ARTISAN LAKES 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 NON-EXCLUSIVE EASEMENT FOR ACCESS ACROSS TRACT "A-7" AND "A-8" 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
 - A NON-EXCLUSIVE EASEMENT FOR ACCESS AND MAINTENANCE OF DRAINAGE FACILITIES, LANDSCAPING, IRRIGATION FACILITIES, AND THE LAKE ACROSS TRACTS "B-18", "B-19", "B-20", "B-21", "B-22", "B-24", AND "B-25"; AND
 - A NON-EXCLUSIVE EASEMENT FOR ACCESS AND MAINTENANCE OF LANDSCAPING AND IRRIGATION FACILITIES ACROSS TRACTS "B-23" AND "B-26"; AND
 - TRACTS "C-9" AND "C-10" FOR USE FOR WETLANDS, WETLAND BUFFERS, DRAINAGE AND DRAINAGE FACILITIES; AND
 - A NON-EXCLUSIVE EASEMENT FOR ACCESS ACROSS THOSE AREAS ON THIS PLAT LABELED "20' PRIVATE DRAINAGE AND ACCESS EASEMENT" AND "25' PRIVATE DRAINAGE AND ACCESS EASEMENT" FOR MAINTENANCE, TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ACCESS AND MAINTENANCE OF DRAINAGE FACILITIES LOCATED WITHIN SUCH EASEMENT AREAS; AND

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

SIGNATURE

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

PRINT NAME

By: _____
Antony "Tony" J. Squitieri, Vice President

WITNESSES:

SIGNATURE

PRINT NAME

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF _____ } SS

SWORN TO AND SUBSCRIBED BEFORE ME THIS ____ DAY OF _____, 20____, BY ANTONY "TONY" J. SQUITIERI AS 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 _____

PRINT NAME
MY COMMISSION EXPIRES: _____

DETAIL SHEETS:

- SEE SHEET NUMBER 12 FOR SUBPHASE DETAIL
- SEE SHEET NUMBER 13 FOR TRACT TABLE



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ARTISAN LAKES ESPLANADE, PHASE III, SUBPHASES A,B,C,D,&E

A SUBDIVISION BEING A REPLAT OF TRACT "F-2", ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C, & D, RECORDED IN PLAT BOOK 57, PAGE 65, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND LANDS LYING IN SECTION 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

LINE DATA TABLE			LINE DATA TABLE			LINE DATA TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S 62°39'45" E	312.64'	L20	S 01°03'07" E	118.69'	L39	N 52°37'17" W	91.66'
L2	S 19°59'32" W	393.43'	L21	S 58°57'50" E	80.14'	L40	S 45°00'00" W	383.10'
L3	N 89°34'23" E	164.30'	L22	S 87°22'54" E	166.05'	L41	S 20°58'03" E	50.00'
L4	S 62°29'40" E	89.79'	L23	S 01°58'59" W	125.17'	L42	N 90°00'00" E	245.89'
L5	S 81°11'36" E	158.76'	L24	S 02°03'26" W	88.95'	L43	S 21°37'06" E	144.21'
L6	S 88°32'27" E	85.10'	L25	S 80°49'37" W	172.77'	L44	S 25°43'21" E	50.00'
L7	S 72°53'31" E	68.93'	L26	N 31°22'51" W	99.35'	L45	N 64°16'39" E	17.84'
L8	S 51°52'32" E	88.63'	L27	N 33°24'22" W	222.84'	L46	S 19°17'53" E	53.98'
L9	S 28°43'26" E	65.50'	L28	N 30°08'46" E	138.45'	L47	S 61°18'49" W	111.53'
L10	S 20°54'05" E	86.13'	L29	N 04°12'14" E	358.32'	L48	N 89°10'59" W	81.67'
L11	S 27°37'28" E	199.80'	L30	N 37°54'52" E	14.46'	L49	S 71°27'14" W	107.07'
L12	N 59°50'44" W	35.37'	L31	N 23°27'03" W	48.37'	L50	N 88°14'04" W	110.11'
L13	N 87°21'36" W	108.12'	L32	N 00°13'22" W	60.73'	L51	S 67°34'53" W	128.47'
L14	S 60°13'57" W	64.07'	L33	N 62°10'00" W	16.85'	L52	N 45°39'13" W	54.04'
L15	S 21°54'27" W	59.18'	L34	N 17°14'51" W	36.44'	L53	S 44°20'47" W	19.94'
L16	S 55°31'30" W	100.17'	L35	N 48°13'36" W	164.01'	L54	S 45°39'13" E	80.23'
L17	N 79°37'11" W	63.75'	L36	N 90°00'00" W	81.62'	L55	S 45°48'35" E	126.31'
L18	S 01°01'21" W	90.22'	L37	N 00°00'00" E	40.04'	L56	N 74°29'59" E	159.53'
L19	S 01°42'23" W	78.59'	L38	N 16°41'57" E	44.86'			

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	30.00'	32°13'16"	16.87'	16.65'	N 43°44'06" W
C2	30.00'	27°30'52"	14.41'	14.27'	N 73°36'10" W
C3	30.00'	32°24'27"	16.97'	16.74'	S 76°26'11" W
C4	30.00'	38°19'30"	20.07'	19.69'	S 41°04'12" W
C5	30.00'	99°21'27"	52.02'	45.75'	S 50°42'05" W
C6	30.00'	57°54'42"	30.32'	29.05'	S 30°00'29" E
C7	30.00'	28°25'04"	14.88'	14.73'	S 73°10'22" E
C8	30.00'	92°51'35"	48.62'	43.47'	S 44°26'49" E
C9	520.00'	12°41'46"	115.23'	114.99'	S 74°28'44" W
C10	680.00'	15°43'35"	186.65'	186.06'	S 72°57'49" W
C11	135.00'	24°43'32"	58.26'	57.81'	N 43°44'36" W
C12	215.00'	22°38'14"	84.94'	84.39'	N 44°43'29" W
C13	108.83'	63°33'08"	120.71'	114.62'	N 01°37'48" W
C14	31.00'	68°36'51"	37.12'	34.94'	N 80°14'54" E
C15	32.86'	30°48'36"	17.67'	17.46'	N 38°51'21" W
C16	33.96'	50°53'42"	30.17'	29.18'	N 25°39'29" E
C17	25.00'	16°41'57"	7.29'	7.26'	N 08°20'59" E
C18	25.00'	11°14'27"	4.90'	4.90'	N 11°04'44" E
C19	425.00'	21°32'18"	159.76'	158.83'	S 10°50'57" W
C20	25.00'	85°53'46"	37.48'	34.07'	S 21°19'47" W
C21	375.00'	7°14'49"	47.43'	47.40'	N 67°54'04" E
C22	350.00'	41°35'03"	254.02'	248.49'	S 51°57'37" W

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE SOUTH BOUNDARY OF SECTION 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, HAVING A GRID BEARING OF N.89°33'35"W. THE GRID BEARINGS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA HORIZONTAL DATUM OF 1983 (NAD 83-2007 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.

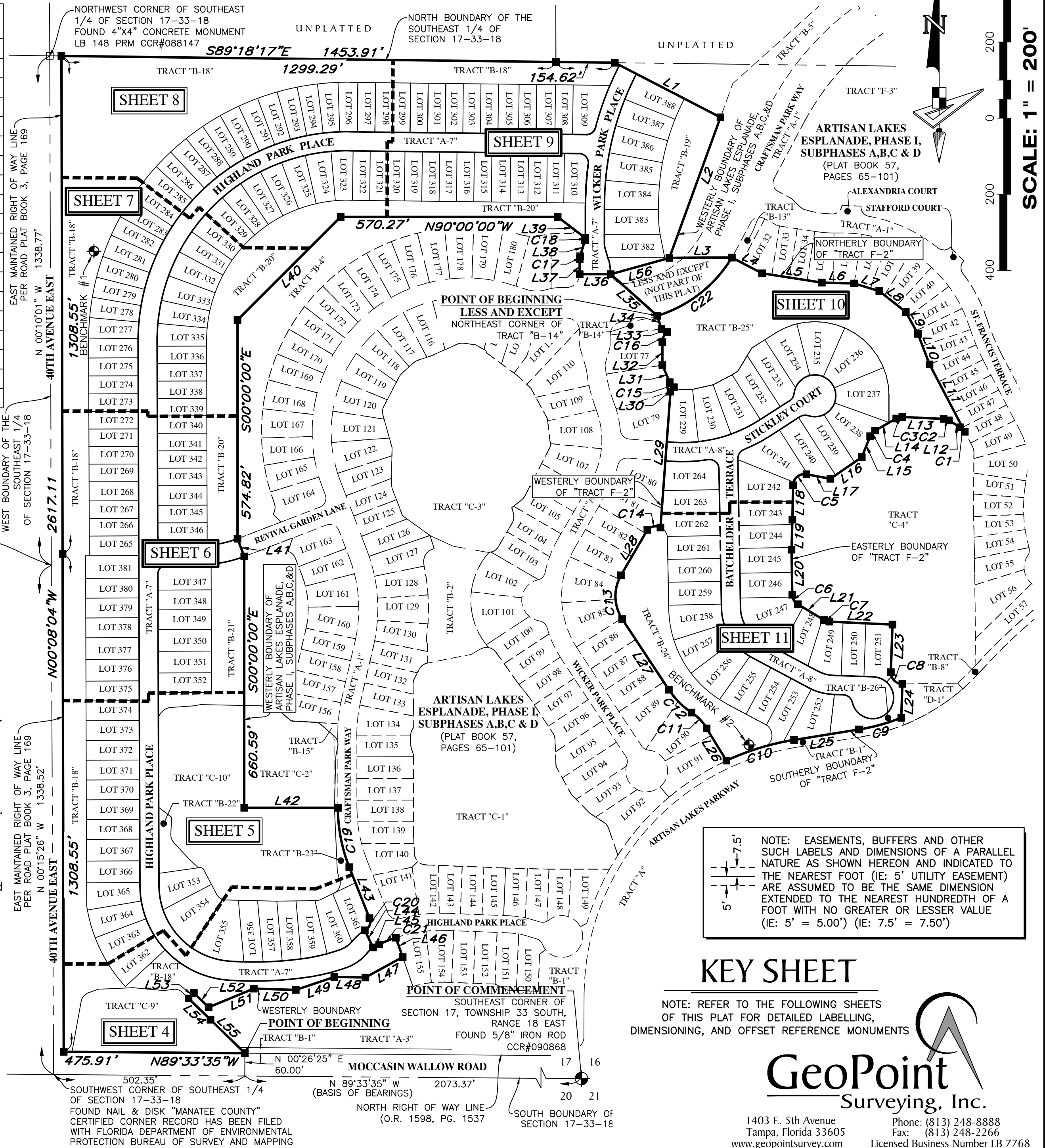
BENCHMARK INFORMATION

Benchmark #1
Set Nail & Disk "LB7768" in Top of Control Structure on the Southwest corner of pond in Tract "B-18"
Elevation = 36.75' (N.A.V.D.88)
Conversion to N.G.V.D 29 = +.869 ft
N: 1,190,305.7'
E: 486,821.5'

Benchmark #2
Set Nail & Disk "LB7768" in Top of Control Structure on the South end of Tract "B-24"
Elevation = 35.19' (N.A.V.D.88)
Conversion to N.G.V.D 29 = +.869 ft
N: 1,189,008.2'
E: 488,542.3'

LEGEND:

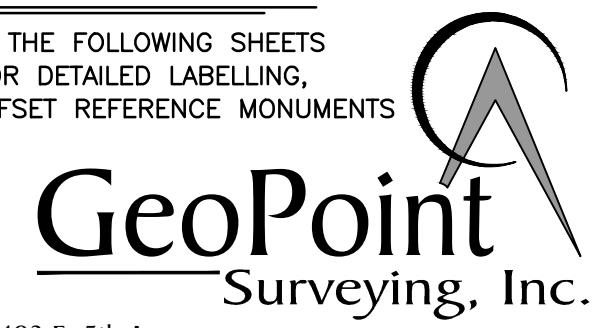
- (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument LB7768, unless otherwise noted.
- (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
- NMS - No Monument Set
- PRM - Permanent Reference Monument
- CCR - Certified Corner Record
- LB - Licensed Business



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 HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

KEY SHEET

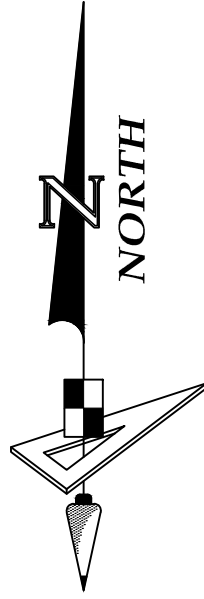
NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELLING, DIMENSIONING, AND OFFSET REFERENCE MONUMENTS



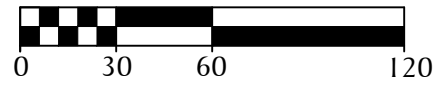
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ARTISAN LAKES ESPLANADE, PHASE III, SUBPHASES A,B,C,D,&E

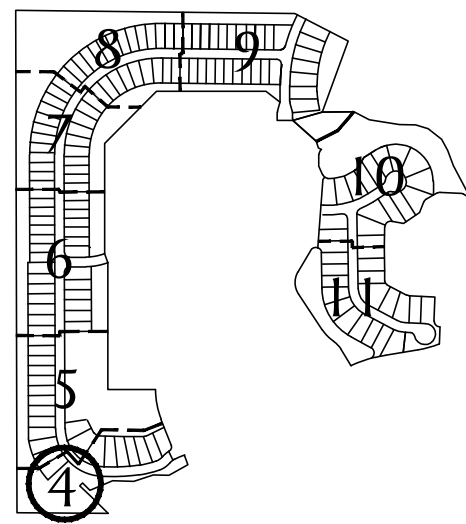
A SUBDIVISION BEING A REPLAT OF TRACT "F-2", ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C, & D, RECORDED IN PLAT BOOK 57, PAGE 65, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND LANDS LYING IN SECTION 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA



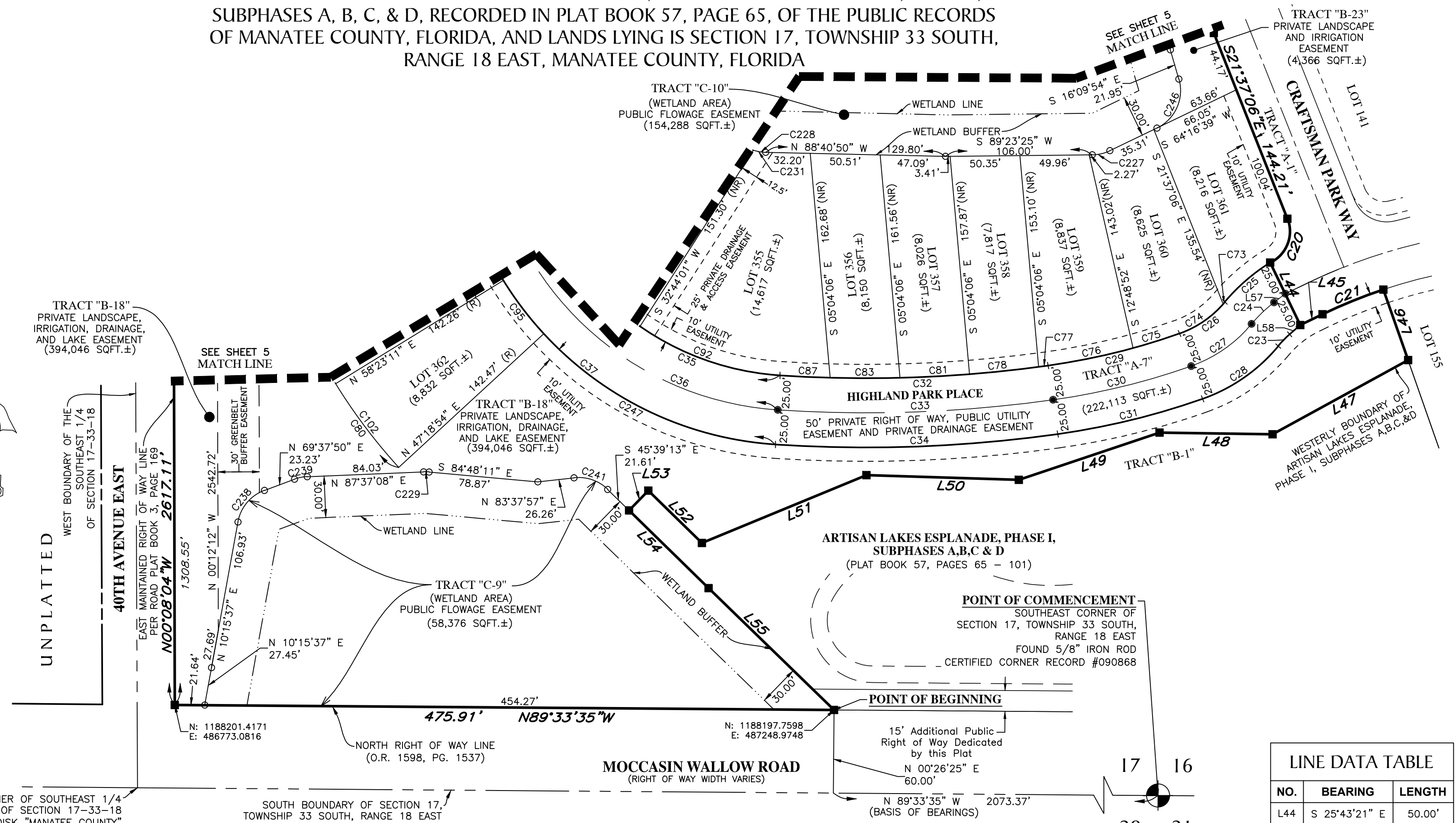
SCALE 1" = 60'



KEY MAP



SEE NOTE ON SHEET 3 OF 13 FOR BASIS OF BEARINGS



SOUTHWEST CORNER OF SOUTHEAST 1/4 OF SECTION 17-33-18 FOUND NAIL & DISK "MANATEE COUNTY" CERTIFIED CORNER RECORD HAS BEEN FILED WITH FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF SURVEY AND MAPPING

SOUTH BOUNDARY OF SECTION 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C20	25.00'	85°53'46"	37.48'	34.07'	S 21°19'47" W
C21	375.00'	7°14'49"	47.43'	47.40'	N 67°54'04" E
C23	75.00'	9°03'03"	11.85'	11.84'	S 44°12'15" W
C24	100.00'	12°54'23"	22.53'	22.48'	S 46°07'56" W
C25	141.30'	17°37'47"	43.48'	43.31'	S 49°05'29" W
C26	75.00'	30°52'37"	40.42'	39.93'	N 55°07'03" E
C27	100.00'	30°52'37"	53.89'	53.24'	N 55°07'03" E
C28	125.00'	30°52'37"	67.36'	66.55'	N 55°07'03" E
C29	489.00'	11°27'27"	97.79'	97.62'	N 76°17'04" E
C30	514.00'	11°27'27"	102.78'	102.61'	N 76°17'04" E
C31	539.00'	11°27'27"	107.78'	107.60'	N 76°17'04" E
C32	945.00'	11°45'57"	194.06'	193.72'	N 87°53'46" E
C33	970.00'	11°45'57"	199.19'	198.84'	N 87°53'46" E
C34	995.00'	11°45'57"	204.32'	203.96'	N 87°53'46" E
C35	200.00'	86°01'04"	300.26'	272.84'	S 43°12'44" E
C36	225.00'	86°01'04"	337.79'	306.95'	S 43°12'44" E
C37	250.00'	86°01'04"	375.32'	341.06'	S 43°12'44" E
C73	75.00'	1°33'12"	2.03'	2.03'	N 40°27'20" E
C74	75.00'	29°19'24"	38.38'	37.97'	N 55°53'39" E
C75	489.00'	4°07'15"	35.17'	35.16'	N 72°36'59" E

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C76	489.00'	7°20'11"	62.61'	62.57'	N 78°20'42" E
C77	945.00'	0°25'14"	6.94'	6.94'	N 82°13'25" E
C78	945.00'	3°02'40"	50.21'	50.21'	N 83°57'22" E
C80	406.72'	33°34'17"	238.31'	234.92'	S 25°32'53" E
C81	945.00'	3°02'46"	50.24'	50.23'	N 87°00'05" E
C83	945.00'	3°03'22"	50.41'	50.40'	S 89°56'51" E
C87	945.00'	2°11'54"	36.26'	36.26'	S 87°19'13" E
C92	200.00'	31°02'29"	108.35'	107.03'	S 70°42'01" E
C95	250.00'	11°04'16"	48.31'	48.23'	S 37°08'58" E
C102	406.72'	10°40'45"	75.81'	75.70'	S 36°59'39" E
C227	30.00'	25°06'45"	13.15'	13.04'	N 76°50'02" E
C228	30.00'	61°05'52"	31.99'	30.50'	S 58°07'54" E
C229	30.00'	7°34'41"	3.97'	3.96'	S 88°35'31" E
C231	30.00'	17°14'59"	9.03'	9.00'	S 80°03'20" E
C238	30.00'	59°22'13"	31.09'	29.71'	N 39°56'44" E
C239	30.00'	17°59'18"	9.42'	9.38'	N 78°37'29" E
C241	30.00'	50°42'50"	26.55'	25.70'	S 71°00'38" E
C246	30.00'	80°26'34"	42.12'	38.74'	S 24°03'23" W
C247	250.00'	43°32'10"	189.96'	185.43'	S 64°27'11" E

LINE DATA TABLE

NO.	BEARING	LENGTH
L44	S 25°43'21" E	50.00'
L45	N 64°16'39" E	17.84'
L46	S 19°17'53" E	53.98'
L47	S 61°18'49" W	111.53'
L48	N 89°10'59" W	81.67'
L49	S 71°27'14" W	107.07'
L50	N 88°14'04" W	110.11'
L51	S 67°34'53" W	128.47'
L52	N 45°39'13" W	54.04'
L53	S 44°20'47" W	19.94'
L54	S 45°39'13" E	80.23'
L55	S 45°48'35" E	126.31'
L57	S 52°35'07" W	10.24'
L58	S 48°43'47" W	10.24'

LEGEND:

