JPWard and Associates, LLC

ARTISAN LAKES
COMMUNITY DEVELOPMENT DISTRICT

REGULAR MEETING

AGENDA

October 10, 2018

James P. Ward
District Manager
2900 NE 12th Terrace, Suite 1
Oakland Park, FL. 33334

Phone: 954-658-4900
E-mail:
JimWard@JPWardAssociates.com

CDD

Prepared by:
JPWard and Associates, LLC
TOTAL Commitment to Excellence

ARTISAN LAKES
COMMUNITY DEVELOPMENT DISTRICT

October 3, 2018

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 **Wednesday, October 10, 2018** at **3:30 P.M.,** at the **Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221.** The agenda is as follows:

1. Call to Order & Roll Call

2. Consideration of Minutes
   I. September 06, 2018 Regular Meeting

3. **PUBLIC HEARING - TO CONSIDER THE IMPOSITION OF 2018 DEBT ASSESSMENTS PURSUANT TO SECTIONS 170.07 AND 197.3632, FLORIDA STATUTES, AND TO ASSIGN AN EQUIVALENT ASSESSMENT UNIT FACTOR TO A NEW PRODUCT TYPE FOR THE PREVIOUSLY LEVIED 2013 DEBT ASSESSMENTS.**

   I. Public Comment and Testimony
   II. Board Comment
   III. Consideration of Resolution 2019-1 imposing special assessments, adopting an assessment roll and approving the general fund special assessment methodology.

4. Consideration of Resolution 2019-2 declaring vacancies in seats four (4) and five (5) of the Board of Supervisors pursuant to Section 190.006(3)(b).

5. Consideration of Resolution 2019-3 ratifying, confirming, and approving the actions of the Chairman and District Staff regarding the acquisition of certain phase 2A, water and wastewater utilities and conveyance of certain phase 2A, water and wastewater utilities to manatee county, Florida; and addressing severability and an effective date.

6. Consideration of Resolution 2019-4 ratifying, confirming, and approving the actions of the chairman and district staff regarding the acquisition of certain Phase III, Sub-phases A, B, C & E, water and wastewater utilities and conveyance of certain Phase III, Sub-phases A, B, C & E, water and wastewater utilities to Manatee County, Florida; and addressing severability and an effective date.

7. Consideration of Resolution 2019-5 ratifying, confirming, and approving the actions of the Chairman and District Staff regarding the acquisition of certain Phase III, Sub-phase D, water and wastewater utilities and conveyance of certain Phase III, Sub-phase D, water and wastewater utilities to Manatee County, Florida; and addressing severability and an effective date.

WWW.ARTISANLAKESCDD.ORG

James P. Ward
District Manager

2900 NORTHEAST 12TH TERRACE, SUITE 1
OAKLAND PARK, FLORIDA 33334
PHONE (954) 658-4900
E-MAIL JimWard@JPWardAssociates.com

8. Consideration of Resolution 2019-6 authorizing the issuance of not exceeding $9,170,000 in aggregate principal amount of its capital improvement revenue bonds, series 2018 to finance all or a portion of the cost of a series project consisting of certain infrastructure and facilities benefiting certain district lands, paying capitalized interest on the series 2018 bonds, funding the series 2018 reserve account for the series 2018 bonds and paying costs of issuance of the series 2018 bonds; approving a third supplemental indenture in connection with the series 2018 bonds and authorizing the execution thereof; ratifying the appointment of a trustee, paying agent and bond registrar for the series 2018 bonds; providing for redemption of the series 2018 bonds; authorizing the application of the proceeds of the series 2018 bonds; approving the form, and authorizing execution, of a bond purchase contract providing for the negotiated sale of the series 2018 bonds; delegating to the chairman or vice-chairman, or in their absence, any member of the board of supervisors, the authority to award the series 2018 bonds within the parameters specified herein; approving the form, and authorizing the use, of a preliminary limited offering memorandum for the series 2018 bonds; approving the distribution of a final limited offering memorandum for the series 2019 bonds and the execution thereof; approving the form, and authorizing execution, of a continuing disclosure agreement; providing for miscellaneous matters and authority; providing for severability; and providing an effective date.

9. Staff Reports

    I. Attorney
    II. Engineer
    III. Manager

5. Audience Comments and Supervisor's Requests

10. Adjournment

The second order of business is the consideration of the minutes of the September 6, 2018 meeting.

Public Hearing on the imposition of Capital Assessments – Related to the financing of the Series 2018 Bonds.

This public hearing will be the final hearing on the imposition of capital assessments for the Series 2018 Bonds.

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

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

speakers will be asked to state their name of record, and to ask questions or make comments related to the assessments/refinancing, and then the Board or staff will respond accordingly.

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

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

The next section of the hearing, will be for the Board to fully discuss and make any comments that the Board determines appropriate or to ask the professional staff any questions that the Board may have that either came up during the public comment section of the hearing, or that the Board may have related to the refinancing. The staff will be prepared to address any and all questions from the board. The Board will also act as an "equalizing" Board and finalize the proposed special assessments that will secure the Series 2018 Bonds – i.e., the Board will ask staff to make any adjustments to the proposed special assessments that the Board deems appropriate, based on the comments received.

At the conclusion of the Board Comment section of the public hearing, the final step in the process is to consider Resolution 2019-1. The purpose of the resolution is to impose the assessments required for the issuance of the Series 2018 bonds, The resolution and accompanying engineer's report, assessment methodology, and assessment roll sets the maximum capital assessment per unit that the District cannot go above during the financing of the bonds.

The forth order of business is the Consideration of Resolution 2019-2 declaring vacancies in seats four (4) and five (5) of the Board of Supervisors. Pursuant to Florida Law there was a qualifying period for candidates intending to run for the seats up for election in November, 2018. That qualifying period ended on June 22, 2018 at noon, and for Seat 4 and 5 no one qualified for those seats.

As such, the Statute provides for the Board to declare the seat vacant which is done pursuant to Resolution 2018-16, and then to fill that vacant Seats in the sole discretion of the Board.

The fifth order of business is the consideration of Resolution 2019-3 ratifying, confirming, and approving the actions of the Chairman and District Staff regarding the acquisition of certain phase 2A, water and wastewater utilities and conveyance of certain phase 2A, water and wastewater utilities to manatee county, Florida; and addressing severability and an effective date.

The sixth order of business is the consideration of Resolution 2019-4 ratifying, confirming, and approving the actions of the chairman and district staff regarding the acquisition of certain Phase III, Sub-phases A, B, C & E, water and wastewater utilities and conveyance of certain Phase III, Sub-phases A, B, C & E, water and wastewater utilities to Manatee County, Florida; and addressing severability and an effective date.

The seventh order of business is the consideration of Resolution 2019-5 ratifying, confirming, and approving the actions of the Chairman and District Staff regarding the acquisition of certain Phase III, Sub-phase D, water and wastewater utilities and conveyance of certain Phase III, Sub-phase D, water and wastewater utilities to Manatee County, Florida; and addressing severability and an effective date.

The eighth order of business is the Consideration of Resolution 2019-6 authorizing the issuance of not exceeding $9,170,000 in aggregate principal amount of its capital improvement revenue bonds, Series 2018 to finance all or a portion of the cost of a series project consisting of certain infrastructure and facilities benefiting certain district lands, paying capitalized interest on the series 2018 bonds, funding the series 2018 reserve account for the series 2018 bonds and paying costs of issuance of the series 2018 bonds; approving a third supplemental indenture in connection with the series 2018 bonds and authorizing the execution thereof; ratifying the appointment of a trustee, paying agent and bond registrar for the series 2018 bonds; providing for redemption of the series 2018 bonds; authorizing the application of the proceeds of the series 2018 bonds; approving the form, and authorizing execution, of a bond purchase contract providing for the negotiated sale of the series 2018 bonds; delegating to the chairman or vice-chairman, or in their absence, any member of the board of supervisors, the authority to award the Series 2018 bonds within the parameters specified herein; approving the form, and authorizing the use, of a preliminary limited offering memorandum for the Series 2018 bonds; approving the distribution of a final limited offering memorandum for the Series 2018 bonds and the execution thereof; approving the form, and authorizing execution, of a continuing disclosure agreement; providing for miscellaneous matters and authority; providing for severability; and providing an effective date.

As a note, there are certain exhibits that are in the process of being prepared for this Resolution (Exhibits B-D), that are not completed at this time, as such, staff will outline for the Board during the meeting, the purpose of those exhibits, and the resolution currently provides that the professional staff is authorized to finalize those exhibits, and to make changes to the attached Exhibit A – as appropriate, to close the Series 2018 Bonds.

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

James P. Ward
District Manager

Enclosures

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, September 6, 2018, at 3:30 p.m. at the Artisan Lakes Clubhouse, located at 4725 Los Robles Court, Palmetto, Florida 34221.

Present and constituting a quorum:

Michael Bachman	Chairman
Tracy Briones	Vice Chairperson
Travis Stagnitta	Assistant Secretary
Scott Himelhoch	Assistant Secretary
JD Humpherys	Assistant Secretary

Also present were:

James Ward	District Manager
Jere Earlywine	District Counsel
Jeremy Fireline	District Engineer
Brett Sealy	MBS Capital Markets
Denise Ganz	Greenspoon Marder, LLC

Audience:
Five Residents were present.

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Ward called the meeting to order at 3:45 p.m. and all members of the Board were present at roll call with the exception of Supervisor Briones, who arrived later.

SECOND ORDER OF BUSINESS **Consideration of Board Member Resignation and Replacement**

Mr. Ward stated Mr. Andrew Miller submitted his resignation from the Board, effective June 8, 2018; and as a matter of law, he asked that the Board accept the resignation for inclusion in the record.

> **On MOTION made by Mr. Bachman, seconded by Mr. Humpherys, and with all in favor, the resignation of Mr. Miller was accepted.**

Mr. Ward said the Board could fill the unexpired term of office at their discretion. The Board nominated Mr. Travis Stagnitta.

On MOTION made by Mr. Himelhoch, seconded by Mr. Humpherys, and with all in favor, Mr. Travis Stagnitta was elected.

Mr. Ward stated he was a Notary in the State of Florida and authorized to administer the Oath of Office to Mr. Stagnitta, which he did. He provided Mr. Stagnitta with copies of the Guide to the Sunshine Amendment and Code of Ethics, and Form 1 - Statement of Financial Interests. He explained these documents and how to file them.

Mr. Earlywine welcomed Mr. Stagnitta to the Board and explained the Sunshine Amendment and Code of Ethics to him. He asked Mr. Stagnitta if he had any questions, and he did not.

THIRD ORDER OF BUSINESS Consideration of Minutes June 7, 2018

Mr. Ward had previously provided copies of the Minutes to the Board and asked if there were any additions, corrections, or deletions. Ms. Briones pointed out that there was audience present at this meeting and Supervisor Himelhoch's name was not spelled correctly. This was noted by Mr. Ward.

On MOTION made by Mr. Bachman, seconded by Mr. Humpherys, and with all in favor, the June 7, 2018 Minutes with corrections were approved.

FOURTH ORDER OF BUSINESS Public Hearings

a) **Fiscal Year 2019 Budget [Resolution 2018-10]**

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

On MOTION made by Mr. Bachman, seconded by Mr. Humpherys, and with all in favor, the Public Hearing was opened.

Mr. Ward stated he had not received any public comment by phone or in writing with respect to the adoption of the budget. He asked if any members of the public at the meeting had any questions relating to the budget.

Mr. Schneider stated he assumed the 2019 Budget was going to be $98.26. Mr. Ward responded that was correct.

Hearing no further questions, Mr. Ward called for the Public Hearing to be closed.

On MOTION made by Mr. Bachman, seconded by Mr. Humpherys, and with all in favor, the Public Hearing was closed.

Mr. Ward called for questions or comments from the Board regarding the Fiscal Year 2019 Budget. Hearing none, he called for a motion to adopt Resolution 2018-10, which approved the Fiscal Year 2019 Budget for the period ending September 30, 2019.

On MOTION made by Mr. Bachman, seconded by Mr. Humpherys, and with all in favor, Resolution 2018-10 was adopted.

b) **Fiscal Year 2019 Imposing Special Assessments; Adopting an Assessment Roll, Approving the General Fund Special Assessment Methodology and Setting an Operations and Maintenance Cap for Notice Purposes Only [Resolution 2018-11]**

Mr. Ward asked for a motion to open the Public Hearing.

On MOTION made by Mr. Bachman, seconded by Ms. Briones, and with all in favor, the Public Hearing was opened.

Mr. Ward stated this portion of the Public Hearing was related to the General Fund Assessment, and it officially imposed the $74 assessment on all property within the District and allowed the District to place that on the tax bills which would be received in November of each year. He called for questions.

Mr. Earlywine commented that this was a two-step process. The budget was adopted and then the manner by which to pay for it must be decided. Basically, this assessment was how it would be paid for.

An audience member stated it was not clear to him at first, but he said basically what the Board was saying was that they would get the amount of $98.26 from the tax bills.

Mr. Earlywine's response was that this was the case.

Mr. Ward called for further questions, and hearing none, called for a motion to close the Public Hearing.

On MOTION made by Mr. Bachman, seconded by Mr. Humpherys, and with all in favor, the Public Hearing was closed.

Mr. Ward called for Board comments. Hearing none, he called for a motion to adopt. Resolution 2018-11.

On MOTION made by Mr. Bachman, seconded by Ms. Briones, and with all in favor, Resolution 2018-11 was adopted.

FIFTH ORDER OF BUSINESS Consideration of Resolution 2018-12

Mr. Ward stated this resolution approved an inter-local agreement between the Artisan Lakes District and the Artisan Lakes East CDD related to Artisan Lakes Parkway. He asked Mr. Earlywine to elaborate on this item.

Mr. Earlywine explained this was an agreement between an existing CDD and the newly established Artisan Lakes East CDD. He said the Artisan Lakes CDD previously encompassed the whole development. He said just last month, it was decided to split the CDD into two. He said the western side of Artisan Lakes Parkway would be Artisan Lakes, and the eastern side of the Parkway would be known as Artisan Lakes East. He said the inter-local agreement basically split the cost of maintaining the Parkway on 45 percent to 55 percent basis because 45 percent of the homes were going to be in Artisan Lakes West. He said the agreement contemplated Artisan Lakes would acquire utilities for Artisan Lakes East, but that was no longer the case. He said the operating costs of the District would all be handled under the Master HOA.

An audience member asked if there would be any increase in the bonds for the Parkway. Mr. Earlywine responded there would not be any new bonds for residents who already had a bond on their properties. Mr. Earlywine stated whatever debt was on property now would not change. He called for further questions. There were none.

Mr. Ward called for a motion to adopt Resolution 2018-12, which approved the inter-local agreement between Artisan Lakes and Artisan Lakes East CDD related to Artisan Lakes Parkway.

On MOTION made by Mr. Bachman, seconded by Ms. Briones, and with all in favor, Resolution 2018-12 was adopted.

SIXTH ORDER OF BUSINESS Consideration of Resolution 2018-13

Mr. Ward said this resolution designated the dates, time, and location for regular meetings for fiscal year 2019. The statute required the Board to adopt this resolution for whatever time was suitable, and Mr. Ward said he had set the meetings for the first Thursday of each month at the Artisan Lakes Clubhouse at 3:30 p.m. with the exception of July 4, 2018. There would be no meeting as this was a holiday. He said the Board would not meet every month, and they would receive an agenda packet from his office 8-9 days prior to the meeting. He said this procedure allowed him to advertise one time each year.

Mr. Ward was asked if there was any way they could anticipate a meeting sooner than eight days before. Mr. Ward responded he would plan on October, November, and December for sure, and then one in April and August.

On MOTION made by Mr. Bachman, seconded by Ms. Briones, and with all in favor, Resolution 2018-13 was approved.

SEVENTH ORDER OF BUSINESS Consideration of Resolution 2018-14

Mr. Ward said this resolution would levy special assessments for the balance of the Esplanade Community and would be called the Series 2018 Special Assessments. He gave some history of Esplanade saying on a portion of Esplanade there were 2013 bonds, three series 2013, A1, A2, and A3. Residents had paid in full the A1 bonds, A2 bonds were paid by Taylor Morrison at closing of each lot, and the A3 bonds would overlap some of the lots in the 2018 bond series and have been identified.

Mr. Ward explained this was a two-step process. The first step was for Mr. Fireline to provide an outline of his engineer's report, specifically cost estimates and the infrastructure that is anticipated to be built within it. Mr. Ward would review the methodology with the Board, and a Public Hearing date, time and location.

Mr. Earlywine added for the audience's benefit, the Board was preparing to finance the capital infrastructure for the remainder of Esplanade, so Mr. Fireline would be presenting exactly what would be built. He said there would be a special assessment hearing for just the area which Mr. Ward had discussed. It would not affect any current residents.

Mr. Fireline explained portions of public infrastructure include storm water, flood plain management, and sanitary sewer, $1.9 million, $1.6 million, and $1.3 million respectively.

[TAPE INAUDIBLE AT THIS POINT]

Mr. Ward called for further questions, and there were none.

Mr. Ward continued the Assessment Methodology was designed to provide for how to levy assessments on property subject to the Series 2018 Assessments. This Methodology was consistent with what had been done for the 2013 A1 Series Bonds, and essentially it took 515 units which were within Esplanade, subject to the 2018 Bonds, and allocated the costs associated with the Engineer's Report across those units. He said this was based upon an analysis which was done that essentially showed how much benefit each property received as a result of the estimated types of construction.

Mr. Ward showed several important charts on Page 12. Table 1 showed the 849 units anticipated to be constructed within Esplanade. Of those, 514 units are anticipated to be constructed within the 2018 Series bonds. Initially when infrastructure was built, land was assessed on an un-platted acre basis, since how many units or the type of unit which will be constructed was not known. He said the initial assessment was on an un-platted acre basis for all units, roughly $39,000 per un-platted acre. He said if and when the developer platted the property, the land would be assigned a number of platted units based upon the methodology and the type of units to be constructed. Then all of the debt would be absorbed by the platted units. He said there was a true-up feature which said if some land

that was leftover did not have enough debt on it to absorb all of the product, then the developer was required to make a buy down of the debt in order to insure that there was no un-platted land left that is undevelopable which still has debt.

Mr. Ward stated this methodology was consistent with what the Board had seen in the past. He directed the Board to Page 15 of the report which showed the way in which assessments were levied across the 514 estimated units and what the projected annual assessment would be for those units. He said that would change as MBS Capital Markets got closer to marketing the bonds. He said they would not go higher but may go lower if rates change.

Mr. Earlywine asked if in Mr. Ward's opinion the assessments as provided were supported by sufficient benefit from the project as proposed. Mr. Ward responded positively. He asked if it was also Mr. Ward's opinion that the assessments were fairly recently allocated as set forth in the methodology. Mr. Ward responded positively.

A question was asked when the bonds would occur. Mr. Earlywine responded the Assessment Hearing would be held on October 10, so within 30 days after that.

Mr. Sealy was asked how the bond market was looking. He responded he was actively pricing some deals. He said a deal he completed yesterday included bonds that were priced at low 5 percent. He said they anticipated a slight increase, but no one really knew for sure.

Mr. Ward stated the Public Hearing was scheduled for October 10, 2018, at 3:30 p.m. at the Artisan Lakes Clubhouse, and the Board was required to attend. He said this Public Hearing was similar to the one on the Budget. He said on that agenda would also be a Delegation Bond Resolution, which would have the basic terms on which the bonds would be issued. He said the bonds would probably close in mid to late October.

He called for questions from the Board. Hearing none, he called for questions from the audience.

A gentleman said Mr. Ward had mentioned 849, and his understanding was 807. Mr. Earlywine responded that there were some smaller units that were not included in the existing area. It was mentioned that some twin villas were anticipated.

The topic of renegotiating the current bonds was brought up, and Mr. Sealy commented that the interest rate of the bonds issued in 2013 reflected the interest rate at that point in time. He said municipal bonds have optional call provisions, which protect the investor of the bonds and provide assurance that they will receive a stated interest rate on those bonds for a specific period of time, usually 10 years. He said the first optional call date was May 1 of 2023.

Mr. Ward called for further questions. Hearing none, he called for a motion to adopt Resolution 2018-14.

On MOTION made by Mr. Himelhoch, seconded by Mr. Humpherys, and with all in favor, Resolution 2018-14 was adopted.

EIGHTH ORDER OF BUSINESS Consideration of Resolution 2018-15

Mr. Ward said this resolution approved the District's post-issuance compliance guide for tax exempt bonds. He introduced Denise Ganz (on the phone) who had been retained as bond counsel to explain this item.

Ms. Ganz said anytime any governmental entity used tax exempt bonds, they had to file Form 8038-G with the IRS. It was an informational form that told the IRS that the bonds have been issued and they were intended to be tax exempt. She said the IRS had required that written policies and procedures be in place. She said this had been done and the boxes on the form can now be checked. She said the resolution before the Board adopted the policies and procedures and appointed the District Manager as the Tax Compliance Officer.

Mr. Ward called for questions from the Board or audience. Hearing none, he called for a motion.

On MOTION made by Mr. Bachman, seconded by Ms. Briones, and with all in favor, Resolution 2018-15 was adopted.

NINTH ORDER OF BUSINESS Consideration of Landowners' Meeting

Mr. Ward stated December 6, 2018, at 3:30 p.m. at the Artisan Lakes Clubhouse was the time set for the Landowners' Meeting. He said there were three seats up for election this November. Of those seats, two would go to qualified electors. No one had qualified for them; so in November, the two seats would be declared vacant, and there would be up to 120 days to fill the two seats with qualified electors. The third seat was the final landowner seat for one four-year term, Ms. Briones' seat. Mr. Ward provided the Board with a copy of the instructions for the landowners' election and a copy of the ballot and proxy form in their agenda packet.

Mr. Ward called for questions, and hearing none, called for a motion to set the Landowners' Meeting.

On MOTION made by Mr. Bachman, seconded by Mr. Himelhoch, and with all in favor, the Landowners' Meeting was set for December 6, 2018 at 3:30 p.m. at the Artisan Lakes Clubhouse.

Mr. Earlywine explained the seats in the District and how the election procedure was conducted. A discussion ensued on this topic.

NINTH ORDER OF BUSINESS **Consideration of Resolution 2018-16**

Mr. Ward asked the Board to adopt an additional resolution, since there was a new Board member, and to designate the Officers of the Board as Mr. Bachman, Chairperson; Ms. Briones, Vice Chairperson; Mr. Humperys, Mr. Himelhoch, and Mr. Stagnati as Assistant Secretaries; Mr. Ward would be Secretary/Treasurer.

The Board agreed and Mr. Ward called for a motion.

On MOTION made by Mr. Himelhoch, seconded by Ms. Briones, and with all in favor, Resolution 2018-16 was approved.

TENTH ORDER OF BUSINESS **Staff Reports**

a) District Attorney – No report
b) District Engineer - No report.
c) District Manager – No report.

ELEVENTH ORDER OF BUSINESS **Supervisors' Requests and Audience Comments**

There were no supervisors' requests and no audience comments.

TWELFTH ORDER OF BUSINESS **Adjournment**

Mr. Ward adjourned the meeting at 4:38 p.m.

On MOTION made by Mr. Bachman, seconded by Mr. Humpherys, and with all in favor, the meeting was adjourned.

Artisan Lakes Community Development District

_____ _____

James P. Ward, Secretary Michael Bachman, Chairman

RESOLUTION 2019-1

A RESOLUTION MAKING CERTAIN FINDINGS; AMENDING RESOLUTION 2014-7 TO IMPOSE REVISED 2013A-3 ASSESSMENTS; ADOPTING AN ENGINEER'S REPORT; PROVIDING AN ESTIMATED COST OF IMPROVEMENTS; ADOPTING AN ASSESSMENT REPORT TO LEVY AND IMPOSE 2018 ASSESSMENTS; EQUALIZING, APPROVING, CONFIRMING AND LEVYING 2018 ASSESSMENTS; ADDRESSING THE FINALIZATION OF SPECIAL ASSESSMENTS; ADDRESSING THE PAYMENT OF SPECIAL ASSESSMENTS AND THE METHOD OF COLLECTION; PROVIDING FOR THE ALLOCATION OF SPECIAL ASSESSMENTS AND TRUE-UP PAYMENTS; ADDRESSING THE ALLOCATION AND COLLECTION OF THE ASSESSMENTS; ADDRESSING GOVERNMENT PROPERTY, TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE AND FEDERAL GOVERNMENT; AUTHORIZING AN ASSESSMENT NOTICE; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Artisan Lakes Community Development District ("**District**") is a local unit of special-purpose government established by ordinance of the Board of County Commissioners in and for Manatee County, Florida, and existing under and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes,* as amended ("**Act**"); and

WHEREAS, the District has previously indicated its intention to construct certain types of improvements and to finance such improvements through the issuance of bonds, notes or other specific financing mechanisms, which bonds, notes or other specific financing mechanisms would be repaid by the imposition of special assessments on benefited property within the District; and

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

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

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

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

The Capital Improvement Plan

a. The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct Artisan Lakes Parkway improvements, main sanitary sewer collection system, environmental

mitigation, off-site intersection improvements, stormwater/floodplain management, sanitary sewer collection and potable water systems and other infrastructure projects and services necessitated by the development of, and serving lands within, the District; and

b. On October 12, 2007, the Circuit Court of the Twelfth Judicial Circuit of the State of Florida, in and for Manatee County, Florida, entered a Final Judgment validating the District's ability to issue an aggregate principal amount not to exceed $190,000,000 in Capital Improvement Revenue Bonds for infrastructure needs of the District; and

c. On December 19, 2013, the District adopted Resolution 2014-7 and in doing so authorized the construction and/or acquisition of a master capital improvement plan ("**Master Project**" or "**Capital Improvement Plan**" or "**CIP**") and consisting of certain stormwater management systems and sewer and water distribution systems for the portion of the District that is known as **"Esplanade"**, as well as a portion of Artisan Lakes Parkway and certain offsite utilities and other improvements within and adjacent to the District; and

d. The Master Project is described in that certain *Report of the District Engineer*, dated July 23, 2008, as supplemented on November 15, 2013 and November 26, 2013 ("**Master Engineer's Report**"); and

e. At the time, the District contemplated that the Master Project would be developed in multiple phases and financed by multiple bond issuances; and

2013 Project & Assessments

f. On December 30, 2013, the District issued its Capital Improvement Revenue Bonds, Series 2013A-1 ("**2013A-1 Bonds**"), Series 2013A-2 ("**2013A-2 Bonds**"), and Series 2013A-3 ("**2013A-3 Bonds**," together with the 2013A-1 Bonds and 2013A-2 Bonds, "**2013 Bonds**"); and

g. The 2013 Bonds were intended to finance that portion of the Master Project known as the "**2013 Project**," which, as defined in the Master Engineer's Report, "includes those portions of the CIP for Esplanade funded with the 2013 Bonds;" and

h. To secure the repayment of the 2013 Bonds, and after a public hearing, and on December 19, 2013, the Board adopted Resolution 2014-7, as an assessment resolution, and thereby levied special assessments ("**2013 Assessments**") on lands within the District; and

i. The 2013 Assessments are described in that *Final Series 2013 Special Assessment Allocation Report*, dated December 19, 2013, as revised on December 26, 2013 ("**2013 Assessment Report**"); and

j. The portion of the 2013 Assessments securing the 2013A-1 Bonds and 2013A-2 Bonds have now been fully secured by the first 335 platted units within Esplanade; and

k. The portion of the 2013 Assessments securing the 2013A-3 Bonds (**"2013A-3 Assessments"**) is levied on the balance of the developable lands in Esplanade; and

l. Pursuant to the 2013 Assessment Report, and in connection with the 2013 Bonds, the District contemplated that: "it is anticipated that, in the event that the District issues additional bonds to finance the balance of the Phase 1 CIP, additional debt service special assessments may be levied and imposed on the lands subject to the 2013A-3 Assessments . . .;" and