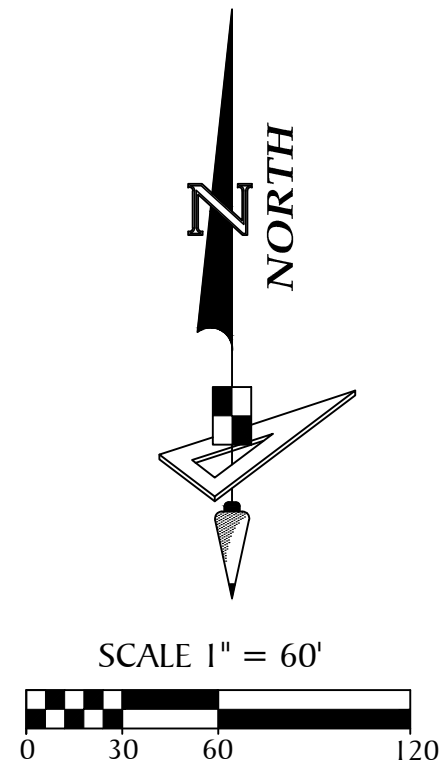
- ----- indicates Set Iron Rod LB7768
- ----- indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
- ⊕ ----- indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
- ----- indicates (P.C.P.) Permanent Control Point LB7768
- (R) ----- indicates radial line
- (NR) ----- indicates non-radial line
- RB ----- indicates radial bearing
- O.R. ----- Official Records Book
- P.D.U.E. ----- Private Drainage and Utility Easement
- (TYP) ----- Typical
- SQFT. ----- Square Feet
- (NGVD29) ----- National Geodetic Vertical Datum of 1929
- H.O.A. ----- Homeowners Association



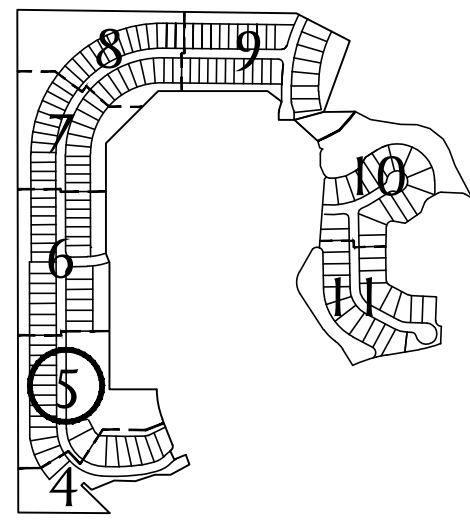
1403 E. 5th Avenue
Tampa, Florida 33605
www.geopointsurvey.com
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Fax: (813) 248-2266
Licensed Business Number LB 7768

ARTISAN LAKES ESPLANADE, PHASE III, SUBPHASES A,B,C,D,&E

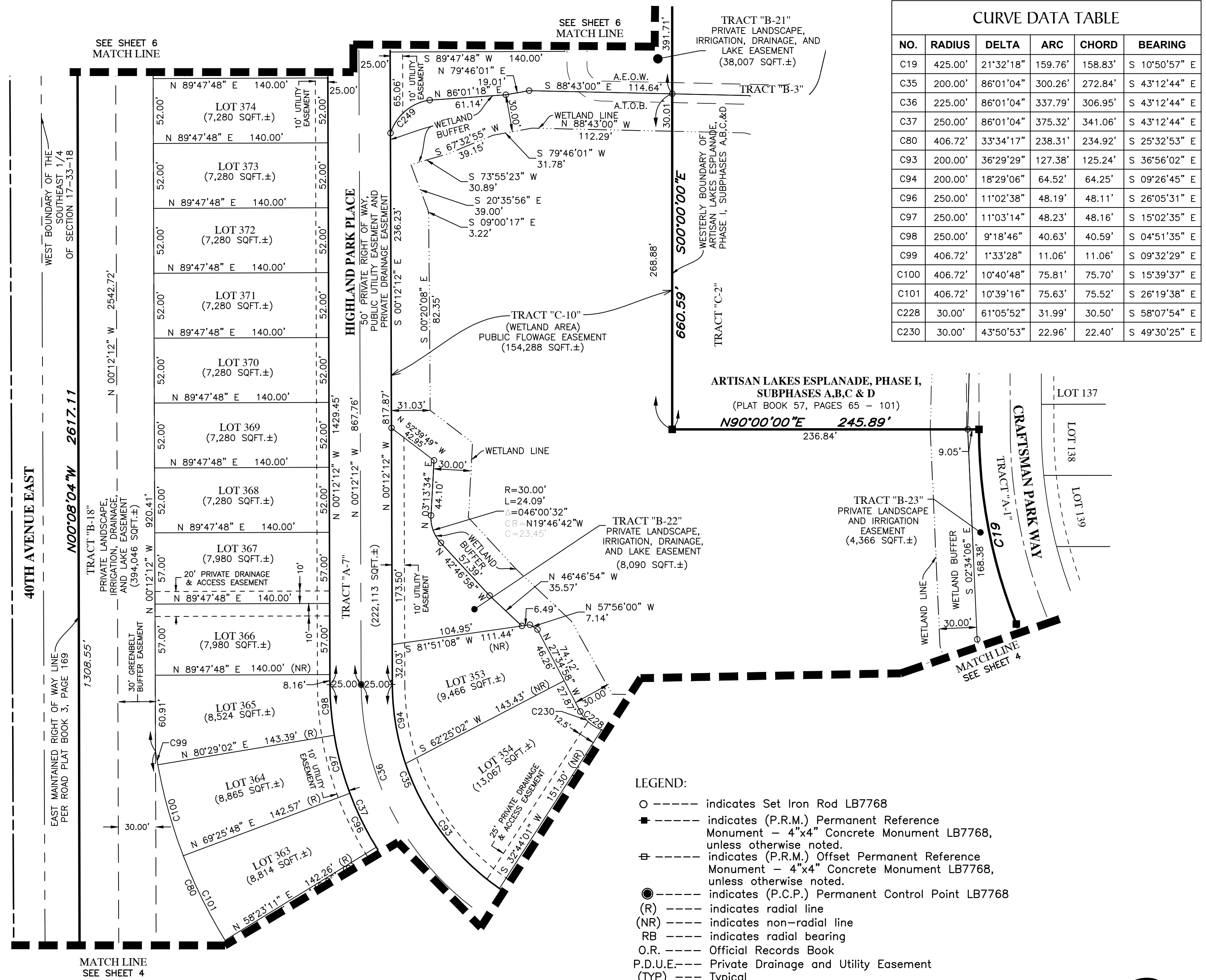
A SUBDIVISION BEING A REPLAT OF TRACT "F-2", ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C, & D, RECORDED IN PLAT BOOK 57, PAGE 65, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND LANDS LYING IN SECTION 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA



KEY MAP



SEE NOTE ON SHEET 3 OF 13 FOR BASIS OF BEARINGS



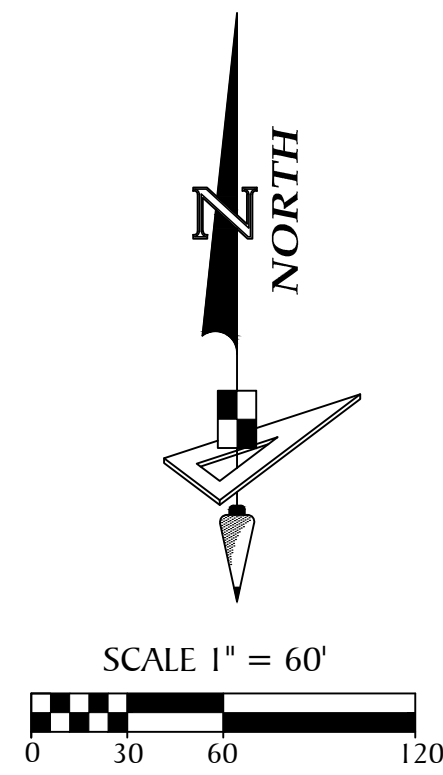
CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C19	425.00'	21°32'18"	159.76'	158.83'	S 10°50'57" E
C35	200.00'	86°01'04"	300.26'	272.84'	S 43°12'44" E
C36	225.00'	86°01'04"	337.79'	306.95'	S 43°12'44" E
C37	250.00'	86°01'04"	375.32'	341.06'	S 43°12'44" E
C80	406.72'	33°34'17"	238.31'	234.92'	S 25°32'53" E
C93	200.00'	36°29'29"	127.38'	125.24'	S 36°56'02" E
C94	200.00'	18°29'06"	64.52'	64.25'	S 09°26'45" E
C96	250.00'	11°02'38"	48.19'	48.11'	S 26°05'31" E
C97	250.00'	11°03'14"	48.23'	48.16'	S 15°02'35" E
C98	250.00'	9°18'46"	40.63'	40.59'	S 04°51'35" E
C99	406.72'	1°33'28"	11.06'	11.06'	S 09°32'29" E
C100	406.72'	10°40'48"	75.81'	75.70'	S 15°39'37" E
C101	406.72'	10°39'16"	75.63'	75.52'	S 26°19'38" E
C228	30.00'	61°05'52"	31.99'	30.50'	S 58°07'54" E
C230	30.00'	43°50'53"	22.96'	22.40'	S 49°30'25" E

- LEGEND:
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 - (TYP) ----- Typical
 - SQFT. ----- Square Feet
 - (NGVD29) ----- National Geodetic Vertical Datum of 1929
 - H.O.A. ----- Homeowners Association
 - A.E.O.W. ----- Approximate Edge of Water
 - A.T.O.B. ----- Approximate Top of Bank

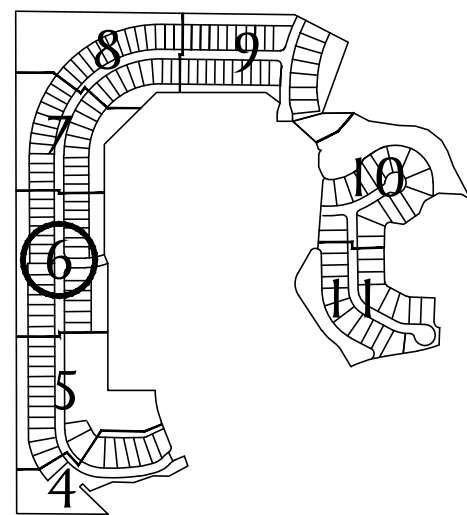


ARTISAN LAKES ESPLANADE, PHASE III, SUBPHASES A, B, C, D, & E

A SUBDIVISION BEING A REPLAT OF TRACT "F-2", ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C, & D, RECORDED IN PLAT BOOK 57, PAGE 65, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND LANDS LYING IN SECTION 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

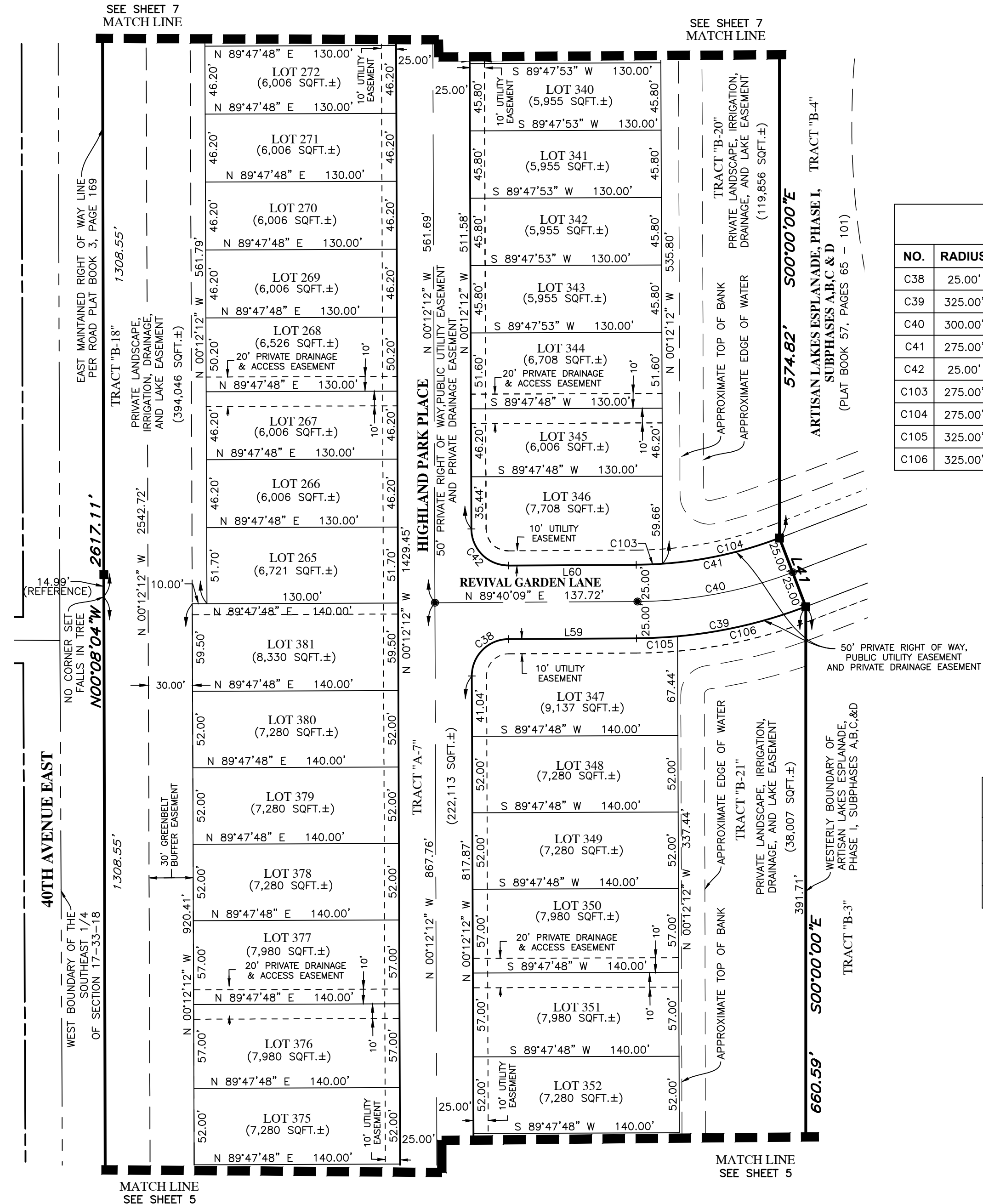


KEY MAP



SEE NOTE ON SHEET 3 OF 13 FOR BASIS OF BEARINGS

- LEGEND:**
- indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
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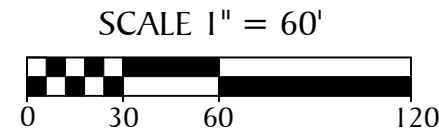
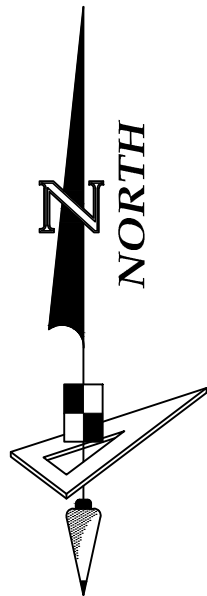
CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C38	25.00'	89°52'19"	39.21'	35.32'	S 44°43'58" W
C39	325.00'	20°45'51"	117.78'	117.14'	N 79°24'53" E
C40	300.00'	20°38'12"	108.05'	107.47'	N 79°21'03" E
C41	275.00'	20°45'51"	99.66'	99.12'	N 79°24'53" E
C42	25.00'	90°07'40"	39.33'	35.39'	S 45°16'02" E
C103	275.00'	3°44'32"	17.96'	17.96'	N 87°55'32" E
C104	275.00'	17°01'19"	81.70'	81.40'	N 77°32'37" E
C105	325.00'	4°56'00"	27.98'	27.97'	N 87°19'48" E
C106	325.00'	15°49'51"	89.80'	89.51'	N 76°56'53" E

LINE DATA TABLE		
NO.	BEARING	LENGTH
L41	S 20°58'03" E	50.00'
L59	S 89°40'08" W	87.11'
L60	S 89°40'08" W	87.00'

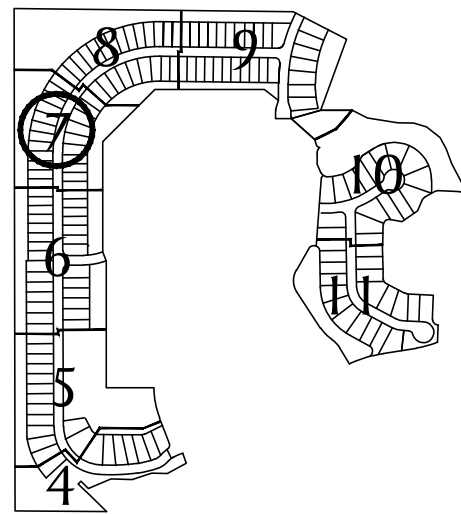


ARTISAN LAKES ESPLANADE, PHASE III, SUBPHASES A,B,C,D,&E

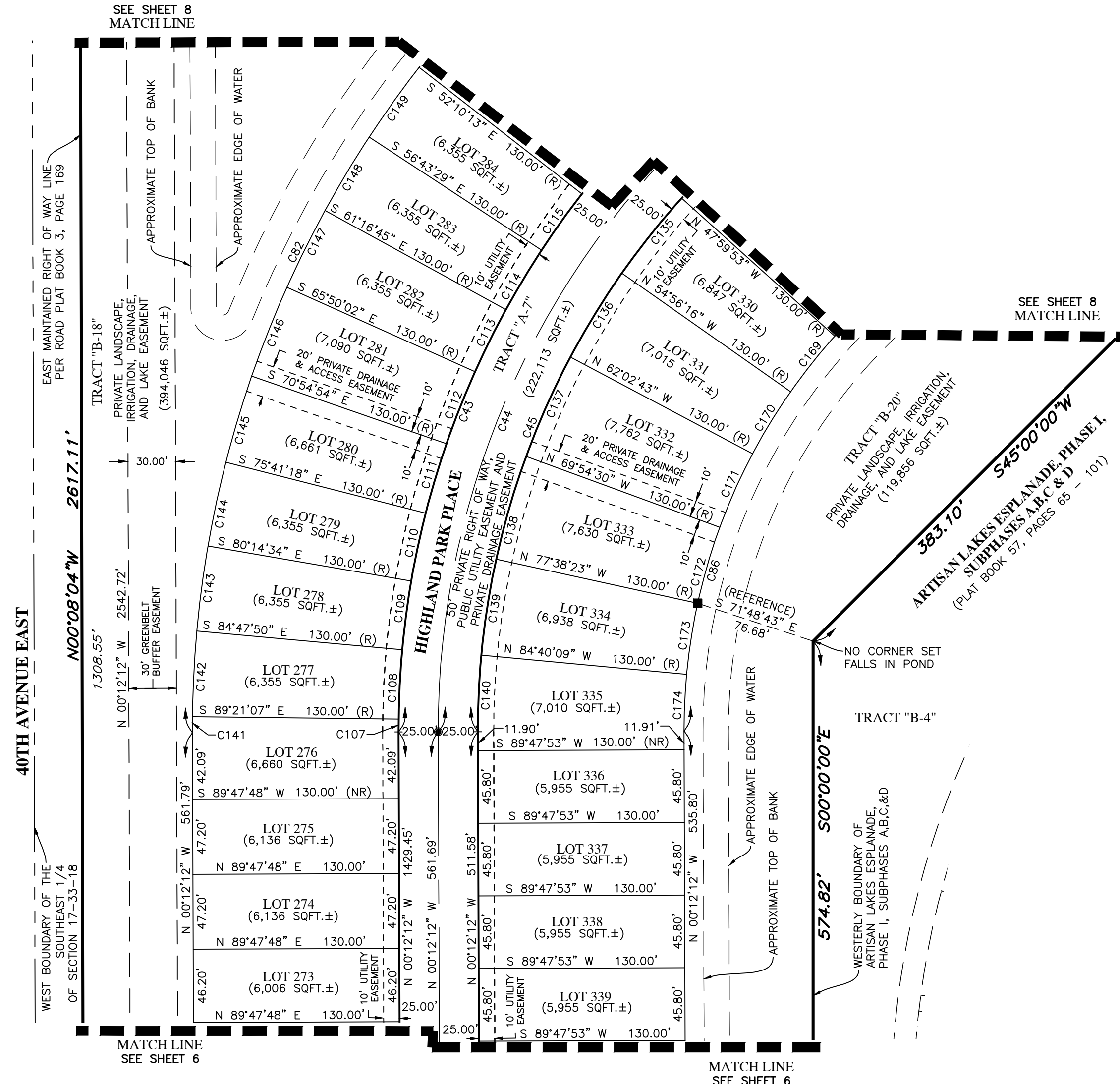
A SUBDIVISION BEING A REPLAT OF TRACT "F-2", ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C, & D, RECORDED IN PLAT BOOK 57, PAGE 65, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND LANDS LYING IN SECTION 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA



KEY MAP



SEE NOTE ON SHEET 3 OF 13 FOR BASIS OF BEARINGS



CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C43	550.00'	90°53'45"	872.54'	783.87'	S 45°14'41" W
C44	525.00'	90°53'45"	832.88'	748.24'	S 45°14'41" W
C45	500.00'	90°53'45"	793.22'	712.61'	S 45°14'41" W
C82	680.00'	90°53'45"	1078.77'	969.15'	S 45°14'41" W
C86	370.00'	90°53'45"	586.98'	527.33'	S 45°14'41" W
C107	550.00'	0°51'05"	8.17'	8.17'	S 00°13'21" W
C108	550.00'	4°33'15"	43.72'	43.71'	S 02°55'31" W
C109	550.00'	4°33'15"	43.72'	43.71'	S 07°28'46" W
C110	550.00'	4°33'15"	43.72'	43.71'	S 12°02'02" W
C111	550.00'	4°46'24"	45.82'	45.81'	S 16°41'51" W
C112	550.00'	5°04'51"	48.77'	48.76'	S 21°37'29" W
C113	550.00'	4°33'15"	43.72'	43.71'	S 26°26'32" W
C114	550.00'	4°33'15"	43.72'	43.71'	S 30°59'48" W
C115	550.00'	4°33'16"	43.72'	43.71'	S 35°33'03" W
C135	500.00'	6°56'15"	60.54'	60.50'	S 38°31'52" W
C136	500.00'	7°06'28"	62.03'	61.99'	S 31°30'31" W
C137	500.00'	7°51'51"	68.63'	68.57'	S 24°01'21" W
C138	500.00'	7°43'49"	67.46'	67.41'	S 16°13'32" W
C139	500.00'	7°01'47"	61.34'	61.31'	S 08°50'44" W
C140	500.00'	5°32'02"	48.29'	48.27'	S 02°33'49" W
C141	680.00'	0°51'05"	10.11'	10.11'	S 00°13'21" W
C142	680.00'	4°33'16"	54.05'	54.04'	S 02°55'31" W
C143	680.00'	4°33'16"	54.05'	54.04'	S 07°28'47" W
C144	680.00'	4°33'16"	54.05'	54.04'	S 12°02'02" W
C145	680.00'	4°46'24"	56.65'	56.63'	S 16°41'52" W
C146	680.00'	5°04'51"	60.30'	60.28'	S 21°37'30" W
C147	680.00'	4°33'16"	54.05'	54.04'	S 26°26'33" W
C148	680.00'	4°33'16"	54.05'	54.04'	S 30°59'49" W
C149	680.00'	4°33'16"	54.05'	54.04'	S 35°33'04" W
C169	370.00'	6°56'12"	44.80'	44.77'	N 38°31'51" E
C170	370.00'	7°06'28"	45.90'	45.87'	N 31°30'31" E
C171	370.00'	7°51'52"	50.79'	50.75'	N 24°01'21" E
C172	370.00'	7°43'48"	49.92'	49.88'	N 16°13'31" E
C173	370.00'	7°01'47"	45.40'	45.37'	N 08°50'44" E
C174	370.00'	5°32'02"	35.74'	35.72'	N 02°33'49" E

- LEGEND:**
- indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
 - ⊕ --- indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
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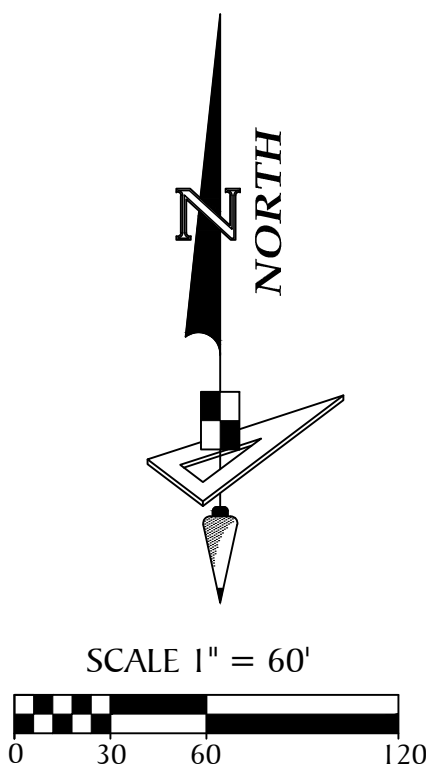
GeoPoint
Surveying, Inc.