2018 Project & Assessments / Revised 2013A-3 Assessments

m. The District now desires to undertake the remaining phases of the Master Project known as the "**2018 Project**," as described in that *2018 Supplement to Report of the District Engineer – Phase 1 Capital Improvement Plan,* dated August 1, 2018 ("**2018 Engineer's Report**") attached hereto as **EXHIBIT A**; and

n. In connection with the District's implementation of the 2018 Project, the District now desires to levy and impose debt special assessments ("**2018 Assessments**") to secure future bonds ("**2018 Bonds**") that may be levied on the lands subject to the 2013A-3 Assessments; and

o. The District further desires to amend the 2013A-3 Assessments ("**Revised 2013A-3 Assessments**") to address a new EAU factor for a new product type – i.e., a 0.7 EAU for the Single Family 30' Lot; and

p. The 2013A Assessments securing the 2013A-1 Bonds and 2013A-2 Bonds do not require any amendment, given that they are already full assigned to platted units; and

q. The 2018 Assessments and Revised 2013A-3 Assessments are described in that *Special Assessment Methodology Report – Series 2018 Bonds – Esplanade at Artisan Lakes*, dated August 1, 2018 ("**2018 Assessment Report**"), attached hereto as **Exhibit B;** and

r. All of the plans and specifications for the Master Project are on file in the offices of the District Manager at c/o JPWard & Associates, LLC, 2900 Northeast 12th Terrace, Suite 1, Oakland Park, Florida 33334 ("**District Office**"); and

s. On September 6, 2018, the Board adopted Resolution 2018-14 ("**Declaring Resolution**") declaring the District's intent to levy and impose the 2018 Assessments, and adopt the Revised 2013A-3 Assessments, consistent with the 2018 Assessment Report, and to further undertake the 2018 Project; and

t. As part of the Declaring Resolution, the Board expressed an intention to issue bonds, notes or other specific financing mechanisms to provide a portion of the funds needed for the 2018 Project, and further declared its intention to defray the whole or any part of the expense of the 2018 Project by levying the 2018 Assessments, consistent with the 2018 Assessment Report; and

u. The Declaring Resolution was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04*, Florida Statutes*, had been met; and

v. As directed by the Declaring Resolution, said Declaring Resolution was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the Secretary of the District; and

w. As directed by the Declaring Resolution, the Board caused to be made a preliminary assessment roll as required by Section 170.06, *Florida Statutes*; and

x. As required by Section 170.07, *Florida Statutes*, and as part of the Declaring Resolution, the Board fixed the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein could appear before the Board and be heard as to: (i) the propriety and advisability of levying and imposing the Revised 2013A-3 Assessments, and (ii) the propriety and advisability of making the 2018 Project (and otherwise levying and imposing the 2018 Assessments), (iii) the cost thereof, (iv) the manner of payment therefore, and (v) the amount thereof to be assessed against each specially benefited property or parcel, and the Board further authorized publication of notice of such public hearing and individual mailed notice of such public hearing in accordance with Chapters 170, 190, and 197, *Florida Statutes*; and

y. Notice of the scheduled public hearing was given by publication and also by mail as required by Sections 170.07 and 197.3632, *Florida Statutes*, and affidavits as to such publication and mailings are on file in the office of the Secretary of the District; and

Equalization Board Additional Findings

z. On October 10, 2018, and at the time and place specified in the Declaring Resolution, the Board conducted such public hearing and heard and considered all complaints and testimony as to the matters described above; the Board further met as an "Equalization Board;" and the Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll; and

aa. Having considered the estimated costs of the 2018 Project, the estimated financing costs and all comments and evidence presented at such public hearing, the Board further finds and determines that:

i. It is necessary to the public health, safety and welfare and in the best interests of the District that: (1) the District adopt the Revised 2013A-3 Assessments; (2) the District provide the 2018 Project as set forth in the 2018 Engineer's Report; (3) the cost of such 2018 Project be assessed against the lands specially benefited by such 2018 Project; and (3) the District issue 2018 Bonds to provide funds for such purposes pending the receipt of the 2018 Assessments; and

ii. The provision of said 2018 Project, the levying of the 2018 Assessments, and the sale and issuance of the 2018 Bonds serve a proper, essential, and valid public

purpose and are in the best interests of the District, its landowners and residents; and

iii. The estimated costs of the 2018 Project are as specified in the 2018 Engineer's Report and 2018 Assessment Report, and the amount of such costs is reasonable and proper; and

iv. It is reasonable, proper, just and right to assess the cost of such 2018 Project against the properties specially benefited thereby using the method determined by the Board and set forth in the 2018 Assessment Report, which results in the 2018 Assessments, set forth on the final assessment roll; and

v. The 2018 Project benefits all developable property within the District; and

vi. Accordingly, the 2018 Assessments as set forth in the 2018 Assessment Report constitute a special benefit to all parcels of real property listed on said final assessment roll, and the benefit, in the case of each such parcel, will be equal to or in excess of the 2018 Assessments, imposed thereon, as set forth in **Exhibit B**; and

vii. All developable property within the District is deemed to be benefited by the 2018 Project, and the 2018 Assessments will be allocated in accordance with the 2018 Assessment Report as set forth in **Exhibit B**; and

viii. The 2018 Assessments and Revised 2013A-3 Assessments are fairly and reasonably allocated across the benefitted property, as set forth in **Exhibit B**; and

ix. It is in the best interests of the District that the 2018 Assessments be paid and collected as herein provided; and

x. In order to provide funds with which to pay the costs of the 2018 Project which are to be assessed against the benefited properties, pending the collection of the 2018 Assessments, it is necessary for the District to issue the 2018 Bonds.

3. **AMENDING RESOLUTION 2014-7 TO ADOPT REVISED 2013A-3 ASSESSMENTS.** Resolution 2014-07 is hereby amended to adopt the Revised 2013A-3 Assessments for the sole purpose of establishing a new product type – i.e., a 0.7 EAU for the Single Family 30' Lot, as set forth in **Exhibit B.** Except as set forth in the preceding sentence, and **Exhibit B**, Resolution 2014-7 continues to apply in full force and effect with respect to the 2013 Assessments, including but not limited to the Revised 2013A-3 Assessments.

4. **AUTHORIZATION FOR PROJECT; ADOPTION OF ENGINEER'S REPORT.** The 2018 Engineer's Report identifies and describes the infrastructure improvements to be financed in part with the 2018 Bonds, and sets forth the costs of the 2018 Project. The District hereby confirms that the 2018 Project serves a proper, essential, and valid public purpose. The use of the 2018 Engineer's Report in connection with the sale of the 2018 Bonds is hereby authorized, approved and ratified, and the proper

officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

5. **ESTIMATED COST OF IMPROVEMENTS.** The total estimated costs of the 2018 Project and the costs to be paid by the 2018 Assessments on all specially benefited property are set forth in **Exhibits A and B**, respectively, hereto.

6. **ADOPTION OF ASSESSMENT REPORT.** The 2018 Assessment Report setting forth the allocation of 2018 Assessments to the benefitted lands within the District is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the 2018 Bonds. The Board further approves, adopts and confirms the 2018 Assessment Report.

7. **EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS.** The 2018 Assessments imposed on the parcels specially benefited by the 2018 Project, all as specified in the final assessment roll set forth in **Exhibit B**, attached hereto, are hereby equalized, approved, confirmed and levied. The levy and collection of the 2018 Assessments in connection with the 2018 Bonds consistent with this Resolution and the 2018 Assessment Report attached hereto as **Exhibit B,** are hereby ratified, confirmed and approved. Immediately following the adoption of this Resolution, the lien of 2018 Assessments as reflected in **Exhibit B**, attached hereto, shall be recorded by the Secretary of the District in the District's "**Improvement Lien Book**." The 2018 Assessments against each respective parcel shown on such final assessment roll and interest, costs, and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid, and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

a. ***Adjustments to 2018 Assessments.*** Prior to the issuance of any particular series of the 2018 Bonds, the District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary and in the best interests of the District, as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. To the extent that land is added to the District, the District may, by supplemental resolution at a regularly noticed meeting, determine such land to be benefitted by the 2018 Project and reallocate the 2018 Assessments in order to impose special assessments on the newly added and benefitted property. In the event the issuance of any particular series of the 2018 Bonds by the District would result in a decrease of the 2018 Assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of the 2018 Bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

b. ***Supplemental Assessment Resolutions for 2018 Bonds.*** In connection with the issuance of any particular series of the 2018 Bonds, the District shall adopt, without the need for further public hearing, a supplemental assessment resolution establishing specific 2018 Assessments securing the 2018 Bonds. Such supplemental assessment resolution shall be adopted at a noticed meeting of the District, and shall set forth the

actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution. Among other things, the supplemental assessment resolutions may provide for the issuance of multiple series of bonds payable from 2018 Assessments levied in one or more assessment areas established by such supplemental assessment resolutions.

8. **FINALIZATION OF SPECIAL ASSESSMENTS.** When a project has been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to Section 170.08, *Florida Statutes*, regarding completion of a project funded by a particular series of 2018 Bonds, the District shall credit to each 2018 Assessment the difference, if any, between the 2018 Assessment as hereby made, approved and confirmed and the actual costs incurred in completing the project. In making such credits, no credit shall be given for bond, note or other specific financing mechanism costs, capitalized interest, funded reserves or bond or other discounts. Such credits, if any, shall be entered in the Improvement Lien Book.

9. **PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.**

a. ***Payment.*** The 2018 Assessments shall as further set forth in a supplemental assessment resolution with respect to each other series of the 2018 Bonds may, be paid in not more than thirty (30) yearly installments of principal and interest, provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District.

b. ***Prepayment.*** Subject to the provisions of any supplemental assessment resolution, any owner of property subject to the 2018 Assessments may, at its option, pre-pay the entire amount of the 2018 Assessment any time, or a portion of the amount of the 2018 Assessment one time (but only if such partial payment is made within one year from the issuance of the 2018 Bonds), plus accrued interest to the next succeeding interest payment date (or such other time set forth in the supplemental indenture applicable to the series of bonds secured by the 2018 Assessments in question), attributable to the property subject to 2018 Assessment owned by such owner. Prepayment of to the 2018 Assessments does not entitle the property owner to any discounts for early payment. If authorized by the applicable trust indenture (and related supplemental assessment resolution), the District may, but need not, grant a discount equal to all or a part of the payee's proportionate share of the cost of the 2018 Project consisting of bond financing costs, such as capitalized interest, funded reserves, and bond discount included in the estimated cost of the 2018 Project, upon payment in full or part of any 2018 Assessments during such period prior to the time such financing costs are incurred as may be specified by the District.

c. ***Uniform Method; Alternatives.*** The District may elect to use the method of collecting 2018 Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes*

("**Uniform Method**"). The District has heretofore taken all required actions to comply with Sections 197.3632 and 197.3635, *Florida Statutes*. Such 2018 Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its 2018 Assessments is not available to the District in any year, or if determined by the District to be in its best interests, and subject to the terms of any applicable trust indenture, the 2018 Assessments may be collected as is otherwise permitted by law. In particular, the District may, in its sole discretion, collect 2018 Assessments by directly billing landowners and enforcing said collection in any manner authorized by law. Any prejudgment interest on delinquent assessments that are directly billed shall accrue at the applicable rate of any bonds or other debt instruments secured by the 2018 Assessments. The decision to collect 2018 Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect 2018 Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

d. ***Uniform Method Agreements Authorized.*** For each year the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of Manatee County who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.

e. ***Re-amortization.*** Any particular lien of 2018 Assessments shall be subject to re-amortization where the applicable series of bonds is subject to re-amortization pursuant to the applicable trust indenture.

9. ALLOCATION OF SPECIAL ASSESSMENTS; APPLICATION OF TRUE-UP PAYMENTS.

a. At such time as parcels of land, or portions thereof, are included in a plat or site plan, it shall be an express condition of the lien established by this Resolution that, prior to Manatee County approval, any and all plats or site plans for any portion of the lands within the District, as the District's boundaries may be amended from time to time, shall be presented to the District Manager for review. As parcels of land, or portions thereof, are included in a plat or site plan, the District Manager shall review the plat or site plan and cause the 2018 Assessments securing each series of 2018 Bonds to be reallocated to the units being included in the plat or site plan and the remaining property in accordance with **Exhibit B**, and cause such reallocation to be recorded in the District's Improvement Lien Book.

b. Pursuant to the 2018 Assessment Report, attached hereto as **Exhibit B**, and which terms are incorporated herein, there may be required from time to time certain true-up payments. When a plat or site plan is presented to the District, the District Manager shall review the plat or site plan to determine whether, taking into account the plat or site plan, there is a net shortfall in the overall principal amount of assessments reasonably able to be assigned to benefitted lands within the District. Such determination shall be made based on the tests or other methods set forth in **Exhibit B.** If the overall principal amount of assessments reasonably cannot be assigned, or is not reasonably expected to be assigned, as set forth in more detail in and subject to the

terms of **Exhibit B,** to the platted and site planned lands as well as the undeveloped lands, then a debt reduction payment ("**True-Up Payment**") in the amount of such shortfall shall become due and payable that tax year by the landowner(s) of record of the land subject to the proposed plat or site plan and of the remaining undeveloped lands, in addition to any regular assessment installment. No further action by the Board shall be required. The District's review shall be limited solely to this function and the enforcement of the lien established by this Resolution. In the event a True-Up Payment is due and unpaid, the lien established herein for the True-Up Payment amount shall remain in place until such time as the True-Up Payment is made. The District shall record all True-Up Payments in its Improvement Lien Book.

c. The foregoing is based on the District's understanding that the community would be developed with the type and number of units set forth in **Exhibit B**, on the developable acres. However, more than the stated number of units may be developed. In no event shall the District collect 2018 Assessments pursuant to this Resolution in excess of the total debt service related to the 2018 Project, including all costs of financing and interest. The District recognizes that such things as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the true-up methodology to any assessment reallocation pursuant to this paragraph would result in 2018 Assessments collected in excess of the District's total debt service obligations for the 2018 Project, the Board shall take such action(s) as described in **Exhibit B** or otherwise may by resolution take appropriate action to equitably reallocate the 2018 Assessments.

d. As set forth in **Exhibit B** and any supplemental assessment resolution and supplemental assessment report for a specific series of 2018 Bonds, and as noted herein, the District may assign a specific debt service assessment lien comprising a portion of the 2018 Assessments to an assessment area comprised of specific unplatted lands which are less than all of the unplatted lands in the District, and, accordingly, any related true-up determinations may be limited to determining whether the planned units for such specified lands in the assessment area have been and/or will be developed.

10. **GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT.** Real property owned by units of local, state, and federal governments, or similarly exempt entities, shall not be subject to the 2018 Assessments without specific consent thereto. If at any time, any real property on which 2018 Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of 2018 Assessments thereon), or similarly exempt entity, all future unpaid 2018 Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

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

12. **SEVERABILITY.** If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or

part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

13. **CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

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

APPROVED AND ADOPTED THIS 10TH DAY OF OCTOBER, 2018.

ATTEST: **ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT**

_____ _____

James P. Ward, Secretary Michael Bachman, Chairman

Exhibit A: *2018 Supplement to Report of the District Engineer – Phase 1 Capital Improvement Plan,* dated August 1, 2018

Exhibit B: *Special Assessment Methodology Report – Series 2018 Bonds – Esplanade at Artisan Lakes*, dated August 1, 2018

Artisan Lakes
Community Development District

2018 Supplement to Report of the District Engineer - Phase I Capital Improvement Plan, dated July 23, 2007 and as previously supplemented November 15, 2013 and November 26, 2013.

August 1, 2018

Prepared for:

Artisan Lakes
Community Development District
Manatee County, Florida

Prepared by:

Jeremy L. Fireline, P.E.
Waldrop Engineering
Sarasota, Florida

INTRODUCTION

Artisan Lakes Community Development District (the "District") is located within the Gateway North Development of Regional Impact, also known as Artisan Lakes ("**Artisan Lakes DRI**") in northern Manatee County in Sections 9,16, and 17, Township 33 South, Range 18 East, Manatee County, Florida. Esplanade at Artisan Lakes ("Esplanade" or the "Development"), originally planned as an 807-lot development, is currently being developed as an 829-lot gated community containing 398 +/- acres completely within the District boundary. The main access to Esplanade is via a main entrance roadway, Artisan Lakes Parkway, connecting to Moccasin Wallow Road to the south. The District, established in accordance with applicable Florida Statutes as a Community Development District, which is a local unit of special-purpose government, originally encompassed approximately 854 +/- acres. A petition to remove all lands outside the Esplanade development from the original District boundary is currently being processed through Manatee County, with approval anticipated in August 2018. Accordingly, this report assumes the boundary amendment has been accomplished so that District encompasses approximately 415+/- acres of which approximately 397.7 comprise the Development, with the balance of the acreage being comprised of 17 +/- acres containing the first phase of Artisan Lakes Parkway, the recreational amenity and storm water management facilities/open space. The majority of all construction and development activities associated with Esplanade is wholly contained within the revised limits being established for the District. Off-site intersection improvements have been completed on Moccasin Wallow Road, including widening, construction of turn lanes, and signage and striping. No other off-site transportation improvements are required for the completion of Esplanade.

This supplement is to the Report of the District Engineer - Phase 1 Capital Improvement Plan, dated July 23, 2007 and as previously supplemented November 15, 2013 and November 26, 2013 ("**Original Engineer's Report**"), which originally described the capital improvement plan ("**Esplanade CIP**") for what is known as "Esplanade" or "Phase 1."[1] As the Esplanade CIP has been implemented, different lot counts and types have been developed, resulting in changes to the Esplanade CIP. Consequently, this supplement updates the Original Engineer's Report to account for the changes made to date, and to

[1] The term "Phase 1" in prior reports referred to the Esplanade development. However, Esplanade itself has phases of its own. To avoid confusion, the 398-acre Esplanade development is referred to only as Esplanade herein, and any reference to phases are to phases within Esplanade itself.

address a revised plan for the balance of Esplanade. The District originally issued its Capital Improvement Revenue Bonds, Series 2013 in order to finance a portion of the Esplanade CIP, and now anticipates issuing additional debt to finance certain public components of the revised Esplanade CIP, as set forth herein. References herein to the Esplanade CIP mean such plan as revised hereby. All components of the Esplanade CIP are part of the project that was described in the Original Engineer's Report.

PURPOSE and SCOPE

The District was established for the purpose of financing, acquiring, constructing, maintaining and operating all or a portion of the public infrastructure necessary for the community development within the District. The purpose of this report is to update progress on the Esplanade CIP and provide a description of the infrastructure improvements necessary for future development activities including those to be financed and/or acquired by the District. The District will finance, acquire and/or, construct, operate, and maintain a portion of the public infrastructure improvements that are needed to serve Esplanade and allocate the costs for the infrastructure improvements. A portion of these public infrastructure improvements have been or will be completed by Taylor Woodrow Communities at Artisan Lakes, LLC (the "Developer"), the primary developer of Esplanade and will be acquired or have been acquired and will be refinanced, as applicable, by the District with proceeds of bonds issued by the District. The Developer will finance and construct the balance of the infrastructure improvements needed for the development that is not financed by the District.

The proposed infrastructure improvements, as outlined herein, are necessary for the functional development of the District as required by the applicable independent unit of local government.

The Engineer's Report reflects the District's present intentions. The implementation and completion of the Esplanade CIP outlined in this report requires final approval by the District's Board of Supervisors, including the approval for the purchase of site related improvements, if any. Costs for completed components of the Esplanade CIP are based on actual costs. Cost estimates contained in this report have

been prepared based on the best available information, including bid documents and pay requests where available. These estimates may not reflect final engineering design or complete environmental permitting. Actual costs will vary based upon final plans, design, planning, approvals from regulatory authorities, inflation, etc. Nevertheless, all costs contained herein, may be reasonably expected to adequately fund the improvements described, and contingency costs as included are reasonable for components of the Esplanade CIP that are not yet complete.

CAPITAL IMPROVEMENT PLAN

The Esplanade CIP includes completed and planned infrastructure improvements that will provide special benefit to all assessable land within Esplanade. In particular, the Esplanade CIP includes: (i) public improvements within Esplanade such as the stormwater management system, wastewater system, water distribution system, and irrigation mains (ii) portions of public Artisan Lakes Parkway located within the District, (iii) certain other off-site improvements including portions of public Artisan Lakes Parkway lying outside the District, and (iv) related soft costs such as professional fees and permitting costs. Artisan Lakes Parkway, which will serve the District as well as the entire Artisan Lakes development (a portion of which is outside the District), is being completed in multiple phases. The maximum contribution from the District to the costs to construct Artisan Lakes Parkway is forty-five percent of the total cost to construct Artisan Lakes Parkway. It is expected that following establishment of Artisan Lakes East Community Development District (comprising the land to be removed from the boundaries of the District) (the "Artisan Lakes East CDD"), the District and the Artisan Lakes East CDD will enter into an interlocal agreement (the "Interlocal Agreement") to provide for each of the District and Artisan Lakes East CDD to fund its proportionate share of the costs of Artisan Parkway and related improvements (the District's share being 45% of such cost), as well as to provide for Artisan Lakes East CDD to fund the cost of certain utilities acquired by the District (the cost of which are not included in the Esplanade CIP) and to provide for certain matters relating to impact fee credits arising from the construction of Artisan Lakes Parkway. With respect to such impact fee credits, it is expected that the same will be shared by the District and Artisan East CDD in the same percentages as the cost of Artisan Lakes Parkway is shared and that the same will be used in a fair and equitable manner benefitting the property in the District and the Artisan Lakes East CDD benefitted by the construction of

Artisan Lakes Parkway, as will be detailed in the Interlocal Agreement. Allocation of the contribution toward construction of Artisan Lakes Parkway between the District and the Artisan Lakes East CDD was based on the proportion of total lots planned in each district (45% of the total lots were planned for the District, and 55% were planned for the Artisan Lakes East CDD). It should be noted that the precise lot counts, and resulting proportion of the total, has fluctuated slightly as design of new phases of development have been finalized. However, development is proceeding in substantial compliance with the established cost share allocation.

The first platted phase of Esplanade[2] (including 182 lots) was completed in 2013 and the first phase of Artisan Lakes Parkway was completed in 2013 and acquired by the District. Additional public infrastructure acquired in 2013 included the public storm sewer system, gravity sanitary sewers and sanitary force mains, and the potable water mains within Esplanade as well as the public storm sewer system, gravity sanitary sewers and sanitary force mains and potable water mains, together with the public roadway and pavement, landscape/hardscape/irrigation and street lights in the first phase of Artisan Lakes Parkway along with a portion of the Work Product. An offsite 27" gravity sanitary sewer that conveys wastewater from Artisan Lakes to a Manatee County master lift station was also acquired by the District. The total value of these improvements was $9,769,458.88. Partial payment for this acquisition in the amount of $6,991,448.50 was funded through the issue of a series of Bonds in 2013 (the "Series 2013 Bonds") in the original par amount of $8,515,000. All sewer and water utilities, within and outside of Esplanade, acquired by the District were dedicated to Manatee County for maintenance. The roadway and related storm sewer in Phase I of Artisan Lakes Parkway was dedicated to Manatee County for maintenance provided however that the District maintains the landscaping, irrigation, hardscaping and street lights within Artisan Lakes Parkway. In addition to the above infrastructure, $164,000 in additional work product has been completed associated with design, permitting and construction engineering for Phase 1 public infrastructure, which has not yet been acquired by the District.

---

[2] The first phase of Esplanade is identified in the plat known as "Artisan Lakes Esplanade, Phase I, Subphases A, B, C & D," ("**Esplanade Phase 1 Plat**") which was recorded on August 26, 2014 and in Official Records of Manatee County, Florida at Plat Book 57, Pages 65 et seq.

The second phase of Esplanade[3], including 46 lots, was completed in 2015, at which time the District acquired additional completed public potable water mains and gravity sanitary sewers through a Bill of Sale. The total value of the acquired infrastructure was $145,548.45. Payment from the District to the Developer for this infrastructure has not yet been funded. The acquired infrastructure was dedicated to Manatee County for ownership and maintenance. The work product for the design, permitting and construction engineering for the second phase was $101,604.26, which has not yet been acquired by the District.

The third phase of development in Esplanade, including 160 lots, is currently in the final stages of completion. The District will acquire additional completed public potable water mains, gravity sanitary sewers, and storm sewer and work product through Bills of Sale from the Developer. The total value of the infrastructure to be acquired is estimated to be $1,326,826.13. The water and sewer utilities acquired will be dedicated to Manatee County for ownership and maintenance.

The fourth phase of development in Esplanade, including 211 lots, is currently in the final stages of permitting; construction will commence in October 2018 and is scheduled to be completed by December 2018. The District will acquire additional completed public potable water mains, gravity sanitary sewers, storm sewer and work product through Bills of Sale from the Developer. The total value of the infrastructure to be acquired is estimated to be $1,307,772.01. The water and sewer utilities acquired will be dedicated to Manatee County for ownership and maintenance.

The remaining 250 lots in Esplanade will be developed in future phases. The District may acquire all or a portion of the public storm sewer system, gravity sanitary sewers and/or sanitary force mains, and potable water mains and related work product in the future phases of development. The cost of these improvements is estimated at $2,040,191.22 as shown on Exhibit B.

Altogether, the cost of the applicable improvements and work product acquired by the District to date is $10,767,262.20, of which the District has paid $6,991,448.50 from proceeds of its 2013 bond issue, and

[3] The second phase of Esplanade is identified in the plat known as "Artisan Lakes Esplanade, Phase II," which replatted a portion of Esplanade Phase 1 Plat and which was recorded on October 30, 2015 and in Official Records of Manatee County, Florida at Plat Book 59, Pages 1 et seq.

recognized a contribution to offset certain assessments of $64,161.81, leaving the amount of $3,711,651.89 remaining payable to the Developer for these improvements and work product in the first and second phases of development in Esplanade.

The 2018 Project consists of those portions of the Esplanade CIP that will be constructed within 3 years of issuing such bonds. The 2018 Project consists of the $3,711,651.89 payable to the Developer for work previously completed, $164,000 in additional work product associated with Phase 1, $175,948.73 in work product associated with Phase 2, $474,571.26 for construction and work product completed in the third phase of Esplanade that has not yet been sold to the District, and $1,307,772.01 for work currently under way in the fourth phase of Esplanade, and to the extent detailed in a supplement to this report prepared prior to the issuance of the 2018 Bonds, any portion of the $2,040,191.22 in costs for the remaining public infrastructure to the extent eligible to be financed by the 2018 bonds, totaling $7,874,094.92, as shown on Exhibit B.

The estimated total cost of the Esplanade CIP is $35,248,763.50, which includes both public improvements and related work products, and Developer contributions for all costs incurred to date as well as future estimated costs. Refer to Exhibit B for a summary of the costs by infrastructure category for the completed and planned Esplanade CIP expenditures.

The Esplanade CIP status, along with anticipated completion timeline is presented below.

Construction Phasing	**Completion Date**
Phase I	December 2013
Phase II	2015
Phase III	2018
Phase IV	2018
Remaining Esplanade Phases	2018 - 2023

GOVERNMENTAL ACTIONS

The District was established by the Manatee County Board of County Commissioners through Ordinance No. 07-64 on August 20, 2007. The Developer received revised zoning approval for the Artisan Lakes DRI from Manatee County on May 11, 2016 (PDMU-91-01(G)(R6).

The zoning approval for the Artisan Lakes DRI (in which the District lies completely) allows for a maximum of 2,800 residential units including conventional attached, detached and multi-family residential single-family dwellings with accessory parks and an amenity center. The current plan of development is to construct individual "stand-alone" neighborhoods within the Artisan Lakes DRI; Esplanade being one of the neighborhoods consisting of 849 single family detached units. The permit status for the development is summarized in Exhibit "A" included with this report. All permits for onsite improvements have been obtained or are being renewed/revised from the applicable agencies. The required off-site improvements on Moccasin Wallow Road to support development of all 849 units in Esplanade have been completed.

Compliance with the conditions of the zoning approval and permitting requirements is currently being accomplished. It is our opinion that there are no technical reasons existing at this time which would prohibit the implementation of the plans for the Development as presented herein and that permits normally obtained by site development engineers not heretofore issued and which are necessary to effect the improvements described herein will be obtained during the ordinary course of development.

LAND USE

As stated, Esplanade includes approximately 397.7 acres within the amended District's total 415 +/- acres. The Artisan Lakes DRI is approved to ultimately include 2,800 single-family residential units; Esplanade is planned to include 849 single family units of that total. The table below illustrates the current land use plan in acreage for the amended District. Such information is subject to change.

Proposed Land Use	Esplanade Approx. Acres	Esplanade Units
Single and Multi Family Attached & Detached Residential	221.8	849
Amenity Center	15.5	N/A
Recreation		N/A
Wetlands, Lake/Detention	128.6	N/A
Other (Open Space/Drainage, etc.)	49.2	N/A
Total	415.1	

ROADWAYS

Primary vehicular access to the District is provided from Moccasin Wallow Road, which is currently a rural two-lane collector road that runs in an east/west direction. Internally, a four-lane boulevard roadway, Artisan Lakes Parkway, is being constructed in three phases to provide access to individual neighborhoods in the District. The first phase of Artisan Lakes Parkway between Moccasin Wallow Road to the main entrance into Esplanade has been completed. The second and third phases of Artisan Lakes Parkway are being completed with other projects and are not included in the Esplanade CIP and will be addressed in the Interlocal Agreement. Artisan Lakes Parkway will be dedicated to Manatee County upon completion. All other roads within Esplanade are to be private and will be funded by the Developer and dedicated to the Homeowner's Association for ownership and maintenance.