1403 E. 5th Avenue
Tampa, Florida 33605
www.geopointsurvey.com

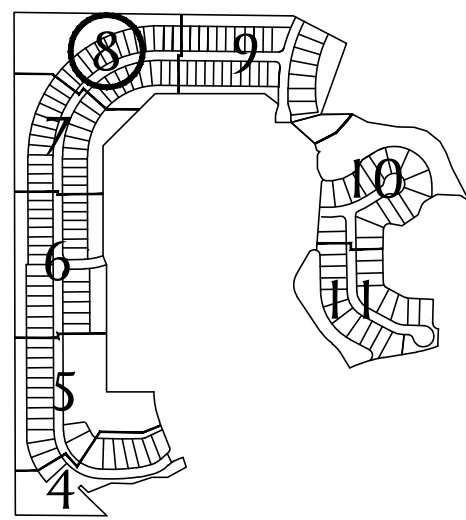
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

ARTISAN LAKES ESPLANADE, PHASE III, SUBPHASES A,B,C,D,&E

A SUBDIVISION BEING A REPLAT OF TRACT "F-2", ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C, & D, RECORDED IN PLAT BOOK 57, PAGE 65, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND LANDS LYING IN SECTION 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA



KEY MAP



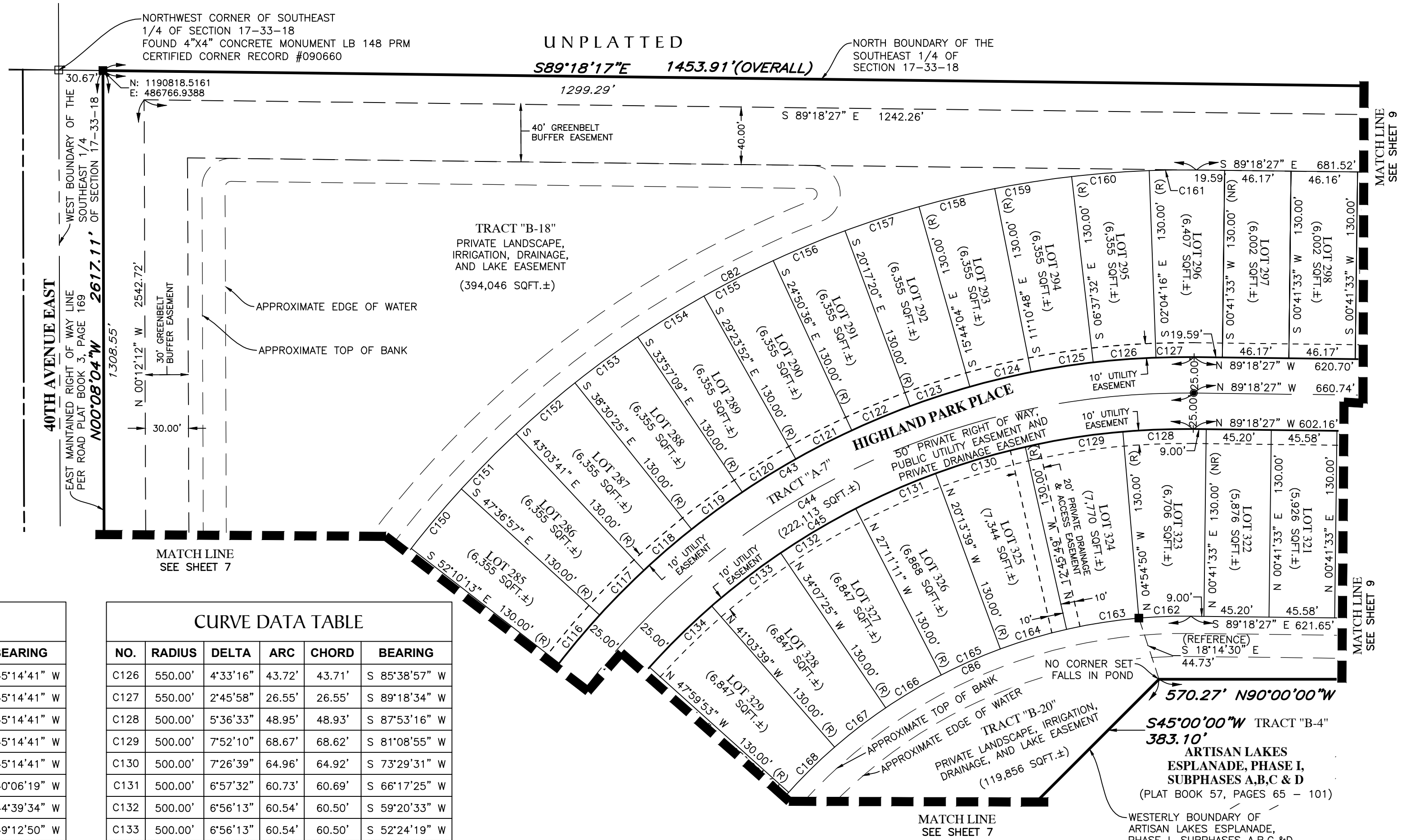
SEE NOTE ON SHEET 3 OF 13 FOR BASIS OF BEARINGS

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C43	550.00'	90°53'45"	872.54'	783.87'	S 45°14'41" W
C44	525.00'	90°53'45"	832.88'	748.24'	S 45°14'41" W
C45	500.00'	90°53'45"	793.22'	712.61'	S 45°14'41" W
C82	680.00'	90°53'45"	1078.77'	969.15'	S 45°14'41" W
C86	370.00'	90°53'45"	586.98'	527.33'	S 45°14'41" W
C116	550.00'	4°33'16"	43.72'	43.71'	S 40°06'19" W
C117	550.00'	4°33'16"	43.72'	43.71'	S 44°39'34" W
C118	550.00'	4°33'16"	43.72'	43.71'	S 49°12'50" W
C119	550.00'	4°33'16"	43.72'	43.71'	S 53°46'05" W
C120	550.00'	4°33'16"	43.72'	43.71'	S 58°19'21" W
C121	550.00'	4°33'16"	43.72'	43.71'	S 62°52'37" W
C122	550.00'	4°33'16"	43.72'	43.71'	S 67°25'53" W
C123	550.00'	4°33'16"	43.72'	43.71'	S 71°59'09" W
C124	550.00'	4°33'16"	43.72'	43.71'	S 76°32'25" W
C125	550.00'	4°33'16"	43.72'	43.71'	S 81°05'41" W

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C126	550.00'	4°33'16"	43.72'	43.71'	S 85°38'57" W
C127	550.00'	2°45'58"	26.55'	26.55'	S 89°18'34" W
C128	500.00'	5°36'33"	48.95'	48.93'	S 87°53'16" W
C129	500.00'	7°52'10"	68.67'	68.62'	S 81°08'55" W
C130	500.00'	7°26'39"	64.96'	64.92'	S 73°29'31" W
C131	500.00'	6°57'32"	60.73'	60.69'	S 66°17'25" W
C132	500.00'	6°56'13"	60.54'	60.50'	S 59°20'33" W
C133	500.00'	6°56'13"	60.54'	60.50'	S 52°24'19" W
C134	500.00'	6°56'13"	60.54'	60.50'	S 45°28'06" W
C150	680.00'	4°33'16"	54.05'	54.04'	S 40°06'20" W
C151	680.00'	4°33'16"	54.05'	54.04'	S 44°39'36" W
C152	680.00'	4°33'16"	54.05'	54.04'	S 49°12'51" W
C153	680.00'	4°33'16"	54.05'	54.04'	S 53°46'07" W
C154	680.00'	4°33'16"	54.05'	54.04'	S 58°19'23" W
C155	680.00'	4°33'16"	54.05'	54.04'	S 62°52'39" W

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C156	680.00'	4°33'16"	54.05'	54.04'	S 67°25'54" W
C157	680.00'	4°33'16"	54.05'	54.04'	S 71°59'10" W
C158	680.00'	4°33'16"	54.05'	54.04'	S 76°32'26" W
C159	680.00'	4°33'16"	54.05'	54.04'	S 81°05'42" W
C160	680.00'	4°33'16"	54.05'	54.04'	S 85°38'58" W
C161	680.00'	2°45'56"	32.82'	32.82'	S 89°18'35" W
C162	370.00'	5°36'37"	36.23'	36.22'	N 87°53'14" E
C163	370.00'	7°52'34"	50.86'	50.82'	N 81°08'39" E
C164	370.00'	7°26'14"	48.03'	47.99'	N 73°29'15" E
C165	370.00'	6°57'31"	44.94'	44.91'	N 66°17'22" E
C166	370.00'	6°56'13"	44.80'	44.77'	N 59°20'29" E
C167	370.00'	6°56'13"	44.80'	44.77'	N 52°24'16" E
C168	370.00'	6°56'13"	44.80'	44.77'	N 45°28'03" E

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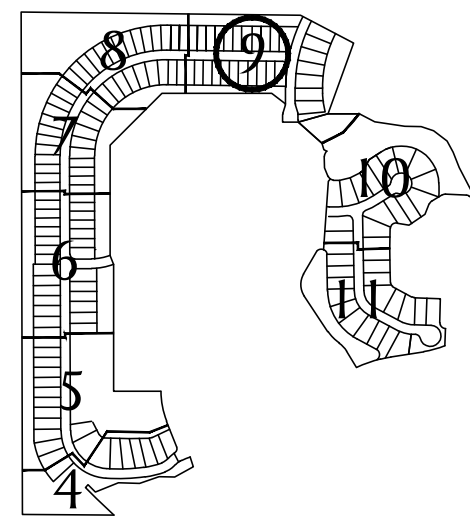
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

ARTISAN LAKES ESPLANADE, PHASE III, SUBPHASES A,B,C,D,&E

A SUBDIVISION BEING A REPLAT OF TRACT "F-2", ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C, & D, RECORDED IN PLAT BOOK 57, PAGE 65, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND LANDS LYING IN SECTION 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

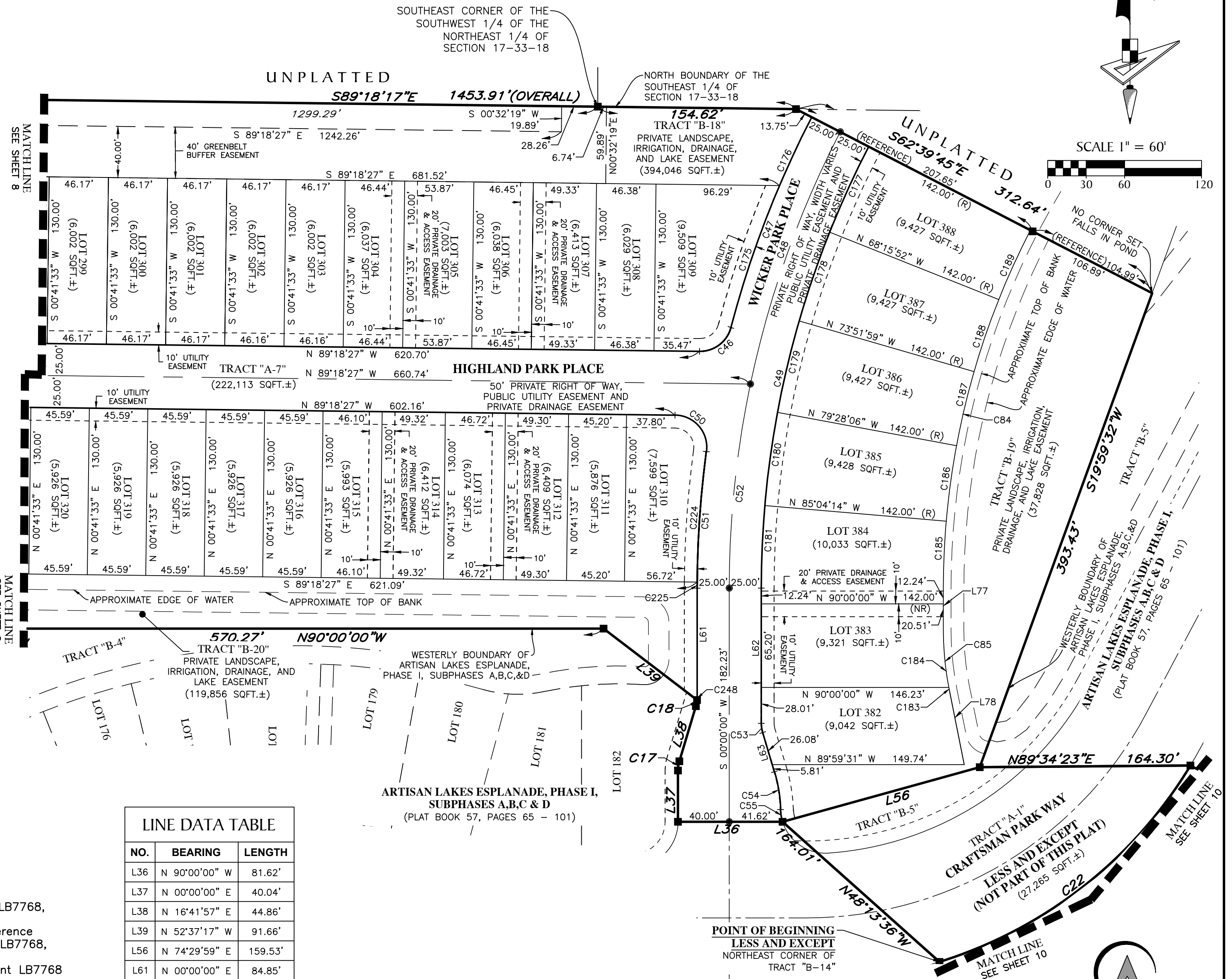
CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C17	25.00'	16°41'57"	7.29'	7.26'	N 08°20'59" E
C18	25.00'	11°14'27"	4.90'	4.90'	N 11°04'44" E
C22	350.00'	41°35'03"	254.02'	248.49'	S 51°57'37" W
C46	25.00'	75°57'59"	33.15'	30.77'	N 52°42'33" E
C47	800.00'	12°36'41"	176.09'	175.73'	S 21°01'54" W
C48	775.00'	15°28'51"	209.40'	208.76'	S 19°35'49" W
C49	750.00'	27°20'15"	357.85'	354.46'	S 13°40'07" W
C50	25.00'	96°57'57"	42.31'	37.44'	N 40°49'28" W
C51	800.00'	7°39'30"	106.93'	106.85'	S 03°49'45" W
C52	775.00'	11°51'24"	160.38'	160.09'	S 05°55'42" W
C53	25.00'	16°41'57"	7.29'	7.26'	S 08°20'59" E
C54	115.00'	14°58'33"	30.06'	29.97'	N 09°12'41" W
C55	35.00'	15°45'23"	9.63'	9.59'	S 09°36'06" E
C84	608.00'	27°20'15"	290.09'	287.35'	S 13°40'07" W
C85	238.00'	11°19'45"	47.06'	46.98'	S 05°39'52" E
C175	800.00'	8°22'54"	117.03'	116.93'	S 18°55'01" W
C176	800.00'	4°13'47"	59.06'	59.04'	S 25°13'22" W
C177	750.00'	5°36'07"	73.33'	73.30'	S 24°32'11" W
C178	750.00'	5°36'06"	73.33'	73.30'	S 18°56'04" W
C179	750.00'	5°36'07"	73.33'	73.30'	S 13°19'58" W
C180	750.00'	5°36'08"	73.33'	73.31'	S 07°43'50" W
C181	750.00'	4°55'46"	64.52'	64.50'	S 02°27'53" W
C183	238.00'	0°30'21"	2.10'	2.10'	S 11°04'34" E
C184	238.00'	10°49'23"	44.96'	44.89'	S 05°24'42" E
C185	608.00'	4°55'46"	52.31'	52.29'	S 02°27'53" W
C186	608.00'	5°36'08"	59.45'	59.43'	S 07°43'50" W
C187	608.00'	5°36'07"	59.45'	59.42'	S 13°19'58" W
C188	608.00'	5°36'06"	59.44'	59.42'	S 18°56'04" W
C189	608.00'	5°36'07"	59.45'	59.42'	S 24°32'11" W
C224	800.00'	7°19'12"	102.21'	102.14'	S 03°59'54" W
C225	800.00'	0°20'18"	4.72'	4.72'	S 00°10'09" W
C248	25.00'	5°27'31"	2.38'	2.38'	N 02°43'45" E

KEY MAP



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LINE DATA TABLE		
NO.	BEARING	LENGTH
L36	N 90°00'00" W	81.62'
L37	N 00°00'00" E	40.04'
L38	N 16°41'57" E	44.86'
L39	N 52°37'17" W	91.66'
L56	N 74°29'59" E	159.53'
L61	N 00°00'00" E	84.85'
L62	N 00°00'00" E	105.45'
L63	N 16°41'57" W	31.89'
L77	S 00°00'00" W	32.75'
L78	S 11°19'45" E	59.30'



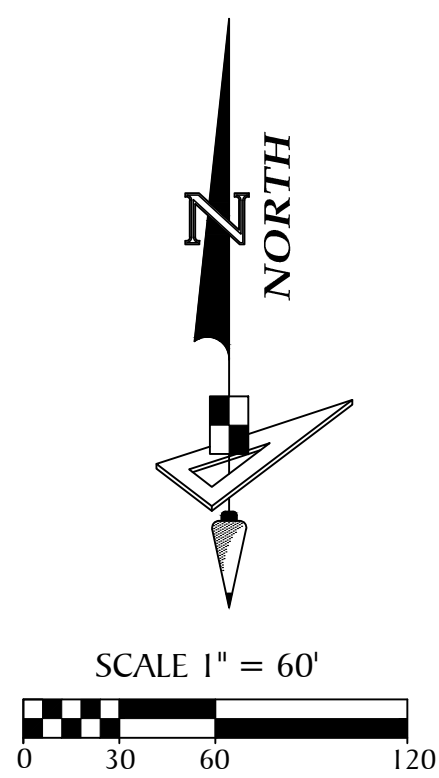
SEE NOTE ON SHEET 3 OF 13 FOR BASIS OF BEARINGS

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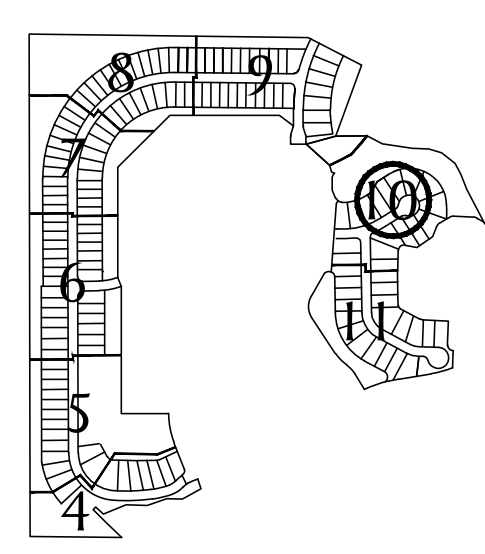
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LINE DATA TABLE		
NO.	BEARING	LENGTH
L4	S 62°29'40" E	89.79'
L6	S 88°32'27" E	85.10'
L7	S 72°53'31" E	68.93'
L8	S 51°52'32" E	88.63'
L9	S 28°43'26" E	65.50'
L10	S 20°54'05" E	86.13'
L12	N 59°50'44" W	35.37'
L13	N 87°21'36" W	108.12'
L14	S 60°13'57" W	64.07'
L15	S 21°54'27" W	59.18'
L16	S 55°31'30" W	100.17'
L17	N 79°37'11" W	63.75'
L18	S 01°01'21" W	90.22'
L30	N 37°54'52" E	14.46'
L31	N 23°27'03" W	48.37'
L32	N 00°13'22" W	60.73'
L33	N 62°10'00" W	16.85'
L34	N 17°14'51" W	36.44'
L65	S 85°47'46" E	13.75'
L66	S 85°47'46" E	13.75'
L67	S 85°47'46" E	13.75'

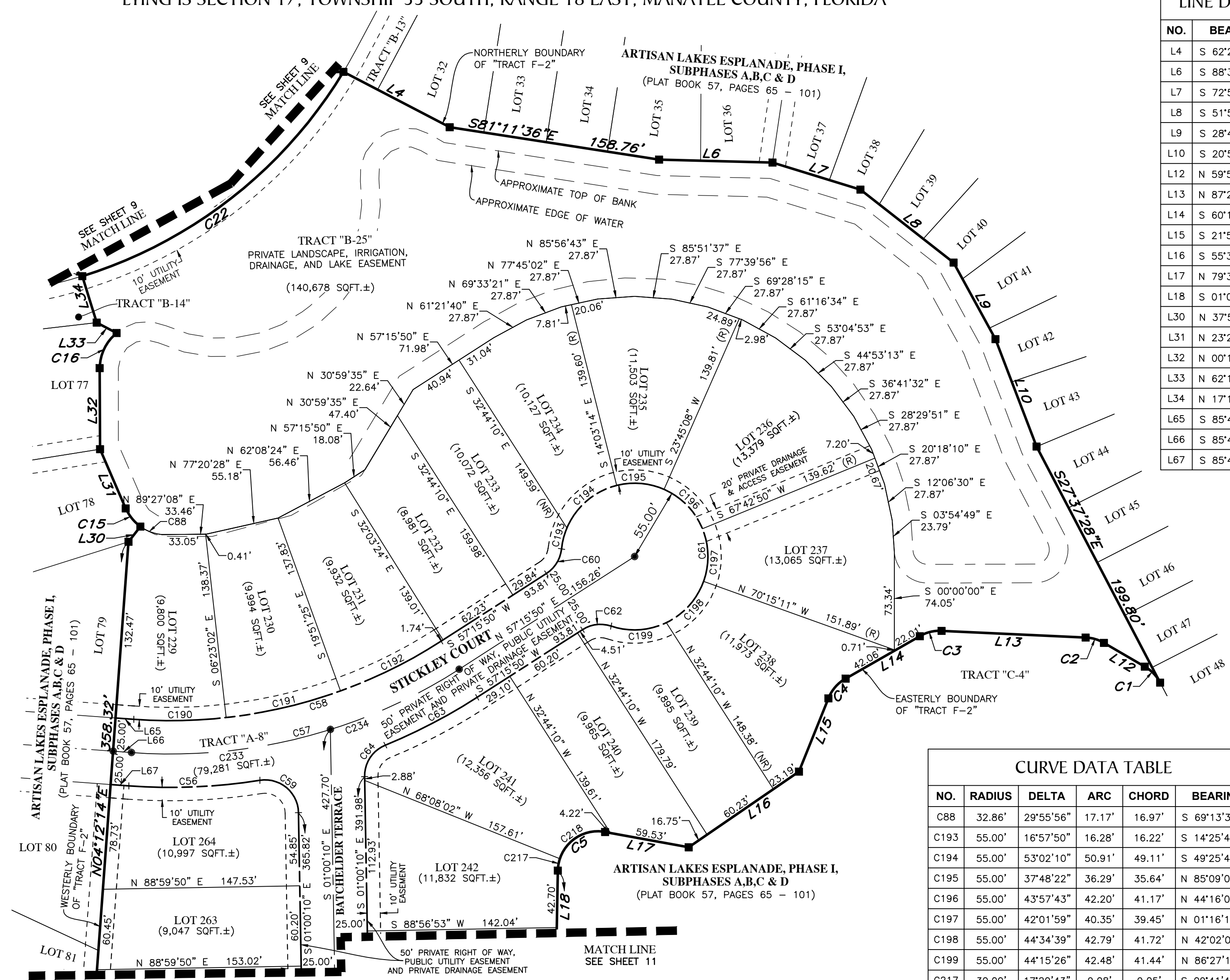


KEY MAP



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 - SQFT. - - - - Square Feet
 - (NGVD29) - - - - National Geodetic Vertical Datum of 1929
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CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	30.00'	32°13'16"	16.87'	16.65'	N 43°44'06" W
C2	30.00'	27°30'52"	14.41'	14.27'	N 73°36'10" W
C3	30.00'	32°24'27"	16.97'	16.74'	S 76°26'11" W
C4	30.00'	38°19'30"	20.07'	19.69'	S 41°04'12" W
C5	30.00'	99°21'27"	52.02'	45.75'	S 50°42'05" W
C15	32.86'	30°48'36"	17.67'	17.46'	N 38°51'21" W
C16	33.96'	50°53'42"	30.17'	29.18'	N 25°39'29" E
C22	350.00'	41°35'03"	254.02'	248.49'	S 51°57'37" W
C56	425.00'	13°16'15"	98.44'	98.22'	N 87°34'07" E
C57	400.00'	36°56'24"	257.89'	253.45'	N 75°44'02" E

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C58	375.00'	36°56'24"	241.77'	237.61'	N 75°44'02" E
C59	25.00'	98°03'51"	42.79'	37.75'	N 50°02'06" W
C60	25.00'	51°19'04"	22.39'	21.65'	N 31°36'18" E
C61	55.00'	282°38'08"	271.31'	68.75'	N 32°44'10" W
C62	25.00'	51°19'04"	22.39'	21.65'	S 82°55'22" W
C64	25.00'	68°44'46"	30.00'	28.23'	S 33°22'13" W
C190	375.00'	10°35'16"	69.30'	69.20'	N 88°54'36" E
C191	375.00'	13°28'23"	88.18'	87.98'	N 76°52'47" E
C192	375.00'	12°52'46"	84.29'	84.12'	N 63°42'13" E

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C88	32.86'	29°55'56"	17.17'	16.97'	S 69°13'37" E
C193	55.00'	16°57'50"	16.28'	16.22'	S 14°25'41" W
C194	55.00'	53°02'10"	50.91'	49.11'	S 49°25'41" W
C195	55.00'	37°48'22"	36.29'	35.64'	N 85°09'03" W
C196	55.00'	43°57'43"	42.20'	41.17'	N 44°16'01" W
C197	55.00'	42°01'59"	40.35'	39.45'	N 01°16'10" W
C198	55.00'	44°34'39"	42.79'	41.72'	N 42°02'09" E
C199	55.00'	44°15'26"	42.48'	41.44'	N 86°27'11" E
C217	30.00'	17°20'43"	9.08'	9.05'	S 09°41'43" W
C218	30.00'	82°00'44"	42.94'	39.37'	S 59°22'27" W
C233	400.00'	21°38'06"	151.04'	150.14'	N 83°23'11" E
C234	400.00'	15°18'18"	106.85'	106.53'	N 64°54'59" E

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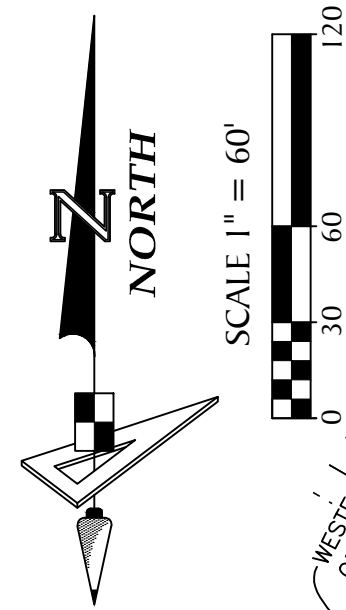
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ARTISAN LAKES ESPLANADE, PHASE III, SUBPHASES A,B,C,D,&E

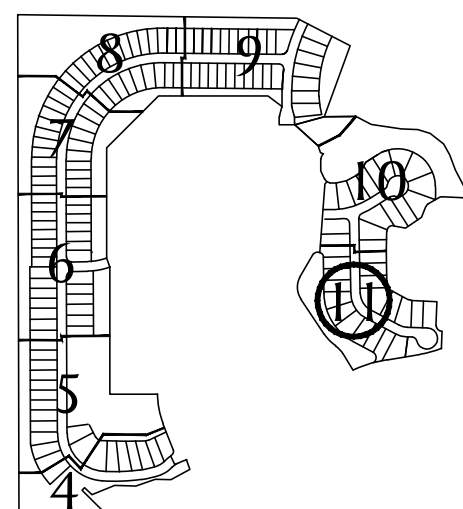
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CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C6	30.00'	57°54'42"	30.32'	29.05'	S 30°00'29" E
C7	30.00'	28°25'04"	14.88'	14.73'	S 73°10'22" E
C8	30.00'	92°51'35"	48.62'	43.47'	S 44°26'49" E
C9	520.00'	12°41'46"	115.23'	114.99'	S 74°28'44" W
C10	680.00'	15°43'35"	186.65'	186.06'	S 72°57'49" W
C11	135.00'	24°43'32"	58.26'	57.81'	N 43°44'36" W
C12	215.00'	22°38'14"	84.94'	84.39'	N 44°43'29" W
C13	108.83'	63°33'08"	120.71'	114.62'	N 01°37'48" W
C14	31.00'	68°36'51"	37.12'	34.94'	N 80°14'54" W
C65	150.00'	60°53'52"	159.43'	152.03'	S 31°27'06" E
C66	125.00'	60°53'52"	132.86'	126.69'	S 31°27'06" E
C67	100.00'	60°53'52"	106.29'	101.35'	S 31°27'06" E
C68	150.00'	25°33'12"	66.90'	66.35'	S 74°40'37" E
C69	125.00'	26°01'32"	56.78'	56.29'	S 74°54'47" E
C70	100.00'	25°28'53"	44.47'	44.11'	S 74°38'28" E
C71	70.00'	49°07'51"	60.02'	58.20'	S 63°21'37" E
C72	55.00'	254°58'41"	244.76'	87.28'	N 40°06'21" E
C79	25.00'	75°31'14"	32.95'	30.62'	N 50°09'56" W
C89	33.20'	117°34'29"	68.13'	56.79'	N 03°06'47" W
C90	288.73'	60°53'49"	306.87'	292.63'	S 31°27'06" E
C91	32.29'	54°24'59"	30.66'	29.52'	N 37°39'33" W
C200	150.00'	16°30'04"	43.20'	43.05'	S 09°15'12" E
C201	150.00'	19°34'55"	51.27'	51.02'	S 27°17'42" E
C202	150.00'	22°49'28"	59.75'	59.36'	S 48°29'53" E
C203	150.00'	1°59'25"	5.21'	5.21'	S 60°54'20" E
C204	150.00'	3°10'01"	8.29'	8.29'	S 63°29'01" E
C205	150.00'	19°57'36"	52.25'	51.99'	S 75°02'50" E
C207	55.00'	215°50'18"	207.19'	104.66'	N 59°40'33" W
C208	55.00'	39°08'23"	37.57'	36.85'	N 67°48'48" W
C209	30.00'	22°27'02"	11.76'	11.68'	S 09°14'34" E
C210	30.00'	70°24'37"	36.87'	34.59'	S 55°40'24" E
C211	33.20'	111°52'48"	64.83'	55.01'	N 00°15'56" W
C212	33.20'	5°41'41"	3.30'	3.30'	N 59°03'11" W
C213	288.73'	4°27'01"	22.43'	22.42'	S 59°40'30" E
C214	288.73'	20°21'51"	102.62'	102.08'	S 47°16'04" E
C215	288.73'	19°34'54"	98.68'	98.20'	S 27°17'42" E
C216	288.73'	16°30'03"	83.15'	82.86'	S 09°15'13" E
C219	680.00'	9°26'28"	112.05'	111.92'	S 69°49'16" W
C220	680.00'	3°50'29"	45.59'	45.58'	S 76°27'44" W
C221	680.00'	2°26'38"	29.01'	29.00'	S 79°36'18" W
C222	30.00'	45°56'02"	24.05'	23.41'	S 35°59'49" E
C223	30.00'	11°58'40"	6.27'	6.26'	S 07°02'28" E
C235	150.00'	2°25'36"	6.35'	6.35'	S 86°14'25" E
C242	25.00'	6°34'07"	2.87'	2.86'	S 84°38'29" E
C243	25.00'	68°57'07"	30.09'	28.30'	S 46°52'52" E



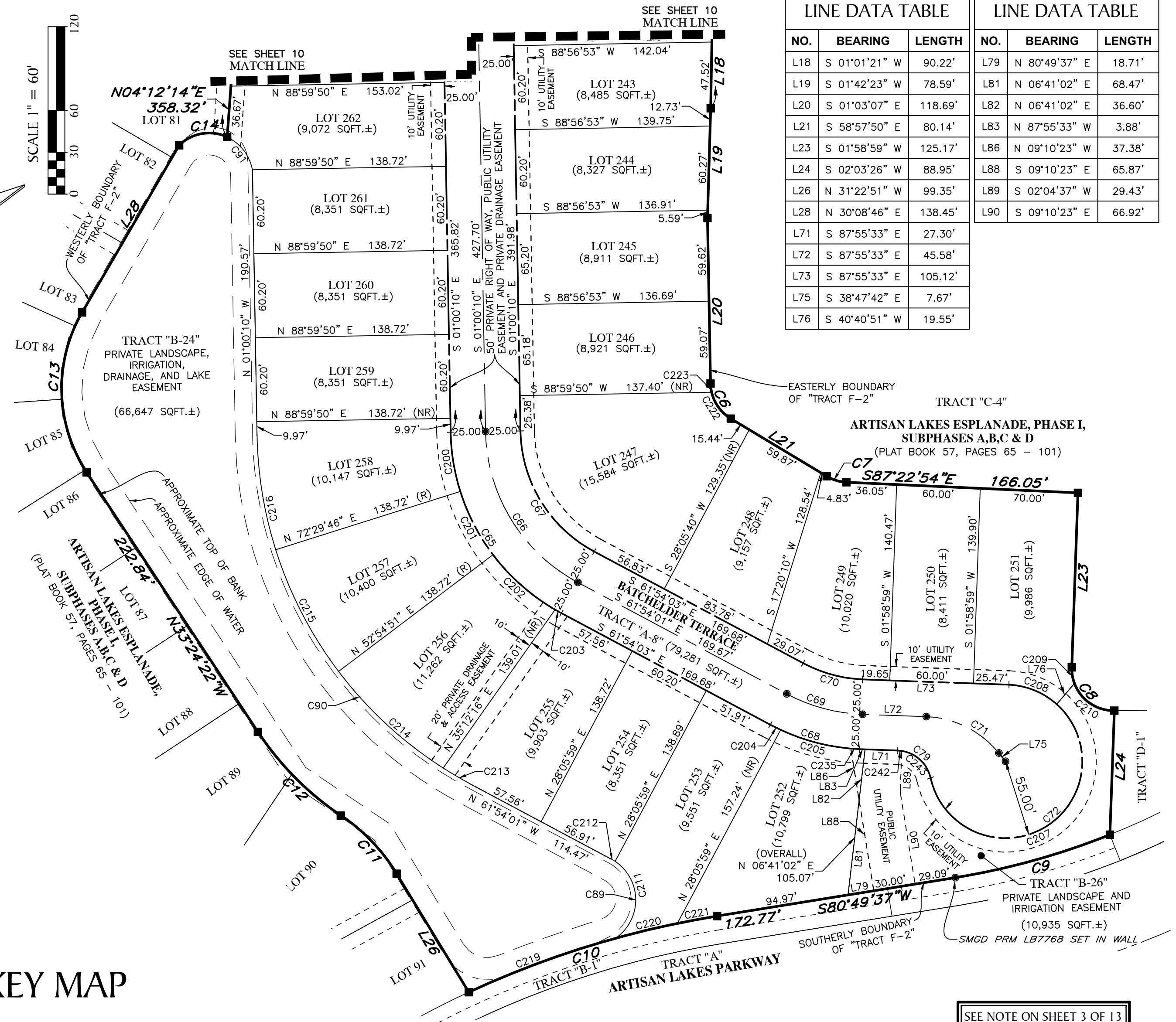
KEY MAP



LEGEND:

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- (NGVD29) ----- National Geodetic Vertical Datum of 1929
- H.O.A. ----- Homeowners Association
- SMGD ----- Set MAG Nail & Disk

LINE DATA TABLE			LINE DATA TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L18	S 01°01'21" W	90.22'	L79	N 80°49'37" E	18.71'
L19	S 01°42'23" W	78.59'	L81	N 06°41'02" E	68.47'
L20	S 01°03'07" E	118.69'	L82	N 06°41'02" E	36.60'
L21	S 58°57'50" E	80.14'	L83	N 87°55'33" W	3.88'
L23	S 01°58'59" W	125.17'	L86	N 09°10'23" W	37.38'
L24	S 02°03'26" W	88.95'	L88	S 09°10'23" E	65.87'
L26	N 31°22'51" W	99.35'	L89	S 02°04'37" W	29.43'
L28	N 30°08'46" E	138.45'	L90	S 09°10'23" E	66.92'
L71	S 87°55'33" E	27.30'			
L72	S 87°55'33" E	45.58'			
L73	S 87°55'33" E	105.12'			
L75	S 38°47'42" E	7.67'			
L76	S 40°40'51" W	19.55'			



SEE NOTE ON SHEET 3 OF 13 FOR BASIS OF BEARINGS

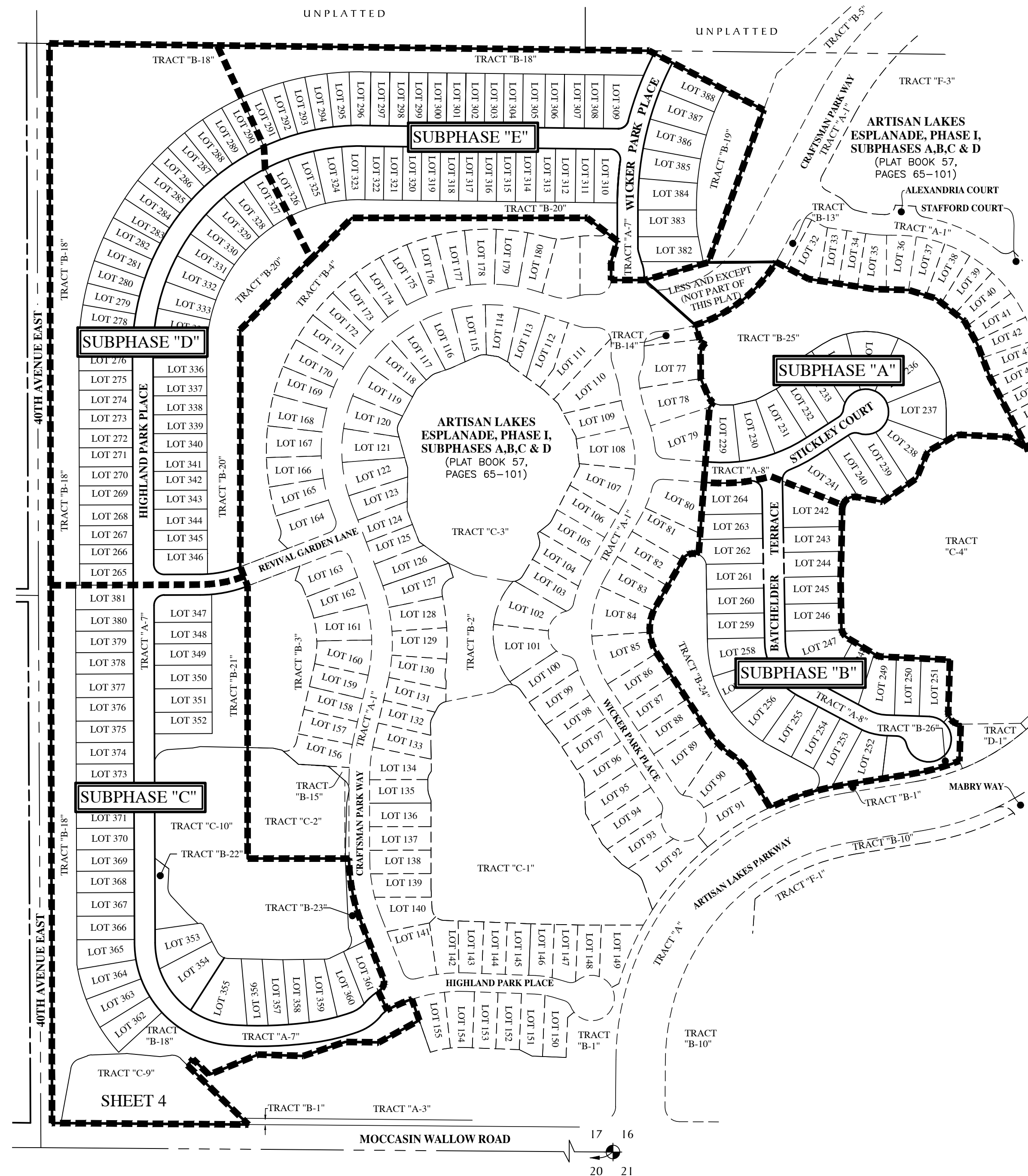


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PLAT BOOK _____ PAGE _____
SHEET 12 OF 13 SHEETS

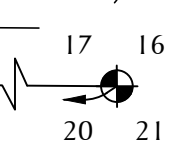


SUBPHASE DETAIL



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SHEET 4



ARTISAN LAKES ESPLANADE, PHASE III, SUBPHASES A,B,C,D,&E

A SUBDIVISION BEING A REPLAT OF TRACT "F-2", ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C, & D, RECORDED IN PLAT BOOK 57, PAGE 65, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND LANDS LYING IN SECTION 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 13 OF 13 SHEETS