UNDERGROUND AND STREET LIGHTING ELECTRICAL SYSTEM

The District lies within the area served by the Florida Power and Light (FP&L) service area. FP&L will provide underground electric service to the site from lines located within the public right-of-way of Artisan Lakes Parkway, which have been extended from Moccasin Wallow Road. The District's internal electrical distribution system will consist of underground cable with appurtenant transformers and service pedestals for street light locations. These infrastructure improvements may be funded by the Developer. The District may acquire street lights within the Artisan Lake Parkway public right-of-way. Any street lights and related improvements funded by the District will be owned by the District or

another governmental entity and located in public ungated road rights-of-way.

STORMWATER MANAGEMENT

Manatee County and the Southwest Florida Water Management District (SWFWMD) regulate the design criterion for the stormwater management system within the District. The District is located within the Fishhawk Creek basin. The pre-development site runoff and water management conditions have been developed by Manatee County and SWFWMD. The existing, onsite, naturally occurring wetlands have been delineated by SWFWMD and the Manatee County Environmental Resources Department.

The Stormwater Management Plan for the District focuses on utilizing newly constructed ponds in the uplands for stormwater treatment in conjunction with the naturally occurring wetlands.

The primary objectives of the stormwater management system for the District are:

1. To provide a stormwater conveyance and storage system, which includes stormwater quality treatment.
2. To adequately protect development within the District from regulatory-defined rainfall events.
3. To maintain wetland hydroperiods.
4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of the development.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas that naturally drains through the District. Accommodating existing drainage conditions is a requirement of more than one regulatory agency and is an integral part of the infrastructure improvements constructed with development projects.
6. Preserve the function of the floodplain storage during the 100-year storm event.

The stormwater collection and outfall systems will be a combination of curb inlets, pipe culverts, control structures and open waterways. Wetland hydroperiods (normal pool and season high water elevations) will be maintained through proper design and maintenance of the outfall control structures. It will be the responsibility of the District to maintain the stormwater system and ensure its operation. No earthwork, including the cost of digging of lakes, is included in the 2018 Project. All improvements

included in the District-funded public Stormwater Management Plan are an integral part of the water management system needed for the Development and are located on publicly-owned land or within public easements or public rights-of-way. The purpose of the lakes is to manage stormwater, with any use of such water for irrigation on private lots being incidental to that purpose. All lakes included in the Stormwater Management Plan were constructed in accordance with applicable requirements of governmental authorities with jurisdiction over the lands in the District. It was less expensive to allow the Developer of the land in the District to use any excess fill generated by construction of the improvements in the Stormwater Management Plan than to haul such fill off-site.

WASTEWATER COLLECTION

The District is within the Manatee County service area with wastewater treatment service to be provided by the Manatee County Public Works Department. The North Manatee County Treatment Facility will serve the District. The District connects to an existing Manatee County master pump station located at the southeast corner of Artisan Lakes. Wastewater service of the District's onsite sewer system has been approved by Manatee County through a "Concurrency" Certificate Level of Service ("CLOS"). This CLOS verifies capacity to serve the development permitted in PDMU-91-01(G)(R6). Esplanade's onsite sanitary sewer system consists of 8" gravity collection lines with appurtenant manholes, two pump stations, and an 8" force main that drains into a 27" gravity sewer main that conveys waste water flows from the District to the Manatee County master pump station. All wastewater collection mains and pump stations will be dedicated to Manatee County for maintenance.

WATER DISTRIBUTION SYSTEM

The District lies within the Manatee County service area with potable water service to be provided by the Manatee County Public Works Department. The District will be served from the 30" potable water line located within the Moccasin Wallow Road right-of-way adjacent to the south boundary of the District. The current and future water distribution systems within the project consist of 16", 10", 8", 6" and 4" water mains with appurtenant valves and fire hydrants. All potable water mains will be dedicated to Manatee County for maintenance.

LANDSCAPING, IRRIGATION, HARDSCAPING & STREET LIGHTS

Significant landscape features and associated irrigation systems are planned for Esplanade. Entry monumentation, landscaping, irrigation, hardscaping and street lighting within the first phase of Artisan Lakes Parkway have been complete and acquired by the District, all or which is located in public right of way or public easements or otherwise on publicly-owned land and is being maintained by the District pursuant to a right of way maintenance permit issued by the County. Additional landscaping and irrigation within Esplanade's main roadways in Phase I and Phase II have been completed. Additional landscaping and irrigation within Phase III roadways has been partially completed and will continue concurrent with construction of Phase III infrastructure. Landscaping and irrigation within Esplanade (other than to the extent related to Artisan Lakes Parkway) will not be funded by the District. Landscaping within Artisan Lakes Parkway is maintained by the Homeowner's Association by agreement with the District.

RECREATIONAL FACILITIES

Esplanade will include one larger, centrally located amenity center ("Esplanade Amenity") which will replace the current temporary amenity center, which is located at the south end of Artisan Lakes, and which is adjacent to, but outside, the District's geographic boundaries. The new amenity center will be private and exclusively serve residents of Esplanade. Specific features will include tennis courts, a club house, lagoon pool and various walking paths.

The District and the holders of the District's outstanding 2013 bonds are currently the beneficiaries of a mortgage on an approximately 3.6 acre parcel of land in the Development owned by the Developer on which a temporary sales center is located, which remains in effect until certain conditions are met in the future, to ensure construction of the recreational amenity planned for the Development. The mortgage does not run in favor of the holders of the District's proposed 2018 bonds. Construction of the Esplanade Amenity is scheduled to commence August 2018 and be completed by August 2019. The District will not construct the Esplanade Amenity. Although the Esplanade CIP benefits the Esplanade Amenity, it is

not assessed pursuant to state law, as it is a common element for the Development.

CONTINGENCY

This category includes the cost for adjustments as a result of unexpected field conditions, requirements of governmental agencies and other unknown factors that may occur throughout the course of development of the infrastructure. In general, the contingency amount is based on a percentage of the total infrastructure cost estimate.

PROFESSIONAL FEES

Professional fees include civil engineering, costs for site design, permitting, inspection and master planning, survey costs for construction staking and record drawings as well as preparation of preliminary and final plats, geotechnical cost for pre-design soil borings, under drain analysis and construction testing, and architectural cost for landscaping. Also included in this category are fees associated with environmental consultation and permitting and legal fees. Together, the above fees are referred to as "work product". Only professional fees associated with the public portions of the Esplanade CIP will be financed by the District. Fees for public portions of the Esplanade CIP were computed according to the ratio of public infrastructure costs to the total infrastructure costs.

OWNERSHIP AND MAINTENANCE

The ownership and maintenance responsibilities of the infrastructure improvements in the Esplanade CIP are set forth below.

Esplanade CIP	Financing	Ownership	Maintenance
Neighborhood Roadway Improvements	Developer	HOA	HOA
Artisan Lakes Parkway Improvements (Artisan Lakes Parkway – Phase I)	CDD	Manatee County	Manatee County
Landscaping/Hardscaping/Irrigation/Street Lighting within Artisan Lakes Parkway – Phase I	CDD	CDD	CDD/HOA[4]
Stormwater Management System and On-site Wetlands	CDD	CDD	CDD/HOA[4]
Amenity Center (temporary and permanent)	Developer	HOA	HOA
Sanitary Sewer Collection including the on-site and off-site Transmission System	CDD	Manatee County	Manatee County
Water Distribution	CDD	Manatee County	Manatee County

PROJECT COSTS

The total Esplanade CIP's identifiable total costs associated with the public and Developer-funded infrastructure improvements are estimated to be $35,248,763. The public infrastructure improvements include: Artisan Lakes Parkway – phase I (including landscaping, irrigation, hardscaping and street lights along the Parkway), streetlights, sewer, water, and storm water management systems that will ultimately be utilized by the residents of Esplanade. The maximum contribution from the Esplanade CIP toward the construction of Artisan Lakes Parkway from Moccasin Wallow Road to Buckeye Road is 45% of the estimated $14,890,000 cost to complete. This allocation is based on the proportion of the total equivalent lots in the District to the total equivalent lots planned for the District and Artisan Lakes East CDD at build-out.

Private infrastructure includes landscaping/hardscaping, irrigation, internal roadways, excavation and grading, improvements for a temporary off-site amenity center (in another part of Artisan Lakes), and a

[4] The District will own the improvements and may elect to maintain the improvements or enter into an agreement with the HOA for such maintenance.

permanent amenity center being constructed within Esplanade.

The Summary of Estimated Project costs, attached hereto as Exhibit B, outlines the actual and anticipated costs associated with the construction and acquisition of public infrastructure within the Esplanade CIP for the Artisan Lakes Community Development District, as well as private infrastructure to funded by the Developer. The cost estimates set forth herein are estimates based on current plans and market conditions, which are subject to change.

SUMMARY AND CONCLUSION

The infrastructure, as outlined above, is necessary for the functional development of the District as required by the applicable independent unit of local government. The planning and design of the infrastructure is in accordance with current governmental regulatory requirements. The infrastructure will provide its intended function so long as the construction is in substantial compliance with the design and permits. The permits set forth in Exhibit A are sufficient for the Esplanade build-out (including the Esplanade CIP) described in the development plans. The platting, design and permitting of the site plan are ongoing at this time and there is no reason to believe such permitting will not be obtained.

Items of construction in this report are based on actual completed infrastructure as built-plans and specifications or, with respect to uncompleted infrastructure, current plan quantities for the infrastructure construction as shown on the master plans, conceptual plans, construction drawings and specifications, last revisions. It is the professional opinion of Waldrop Engineering that the actual costs set forth herein are accurate and not in excess of the fair market value of the completed improvements and that estimated infrastructure costs provided herein are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to the assessable lands in Esplanade. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) of the Florida Statutes. Further, the Esplanade CIP, which includes the 2013 Project and the 2018 Project, functions as a system of improvements benefitting all lands within Esplanade.

The infrastructure total construction cost developed in this report is only an estimate and not a

guaranteed maximum price. The estimated cost is based on unit prices currently being experienced for ongoing and similar items of work in Manatee County and quantities as represented on the master plans. The labor market, future costs of equipment and materials, and the actual construction processes frequently vary and cannot be accurately forecasted. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate.

The professional services for establishing the opinion of estimated construction cost are consistent with the degree and care and skill exercised by members of the same profession under similar circumstances.

Jeremy L. Fireline, P.E
District Engineer
FL Registration No.: 63987

EXHIBITS

Exhibit A	**Permit and Construction Approval Status**
Exhibit B	**Summary of Estimated Project Costs**
Exhibit C	**Vicinity Map**
Exhibit D	**Legal Description and Description Sketch**

EXHIBIT A

PERMIT AND CONSTRUCTION APPROVAL STATUS

EXHIBIT "A"

Artisan Lakes Community Development District – Esplanade CIP

Approval Date	Anticipated Date	Agency	Application/Permit No.	Permit Name
5/5/2016		Manatee County Planning and Zoning	PDMU-91-01(Z)(G)(R6)	Site Development Plan approval (zoning)
9/16/2015		Southwest Florida Water Management District	702664/43030240.009	Surface Water Management/Mass Grading Permit
5/18/2016		Manatee County Development Order	Ord. 16-25	Development Agreement (revised)
	July 2019	USCOE - renewal	SAJ-2006-1461	Renewal of Dredge and Fill permit – upland agricultural ditches
11/28/2016		Manatee County	FSP-16-13	Preliminary Plat/Preliminary Site Plan/Final Site Plan – Phase III
10/21/2013		Manatee County Public Works/FDEP (Water)	0133068-1047DS/C	Water Distribution Permit
10/21/2013		Manatee County Public Works/FDEP (Sewer)	CS41-0182186-192-DWC/CM	Sanitary Sewer and Collection System Permit
12/6/2016		Manatee County	Same as FSP	Construction Plans – Phase III
	October 2018	Manatee County	PLN1803-0102	Preliminary Plat/Preliminary Site Plan/Final Site Plan – Phase IV
	October 2018	Manatee County	Same as FSP	Construction Plans – Phase IV

EXHIBIT B

SUMMARY OF

ESTIMATED PROJECT COST

Artisan Lakes Community Development District

Esplanade at Artisan Lakes Capital Improvement Program Cost Estimate - Esplanade CIP

Table IV

No.	Facility	2013 Project	2018 Project[7]	Private Improvements		
		Series 2013 Project - Completed Improvements		Completed Private Improvements	Future Private Improvements	Total Project Costs
1	Stormwater/Floodplain Management[1][2]	$2,871,400.00	$1,984,442.00	$1,968,430.00	$1,320,885.00	$8,145,157.00
2	Subdivision Roads			$3,118,498.00	$1,903,792.00	$5,022,290.00
3	Subdivision Sanitary Sewer Collection System	$840,910.00	$1,617,552.99			$2,458,462.99
4	Subdivision Potable Water System	$840,910.00	$1,267,953.33			$2,108,863.33
5	Subdivision Landscape/Irrigation/Hardscape			$734,606.00	$1,264,562.00	$1,999,168.00
6	Amenity Center			$2,081,300.00	$5,332,245.00	$7,413,545.00
7	Phase I Inspection and Repair for County Acceptance			$250,000.00		$250,000.00
	Subtotal (Esplanade)	**$4,553,220.00**	**$4,869,948.32**	**$8,152,834.00**	**$9,821,484.00**	**$27,397,486.32**
		Phase I (all improvements)				
8	Artisan Lakes Parkway[4][6]	$1,877,436.47	$1,580,394.50			$3,457,830.97
	Subtotal (Improvements Benefiting All Units)	**$1,877,436.47**	**$1,580,394.50**			**$3,457,830.97**
9	**Contingency (15%)**		**$375,359.70**		**$1,473,222.60**	**$1,848,582.30**
10	**Professional Fees**	**$624,994.03**	**$1,048,392.40**	**$481,115.00**	**$390,362.47**	**$2,544,863.91**
	Total Improvements	**$7,055,650.50**	**$7,874,094.92**	**$8,633,949.00**	**$11,685,069.07**	**$35,248,763.50**

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

Notes:

(1) Public Stormwater/Floodplain mgmt includes storm sewer pipes, inlets, catch basins, control structures, headwalls

(2) Developer Funded Stormwater/Floodplain mgmt includes lake excavations, lot pad grading, road grading.

(3) Value of Public Work Completed to Date is established from past Bills of Sale and Construction Invoices.

(4) Artisan Lakes Parkway 1 improvements include: roadway, storm sewer, san. sewer, lift station no. 1, potable water & irrigation mains/landscape/hardscape, & street lights

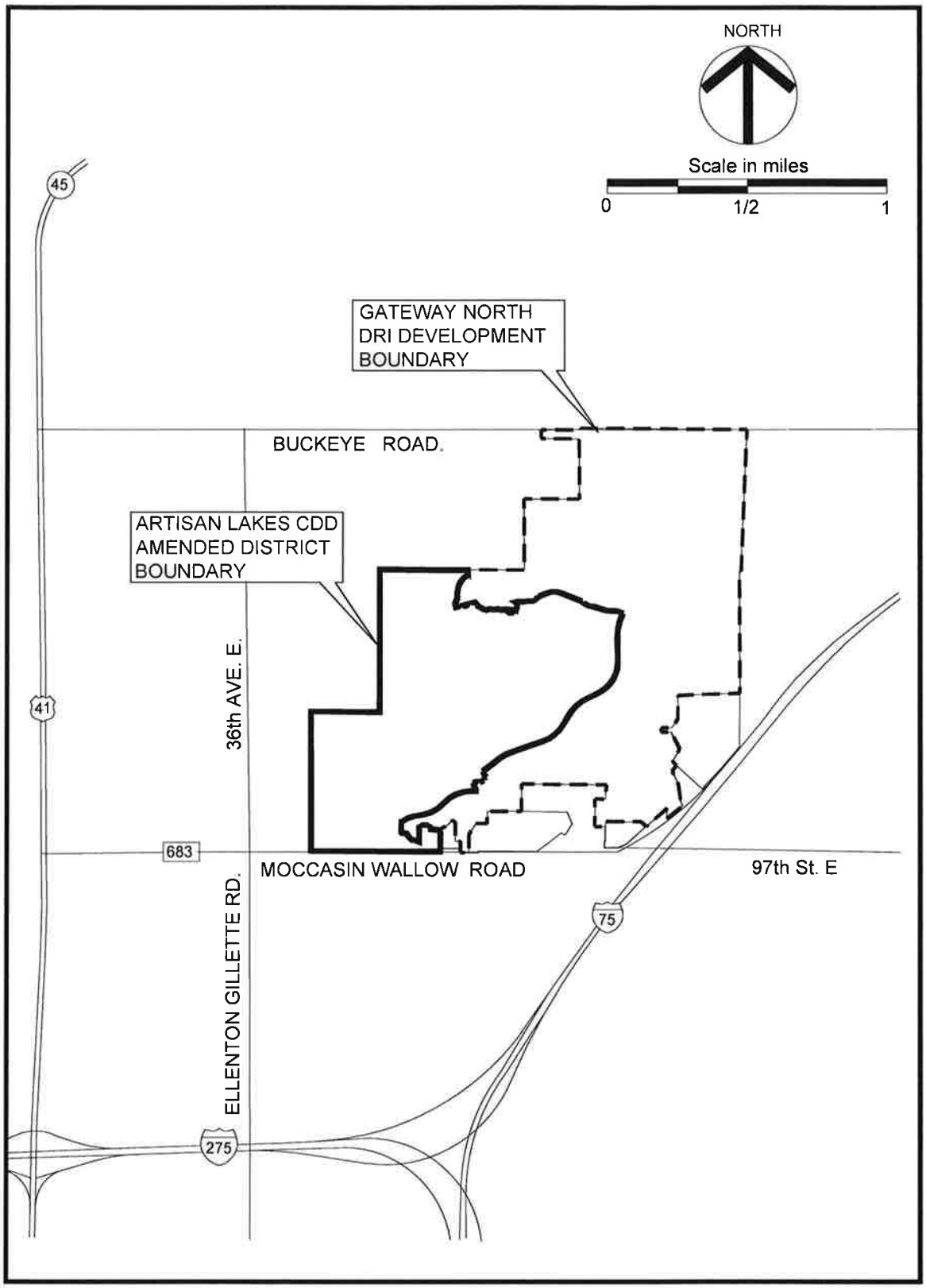
(5) Completed work includes the 27" gravity sanitary sewer main that conveys waste water from Artisan Lakes to the Manatee County master pump station

(6) Maximum District contribution toward $11,838,800 cost to construct Artisan Lakes Parkway is 45% of total cost ($5,327,460 of Interlocal Agreement with Artisan Lakes East CDD.

(7) The portions of the 2018 Project financed by the 2018 Bonds will be detailed in a supplement to this report prepared prior to the issue of the 2018 Bonds.

EXHIBIT C

VICINITY MAP



DATE: 2018-01-24

ARTISAN LAKES CDD VICINITY MAP

PREPARED FOR:
TAYLOR MORRISON OF FLORIDA, INC.
551 NORTH CATTLEMEN ROAD
SARASOTA, FLORIDA 34232
PHONE: (941) 317-0008 FAX: (941) 371-7998

SECTION: TOWNSHIP: RANGE:
9, 16 & 17 T33S R18E
SARASOTA COUNTY, FLORIDA

FILE NAME: 22321E0401.dwg
SHEET: 1 OF 1

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY FIRELINE, P.E.
FL LICENSE NO. 63987

WALDROP ENGINEERING
CIVIL ENGINEERING | PLANNING | LANDSCAPE ARCHITECTURE

551 NORTH CATTLEMEN ROAD - SUITE 100,
SARASOTA, FL 34232
P: 941-379-8400 F: 941-379-7788
EMAIL: info@waldropengineering.com

T:\Projects\223-21 (Artisan Lakes) CDD\Drawings-Exhibits\223-21-E04 Contraction Parcel\Current\22321E0401.dwg

EXHIBIT D

LEGAL DESCRIPTION AND DESCRIPTION SKETCH

Description Sketch

ARTISAN LAKES CONTRACTION PARCEL

DESCRIPTION: A parcel of land lying in Sections 16 and 17 Township 33 South, Range 18, Manatee County, Florida, being a portion of ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C & D, according to the plat thereof as recorded in Plat Book 57, Pages 65 through 101, inclusive, all of ARTISAN LAKES ESPLANADE, PHASE II, according to the plat thereof as recorded in Plat Book 59, Pages 1 through 6, and all of ARTISAN LAKES ESPLANADE, PHASE III, SUBPHASES A, B, C, D & E, according to the plat thereof as recorded in Plat Book 61, Pages 119 through 131, All of the Public Records of Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 17, run thence along the East boundary of said Section 17, N.00°54'42"E., a distance of 75.00 feet to a point on the North right of way line of Moccasin Wallow Road; thence along the North right of way line of Moccasin Wallow Road, the following two (2) courses: 1) N.89°33'35"W., a distance of 110.58 feet to the **POINT OF BEGINNING;** 2) N.89°33'35"W., a distance of 2439.46 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, also being the West boundary of said plat ARTISAN LAKES ESPLANADE, PHASE III, SUBPHASES A, B, C, D & E; thence along said East maintained right of way line, and said ARTISAN LAKES ESPLANADE, PHASE III, SUBPHASES A, B, C, D & E, N.00°08'04"W., a distance of 2602.11 feet to a point on the North boundary of the Southeast 1/4 of said Section 17, also being the Northwest corner of said plat of ARTISAN LAKES ESPLANADE, PHASE III, SUBPHASES A, B, C, D & E; thence along said North boundary of the Southeast 1/4 of Section 17, also being the North boundary of said plat ARTISAN LAKES ESPLANADE, PHASE III, SUBPHASES A, B, C, D & E, S.89°18'17"E., a distance of 1299.29 feet to the Southwest corner of the East 1/2 of the Northeast 1/4 of said Section 17; thence along the West boundary of the East 1/2 of the Northeast 1/4 of said Section 17, N.00°04'18"W., a distance of 2660.51 feet to the Northwest corner of the East 1/2 of the Northeast 1/4 of said Section 17; thence along the North boundary of the East 1/2 of the Northeast 1/4 of said Section 17, S.89°31'32"E., a distance of 1343.85 feet to the Northwest corner of the Northwest 1/4 of said Section 16; thence along the North boundary of the Northwest 1/4 of said Section 16, N.89°59'37"E., a distance of 325.57 feet; thence S.00°00'23"E., a distance of 85.35 feet; thence Southwesterly, 406.28 feet along the arc of a non-tangent curve to the left having a radius of 380.00 feet and a central angle of 61°15'29" (chord bearing S.31°06'17"W., 387.20 feet); thence S.00°28'32"W., a distance of 47.11 feet; thence Southerly, 141.36 feet along the arc of a tangent curve to the right having a radius of 300.00 feet and a central angle of 26°59'49" (chord bearing S.13°58'27"W., 140.05 feet); thence Southerly, 55.82 feet along the arc of a reverse curve to the left having a radius of 75.00 feet and a central angle of 42°38'33" (chord bearing S.06°09'05"W., 54.54 feet); thence S.15°10'11"E., a distance of 40.54 feet; thence N.74°49'49"E., a distance of 138.72 feet; thence Easterly, 111.78 feet along the arc of a non-tangent curve to the left having a radius of 55.00 feet and a central angle of 116°26'29" (chord bearing N.74°49'49"E., 93.51 feet); thence N.74°49'49"E., a distance of 133.61 feet; thence S.39°14'22"E., a distance of 32.00 feet; thence Southeasterly, 36.60 feet along the arc of a non-tangent curve to the left having a radius of 30.00 feet and a central angle of 69°54'02" (chord bearing S.23°38'57"E., 34.37 feet); thence S.58°35'58"E., a distance of 52.43 feet; thence S.56°59'18"E., a distance of 87.59 feet; thence S.78°34'23"E., a distance of 69.56 feet; thence N.73°10'12"E., a distance of 60.36 feet; thence S.79°49'59"E., a distance of 29.59 feet; thence S.81°50'02"E., a distance of 56.83 feet; thence N.76°43'23"E., a distance of 45.37 feet; thence S.87°22'32"E., a distance of 32.66 feet; thence S.76°38'21"E., a distance of 58.92 feet; thence N.78°36'28"E., a distance of 69.16 feet; thence S.84°26'15"E., a distance of 48.02 feet; thence S.65°08'35"W., a distance of 12.13 feet; thence Southerly, 78.90 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 150°41'08" (chord bearing S.10°12'00"E., 58.05 feet); thence S.85°32'34"E., a distance of 69.39 feet; thence N.80°41'18"E., a distance of 40.48 feet; thence Northeasterly, 48.89 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 93°22'37" (chord bearing N.33°59'59"E., 43.66 feet); thence N.12°41'19"W., a distance of 2.11 feet; thence S.78°04'12"E., a distance of 12.04 feet; thence Northeasterly, 53.85 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 102°50'31" (chord bearing N.50°30'33"E., 46.90 feet); thence N.00°54'43"W., a distance of 36.32 feet; thence N.00°10'08"W., a distance of 82.28 feet; thence N.59°59'38"W., a distance of 29.43 feet; thence N.78°15'11"E., a distance of 16.36 feet; thence N.85°08'32"E., a distance of 56.31 feet; thence S.82°50'00"E., a distance of 48.47 feet; thence N.81°17'08"E., a distance of 72.74 feet; thence S.89°36'29"E., a distance of 45.92 feet; thence N.85°32'12"E., a distance of 84.34 feet; thence S.83°20'20"E., a distance of 23.46 feet; thence Northeasterly, 43.03 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 82°11'02" (chord bearing N.55°34'09"E., 39.44 feet); thence N.14°28'38"E., a distance of 22.37 feet; thence N.41°30'51"E., a distance of 48.69 feet;

Legal Description Continued on Sheet No. 2

ARTISAN LAKES CONTRACTION PARCEL

PROJECT: ARTISAN LAKES		Prepared For: TAYLOR MORRISON
PHASE: CONTRACTION PARCEL		DESCRIPTION SKETCH (Not A Survey)
DRAWN: SEC	DATE: 01/05/18	CHECKED BY: PAW