TRACT DESIGNATION AND EASEMENTS

TRACT	USAGE	SQUARE FOOTAGE	LAND OWNERSHIP	MAINTAINED BY
TRACT "A-7"	PRIVATE RIGHT OF WAY, PUBLIC UTILITY EASEMENT, AND PRIVATE DRAINAGE EASEMENT	222,113	ESPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION (UTILITIES TO BE TRANSFERRED TO MANATEE COUNTY BY ARTISAN LAKES CDD WITH A BILL OF SALE)	ESPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION, MANATEE COUNTY (UTILITIES)
TRACT "A-8"	PRIVATE RIGHT OF WAY, PUBLIC UTILITY EASEMENT, AND PRIVATE DRAINAGE EASEMENT	79,281	ESPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION (UTILITIES TO BE TRANSFERRED TO MANATEE COUNTY BY ARTISAN LAKES CDD WITH A BILL OF SALE)	ESPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION, MANATEE COUNTY (UTILITIES)
TRACT "B-18"	LANDSCAPE, IRRIGATION, DRAINAGE, AND LAKE	394,046	EPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION (COMMON OPEN SPACE) AND ARTISAN LAKES CDD (LAKE)	ESPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION (COMMON OPEN SPACE) AND ESPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION OR ARTISAN LAKES CDD (LAKE)
TRACT "B-19"	LANDSCAPE, IRRIGATION, DRAINAGE, AND LAKE	37,828	EPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION (COMMON OPEN SPACE) AND ARTISAN LAKES CDD (LAKE)	ESPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION (COMMON OPEN SPACE) AND ESPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION OR ARTISAN LAKES CDD (LAKE)
TRACT "B-20"	LANDSCAPE, IRRIGATION, DRAINAGE, AND LAKE	119,856	EPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION (COMMON OPEN SPACE) AND ARTISAN LAKES CDD (LAKE)	ESPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION (COMMON OPEN SPACE) AND ESPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION OR ARTISAN LAKES CDD (LAKE)
TRACT "B-21"	LANDSCAPE, IRRIGATION, DRAINAGE, AND LAKE	38,007	EPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION (COMMON OPEN SPACE) AND ARTISAN LAKES CDD (LAKE)	ESPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION (COMMON OPEN SPACE) AND ESPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION OR ARTISAN LAKES CDD (LAKE)
TRACT "B-22"	LANDSCAPE, IRRIGATION, DRAINAGE, AND LAKE	8,090	EPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION (COMMON OPEN SPACE) AND ARTISAN LAKES CDD (LAKE)	ESPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION (COMMON OPEN SPACE) AND ESPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION OR ARTISAN LAKES CDD (LAKE)
TRACT "B-23"	LANDSCAPE AND IRRIGATION	4,366	EPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION (COMMON OPEN SPACE)	ESPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION (COMMON OPEN SPACE)
TRACT "B-24"	LANDSCAPE, IRRIGATION, DRAINAGE, AND LAKE	66,647	EPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION (COMMON OPEN SPACE) AND ARTISAN LAKES CDD (LAKE)	ESPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION (COMMON OPEN SPACE) AND ESPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION OR ARTISAN LAKES CDD (LAKE)
TRACT "B-25"	LANDSCAPE, IRRIGATION, DRAINAGE, AND LAKE	140,678	EPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION (COMMON OPEN SPACE) AND ARTISAN LAKES CDD (LAKE)	ESPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION (COMMON OPEN SPACE) AND ESPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION OR ARTISAN LAKES CDD (LAKE)
TRACT "B-26"	LANDSCAPE AND IRRIGATION	10,935	EPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION (COMMON OPEN SPACE)	ESPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION (COMMON OPEN SPACE)
TRACT "C-9"	WETLAND, WETLAND BUFFER, AND DRAINAGE	58,376	ARTISAN LAKES CDD	ESPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION OR ARTISAN LAKES CDD
TRACT "C-10"	WETLAND, WETLAND BUFFER, AND DRAINAGE	154,288	ARTISAN LAKES CDD	ESPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION OR ARTISAN LAKES CDD

TRACT DESIGNATIONS



1403 E. 5th Avenue
Tampa, Florida 33605
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

**ACKNOWLEDGMENT AND RELEASE
(ARTISAN LAKES ESPLANADE, PHASE III,
SUBPHASES A, B, C, D, & E – IMPROVEMENTS)**

THIS ACKNOWLEDGMENT AND RELEASE (“Release”) is made the ___ day of _____, 2017, by _____, having offices located at _____ (“Contractor”), in favor of the **Artisan Lakes Community Development District** (“District”), which is a local unit of special-purpose government situated in Manatee County, Florida, and having offices at c/o James P. Ward, District Manager, JP Ward & Associates, LLC, 2041 Northeast 6th Terrace, Wilton Manors, Florida 33305.

RECITALS

WHEREAS, pursuant to that certain agreement (“Contract”) dated _____ and between Contractor and Taylor Woodrow Communities at Artisan Lakes, L.L.C., a Florida limited liability company (“Developer”), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A** (“Improvements”); and

WHEREAS, Developer may in the future convey the Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District’s right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

SECTION 1. GENERAL. The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

SECTION 2. ACQUISITION OF IMPROVEMENTS. Contractor acknowledges that the District is or has acquired the Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

SECTION 3. WARRANTY. Contractor hereby expressly acknowledges the District’s right to enforce the terms of the Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

SECTION 4. CERTIFICATE OF PAYMENT. Except as set forth herein, Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the

appropriateness of payment made for the Improvements. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

Notwithstanding anything to the contrary herein, Contractor is owed approximately \$ _____ in retainage or other amounts related to the Improvements and understands that such amounts shall be paid by Developer. The effectiveness of this Acknowledgment and Release is contingent upon such payment being timely made.

SECTION 5. EFFECTIVE DATE. This Release shall take effect upon execution.

_____,
a Florida _____

By: _____
Its: _____

STATE OF FLORIDA)
COUNTY OF _____)

I HEREBY CERTIFY that on this ____ day of _____, 2017, before me personally appeared _____, of _____, and that said person signed the foregoing instrument and severally acknowledged the execution thereof to be his/her free act and deed for the uses and purposes therein mentioned. Said person is personally known to me or has produced _____ as identification and did (did not) take an oath.

EXECUTED and sealed in the County and State named above this ____ day of _____, 2017.

(NOTARIAL SEAL)

Print Name:
Notary Public, State of Florida
My Commission No.:
My Commission Expires:

**ACKNOWLEDGMENT AND RELEASE
(ARTISAN LAKES ESPLANADE, PHASE III,
SUBPHASES A, B, C, D, & E –WORK PRODUCT)**

THIS ACKNOWLEDGMENT AND RELEASE (“Release”) is made the ___ day of _____, 2017, by _____, having offices located at _____ (“Professional”), in favor of the **Artisan Lakes Community Development District** (“District”), which is a local unit of special-purpose government situated in Manatee County, Florida, and having offices at c/o James P. Ward, District Manager, JP Ward & Associates, LLC, 2041 Northeast 6th Terrace, Wilton Manors, Florida 33305.

RECITALS

WHEREAS, pursuant to those certain agreements (“Contract”) dated _____ and between Taylor Woodrow Communities at Artisan Lakes, L.L.C., a Florida limited liability Company (“Developer”), Professional has created for Developer certain drawings, plans, specifications and related documents and has undertaken services in connection with the construction of certain infrastructure improvements, including, but not limited to, engineering and design work, as described in **Exhibit A** (“Work Product”); and

WHEREAS, Developer may in the future convey the Work Product to the District and for that purpose has requested Professional to confirm the release of all restrictions on the District’s right to use and rely upon the Work Product; and

WHEREAS, Professional has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Professional provides the following acknowledgment and release:

SECTION 1. GENERAL. The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

SECTION 2. ACQUISITION OF WORK PRODUCT. Professional acknowledges that the District is or has acquired the Work Product created by Professional in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

SECTION 3. WARRANTY. Contractor hereby expressly acknowledges the District’s right to enforce the terms of the Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

SECTION 4. USE OF WORK PRODUCT. Provided that the District does not make any revisions or modifications to the Work Product without prior written permission of Professional, Professional confirms the release of all restrictions upon the District’s right to use and rely upon the Work Product for any and all purposes.

SECTION 5. CERTIFICATE OF PAYMENT. Professional hereby acknowledges that the Professional has been fully compensated for its services and work related to completion of the Work Product. Professional further certifies that there are no outstanding requests for payment related to the Work Product and that there is no disagreement as to the appropriateness of payment made for the Work Product. This document shall constitute a final waiver and release of lien for any payments due to Professional by Developer or District for the Work Product.

SECTION 5. EFFECTIVE DATE. This Release shall take effect upon execution.

By: _____
Its: _____

STATE OF FLORIDA)
COUNTY OF _____)

I HEREBY CERTIFY that on this ____ day of _____, 2017, before me personally appeared _____, of _____, and that said person signed the foregoing instrument and severally acknowledged the execution thereof to be his/her free act and deed for the uses and purposes therein mentioned. Said person is personally known to me or has produced _____ as identification and did (did not) take an oath.

EXECUTED and sealed in the County and State named above this ____ day of _____, 2017.

(NOTARIAL SEAL)

Print Name:
Notary Public, State of Florida
My Commission No.:
My Commission Expires:

AFFIDAVIT REGARDING COSTS PAID
(ARTISAN LAKES ESPLANADE, PHASE III, SUBPHASES A, B, C, D, & E –
IMPROVEMENTS & WORK PRODUCT)

STATE OF _____
COUNTY OF _____

I, _____, of Taylor Woodrow Communities at Artisan Lakes, L.L.C., a Florida limited liability company (“**Taylor Woodrow**”), being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this Affidavit.
2. My name is _____ and I am employed by Taylor Woodrow as _____. I have authority to make this Affidavit on behalf of Taylor Woodrow.
3. Taylor Woodrow is the developer of certain lands within the Artisan Lakes Community Development District, a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes* (“**District**”).
4. The District’s *Phase 1 Capital Improvement Program* dated July 23, 2007, as supplemented November 15, 2013 and November 26, 2013 (“**Engineer’s Report**”) describes certain public infrastructure improvements and/or work product that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
5. Taylor Woodrow has expended funds to develop and/or acquire certain of the public infrastructure improvements and/or work product described in the Engineer’s Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements and/or work product that have been completed to date and states the amounts that Taylor Woodrow has spent on those improvements and/or work product. Notwithstanding anything to the contrary herein, certain amounts are still owed to contractors in the amount of \$ _____, and Grantor agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the property.
6. In making this Affidavit, I understand that the District intends to rely on this Affidavit for purposes of acquiring the infrastructure improvements and/or work product identified in **Exhibit A**.

[CONTINUED ON NEXT PAGE]

Under penalties of perjury, I declare that I have read the foregoing Affidavit Regarding Costs Paid and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this _____ day of _____, 2017.

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

**BY: TAYLOR MORRISON OF
FLORIDA, INC.**, a Florida corporation

Name: _____
Title: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2017, by _____ as _____ of _____, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

Exhibit A – Description of Work Product and Improvements

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that **Artisan Lakes Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and whose address is c/o James P. Ward, District Manager, JP Ward & Associates, LLC, 2041 Northeast 6th Terrace, Wilton Manors, Florida 33305 (hereinafter referred to as SELLER), for and in consideration of the sum of Ten and No Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, from **Manatee County, Florida**, a political subdivision of the State of Florida, whose address is Post Office Box 1000, Bradenton, Florida 34206 (hereinafter referred to as COUNTY) has granted, bargained, sold, transferred, conveyed and delivered to the COUNTY, its executors, administrators, successors and assigns forever, the following utilities improvements for Artisan Lakes Esplanade, Phase III, Subphases A, B, C, D, & E:

1. All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, lift stations, equipment and appurtenances hereto, located within or upon that certain real property owned by the SELLER and described below; and
2. All potable water lines, including but not limited to all pipes, fittings, valves, services, tees, equipment and appurtenances thereto, located within or upon that certain real property owned by the SELLER and described below; and
3. All reclaimed water lines, pipes, fittings, valves, services, tees, equipment and appurtenances thereto, including but not limited, located within or upon that certain real property owned by the SELLER and described below;

All on the property described in **Exhibit "A"**, attached hereto and made a part hereof, situate, lying and being in the County of Manatee, State of Florida.

TO HAVE AND TO HOLD the same unto the COUNTY, its executors, administrators, successors and assigns forever. The COUNTY shall have all rights and title to the above described personal property.

AND the SELLER hereby covenants to and with the COUNTY and assigns that SELLER is the lawful owner of the said personal property; that said personal property is free from all liens and encumbrances; that SELLER has good right and lawful authority to sell said personal property; and that SELLER fully warrants title to said personal property and shall defend the same against the lawful claims and demands of all persons whomever.

Signed, sealed and delivered
in the presence of:

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

Print Name: _____

By: _____
Print Name: _____
Title: _____

Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____,
2017, by _____, as _____ of Artisan Lakes Community
Development District, a local unit of special-purpose government established pursuant to Chapter
190, *Florida Statutes*, on behalf of the District. He or she is personally known to me or produced
_____ (picture identification) as identification.

Notary Public, State of Florida
My Commission Expires:
Affix Notary Seal Below:

EXHIBIT A

Tracts A-7 and A-8 of the plat known as Artisan Lakes Esplanade, Phase III, Subphases A, B, C, D, & E and recorded in the Official Records of Manatee County, Florida at Plat Book _____, Pages _____ et seq.

DRAFT

BILL OF SALE AND LIMITED ASSIGNMENT
(ARTISAN LAKES ESPLANADE, PHASE III, SUBPHASES A, B, C, D, & E –
STORMWATER, LANDSCAPE, HARDSCAPE, IRRIGATION, WATER & SEWER UTILITIES
AND WORK PRODUCT)

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made as of this ____ day of _____, 2017, by and between **Taylor Woodrow Communities at Artisan Lakes, L.L.C.**, a Florida limited liability company, whose address for purposes hereof is 551 North Cattlemen Road, Suite 200, Sarasota, Florida 34232 (“**Grantor**”), and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to it paid by the **Artisan Lakes Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* (“**District**” or “**Grantee**”) whose address is c/o James P. Ward, District Manager, JP Ward & Associates, LLC, 2041 Northeast 6th Terrace, Wilton Manors, Florida 33305.

(Wherever used herein the terms “Grantor” and “Grantee” include all of the parties to this instrument and their respective successors and assigns.)

BACKGROUND STATEMENT

This instrument is intended to convey certain improvements (and related work product) described below and located within the boundaries of the proposed plat (“**Proposed Plat**”) known as Artisan Lakes Esplanade, Phase III, Subphases A, B, C, D, & E, which Proposed Plat is intended to be recorded in the Official Records of Manatee County, Florida, and which is attached hereto as **Exhibit A**.

NOW THEREFORE, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the following improvements and other property interests as described below to have and to hold for Grantee’s own use and benefit forever:
 - a. All stormwater management systems, including but not limited to lakes, ponds, water control structures, pipes and other water conveyance structures, as well as all catch-basins and related stormwater facilities (including without limitation curbs, gutters and inlets), located within Tracts A-7, A-8, B-18, B-19, B-20, B-21, B-22, B-24, B-25, C-9 and C-10, as well as all Drainage and Access Easements, as identified in the Proposed Plat; and
 - b. All potable water and wastewater systems to the point of delivery or connection, including, without limitation, all water mains, water services between mains and water meters, meters, fire hydrants, sanitary sewer force main, gravity sewer main, pump station, all sanitary sewer manholes, and all related equipment and facilities, located within Tracts A-7 and A-

- 8, as identified within the Proposed Plat; and
- c. All landscape (including but not limited to plants, trees, timber, shrubbery and other landscaping and associated lighting), irrigation and hardscape (including but not limited to lighting, signage, entry monuments and features, bike and pedestrian paths and trails), located within Tracts B-18, B-19, B-20, B-21, B-22, B-24, B-25, as identified in the Proposed Plat (items 1.a., 1.b. and 1.c. above are referred to herein as the “**Improvements**”); and
 - d. All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all plans, designs, construction and development drawings, engineering and soil reports and studies, surveys, testing, permits, approvals, and work product relating to the Improvements; and
 - e. All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the Improvements; and
 - f. All goodwill associated with the foregoing.

2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Improvements; (ii) the Improvements are free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Improvements; and (iv) the Grantor will warrant and defend the sale of the Improvements hereby made unto the Grantee against the lawful claims and demands of all persons whosoever.

3. Except as otherwise separately agreed to in writing by Grantor, this conveyance is made on an “as is” basis. The Grantor represents that it has no knowledge of any latent or patent defects in the Improvements, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

4. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee’s limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

[CONTINUED ON NEXT PAGE]

WHEREFORE, the foregoing Bill of Sale and Limited Assignment is hereby executed and delivered on the date first set forth above.

Signed, sealed and delivered by:

WITNESSES

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

BY: TAYLOR MORRISON OF FLORIDA, INC., a Florida corporation

By: _____
Name: _____
Title: _____

Name: _____
Title: _____

By: _____
Name: _____
Title: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2017, by _____, who [] is personally known to me or [] produced _____ as identification.

(NOTARY SEAL)

Notary Public Signature

(Name typed, printed or stamped)
Notary Public, State of _____
Commission No. _____
My Commission Expires: _____

**CONSULTING ENGINEER'S CERTIFICATE
(ARTISAN LAKES ESPLANADE, PHASE III, SUBPHASES A, B, C, D, & E
– IMPROVEMENTS & WORK PRODUCT)**

_____, 2017

Board of Supervisors
Artisan Lakes Community Development District

Re: Artisan Lakes Community Development District (Manatee County, Florida)
Acquisition of Improvements and Work Product

Ladies and Gentlemen:

The undersigned, a representative of _____, (“**Consulting Engineer**”), as engineer for Taylor Woodrow Communities at Artisan Lakes, L.L.C. (“**Developer**”), hereby makes the following certifications in connection with the Artisan Lakes Community Development District’s (“**District**”) acquisition of improvements (“**Improvements**”), and work product (“**Work Product**”), as further described in **Exhibit A**, and in a “**Bill of Sale**” dated on or about the same date as this certificate. For good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the undersigned, an authorized representative of the Consulting Engineer, hereby certifies that:

1. I have reviewed the Work Product and inspected the Improvements. I have further reviewed certain documentation relating to the same, including but not limited to, the Bill of Sale, agreements, invoices, plans, as-builts, and other documents.
2. The Improvements were installed in accordance with their specifications, and are capable of performing the functions for which they were intended.
3. The total costs associated with the Work Product and Improvements are as set forth in the Bill of Sale. Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or construct the Work Product and Improvements, and (ii) the reasonable fair market value of the Work Product and Improvements.
4. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.

[CONTINUED ON NEXT PAGE]

5. With this document, I hereby certify that it is appropriate at this time for the District to acquire the Work Product and Improvements.

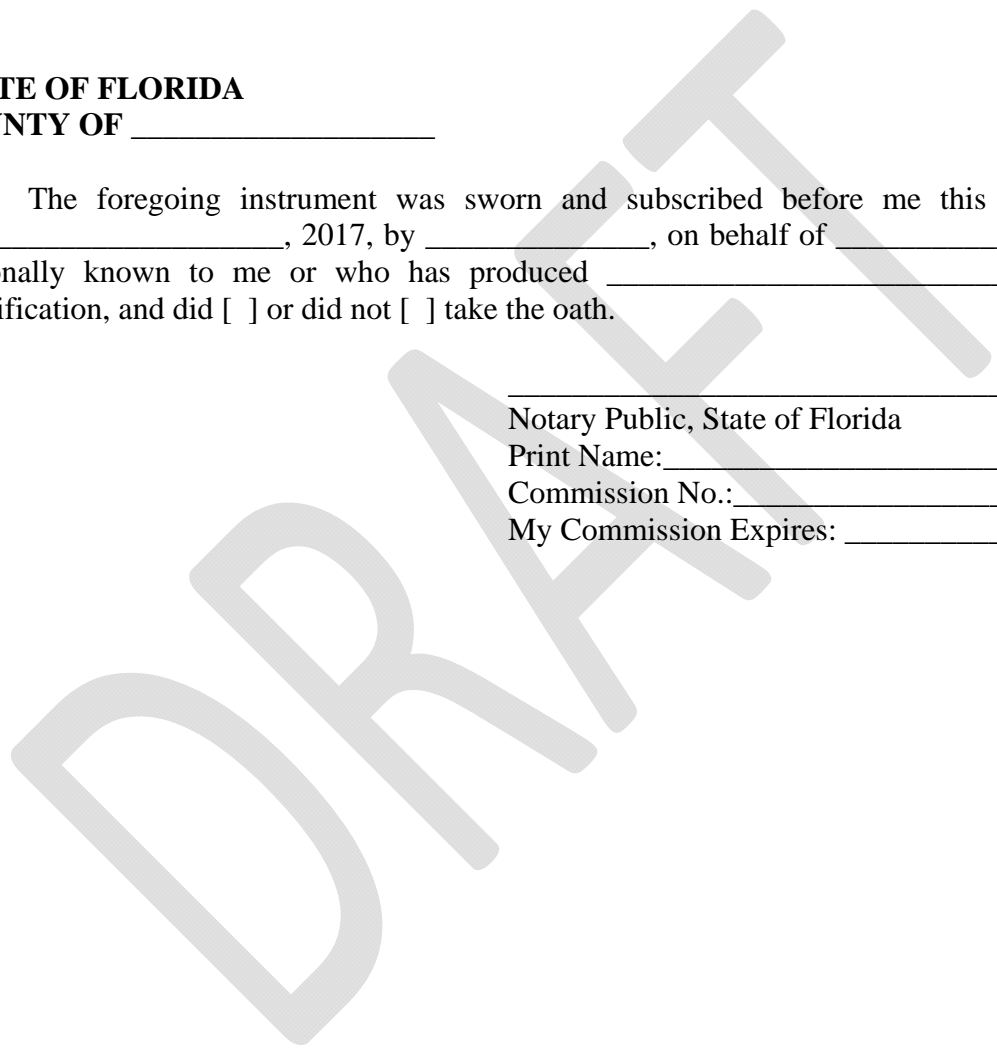
FURTHER AFFIANT SAYETH NOT.

Florida Registration No. _____
Consulting Engineer

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was sworn and subscribed before me this ____ day of _____, 2017, by _____, on behalf of _____, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.

Notary Public, State of Florida
Print Name: _____
Commission No.: _____
My Commission Expires: _____



_____, 2017

Artisan Lakes Community Development District
c/o James P. Ward, District Manager
JP Ward & Associates, LLC
2041 Northeast 6th Terrace
Wilton Manors, Florida 33305

RE: Letter Agreement for Acquisition of Public Infrastructure Improvements
Artisan Lakes Esplanade, Phase III, Subphases A, B, C, D, & E

Dear Mr. Ward,

Pursuant to the *Acquisition Agreement*, and *Completion Agreement*, both dated December 30, 2013, you are hereby notified that Taylor Woodrow Communities at Artisan Lakes, L.L.C. (“**Developer**”) has completed and wishes to sell (“**Sale**”) to the District certain improvements (“**Improvements**”) and related work-product (“**Work Product**”), related to what is known as Artisan Lakes Esplanade, Phase III, Subphases A, B, C, D, & E, and all as described in **Exhibit A** attached hereto. Subject to the terms of the *Acquisition Agreement* and *Completion Agreement*, the following terms govern the proposed Sale:

- As consideration for the Sale, the District agrees to pay from future bond proceeds \$_____, which represents the actual cost of constructing and/or creating the Improvements and Work Product; provided, however, that in the event the District’s bond or District counsel determines that this acquisition is not properly compensable, or in the event that the District does not issue bonds and/or levy additional assessments within five years from the date of this letter, the District shall not be obligated to make any payment for this acquisition. No interest shall accrue on any amounts owed for this acquisition.
- Grantor agrees, at the direction of the Grantee, to assist with the transfer of any permits or similar approvals necessary for the operation of the Improvements.
- Grantor agrees, at the direction of the District, to assist the District with the turn-over from the District and to Hillsborough County all of the District’s rights, title and interest in the water and sewer utilities infrastructure, including but not limited to by completing any punch list items at Grantor’s expense, by warranting any such infrastructure to the extent required by Hillsborough County, and by posting and maintaining any required maintenance bonds.

If the District is in agreement with the terms stated herein, please execute this letter agreement in the space below and proceed with the necessary steps to effect the Sale.

Sincerely,

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

**BY: TAYLOR MORRISON OF
FLORIDA, INC.**, a Florida corporation

Name: _____
Title: _____

Agreed to by:

**ARTISAN LAKES COMMUNITY
DEVELOPMENT DISTRICT**

_____, Board of Supervisors

Exhibit A
Description of Work Product and Improvements

Improvement / Contractor	CDD Amount(s)
Stormwater Improvements	
<i>Contract Reference(s):</i>	\$ _____ [DISCUSS MODIFICATION OF EXISTING PONDS]
<i>Improvement Description:</i> All stormwater management systems, including but not limited to lakes, ponds, water control structures, pipes and other water conveyance structures, as well as all catch-basins and related stormwater facilities (including without limitation curbs, gutters and inlets), located within Tracts A-7, A-8, B-18, B-19, B-20, B-21, B-22, B-24, B-25, C-9 and C-10, as well as all Drainage and Access Easements, as identified in the draft plat attached hereto as Artisan Lakes Esplanade, Phase III, Subphases A, B, C, D, & E, intended to be recorded in the Official Records of Manatee County, Florida.	
Landscape / Hardscape / Irrigation Improvements	
<i>Contract Reference(s):</i>	\$ _____
<i>Improvement Description:</i> All landscape (including but not limited to plants, trees, timber, shrubbery and other landscaping and associated lighting), irrigation and hardscape (including but not limited to lighting, signage, entry monuments and features, bike and pedestrian paths and trails), located within Tracts B-18, B-19, B-20, B-21, B-22, B-24, B-25, as identified in the draft plat attached hereto as Artisan Lakes Esplanade, Phase III, Subphases A, B, C, D, & E, intended to be recorded in the Official Records of Manatee County, Florida.	
Utility Improvements	
<i>Contract Reference(s):</i>	\$ _____
<i>Improvement Description:</i> All potable water and wastewater systems to the point of delivery or connection, including, without limitation, all water mains, water services between mains and water meters, meters, fire hydrants, sanitary sewer force main, gravity sewer main, pump station, all sanitary sewer manholes, and all related equipment and facilities, located within Tracts A-7 and A-8, as identified within the draft plat attached hereto as Artisan Lakes Esplanade, Phase III, Subphases A, B, C, D, & E, intended to be recorded in the Official Records of Manatee County, Florida.	
Work Product	
<i>Contract Reference(s):</i>	\$ _____
<i>Improvement Description:</i> All of the work product relating to the Artisan Lakes Esplanade, Phase III, Subphases A, B, C, D, & E Improvements described above, including all plans, designs, construction and development drawings, engineering and soil reports and studies, surveys, testing, permits, approvals and other work product.	
TOTAL COST	\$ _____

DISTRICT ENGINEER'S CERTIFICATE
(ARTISAN LAKES ESPLANADE, PHASE III, SUBPHASES A, B, C, D, & E
– IMPROVEMENTS & WORK PRODUCT)

_____, 2017

Board of Supervisors
Artisan Lakes Community Development District

Re: Artisan Lakes Community Development District (Manatee County, Florida)
Acquisition of Improvements and Work Product

Ladies and Gentlemen:

The undersigned, a representative of Stantec Consulting Services Inc. (“**District Engineer**”), as District Engineer for the Artisan Lakes Community Development District (“**District**”), hereby makes the following certifications in connection with the District’s acquisition of improvements (“**Improvements**”), and work product (“**Work Product**”), as further described in **Exhibit A**, and in a “**Bill of Sale**” dated on or about the same date as this certificate. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed the Work Product and inspected the Improvements. I have further reviewed certain documentation relating to the same, including but not limited to, the Bill of Sale, agreements, invoices, plans, as-builts, and other documents.
2. The Improvements and Work Product are within the scope of the District’s capital improvement plan as set forth in the District’s *Phase 1 Capital Improvement Program* dated July 23, 2007, as supplemented November 15, 2013 and November 26, 2013 (“**Engineer’s Report**”), and specially benefit property within the District as further described in the Engineer’s Report.
3. The Improvements were installed in accordance with their specifications, and, subject to the design specifications, are capable of performing the functions for which they were intended.
4. The total costs associated with the Work Product and Improvements are as set forth in the Bill of Sale. Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or construct the Work Product and Improvements, and (ii) the reasonable fair market value of the Work Product and Improvements.
5. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and

have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.

6. With this document, I hereby certify that it is appropriate at this time to acquire the Work Product and Improvements.

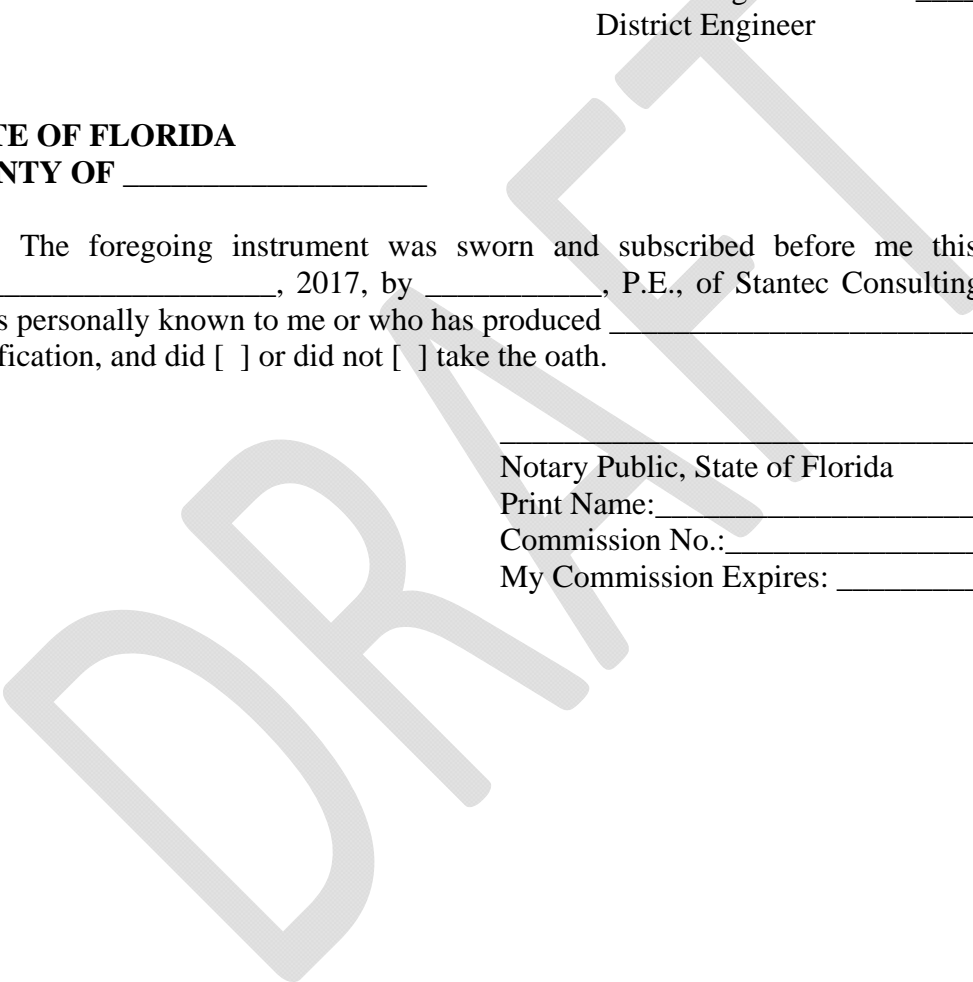
FURTHER AFFIANT SAYETH NOT.

_____, P.E.
Stantec Consulting Services Inc.
Florida Registration No. _____
District Engineer

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was sworn and subscribed before me this ____ day of _____, 2017, by _____, P.E., of Stantec Consulting Services Inc., who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.

Notary Public, State of Florida
Print Name: _____
Commission No.: _____
My Commission Expires: _____



This instrument was prepared by, and upon recording, should be returned to:

Jere Earlywine
Hopping Green & Sams, P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301

**AGREEMENT ASSIGNING AND GRANTING
NON-EXCLUSIVE PERPETUAL EASEMENT**

This Agreement Assigning and Granting Non-Exclusive Perpetual Easement (“**Easement**”) is made and entered into this _____ day of _____, 2017, by and between:

Artisan Lakes Homeowners Association, Inc., a Florida non-profit corporation, and the owner of certain lands within Manatee County, Florida (“**Association**”);

Taylor Woodrow Communities at Artisan Lakes, L.L.C., a Florida limited liability company, and the owner of certain lands within Manatee County, Florida (“**Developer**”, and together with the Association, “**Grantor**”); and

Artisan Lakes Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Manatee County, Florida (“**District**” or “**Grantee**”).

WITNESSETH

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (“**Act**”), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to plan, finance, construct, install, operate and/or maintain certain infrastructure, including, but not limited to, district roads, sanitary sewer collection system, potable water distribution system, reclaimed water distribution system, stormwater/floodplain management, off-site improvements, landscape and hardscape, irrigation system, street lighting and other improvements and uses within the boundaries of the District; and

WHEREAS, the District has agreed to maintain certain improvements including, without limitation, stormwater management facilities, landscaping, hardscaping, and irrigation facilities identified in **Exhibit A** (collectively, “**Improvements**”); and

WHEREAS, the Association and Developer have an ownership interest in certain lands within the plat known as **Artisan Lakes Esplanade, Phase III, Subphases A, B, C, D, & E**, recorded in Plat Book _____, Page _____, of the Official Records of Manatee County, Florida; and

WHEREAS, to the extent of their respective interests and without making any representations regarding the same, Grantor desires to assign, grant and convey, as appropriate, to Grantee a perpetual, non-exclusive easement over, under and across the areas described in **Exhibit A (“Easement Areas”)**, for purposes of the construction, installation, repair, reconstruction, use, maintenance and operation thereof by the District of the Improvements, all on the terms and subject to the conditions set forth below; and

WHEREAS, Grantor and Grantee acknowledge that use of the Easement Areas is necessary for Grantee to carry out its essential purpose.

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. RECITALS. The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Easement.

2. GRANT OF EASEMENT; OPERATION AND MAINTENANCE. Grantor (each as to the extent of their respective interest in the Easement Areas) hereby assigns and grants to the District, its successors, and assigns, in perpetuity, a non-exclusive easement over, upon, under, through, and across the Easement Areas for ingress and egress and the construction, installation, repair, reconstruction, use, maintenance and operation thereof by the District of the Improvements to have and to hold the same unto the District, its successors and assigns forever (“**Easement**”). The District agrees to operate and maintain the Improvements consistent with industry standards and the requirements of all applicable permits, approvals and law.

3. DAMAGE.

(a) In the event that Grantee, its respective employees, agents, assignees, or contractors cause damage to the Easement Area or any of the improvements located within the Easement Areas, or causes damage to Grantor’s other property or any improvements located thereon, in the exercise of the easement rights granted herein, Grantee, at Grantee’s sole cost and expense, agrees to commence and diligently pursue the restoration of the same and the improvements so damaged to as nearly as practical to the original condition and grade within thirty (30) days after receiving written notice of the occurrence of any such damage, and Grantee shall allow no lien to attach to the Easement Areas or any improvements located on said property or Grantor’s other property arising out of work performed by, for, or on behalf of Grantee.

(b) In the event that Grantor, its respective employees, agents or contractors, cause damage to the Improvements located within the Easement Areas, Grantor, at Grantor’s sole cost and expense, agrees to commence and diligently pursue the restoration of the Improvements so damaged to as nearly as practical to the original condition, within thirty (30) days after receiving written notice of the occurrence of any such damage, and Grantor shall allow no lien to attach to the Easement Area or any Improvements located thereon arising out of work performed by, for, or on behalf of Grantor.

4. INCONSISTENT USE. Grantor agrees and covenants that it shall not grant or exercise any rights in the Easement Areas inconsistent with, or which interfere with, the rights herein accorded to the Grantee.

5. INDEMNIFICATION.

(a) To the extent allowed by law, the District agrees to indemnify and hold Grantor harmless from and against any and all damages, losses or claims, including but not limited to legal fees and expenses, to the extent that such damages, losses or claims are attributable to actions, omissions or negligence in the use of the Easement Areas by the District, their agents, or employees or independent contractors.

(b) Grantor agrees that nothing contained in this Easement shall constitute or be construed as a waiver of the District's limitations on liability set forth in Section 768.28, *Florida Statutes*, and other law.

6. DEFAULT. A default by any party under this Easement shall entitle the other party to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

7. ENFORCEMENT OF AGREEMENT. In the event that either the District, Association or Developer seeks to enforce this Easement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.

8. NOTICES. Any notice, demand, consent, authorization, request, approval or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Agreement shall be effective and valid only if in writing, signed by the party giving notice and delivered personally to the other parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows (or to such other place as any party may by notice to the others specify):

To the Developer: Taylor Woodrow Communities at
Artisan Lakes, L.L.C.

Attn: _____

To the Association: Artisan Lakes Homeowners
Association, Inc., a Florida non-profit
corporation

Attn: _____

To the District: Artisan Lakes Community Development District
c/o James P. Ward, District Manager
JP Ward & Associates, LLC
2041 Northeast 6th Terrace
Wilton Manors, Florida 33305.

With a copy to: Hopping Green & Sams, P.A.
119 South Monroe Street (32301)
Post Office Box 6526
Tallahassee, Florida 32314
Attn: District Counsel

Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Grantor may deliver Notice on behalf of the District and Grantor.

9. THIRD PARTIES. This Easement is solely for the benefit of the formal parties hereto, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Easement. Nothing in this Easement, expressed or implied, is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy, or claim under or by reason of this Easement or any of the provisions or conditions hereof. The District shall be solely responsible for enforcing its rights under this Easement against any interfering third party. Nothing contained in this Easement shall limit or impair the District's right to protect its rights from interference by a third party.

10. ASSIGNMENT. Neither party may assign, transfer or license all or any portion of its rights under this Easement without the prior written consent of the other party. Any assignments attempted to be made by any party without the prior written approval of the other party are void.

11. CONTROLLING LAW. This Easement shall be construed, interpreted and controlled according to the laws of the State of Florida.

12. PUBLIC RECORDS. Grantor understands and agrees that all documents of any kind provided to the District or to District Staff in connection with this Easement may be public records and are to be treated as such in accordance with Florida law.

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

14. BINDING EFFECT. This Easement and all of the provisions of this Easement shall inure to the benefit of and be binding upon the parties set forth herein and their respective successors and permitted assigns, and the agents, employees, invitees, tenants, subtenants, licensees, lessees, mortgagees in possession and independent contractors thereof, as a covenant running with and binding upon the Easement Areas.

15. AUTHORIZATION. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Easement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

16. AMENDMENTS. Amendments to and waivers of the provisions contained in this Easement may be made only by an instrument in writing which is executed by all parties hereto.

17. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Easement.

18. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have caused this instrument to be executed by their duly authorized officers effective as of the day and year first above written.

WITNESSES

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

By: _____
Name: _____
Title: _____

BY: TAYLOR MORRISON OF FLORIDA, INC., a Florida corporation

Name: _____
Title: _____

By: _____
Name: _____
Title: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2017, by _____ as _____ of _____, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Signed, sealed and delivered
in the presence of:

**ARTISAN LAKES HOMEOWNERS
ASSOCIATION, INC.**, a Florida non-profit
corporation

(Signature)

(Print Name)

By: _____
Title: _____

(Signature)

(Print Name)

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2017,
_____ as _____ of Artisan Lakes Homeowners Association, Inc., on behalf
of said entity, who appeared before me this day in person, and who is either personally known to me, or produced
_____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

Signed, sealed and delivered
in the presence of:

**ARTISAN LAKES COMMUNITY
DEVELOPMENT DISTRICT**

(Signature)

_____, Board of Supervisors

(Print Name)

(Signature)

(Print Name)

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2017, by _____, as _____ of the Board of Supervisors of the Artisan Lakes Community Development District, a unit of special purpose government created pursuant to Chapter 190, *Florida Statutes*, on behalf of said District. He/she [] is personally known to me, or [] has produced _____ as identification.

Notary Public

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.

EXHIBIT A

All stormwater management systems, including but not limited to lakes, ponds, water control structures, pipes and other water conveyance structures, as well as all catch-basins and related stormwater facilities (including without limitation curbs, gutters and inlets), located within Tracts A-7, A-8, B-18, B-19, B-20, B-21, B-22, B-24, B-25, C-9 and C-10, as well as all Drainage and Access Easements, as identified in the plat known as **Artisan Lakes Esplanade, Phase III, Subphases A, B, C, D, & E**, which is recorded at Plat Book ____, Page ____ et seq., in the Official Records of Manatee County, Florida.

All landscape (including but not limited to plants, trees, timber, shrubbery and other landscaping and associated lighting), irrigation and hardscape (including but not limited to lighting, signage, entry monuments and features, bike and pedestrian paths and trails), located within Tracts B-18, B-19, B-20, B-21, B-22, B-24, B-25, as identified in the plat known as **Artisan Lakes Esplanade, Phase III, Subphases A, B, C, D, & E**, which is recorded at Plat Book ____, Page ____ et seq., in the Official Records of Manatee County, Florida.

This instrument was prepared by, and upon recording, should be returned to:

Jere Earlywine
Hopping Green & Sams, P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the ___ day of _____, 2017, by and between **Taylor Woodrow Communities at Artisan Lakes, L.L.C.**, a Florida limited liability company (“**Grantor**”), whose mailing address is _____, and **Artisan Lakes Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* (“**Grantee**”), whose address is c/o James P. Ward, District Manager, JP Ward & Associates, LLC, 2041 Northeast 6th Terrace, Wilton Manors, Florida 33305.

(Wherever used herein, the terms “Grantor” and “Grantee” include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), and other good and valuable consideration to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and conveyed to Grantee, and Grantee's successors and assigns, forever, the land lying and being in the County of Manatee, State of Florida, as more particularly below (“**Property**”):

Tracts C-9 and C-10 as identified in the plat titled, Artisan Lakes Esplanade, Phase III, Subphases A, B, C, D, & E, and recorded in Plat Book ___, Page ___, of the Official Records of Manatee County, Florida.

SUBJECT, HOWEVER, to the following encumbrances and restrictions: (i) all applicable governmental regulations; and (ii) all matters, restrictions, easements, limitations, reservations and covenants of record, if any, but this reference shall not operate to re-impose same;

TOGETHER, with all tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining;

TO HAVE AND TO HOLD unto Grantee and Grantee's successors and assigns in fee simple forever.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property and hereby warrants the title to the Property, subject to the foregoing encumbrances and restrictions,

and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor.

Grantor further warrants that it has, and will in the future, fully comply with the provisions of Section 196.295, *Florida Statutes* (2016), in relation to this transfer of title.

RESERVATION OF EASEMENT

Grantor hereby reserves unto itself and its successors and assigns, and, to the extent required, Grantee by acceptance hereby gives and grants unto Grantor and its successors and assigns, non-exclusive easements for ingress and egress over, upon and across the Property conveyed hereby, together with the rights to maintain, repair, plant, mow, cultivate, irrigate, improve and care for all landscaping and related aesthetic features, and the right to maintain, repair and replace and improve any improvements now or hereafter located on the Property; provided, however, that Grantor's reservation of rights hereunder shall not be deemed to impose any obligations on Grantor to maintain, repair or replace any part of the Property or improvements located thereon.

[SIGNATURES TO FOLLOW]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed on the day and year first above written.

WITNESSES

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

By: _____
Name: _____
Title: _____

BY: TAYLOR MORRISON OF FLORIDA, INC., a Florida corporation

Name: _____
Title: _____

By: _____
Name: _____
Title: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2017, by _____ as _____ of _____, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

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.

**CONSENT TO SUBDIVISION PLAT AND
ALL DEDICATIONS AND RESERVATIONS THEREON**

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes and located in Manatee County, Florida ("District") is the owner and holder of that certain lien upon the property by virtue of special assessments in favor of the District, covering all or some portion of the real property located in Manatee County, Florida, constituting the subdivision plat of **Artisan Lakes Esplanade Phase III, Subphases A, B, C, D, & E** and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

For good and valuable consideration in hand paid by the record owner of said real property, receipt whereof is hereby acknowledged, hereby specifically consents to said subdivision plat and all dedications and reservations thereon, and releases from the lien any streets, thoroughfares, required utilities, and drainage or other easements dedicated to Manatee County and/or the general public on said subdivision plat.