REVISIONS

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

David A. Williams
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6423

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

Description Sketch

Legal Description Continued from Sheet No. 1

thence Northeasterly, 14.44 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 33°05'04" (chord bearing N.58°03'23"E., 14.24 feet); thence Easterly, 149.43 feet along the arc of a reverse curve to the left having a radius of 760.00 feet and a central angle of 11°15'55" (chord bearing N.68°57'57"E., 149.19 feet); thence Easterly, 284.63 feet along the arc of a reverse curve to the right having a radius of 340.00 feet and a central angle of 47°57'52" (chord bearing N.87°18'56"E., 276.39 feet); thence S.68°42'08"E., a distance of 419.95 feet; thence Southeasterly, 23.65 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 54°12'23" (chord bearing S.41°35'57"E., 22.78 feet); thence S.57°21'06"E., a distance of 70.76 feet; thence S.62°36'51"E., a distance of 75.80 feet; thence S.62°36'51"E., a distance of 4.70 feet; thence Easterly, 40.75 feet along the arc of a tangent curve to the left having a radius of 80.00 feet and a central angle of 29°10'54" (chord bearing S.77°12'18"E., 40.31 feet); thence Easterly, 47.43 feet along the arc of a reverse curve to the right having a radius of 200.00 feet and a central angle of 13°35'20" (chord bearing S.85°00'05"E., 47.32 feet); thence S.78°12'25"E., a distance of 56.64 feet; thence Easterly, 37.41 feet along the arc of a tangent curve to the right having a radius of 100.00 feet and a central angle of 21°25'56" (chord bearing S.67°29'27"E., 37.19 feet); thence S.74°48'01"E., a distance of 164.87 feet; thence Easterly, 127.31 feet along the arc of a non-tangent curve to the left having a radius of 660.00 feet and a central angle of 11°03'08" (chord bearing S.85°23'16"E., 127.12 feet); thence N.89°05'10"E., a distance of 49.11 feet; thence Easterly, 41.63 feet along the arc of a tangent curve to the right having a radius of 95.00 feet and a central angle of 25°06'24" (chord bearing S.78°21'38"E., 41.30 feet); thence S.65°48'26"E., a distance of 52.00 feet; thence S.64°50'08"E., a distance of 37.14 feet; thence Southerly, 485.16 feet along the arc of a non-tangent curve to the left having a radius of 1060.00 feet and a central angle of 26°13'28" (chord bearing S.12°03'08"W., 480.94 feet); thence S.01°03'36"E., a distance of 423.34 feet; thence Southwesterly, 742.82 feet along the arc of a tangent curve to the right having a radius of 640.00 feet and a central angle of 66°30'01" (chord bearing S.32°11'24"W., 701.82 feet); thence S.65°26'25"W., a distance of 197.31 feet; thence Southwesterly, 540.35 feet along the arc of a tangent curve to the left having a radius of 860.00 feet and a central angle of 36°00'00" (chord bearing S.47°26'25"W., 531.51 feet); thence S.29°26'25"W., a distance of 139.89 feet; thence Southwesterly, 541.21 feet along the arc of a tangent curve to the right having a radius of 740.00 feet and a central angle of 41°54'16" (chord bearing S.50°23'33"W., 529.23 feet); thence S.71°20'41"W., a distance of 582.70 feet; thence Southwesterly, 432.87 feet along the arc of a tangent curve to the left having a radius of 985.00 feet and a central angle of 25°10'46" (chord bearing S.58°45'18"W., 429.40 feet); thence Southwesterly, 250.94 feet along the arc of a reverse curve to the right having a radius of 1090.00 feet and a central angle of 13°11'27" (chord bearing S.52°45'39"W., 250.39 feet); thence S.30°38'38"E., a distance of 120.00 feet; thence Southwesterly, 31.11 feet along the arc of a non-tangent curve to the right having a radius of 1210.00 feet and a central angle of 01°28'23" (chord bearing S.60°05'34"W., 31.11 feet); thence Southerly, 52.87 feet along the arc of a reverse curve to the left having a radius of 35.00 feet and a central angle of 86°32'47" (chord bearing S.17°33'22"W., 47.98 feet); thence S.64°16'58"W., a distance of 80.00 feet; thence Westerly, 52.87 feet along the arc of a non-tangent curve to the left having a radius of 35.00 feet and a central angle of 86°32'47" (chord bearing N.68°59'25"W., 47.98 feet); thence Westerly, 88.43 feet along the arc of a reverse curve to the right having a radius of 1213.85 feet and a central angle of 04°10'27" (chord bearing S.69°49'25"W., 88.42 feet); thence S.19°33'35"E., a distance of 89.94 feet; thence S.30°02'46"E., a distance of 56.40 feet; thence S.00°01'36"W., a distance of 20.64 feet; thence N.89°58'24"W., a distance of 97.64 feet; thence Southwesterly, 562.95 feet along the arc of a tangent curve to the left having a radius of 671.00 feet and a central angle of 48°04'10" (chord bearing S.65°59'31"W., 546.58 feet); thence Southwesterly, 461.32 feet along the arc of a reverse curve to the right having a radius of 680.00 feet and a central angle of 38°52'11" (chord bearing S.61°23'31"W., 452.52 feet); thence S.80°49'37"W., a distance of 172.77 feet; thence Southwesterly, 263.60 feet along the arc of a tangent curve to the left having a radius of 520.00 feet and a central angle of 29°02'38" (chord bearing S.66°18'17"W., 260.78 feet); thence S.03°48'58"W., a distance of 194.30 feet; thence S.51°34'39"E., a distance of 21.79 feet; thence S.84°57'31"E., a distance of 88.78 feet; thence S.30°37'25"E., a distance of 56.24 feet; thence S.47°10'20"E., a distance of 116.53 feet; thence S:88°04'19"E., a distance of 46.06 feet; thence S.70°00'18"E., a distance of 89.96 feet; thence N.00°09'45"W., a distance of 60.06 feet; thence N.01°17'54"W., a distance of 102.94 feet; thence N.01°32'36"W., a distance of 110.30 feet; thence N.31°26'56"E., a distance of 25.81 feet; thence Northeasterly, 29.60 feet along the arc of a tangent curve to the right having a radius of 30.00 feet and a central angle of 56°31'59" (chord bearing N.59°42'55"E., 28.41 feet); thence N.87°58'55"E., a distance of 134.33 feet; thence Southeasterly, 32.13 feet along the arc of a tangent curve to the right having a radius of 30.00 feet and a central angle of 61°21'31" (chord bearing S.61°20'20"E., 30.61 feet); thence S.30°39'35"E., a distance of 29.75 feet; thence S.03°11'20"E., a distance of 38.97 feet; thence S.84°44'45"E., a distance of 196.79 feet; thence S.71°00'19"W., a distance of 7.67 feet; thence S.00°26'25"W., a distance of 400.05 feet to the POINT OF BEGINNING.

Containing 415.176 acres, more or less.

ARTISAN LAKES CONTRACTION PARCEL

PROJECT: ARTISAN LAKES		Prepared For: TAYLOR MORRISON
PHASE: CONTRACTION PARCEL		
DRAWN: SEC	DATE: 01/05/18	CHECKED BY: PAW

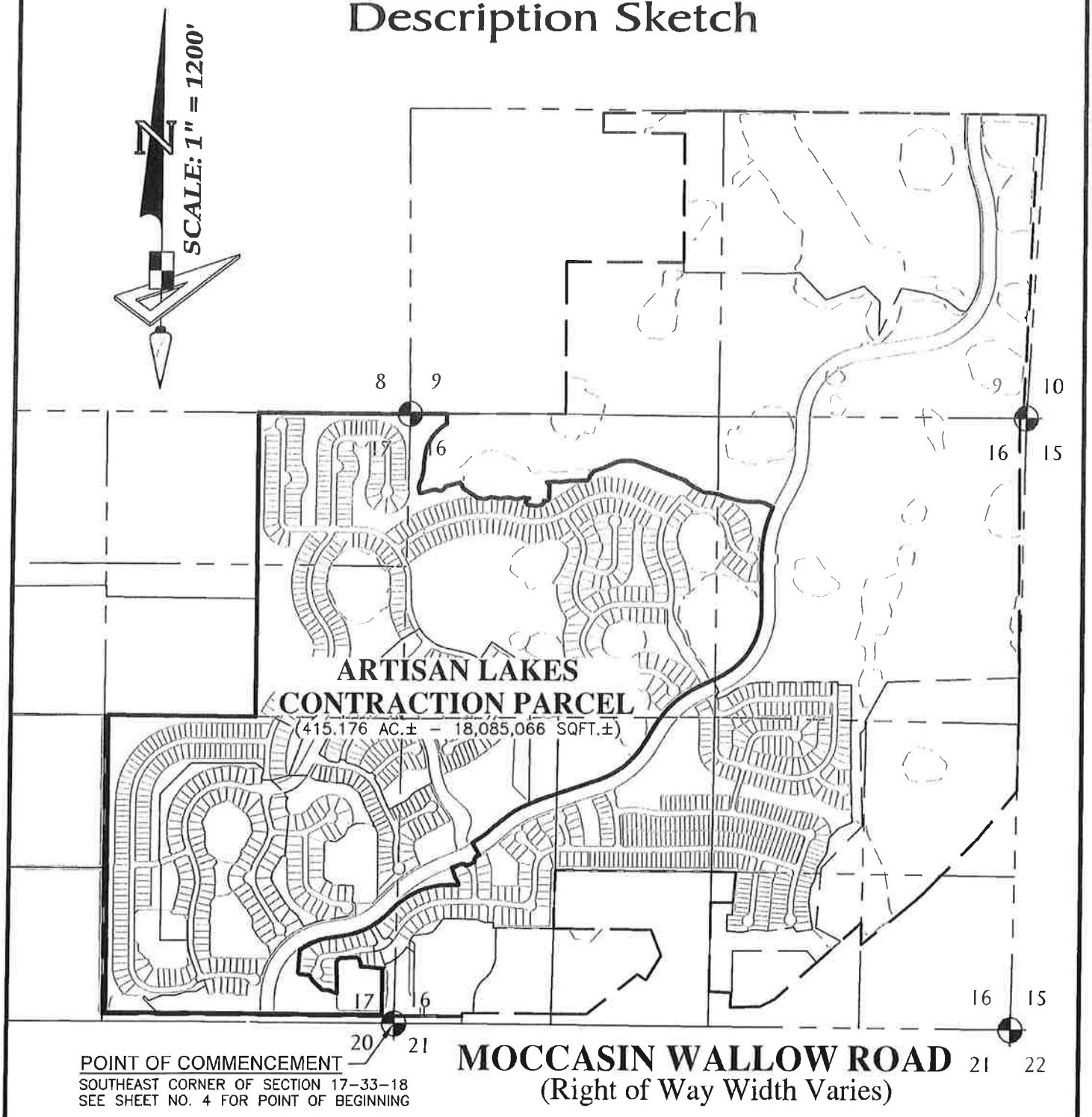
REVISIONS

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

DESCRIPTION SKETCH
(Not A Survey)

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

Description Sketch



ARTISAN LAKES CONTRACTION PARCEL

PROJECT: ARTISAN LAKES		Prepared For: TAYLOR MORRISON
PHASE: CONTRACTION PARCEL		
DRAWN: SEC	DATE: 01/05/18	CHECKED BY: PAW

REVISIONS

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

DESCRIPTION SKETCH
(Not A Survey)

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

ARTISAN LAKES
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Methodology

Series 2018 Bonds – Esplanade at Artisan Lakes

Prepared by:

8/1/2018

JPWard & Associates LLC

JAMES P. WARD

954.658.4900

JimWard@JPWardAssociates.com

2900 NE 12TH TERRACE, SUITE 1
OAKLAND PARK
FLORIDA 33335

1.0 INTRODUCTION

This report is intended to stand alone as the initial allocation report for the District's special assessments ("**Series 2018 Assessments**") intended to finance the District's "**2018 Project**"[1] and secure the repayment of Series 2018 Bonds (defined herein) and is not an amendment, supplement, or restatement of the assessment methodologies considered and/or adopted by the District for previous financings.

The District's limited purpose is to manage the construction, acquisition, maintenance and financing of its public works including basic infrastructure, systems, facilities, services and improvements.[2]

---

[1] The 2018 Project is described in the District's 2018 Supplement to Report of the District Engineer - Phase 1 Capital Improvement Plan, dated August 1, 2018 ("**2018 Engineer's Report**"). Under the 2018 Engineer's Report, the "**Esplanade Capital Improvement Plan**" or "**Esplanade CIP**" refers to the public infrastructure necessary for the development of the planned residential units within the District, as its boundaries have been amended, and includes public infrastructure funded in part by the District's previously issued Series 2013 Bonds (hereinafter defined) and public infrastructure (the "2018 Project") to be funded, all or in part with the District's proposed Series 2018 Bonds (hereinafter defined) all as shown in Exhibit B, Table IV to the 2018 Engineer's Report. Defined terms used herein and not defined herein have the meanings set forth in the 2018 Engineer's Report.

[2] See Florida Statutes sections 190.002(1)(a) and (1)(c) and (3); Florida Statutes section 190.003(6); Florida Statutes section 190.012; and *State v. Frontier Acres Com. Develop.*, 472 So 2d 455 (Fla. 1985) in which the Florida Supreme Court opines about the "limited grant of statutory powers under chapter 190 [and] the narrow purpose of such districts" as "special purpose governmental units," where the narrow purpose is in the singular as applied to their powers in the plural. *Frontier Acres Com. Develop.,* at 456. The Supreme Court also references section 190.002, Florida Statutes, to "evidence the narrow objective" in providing community infrastructure in section 190.002(1)(a), Florida Statutes, opining that the "powers" of such districts "implement the single, narrow legislative purpose." *Id*. at 457.

When the District was initially established, a variety of public infrastructure improvements were constructed by the District, including but not limited to: a surface water management system, utilities, roadway improvements, exterior landscaping, off-site improvements and mitigation. The District has previously issued its Series 2013 Bonds to benefit portions of the development in the District known as "Esplanade," and which are secured by special assessments[3] levied on assessable land developed and to be developed with a mixture of residential unit types.

This report will identify the special and peculiar benefits for the works and services of the District's 2018 Project, including added use of the assessable property to be subject to the Series 2018 Assessments in connection therewith, added enjoyment of such property, and probability of increased marketability, value of such property and decreased insurance premiums. These benefits will be evaluated for each of the residential product types in order to ensure that the new assessments are fair, just and reasonable for all property. The Series 2018 Assessments will be levied on only a portion of the platted property and all of the unplatted property in the District, as more fully described herein.

2.0 THE DISTRICT AND BOND STRUCTURE

The District is located near Bradenton, Florida, and was established on or about August 16, 2007 by Manatee County Ordinance #07-64. The District's boundaries were amended in August, 2018 to remove approximately 434.063 acres from the District, so that it currently encompasses approximately 415.176 acres planned for approximately 849 residential units. The revised boundaries of the District include only the portion of the original overall development known as "Esplanade." The land excluded from the District's boundaries is located within the boundaries of the Artisan Lakes East Community Development District (the "Artisan Lakes East CDD"), which was established concurrently with the amendments to the District's boundaries.

---

[3] The special assessments securing the Series 2013 Bonds are described in that Final Series 2013 Special Assessment Allocation Report, Phase 1 – Esplanade at Artisan Lakes, dated December 19, 2013, as revised December 26, 2013 ("**Series 2013 Assessment Methodology**").

The District is situated in a portion of the Gateway North Development of Regional Impact, an approved development of regional impact located at the northwest corner of the Moccasin Wallow Road and Interstate 75 interchange in northern Manatee County, Florida. The Gateway North DRI encompasses 1,040 acres and is bound on the east by Interstate 75, on the south by Moccasin Wallow Road, on the north by Buckeye Road and on the west by 40th Avenue East and undeveloped land. Esplanade is one exit north of the Interstate 75 and Interstate 275 interchange and is located approximately twenty (20) minutes northeast of downtown Bradenton, approximately thirty-five (35) minutes southeast of downtown Tampa and approximately thirty (30) minutes northeast of Sarasota. In addition, the Sarasota International Airport and Tampa International Airport are located approximately twenty-five (25) minutes and forty (40) minutes from the Development, respectively.

On or about October 12, 2007, the Circuit Court for the Twelfth Judicial Circuit validated the issuance of District Bonds in an amount not to exceed $190,000,000.00. Thereafter, and on or about December 30, 2013, and in order to finance a portion of the District's capital improvement plan for Esplanade known as the "2013 Project," the District issued its $3,430,000 Capital Improvement Revenue Bonds, Series 2013A-1 ("**Series 2013A-1 Bonds**"), $2,585,000 Capital Improvement Revenue Bonds, Series 2013A-2 ("**Series 2013A-2 Bonds**"), and $2,500,000 Capital Improvement Revenue Bonds, Series 2013A-3 ("**Series 2013A-3 Bonds**") (collectively, "**Series 2013 Bonds**"). The Series 2013 Bonds were issued in the aggregate par amount of $8,515,000.00. All of the Series 2013 Bonds are structured as amortizing current-interest bonds.