IN WITNESS WHEREOF, District has caused these presents to be executed by its duly authorized officer this _____ day of _____, 2017.

ATTEST: ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes and located in Manatee County, Florida

By: _____

_____, Assistant Secretary

By: _____
Andrew Miller, Chairman

Address: c/o
JPWard & Associates, LLC
2041 NE 6 Terrace
Wilton Manors, Florida 33305

(SEAL)

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2017, by Andrew Miller, as Chairman and by _____, as Assistant Secretary, of Artisan Lakes Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes and located in Manatee County, Florida, who is personally known to me or has produced _____ as identification.

NOTARY PUBLIC - STATE OF FLORIDA
Print Name: _____
My Commission Expires: _____
Commission Number: _____

APPROVED AND ACCEPTED FOR AND ON BEHALF OF THE COUNTY OF
MANATEE, FLORIDA, THIS _____ DAY OF _____, 2017.

BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA

By: _____
Chairman

ATTEST: _____
Angelina Colonnese
Clerk of the Circuit Court

Artisan Lakes Esplanade, Phase III, Subphases A, B, C, D, & E

DESCRIPTION: A parcel of land lying in Section 17, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 17, run thence along the South boundary of said Section 17, N.89°33'35"W., a distance of 2073.37 feet; thence leaving said South boundary, N.00°26'25"E., a distance of 60.00 feet to a point on the North right of way line of Moccasin Wallow Road, per Official Records Book 1598, Page 1537, of the Public Records of Manatee County, Florida, said point also being the **POINT OF BEGINNING**; thence along said North right of way line, N.89°33'35"W., a distance of 475.91 feet to a point on the East maintained right of way line of 40th Avenue East, per Road Plat Book 3, Page 169, of the Public Records of Manatee County, Florida; thence along said East maintained right of way line N.00°08'04"W., a distance of 2617.11 feet to a point on the North boundary of the Southeast 1/4 of said Section 17; thence along said North boundary, S.89°18'17"E., a distance of 1453.91 feet; thence S.62°39'45"E., a distance of 312.64 feet to a point on the Westerly boundary of ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C, & D, according to the Plat thereof, recorded in Plat Book 57, Pages 65-101, inclusive, of the Public Records of Manatee County, Florida; thence along said Westerly boundary, S.19°59'32"W., a distance of 393.43 feet; thence N.89°34'23"E., a distance of 164.30 feet to a point on the Northerly boundary of TRACT "F-2" of said ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C, & D; thence along the Northerly, Easterly, Southerly, and Westerly boundaries of said TRACT "F-2", S.62°29'40"E., a distance of 89.79 feet; thence S.81°11'36"E., a distance of 158.76 feet; thence S.88°32'27"E., a distance of 85.10 feet; thence S.72°53'31"E., a distance of 68.93 feet; thence S.51°52'32"E., a distance of 88.63 feet; thence S.28°43'26"E., a distance of 65.50 feet; thence S.20°54'05"E., a distance of 86.13 feet; thence S.27°37'28"E., a distance of 199.80 feet to a point of cusp; thence Northwesterly, 16.87 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 32°13'16" (chord bearing N.43°44'06"W., 16.65 feet); thence N.59°50'44"W., a distance of 35.37 feet to a point of curvature; thence Westerly, 14.41 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 27°30'52" (chord bearing N.73°36'10"W., 14.27 feet); thence N.87°21'36"W., a distance of 108.12 feet to a point of curvature; thence Westerly, 16.97 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 32°24'27" (chord bearing S.76°26'11"W., 16.74 feet); thence S.60°13'57"W., a distance of 64.07 feet to a point of curvature; thence Southwesterly, 20.07 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 38°19'30" (chord bearing S.41°04'12"W., 19.69 feet); thence S.21°54'27"W., a distance of 59.18 feet; thence S.55°31'30"W., a distance of 100.17 feet; thence N.79°37'11"W., a distance of 63.75 feet to a point of curvature; thence Southwesterly, 52.02 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 99°21'27" (chord bearing S.50°42'05"W., 45.75 feet); thence S.01°01'21"W., a distance of 90.22 feet; thence S.01°42'23"W., a distance of 78.59 feet; thence S.01°03'07"E., a distance of 118.69 feet to a point of curvature; thence Southeasterly, 30.32 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 57°54'42" (chord bearing S.30°00'29"E., 29.05 feet); thence S.58°57'50"E., a distance of 80.14 feet to a point of curvature; thence Easterly, 14.88 feet along the arc of a tangent

curve to the left having a radius of 30.00 feet and a central angle of 28°25'04" (chord bearing S.73°10'22"E., 14.73 feet); thence S.87°22'54"E., a distance of 166.05 feet; thence S.01°58'59"W., a distance of 125.17 feet to a point of curvature; thence Southeasterly, 48.62 feet along the arc of a non-tangent curve to the left having a radius of 30.00 feet and a central angle of 92°51'35" (chord bearing S.44°26'49"E., 43.47 feet); thence S.02°03'26"W., a distance of 88.95 feet to a point of intersection; thence Westerly, 115.23 feet along the arc of a non-tangent curve to the right having a radius of 520.00 feet and a central angle of 12°41'46" (chord bearing S.74°28'44"W., 114.99 feet); thence S.80°49'37"W., a distance of 172.77 feet to a point of curvature; thence Westerly, 186.65 feet along the arc of a tangent curve to the left having a radius of 680.00 feet and a central angle of 15°43'35" (chord bearing S.72°57'49"W., 186.06 feet); thence N.31°22'51"W., a distance of 99.35 feet to a point of curvature; thence Northwesterly, 58.26 feet along the arc of a tangent curve to the left having a radius of 135.00 feet and a central angle of 24°43'32" (chord bearing N.43°44'36"W., 57.81 feet) to a point of intersection; thence Northwesterly, 84.94 feet along the arc of a non-tangent curve to the right having a radius of 215.00 feet and a central angle of 22°38'14" (chord bearing N.44°43'29"W., 84.39 feet); thence N.33°24'22"W., a distance of 222.84 feet to a point of curvature; thence Northerly, 120.71 feet along the arc of a tangent curve to the right having a radius of 108.83 feet and a central angle of 63°33'08" (chord bearing N.01°37'48"W., 114.62 feet); thence N.30°08'46"E., a distance of 138.45 feet to a point of intersection; thence Easterly, 37.12 feet along the arc of a non-tangent curve to the right having a radius of 31.00 feet and a central angle of 68°36'51" (chord bearing N.80°14'54"E., 34.94 feet); thence N.04°12'14"E., a distance of 358.32 feet; thence N.37°54'52"E., a distance of 14.46 feet; thence Northwesterly, 17.67 feet along the arc of a non-tangent curve to the right having a radius of 32.86 feet and a central angle of 30°48'36" (chord bearing N.38°51'21"W., 17.46 feet); thence N.23°27'03"W., a distance of 48.37 feet; thence N.00°13'22"W., a distance of 60.73 feet to a point of intersection; thence Northeasterly, 30.17 feet along the arc of a non-tangent curve to the right having a radius of 33.96 feet and a central angle of 50°53'42" (chord bearing N.25°39'29"E., 29.18 feet); thence N.62°10'00"W., a distance of 16.85 feet; thence N.17°14'51"W., a distance of 36.44 feet; thence leaving said Westerly boundary, run N.48°13'36"W., a distance of 164.01 feet to a point on said Westerly boundary of ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C, & D; thence along said Westerly boundary, N.90°00'00"W., a distance of 81.62 feet; thence N.00°00'00"E., a distance of 40.04 feet to a point of curvature; thence Northerly, 7.29 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 16°41'57" (chord bearing N.08°20'59"E., 7.26 feet); thence N.16°41'57"E., a distance of 44.86 feet; thence Northerly, 4.90 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 11°14'27" (chord bearing N.11°04'44"E., 4.90 feet); thence N.52°37'17"W., a distance of 91.66 feet; thence N.90°00'00"W., a distance of 570.27 feet; thence S.45°00'00"W., a distance of 383.10 feet; thence S.00°00'00"E., a distance of 574.82 feet; thence S.20°58'03"E., a distance of 50.00 feet; thence S.00°00'00"E., a distance of 660.59 feet; thence N.90°00'00"E., a distance of 245.89 feet to a point of intersection; thence Southerly, 159.76 feet along the arc of a non-tangent curve to the left having a radius of 425.00 feet and a central angle of 21°32'18" (chord bearing S.10°50'57"E., 158.83 feet); thence S.21°37'06"E., a distance of 144.21 feet to a point of curvature; thence Southerly, 37.48 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 85°53'46" (chord bearing S.21°19'47"W., 34.07 feet); thence S.25°43'21"E., a distance of 50.00 feet;

thence N.64°16'39"E., a distance of 17.84 feet to a point of curvature; thence Easterly, 47.43 feet along the arc of a tangent curve to the right having a radius of 375.00 feet and a central angle of 07°14'49" (chord bearing N.67°54'04"E., 47.40 feet); thence S.19°17'53"E., a distance of 53.98 feet; thence S.61°18'49"W., a distance of 111.53 feet; thence N.89°10'59"W., a distance of 81.67 feet; thence S.71°27'14"W., a distance of 107.07 feet; thence N.88°14'04"W., a distance of 110.11 feet; thence S.67°34'53"W., a distance of 128.47 feet; thence N.45°39'13"W., a distance of 54.04 feet; thence S.44°20'47"W., a distance of 19.94 feet; thence S.45°39'13"E., a distance of 80.23 feet; thence S.45°48'35"E., a distance of 126.31 feet to the **POINT OF BEGINNING**.

LESS AND EXCEPT:

A portion of ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C, & D, according to the Plat thereof, recorded in Plat Book 57, Pages 65-101, inclusive, of the Public Records of Manatee County, Florida, and being further described as follows:

BEGIN at the Northeast corner of TRACT "B-14" of said ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C, & D; thence N.48°13'36"W., a distance of 164.01 feet to a point on the Westerly boundary of said ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C, & D; thence along said Westerly boundary, N.74°29'59"E., a distance of 159.53 feet; thence N.89°34'23"E., a distance of 164.30 feet to a point of curvature, said point also being on the Northerly boundary of "TRACT F-2"; thence along said Northerly boundary, Southwesterly, 254.02 feet along the arc of a non-tangent curve to the right having a radius of 350.00 feet and a central angle of 41°35'03" (chord bearing S.51°57'37"W., 248.49 feet) to the **POINT OF BEGINNING**.

Page 1 of 3
**FIRST AMENDMENT TO AMENDED AND RESTATED
MAINTENANCE AGREEMENT**

THIS AMENDMENT (“**Amendment**”) is made and entered into this ___ day of _____, 2017, by and between:

Artisan Lakes Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Manatee County, Florida, and with offices at c/o James P. Ward, District Manager, JP Ward & Associates, LLC, 2041 Northeast 6th Terrace, Wilton Manors, Florida 33305 (“**District**”), and

Esplanade at Artisan Lakes Community Association, Inc., a Florida not-for-profit corporation, whose address is 438 Interstate Court, Sarasota, Florida 34240 (“**Association**”).

RECITALS

WHEREAS, on or about April 12, 2016, the District and the Association previously entered into that “*Amended and Restated Agreement between the Artisan Lakes Community Development District and Esplanade at Artisan Lakes Community Association, Inc. for Certain Maintenance Services*” (“**Restated Agreement**”); and

WHEREAS, the District and the Association now desire to expand the scope of the Restated Agreement to include maintenance of additional areas, as further described in **Exhibit 1** attached hereto.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Amendment.

SECTION 2. SCOPE OF SERVICES. Exhibit A attached to the Restated Agreement is hereby amended to include certain additional areas as described in **Exhibit 1** attached hereto.

SECTION 3. CONFLICTS. The Restated Agreement remains in full force and effect, except to the extent amended pursuant to this Amendment.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties execute this Amendment to be effective the day and year first written above.

Attest:

**ARTISAN LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

**ESPLANADE AT ARTISAN LAKES
COMMUNITY ASSOCIATION, INC.**

(Signature of Witness)

By: _____

Its: _____

(Print Name of Witness)

EXHIBIT 1: Description of Additional Areas

**CONSENT TO SUBDIVISION PLAT AND
ALL DEDICATIONS AND RESERVATIONS THEREON**

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes and located in Manatee County, Florida ("District") is the owner and holder of that certain lien upon the property by virtue of special assessments in favor of the District, covering all or some portion of the real property located in Manatee County, Florida, constituting the subdivision plat of **Artisan Lakes Esplanade Phase III, Subphases A, B, C, D, & E** and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

For good and valuable consideration in hand paid by the record owner of said real property, receipt whereof is hereby acknowledged, hereby specifically consents to said subdivision plat and all dedications and reservations thereon, and releases from the lien any streets, thoroughfares, required utilities, and drainage or other easements dedicated to Manatee County and/or the general public on said subdivision plat.

IN WITNESS WHEREOF, District has caused these presents to be executed by its duly authorized officer this 31st day of January, 2017.

ATTEST:

By: Karen Goldstein

ARTISAN LAKES COMMUNITY
DEVELOPMENT DISTRICT, a local unit of
special-purpose government established
pursuant to Chapter 190, Florida Statutes and
located in Manatee County, Florida

Karen Goldstein, Assistant Secretary

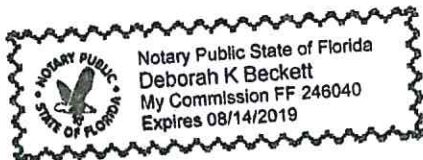
By: [Signature]
Andrew Miller, Chairman

Address: c/o Rizzetta & Company, Inc.
3434 Colwell Ave., Suite 200
Tampa, Florida 33614

(SEAL)

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 31st day of January, 2017, by Andrew Miller, as Chairman and by Karen Goldstein, as Assistant Secretary, of Artisan Lakes Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes and located in Manatee County, Florida, who is are personally known to me or has produced _____ as identification.



Deborah K. Beckett
NOTARY PUBLIC - STATE OF FLORIDA
Print Name: Deborah K. Beckett
My Commission Expires: 8-14-19
Commission Number: FF 246040

APPROVED AND ACCEPTED FOR AND ON BEHALF OF THE COUNTY OF
MANATEE, FLORIDA, THIS _____ DAY OF _____, 2017.

BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA

By: _____
Chairman

ATTEST: _____
Angelina Colonnese
Clerk of the Circuit Court

Artisan Lakes Esplanade, Phase III, Subphases A, B, C, D, & E

DESCRIPTION: A parcel of land lying in Section 17, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 17, run thence along the South boundary of said Section 17, N.89°33'35"W., a distance of 2073.37 feet; thence leaving said South boundary, N.00°26'25"E., a distance of 60.00 feet to a point on the North right of way line of Moccasin Wallow Road, per Official Records Book 1598, Page 1537, of the Public Records of Manatee County, Florida, said point also being the **POINT OF BEGINNING**; thence along said North right of way line, N.89°33'35"W., a distance of 475.91 feet to a point on the East maintained right of way line of 40th Avenue East, per Road Plat Book 3, Page 169, of the Public Records of Manatee County, Florida; thence along said East maintained right of way line N.00°08'04"W., a distance of 2617.11 feet to a point on the North boundary of the Southeast 1/4 of said Section 17; thence along said North boundary, S.89°18'17"E., a distance of 1453.91 feet; thence S.62°39'45"E., a distance of 312.64 feet to a point on the Westerly boundary of ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C, & D, according to the Plat thereof, recorded in Plat Book 57, Pages 65-101, inclusive, of the Public Records of Manatee County, Florida; thence along said Westerly boundary, S.19°59'32"W., a distance of 393.43 feet; thence N.89°34'23"E., a distance of 164.30 feet to a point on the Northerly boundary of TRACT "F-2" of said ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C, & D; thence along the Northerly, Easterly, Southerly, and Westerly boundaries of said TRACT "F-2", S.62°29'40"E., a distance of 89.79 feet; thence S.81°11'36"E., a distance of 158.76 feet; thence S.88°32'27"E., a distance of 85.10 feet; thence S.72°53'31"E., a distance of 68.93 feet; thence S.51°52'32"E., a distance of 88.63 feet; thence S.28°43'26"E., a distance of 65.50 feet; thence S.20°54'05"E., a distance of 86.13 feet; thence S.27°37'28"E., a distance of 199.80 feet to a point of cusp; thence Northwesterly, 16.87 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 32°13'16" (chord bearing N.43°44'06"W., 16.65 feet); thence N.59°50'44"W., a distance of 35.37 feet to a point of curvature; thence Westerly, 14.41 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 27°30'52" (chord bearing N.73°36'10"W., 14.27 feet); thence N.87°21'36"W., a distance of 108.12 feet to a point of curvature; thence Westerly, 16.97 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 32°24'27" (chord bearing S.76°26'11"W., 16.74 feet); thence S.60°13'57"W., a distance of 64.07 feet to a point of curvature; thence Southwesterly, 20.07 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 38°19'30" (chord bearing S.41°04'12"W., 19.69 feet); thence S.21°54'27"W., a distance of 59.18 feet; thence S.55°31'30"W., a distance of 100.17 feet; thence N.79°37'11"W., a distance of 63.75 feet to a point of curvature; thence Southwesterly, 52.02 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 99°21'27" (chord bearing S.50°42'05"W., 45.75 feet); thence S.01°01'21"W., a distance of 90.22 feet; thence S.01°42'23"W., a distance of 78.59 feet; thence S.01°03'07"E., a distance of 118.69 feet to a point of curvature; thence Southeasterly, 30.32 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 57°54'42" (chord bearing S.30°00'29"E., 29.05 feet); thence S.58°57'50"E., a distance of 80.14 feet to a point of curvature; thence Easterly, 14.88 feet along the arc of a tangent

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thence N.64°16'39"E., a distance of 17.84 feet to a point of curvature; thence Easterly, 47.43 feet along the arc of a tangent curve to the right having a radius of 375.00 feet and a central angle of 07°14'49" (chord bearing N.67°54'04"E., 47.40 feet); thence S.19°17'53"E., a distance of 53.98 feet; thence S.61°18'49"W., a distance of 111.53 feet; thence N.89°10'59"W., a distance of 81.67 feet; thence S.71°27'14"W., a distance of 107.07 feet; thence N.88°14'04"W., a distance of 110.11 feet; thence S.67°34'53"W., a distance of 128.47 feet; thence N.45°39'13"W., a distance of 54.04 feet; thence S.44°20'47"W., a distance of 19.94 feet; thence S.45°39'13"E., a distance of 80.23 feet; thence S.45°48'35"E., a distance of 126.31 feet to the **POINT OF BEGINNING**.

LESS AND EXCEPT:

A portion of ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C, & D, according to the Plat thereof, recorded in Plat Book 57, Pages 65-101, inclusive, of the Public Records of Manatee County, Florida, and being further described as follows:

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Page 3 of 3
EXHIBIT 1

Tracts B-18, B-19, B-20, B-21, B-22, B-24, B-25, C-9 and C-10, as well as all Drainage and Access Easements, as identified in the plat known as **Artisan Lakes Esplanade, Phase III, Subphases A, B, C, D, & E**, which is recorded at Plat Book ____, Page ____ et seq., in the Official Records of Manatee County, Florida.

CONSENT AND JOINDER

THIS CONSENT AND JOINDER, made and given this _____ day of _____, 2017, by Artisan Lakes Community Development District, whose mailing address is 2041 North East Sixth Terrace, Wilton Manors, Florida 33305 (hereinafter the **Lienor**), being the owner and holder of Notice of the Imposition of Special Assessments and Governmental Lien of Record, made by Taylor Woodrow Communities At Artisan Lakes, L.L.C., a Florida limited liability company, whose mailing address is 4900 North Scottsdale Road, Suite 2000, Scottsdale, Arizona 85251 (hereinafter the **Lienee**), in favor of Lienor, which Notice of the Imposition of Special Assessments and Governmental Lien of Record has been recorded in Official Records Book 2503, Page 7166, of the Public Records of Manatee County, Florida (hereinafter the **Lien**), and encumbers real property.

WHEREAS, MANATEE COUNTY, a political subdivision of the State of Florida, for good and valuable consideration, has or will obtain from the Lienee a Temporary Turnaround Easement (hereinafter the **Easement**), encumbering the lands described in the Easement, to which this Consent and Joinder is attached.

WHEREAS, MANATEE COUNTY has requested the Lienor consent to and join in the Easement referenced above and incorporated herein by reference, and the Lienor hereby consents to and joins in same.

IN WITNESS WHEREOF, the Lienor has caused these presents to be executed in its name by its proper officer thereunto duly authorized, the day and year first above written.

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.

Signed, sealed and delivered in the presence of two witnesses as required by law:

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes and located in Manatee County, Florida

By: _____
Signature

As: Chairman
Title

Andrew Miller
Printed Name

Attest: _____
Assistant Secretary Signature

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this _____ day of _____, 2017, by Andrew Miller, as Chairman and by _____, as Assistant Secretary, of Artisan Lakes Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes and located in Manatee County, Florida, on behalf of said community development district, who __ is personally known to me or _____ who has produced _____ as identification.

Affix seal below:

Notary Public Signature

Printed Name

Commission Number

Expiration Date

TEMPORARY ACCESS AND UTILITY EASEMENT

DESCRIPTION: A parcel of land lying in Section 17, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of the Southeast 1/4 of said Section 17, run thence along the North boundary of said Southeast 1/4 of Section 17, S.89°18'17"E., a distance of 1484.58 feet; thence S.62°39'45"E., a distance of 13.75 feet to the **POINT OF BEGINNING**; thence Northeasterly, 32.27 feet along the arc of a non-tangent curve to the right having a radius of 800.00 feet and a central angle of 02°18'41" (chord bearing N.28°29'35"E., 32.27 feet); thence Southeasterly, 293.64 feet along the arc of a non-tangent curve to the right having a radius of 55.00 feet and a central angle of 305°53'58" (chord bearing S.58°35'50"E., 50.02 feet); thence Southwesterly, 28.72 feet along the arc of a non-tangent curve to the left having a radius of 750.00 feet and a central angle of 02°11'40" (chord bearing S.28°26'05"W., 28.72 feet); thence N.62°39'45"W., a distance of 50.00 feet to the **POINT OF BEGINNING**.

Containing 0.249 acres (10,825 square feet), more or less.

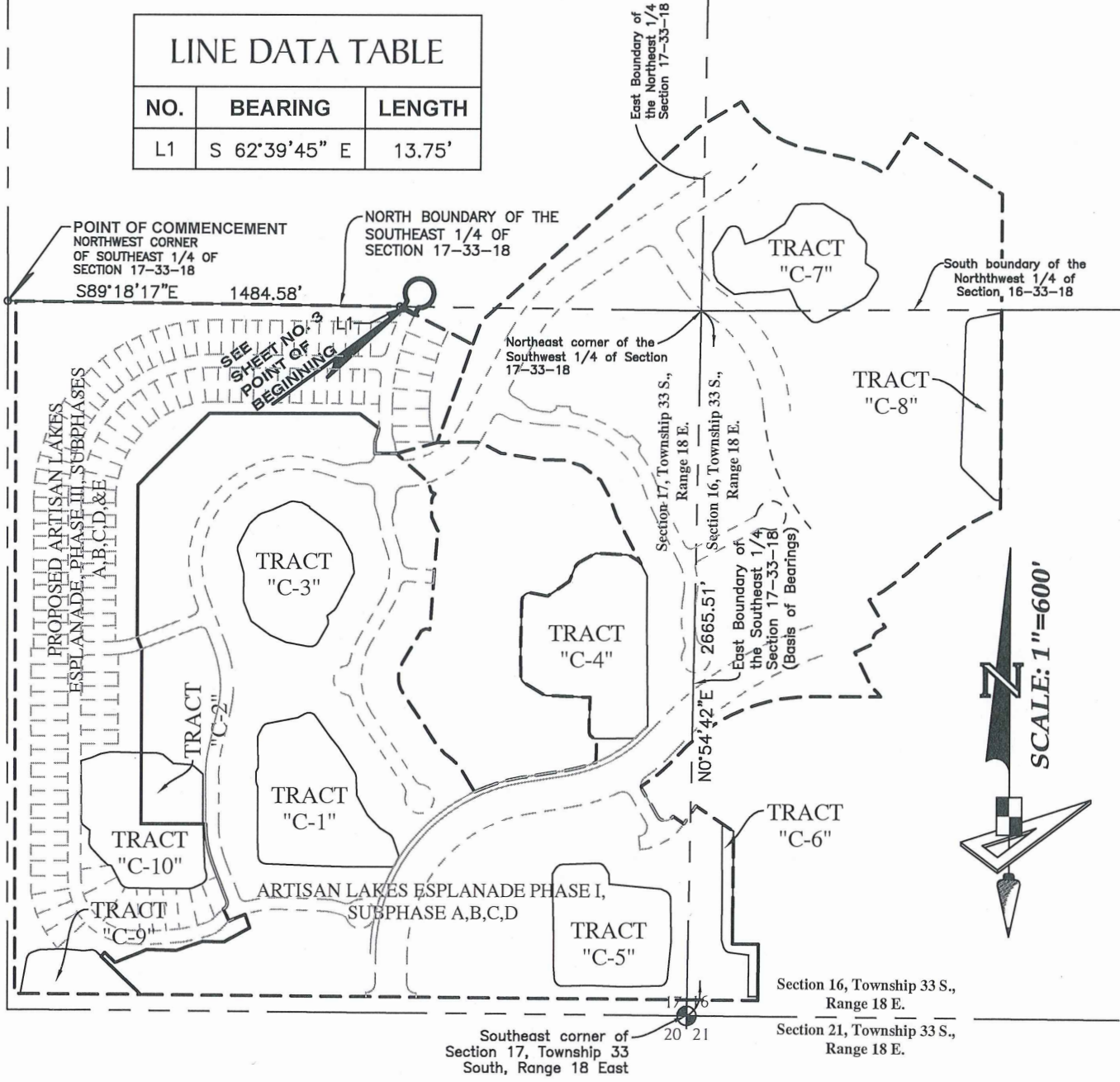
Bearings shown hereon are based on the East Boundary of Section 17-33-18, Manatee County, Florida, having a Grid bearing of N.00°54'42"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North America Horizontal Datum of 1983 (NAD 83-2007 ADJUSTMENT) for the West Zone of Florida.

**ARTISAN LAKES ESPLANADE, PHASE III,
SUBPHASES A,B,C,D,&E
TEMPORARY ACCESS AND UTILITY EASEMENT**



REVISIONS				Prepared For: TAYLOR MORRISON	
No.	Date	Description	Dwn.	<p>David Alan Williams FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS 6423</p>	<p>GeoPoint Surveying, Inc.</p> <p>1403 E. 5th Avenue Tampa, Florida 33605 www.geopointsurvey.com</p> <p>Phone: (813) 248-8888 Fax: (813) 248-2266 Licensed Business Number LB 7768</p>
Sheet No. 1 of 3 Sheets				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
Drawn: SEC		Date: 01/30/17		Data File: N/A	
Check: DAW		P.C.: ~		Field Book: N/A	
Section: 17 Twn. 33 S., Rng. 18 E.			Job #: XXX-XX-XXX		

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 62°39'45" E	13.75'




**ARTISAN LAKES ESPLANADE, PHASE III,
SUBPHASES A,B,C,D,&E
ROUNDAABOUT ACCESS EASEMENT**

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: TAYLOR MORRISON

**DESCRIPTION
SKETCH
(Not a Survey)**

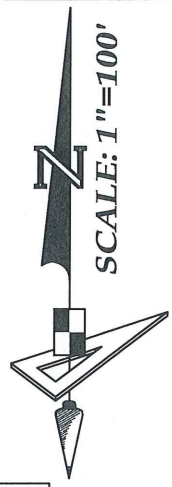


GeoPoint
Surveying, Inc.

1403 E. 5th Avenue
Tampa, Florida 33605
www.geopointsurvey.com

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

Drawn: SEC	Date: 01/30/17	Data File: N/A
Check: DAW	P.C.: ~	Field Book: N/A
Section: 17 Twn. 33 S., Rng. 18 E.		Job #: XXX-XX-XXX

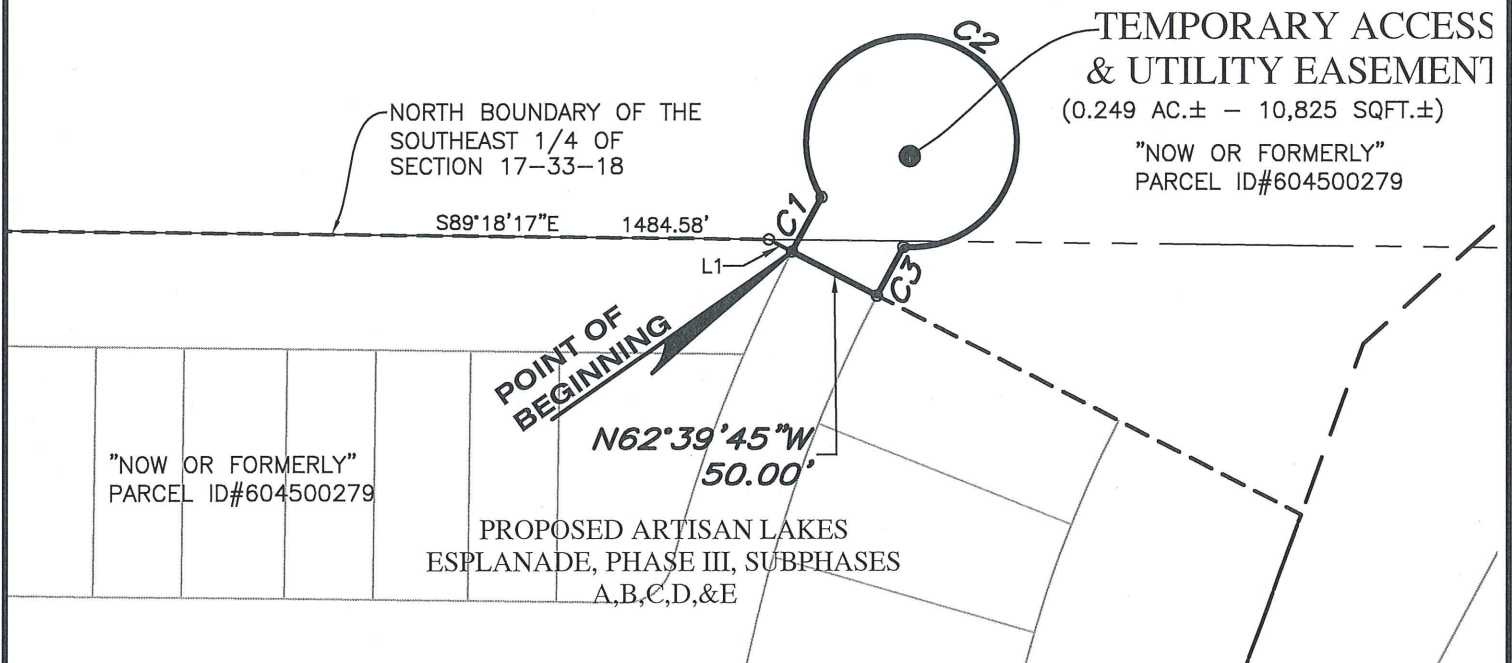


CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	800.00'	2°18'41"	32.27'	32.27'	N 28°29'35" E
C2	55.00'	305°53'58"	293.64'	50.02'	S 58°35'50" E
C3	750.00'	2°11'40"	28.72'	28.72'	S 28°26'05" W

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	S 62°39'45" E	13.75'



**ARTISAN LAKES ESPLANADE, PHASE III,
SUBPHASES A,B,C,D,&E
TEMPORARY ACCESS AND UTILITY EASEMENT**



Prepared For: TAYLOR MORRISON

REVISIONS			
No.	Date	Description	Dwn.

**DESCRIPTION
SKETCH
(Not a Survey)**

GeoPoint
Surveying, Inc.

1403 E. 5th Avenue Phone: (813) 248-8888
Tampa, Florida 33605 Fax: (813) 248-2266
www.geopointsurveying.com Licensed Business Number LB 7768

Drawn: SEC	Date: 01/30/17	Data File: N/A
Check: DAW	P.C.: ~	Field Book: N/A
Section: 17	Twn. 33 S., Rng. 18 E.	Job #: XXX-XX-XXX

Artisan Lakes Community Development District

Financial Statements

March 31, 2017



Prepared by:

JPWARD AND ASSOCIATES LLC

***2041 NE 6TH TERRACE
FORT LAUDERDALE, FLORIDA 33305
E-MAIL: JIMWARD@JPWARDASSOCIATES.COM
PHONE: (954) 658-4900***

Artisan Lakes Community Development District

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<i>Series 2013 Bonds</i>	<i>5</i>
<i>Capital Project Fund</i>	
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JPWard & Associates, LLC
2041 NE 6th Terrace
Fort Lauderdale, Florida 33305

Artisan Lakes Community Development District
Balance Sheet
for the Period Ending March 31, 2017

Governmental Funds						Capital Project Fund	Account Groups	Totals
	General Fund	Series 2013	Series 2013	Series 2013	General Long	Term Debt	(Memorandum Only)	
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 76,545	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 76,545	
Debt Service Fund								
Interest Account								
Series 2013 A-1	-	-	-	-	-	-	-	
Series 2013 A-2	-	-	-	-	-	-	-	
Series 2013 A-3	-	-	-	-	-	-	-	
Sinking Account								
Series 2013 A-1	-	-	-	-	-	-	-	
Series 2013 A-2	-	-	-	-	-	-	-	
Series 2013 A-3	-	-	-	-	-	-	-	
Reserve Account								
Series 2013 A-1	-	273,913	-	-	-	-	273,913	
Series 2013 A-2	-	203,475	-	-	-	-	203,475	
Series 2013 A-3	-	206,981	-	-	-	-	206,981	
Revenue								
Series 2013 A-1 and A-2	-	188,515	-	-	-	-	188,515	
Series 2013 A-3	-	5,093	-	-	-	-	5,093	
Prepayment Account								
Series 2013 A-1	-	10,000	-	-	-	-	10,000	
Series 2013 A-2	-	264,651	-	-	-	-	264,651	
Construction								
-	-	-	-	-	-	-	-	
Due from Other Funds								
General Fund	-	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	-	
Assessments Receivable								
-	-	-	-	-	-	-	-	
Amount Available in Debt Service Funds								
-	-	-	-	-	1,152,628	-	1,152,628	
Amount to be Provided by Debt Service Funds								
-	-	-	-	-	7,092,372	-	7,092,372	
Total Assets	\$ 76,545	\$ 1,152,628	\$ -	\$ -	\$ 8,245,000	\$ -	\$ 9,474,173	

Prepared by:

JPWARD and Associates, LLC

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending March 31, 2017**

	Governmental Funds			Capital Project Fund	Account Groups		Totals (Memorandum Only)
	General Fund	Series 2013	Series 2013		General	Long Term Debt	
Liabilities							
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds	-	-	-	-	-	-	-
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-
Bonds Payable	-	-	-	-	-	-	-
Current Portion	-	-	-	-	-	-	-
Series 2013 A-1	-	-	-	-	40,000	-	-
Series 2013 A-2	-	-	-	-	30,000	-	-
Series 2013 A-3	-	-	-	-	30,000	-	-
Long Term	-	-	-	-	-	-	-
Series 2013 A-1	-	-	-	-	3,315,000	-	-
Series 2013 A-2	-	-	-	-	2,415,000	-	-
Series 2013 A-3	-	-	-	-	2,415,000	-	-
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ 8,245,000	\$ -	\$ -
Fund Equity and Other Credits							
Investment in General Fixed Assets	-	-	-	-	-	-	-
Fund Balance	-	-	-	-	-	-	-
Restricted	-	-	-	-	-	-	-
Beginning: October 1, 2016 (Unaudited)	-	1,210,513	-	-	-	-	1,210,513
Results from Current Operations	-	(57,885)	-	-	-	-	(57,885)
Unassigned	-	-	-	-	-	-	-
Beginning: October 1, 2016 (Unaudited)	59,057	-	-	-	-	-	59,057
Results from Current Operations	17,488	-	-	-	-	-	17,488
Total Fund Equity and Other Credits	\$ 76,545	\$ 1,152,628	\$ -	\$ -	\$ -	\$ -	\$ 1,229,173
Total Liabilities, Fund Equity and Other Credits	\$ 76,545	\$ 1,152,628	\$ -	\$ -	\$ 8,245,000	\$ -	\$ 1,229,173

Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2017

Description	October	November	December	January	February	March	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	56	3,647	5,664	2,399	9,062	116	20,945	20,959	100%
Special Assessments - Off-Roll	-	-	-	-	-	13,904	13,904	53,226	0%
Developer Contribution									
	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In									
	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 56	\$ 3,647	\$ 5,664	\$ 2,399	\$ 9,062	\$ 14,020	34,849	\$ 74,185	47%
Expenditures and Other Uses									
Executive									
Professional Management	1,667	1,667	1,667	1,667	1,667	1,667	10,000	20,000	50%
Financial and Administrative									
Audit Services	-	-	-	-	-	-	-	4,100	0%
Accounting Services	-	-	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	-	500	0%
Other Contractual Services									
Legal Advertising	180	-	-	175	-	-	355	2,500	14%
Trustee Services	-	-	-	-	-	-	-	8,250	0%
Dissemination Agent Services	-	-	-	-	-	-	-	5,000	0%
Property Appraiser Fees	-	-	-	-	-	-	-	-	N/A
Bank Service Fees	-	19	19	14	20	19	92	360	25%
Communications & Freight Services									
Postage, Freight & Messenger	25	-	25	35	9	9	103	750	14%

Prepared by:

JPWARD and Associates, LLC

Unaudited

Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2017

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	-	-	-	-	-	-	-	800	0%
Insurance	4,282	-	-	-	-	-	4,282	6,000	71%
Printing & Binding	-	99	-	-	-	-	99	750	13%
Subscription & Memberships	175	-	-	-	-	-	175	175	100%
Legal Services									
Legal - General Counsel	-	-	150	1,777	-	203	2,129	13,000	16%
Other General Government Services									
Engineering Services	-	-	-	126	-	-	126.00	2,000	6%
Contingencies	-	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	N/A
Reserves									
Operational Reserves (Future Years)	-	-	-	-	-	-	-	10,000	0%
Other Fees and Charges	-	-	-	-	-	-	-	-	N/A
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-
Sub-Total:	6,329	1,785	1,860	3,794	1,696	1,897	17,361	74,185	23%
Total Expenditures and Other Uses:	\$ 6,329	\$ 1,785	\$ 1,860	\$ 3,794	\$ 1,696	\$ 1,897	\$ 17,361	\$ 74,185	23%
Net Increase/ (Decrease) in Fund Balance	(6,272)	1,862	3,804	(1,395)	7,366	12,123	17,488	-	
Fund Balance - Beginning	59,057	52,785	54,647	58,451	57,056	64,422	59,057	-	
Fund Balance - Ending	\$ 52,785	\$ 54,647	\$ 58,451	\$ 57,056	\$ 64,422	\$ 76,545	76,545	\$ -	

Artisan Lakes Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2017

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income	3	6	4	57	146	143	359		N/A
Special Assessment Revenue									
Special Assessments - On-Roll	486	31,490	48,903	20,711	78,243	1,000	180,833	180,995	100%
Special Assessments - Off-Roll	-	-	-	-	-	-	-		N/A
Series 2013 Bonds A-1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ 90,343	0%
Series 2013 Bonds A-2							-	\$ 161,625	0%
Series 2013 Bonds A-3							-	\$ 207,625	0%
Special Assessments - Prepayments	38,102	22,753	75,301	79,819	29,578	40,663	286,217	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 38,591	\$ 54,250	\$ 124,208	\$ 100,587	\$ 107,968	\$ 41,805	467,409	\$ 640,588	N/A
Expenditures and Other Uses									
Debt Service									
Principal Debt Service - Mandatory									
Series 2013 Bonds A-1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ 40,000	0%
Series 2013 Bonds A-2							-	\$ 30,000	0%
Series 2013 Bonds A-3							-	\$ 30,000	0%
Principal Debt Service - Early Redemptions									
Series 2013 Bonds A-1	-	-	-	-	-	-	-	-	N/A
Series 2013 Bonds A-2	-	255,000	-	-	-	-	255,000	-	N/A
Series 2013 Bonds A-3	-	-	-	-	-	-	-	-	N/A
Interest Expense									
Series 2013 Bonds A-1	-	115,669	-	-	-	-	115,669	231,338	50%
Series 2013 Bonds A-2		65,813					65,813	131,625	50%
Series 2013 Bonds A-3		88,813					88,813	177,625	50%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 525,294	\$ -	\$ -	\$ -	\$ -	525,294	\$ 640,588	N/A
Net Increase/ (Decrease) in Fund Balance	38,591	(471,044)	124,208	100,587	107,968	41,805	(57,885)	-	
Fund Balance - Beginning	1,210,513	1,249,104	778,060	902,268	1,002,855	1,110,823	1,210,513	-	
Fund Balance - Ending	\$ 1,249,104	\$ 778,060	\$ 902,268	\$ 1,002,855	\$ 1,110,823	\$ 1,152,628	1,152,628	\$ -	

**Artisan Lakes Community Development District
Capital Project Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2017**

Description	October	November	December	January	February	Year to Date	Total Annual Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
Interest Income							
Construction Account	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	-	-	-
Debt Proceeds							
-	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-
Total Revenue and Other Sources:	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
Expenditures and Other Uses							
Capital Outlay							
Construction in Progress	-	-	-	-	-	-	-
Cost of Issuance							
Series 2013 Bonds	-	-	-	-	-	-	\$ -
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
Net Increase/ (Decrease) in Fund Balance	-	-	-	-	-	-	-
Fund Balance - Beginning	-	-	-	-	-	-	-
Fund Balance - Ending	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -

**MINUTES OF MEETING
ARTISAN LAKES
LANDOWNERS MEETING**

The Landowners' Meeting of Artisan Lakes Community Development District was held on Thursday, November 3, 2016, at 3:30 p.m. at the Artisan Lakes Clubhouse, located at 4725 Los Robles Court, Palmetto, Florida 34221.

Landowner's Present and constituting a quorum:

David Truxton
J.D. Humphreys

Taylor Woodrow Artisan Lakes, LLC

Other's Present:

Coby Hinkle
Kenneth Stokes

Vice Chairman, Board of Supervisor's
Assistant Secretary, Board of Supervisor's

Absent:

Andrew Miller
Karen Goldstein

Chairman
Vide Chairperson

Also present were:

James P. Ward
Jere Earlywine

District Manager
District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Ward called the meeting to order at 3:30 p.m.

SECOND ORDER OF BUSINESS

**Election of a Chairperson for the Purpose
of Conducting the Landowners' Meeting**

Mr. Ward indicated that David Truxton was present and representing Taylor Woodrow Artisan Lakes, LLC and asked him if he would like to chair the meeting. Mr. Truxton indicated that he would prefer that Mr. Ward conduct the meeting.

THIRD ORDER OF BUSINESS

Election of Supervisors

Mr. Ward explained the purpose of the meeting was to elect three members of the Board. He began with a determination of the number of voting units represented or assigned by proxy. He confirmed that Mr. Truxton, as an authorized representative of Taylor Woodrow, had 682 votes. He asked Mr. Truxton to nominate three individuals to serve on the Board.

Mr. Ward stated the three positions that were open were Coby Hinkle, J.D. Humphreys and Ken Stokes.

Mr. Truxton said he would be casting his ballot for J.D. Humphries, Ken Stokes, and Adam Painter. Mr. Truxton asked about the number of votes being cast.

Mr. Ward explained that it was 682 votes for each member with 681 for the two year term.

Mr. Truxton assigned 682 votes for J.D. Humphries, 682 votes for Ken Stokes, and 681 votes for Adam Painter, and then signed the ballot.

FOURTH ORDER OF BUSINESS

Landowner’s Questions or Comments

Mr. Ward called for questions or comments from the landowners. No questions were asked nor comments made.

FIFTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned at 3:40 p.m.

James P. Ward, Secretary

Andrew Miller, Chairman