The Series 2013 Bonds are secured by non-ad valorem debt service assessments (collectively, the "**Series 2013 Assessments**" and, with respect to each Series of the Series 2013 Bonds, the "Series 2013A-1 Assessments," the "Series 2013A-2 Assessments" and the "Series 2013A-3 Assessments," as applicable) levied on certain benefitted and assessable lands within Esplanade. The Series 2013 Bonds are payable from the revenues derived by the District from the levy and collection of the Series 2013 Assessments, which are levied in thirty (30) yearly installments of principal and interest, excluding any period during which interest was capitalized on the Series 2013 Bonds.

Under the Series 2013 Assessment Methodology, the Series 2013 Assessments securing the Series 2013A-1 Bonds and Series 2013A-2 Bonds were to be assigned to, and layered together over, platted lots on a first-platted, first-assigned basis. Originally, it was expected that the Series 2013A-1 and Series 2013 A-2 Assessments would be absorbed by the first 311 platted units. As of the date of this report, and since 2013, three plats have been recorded for the community, including the plats entitled: (i) "Artisan Lakes Esplanade, Phase I, Subphases A, B, C & D," ("**Phase I Plat**") which was recorded on August 26, 2014 and in Official Records of

Manatee County, Florida at Plat Book 57, Pages 65 et seq.; (ii) "Artisan Lakes Esplanade, Phase II," ("**Phase II Plat**") which replatted a portion of Esplanade Phase 1 Plat and which was recorded on October 30, 2015 and in Official Records of Manatee County, Florida at Plat Book 59, Pages 1 et seq.; and (iii) "Artisan Lakes Esplanade Phase III, Subphases A, B, C, D & E" ("**Phase III Plat**"), which was recorded on April 28, 2017 and in Official Records of Manatee County, Florida at Plat Book 61, Pages 119 et seq. These plats include a unit mix that is different than the unit mix proposed at the time of the issuance of the Series 2013 Bonds.

After taking into account the platted units, the Series 2013A-1 Assessments are now fully absorbed by 335 of the Platted Units. With respect to the Series 2013A-2 Assessments, the Developer has chosen to exercise its right to prepay those assessments upon closing of each lot to an end user. As of May 2, 2018 there is outstanding $660,000.00 in Series 2013 A-2 Bonds.

It is anticipated that the Developer will do the same for the Series 2013 A-3 Assessments, which are to be allocated to platted lots in Esplanade only after the Series 2013A-1 and Series 2013 A-2 Assessments are fully allocated to platted lots. As of May 2, 2018, the Series 2013 A-3 Bonds are outstanding in the par amount of $2,390,000.00.

With the Phase III plat now being recorded, and consistent with the Series 2013 Assessment Methodology, the Series 2013 A-3 Assessments will be assigned to the 53 remaining 40'-49' Platted Units in the Phase III Plat that are not already assigned Series 2013 A-1 and A-2 Assessments, as well as the remaining undeveloped lands within Esplanade. This is also reflected in Table 1. These same 53 40' – 49' Platted Units will be immediately allocated Series 2018 Assessments and the remaining Series 2018 Assessments will be assigned to the remaining unplatted acreage in the District that are not subject to the Series 2013 Assessments.

Accordingly, and with the Series 2013A-1 and Series 2013A-2 Assessments fully absorbed, the Series 2013 A-3 Assessments will now be assigned on a first-platted, first-assessed basis to lands within Esplanade as described above and will be layered (aggregated) with the Series 2018 Assessments outlined in this report. The lien of the Series 2018 Assessments is considered overlapping with the lien of the Series 2013A-3 Assessments on the land Table 1 reflects that 53 Platted Lots identified as Single Family 40' – 49'' product will carry overlapping Series 2013 A-3 Assessments and Series 2018 Assessments. Thus, like the Series 2013A-3 Assessments, the Series 2018 Assessments will be assigned on a first-platted, first-assigned basis along with the Series 2013A-3 Assessments on all lots that are not encumbered by the Series 2013A-1 and Series 2013A-2 Assessments.

The Series 2018 Bonds will also be structured as amortizing current-interest bonds, payable from the revenues derived by the District from the levy and collection of the Series 2018 Assessments, which will be levied in thirty (30) substantially equal annual installments of principal and interest, excluding any period during which interest is capitalized on the Series 2018 Bonds.

3.0 PURPOSE OF THIS REPORT

This Special Assessment Report and the Methodology described herein have been developed to provide a roadmap and lays out in detail each step for use by the Board of Supervisors of the District (the "Board") for the imposition and levy of non-ad valorem special assessments. The District's 2018 Project, as defined in the 2018 Engineer's Report, will allow for the further development of the Esplanade development and will be partially or fully funded through the issuance by the District of the Series 2018 Bonds to be repaid from the proceeds of the Series 2018 Assessments levied by the Board on the assessable properties specified herein and located within Esplanade (sometimes referred to as the "2018 Assessable Properties") that benefit from the implementation of the 2018 Project. The Series 2018 Assessments will be liens against such specified properties within Esplanade.

The Methodology described herein has two goals: (1) determining the special and peculiar benefits that flow to the 2018 Assessable Properties in Esplanade as a logical connection from the infrastructure systems and facilities constituting enhanced use and increased enjoyment of the property; and (2) apportion the special benefits on a basis that is fair and reasonable. The District has adopted the 2018 Project comprising certain public infrastructure and facilities that will allow for the further development of the Esplanade development. The District plans to fund the 2018 Project, all or in part, through the issuance of the Series 2018 Bonds. The Methodology herein is intended to set forth a framework to apportion the special and peculiar benefits from the portions of the 2018 Project financed with the proceeds of the Series 2018 Bonds payable from and secured by the Series 2018 Assessments imposed and levied on the 2018 Assessable Properties in Esplanade. The report is designed to conform to the requirements of the Constitution, Chapters 170, 190 and 197 F.S. with respect to the Series 2018 Assessments and is consistent with our understanding of the case law on this subject. Once levied by the Board, the Series 2018 Assessments will constitute liens co-equal with the liens of State, County, municipal and school board taxes, against properties within Esplanade that receive special benefits from the 2018 Project.

4.0 MASTER DEVELOPMENT PROGRAM

4.1 Land Use Plan

The anticipated Land Use Plan for the District is identified in Table II below, and constitutes the expected number of residential units to be constructed by type of unit by the Developer. As with any Land Use Plan, this may change during development; however, the District anticipates that in this methodology, by utilizing the concept that the assessments are levied on a per acre basis initially for all undeveloped lands, and as land is platted, the District assigns debt to the platted unit, based on the type of unit noted in the Land Use Plan in Table II.

As noted earlier, with the recordation of the Plat for Phase III, the District has fully absorbed the Series 2013 A-1 Assessments and Series 2013 A-2 Assessments, with 53 lots of the Single Family 40-49' product which will carry overlapping Series 2013 A-3 Debt, as shown in Tables I and III.

4.2 Capital Requirements

Waldrop Engineering (the "District Engineer") has identified certain public infrastructure and services that are being provided by the District Phase III and future remaining lands to be platted in Table IV of the 2018 Engineer's Report and has provided a cost estimate for these improvements. The detail of the District's CIP can also be found in the 2018 Engineer's Report, as referenced herein.

It is estimated the cost of the 2018 Project will be approximately $7,548,937.92 without taking into consideration the various costs of financing the improvements, including but not limited to Capitalized Interest, Reserve Account Requirements and Costs of Issuance.

5.0 BOND REQUIRMENTS

The District intends to finance some or all of its 2018 Project through the issuance of the Series 2018 Bonds. As shown in Table V, it is estimated that the District may issue not exceeding an aggregate principal amount of $8,800,000.00 in Series 2018 Bonds to fund the implementation of the 2018 Project, assuming all of the 2018 Project is financed. A number of items comprise the estimated bond size required to fund the Series 2018 estimated par amount of bonds necessary to complete the 2018 Project. Any public portions of the 2018 Project not financed by the Series 2018 Bonds will be completed by the developer of Esplanade and contributed to the District.

These items may include, but are not limited to, a period of capitalized interest, a debt service reserve, an underwriter's discount, issuance costs, and rounding, as noted in Table V.

As the finance plan is implemented the final source and use of funds will be determined at the time of issuance of the Series 2018 Bonds and is dependent on a variety of factors, most importantly, the interest rate that the District is able to secure on the Series 2018 Bonds, along with such items as the capitalized interest period, reserve requirement and costs of issuance.

6.0 ASSIGNMENT OF ASSESSMENTS

It is useful to consider three broad states or conditions of development within the 2018 Assessable Properties in Esplanade. The initial condition is the "unplatted state". At this point infrastructure may or may not be constructed, but in general, home sites or other development units have not been defined and all of the developable land within the assessment area is considered unplatted acreage ("**Unplatted Acres**"). In the unplatted state, all of the lands within the assessment area comprised of the 2018 Assessable Properties receive benefit from all or a portion of the components of the financed portion of the 2018 Project and debt assessments would be imposed upon all of the land within such assessment area on an equal acre basis to repay the bonds in amount not in excess of the benefit accruing to such parcels.

The second condition is the interim or "approved state". At this point, a developer would have received approval for a site development plan from the County primarily for the building of a particular type of multi-family product. By virtue of the County granting an approval for its site development plan for a neighborhood, certain development rights are committed to and peculiar to that neighborhood, thereby changing the character and value of the land by enhancing the capacity of the Unplatted Acres within a neighborhood with the special and peculiar benefits flowing from components of the capital improvement plan and establishing the requisite logical connection for the flow of the special benefits peculiar to the property, while also incurring at the same time a corresponding increase in the responsibility for the payment of the levied debt assessment to amortize the portion of the debt associated with those improvements. However, this increased state of development does not fully allocate the units to be constructed within this state until a declaration of condominium is recorded and the District knows exactly the type and number of units that will be constructed on the site. Therefore the approved stated becomes final once the declaration of condominium if filed.

Therefore, once the land achieves this approved state, the District will designate such area, or in combination with other such areas, as an assessment area, and, allocate a portion of this debt to such assessment area in the "approved state".

This apportionment of benefit is based on accepted practices for the fair and equitable apportionment of special and peculiar benefits in accordance with applicable laws and the procedure for the imposition, levy and collection of non-ad valorem special assessments in conformity with State laws applicable to such assessments.

Development enters its third and "**Platted State**", as property is platted. Land becomes platted property (the "**Platted Property**") which single-family units are platted or multifamily land uses receive a building permit and a separate tax parcel identification number is issued for such parcel. At this point, and only at this point, is the use and enjoyment of the property fixed and determinable and it is only at this point that the ultimate special and peculiar benefit can be determined flowing from the components of the CIP peculiar to such platted parcel. At this point, a specific apportionment of the debt assessments will be fixed and determinable from the supplemental assessment report to be prepared once the final pricing details of the bonds are known.

When the development program contains a mix of residential land uses, an accepted method of allocating the costs of public infrastructure improvements to benefiting properties is through the establishment of a system that "equates" the benefit received by each property to the benefit received by a single-family unit to other unit types. To implement this technique for project cost allocation purposes, a base unit type must be set.

Unlike property taxes, which are ad-valorem in nature, a community development district may levy special assessments under Florida Statutes only if the parcels to be assessed receive special benefit from the infrastructure improvement acquired and/or constructed by the District. Special benefits act as a logical connection to property from the improvement system or service facilities being constructed and include, but are not limited to, added use, added enjoyment, increased access and increased property values. These special benefits are peculiar to lands within the District and differ in nature to those general or incidental benefits that landowners outside the District or the general public may enjoy. A District must also apportion or allocate its special assessments so that the assessments are fairly and reasonably distributed relative to the special benefit conferred. Generally speaking, this means the amount of special assessment levied on a parcel should not exceed the amount of special benefit enjoyed by that parcel. A District typically may develop and adopt an assessment methodology based on front footage, square footage, or any other reasonable allocation method, so long as the assessment meets the benefit requirement, and so long as the assessments are fairly and reasonably allocated.

A. Benefit Analysis

It is anticipated that the 2018 Project will provide special benefit to the 2018 Assessable Properties within Esplanade. This infrastructure project is a program of improvements and was designed specifically to facilitate the development of Esplanade into a viable portion of the community, from both a legal and socio-economic standpoint. Therefore, special benefits will accrue to the land uses within the 2018 Assessable Properties in Esplanade.

As noted above, the Esplanade CIP includes not only Esplanade specific infrastructure, but also master infrastructure – namely, Artisan Lakes Parkway – that serves both Esplanade and the Artisan Lakes East CDD. The costs of the Artisan Lakes Parkway will be shared pursuant to a Cost Share/Interlocal Agreement to be entered into between the District and Artisan Lakes East CDD. Under the Cost Share Agreement, the District will pay approximately 45% of the costs of the Artisan Lakes Parkway, which roughly equates to the amount of benefit that the District receives based on planned units and comparative acreage. The District's share of the cost of the Artisan Lakes Parkway is funded in part with proceeds of the Series 2013 Bonds and in part with proceeds of the Series 2018 Bonds. The Cost Share Agreement will also provide for certain matters relating to impact fee credits arising from the construction of Artisan Lakes Parkway. With respect to such impact fee credits, it is expected that the same will be shared by the District and Artisan Lakes East CDD in the same percentages as the cost of Artisan Lakes Parkway is shared and that the same will be used in a fair and equitable manner benefitting the assessable property in the District and the assessable property in the Artisan Lakes East CDD benefitted by the construction of Artisan Lakes Parkway, as will be detailed in the Cost Sharing Agreement.

Table VI demonstrates the allocation of the Esplanade Allocable Costs for the 2018 Project among the Esplanade development plan. These costs are allocated using an EAU factor applicable for each product type.

There are two amenities planned and related to Artisan Lakes. The first is a temporary amenity facility constructed outside the boundaries of the District and which was originally part of the Developer's sales center. Because it is outside the District's boundaries, no assessments are permitted nor owed in connection with said facility. Additionally, the site plan for Esplanade contemplates the construction of a privately-funded clubhouse/amenity center. As reflected in Table VI , the Esplanade Allocable Costs have not been allocated to the clubhouse; instead, and as contemplated by the Series 2013 Assessment Methodology, and as part of Requisition #3, a contribution of $64,161.81 was previously made by the Developer to offset any levy of debt assessments on that facility. Even if no contribution had been made, a debt assessment is not appropriate in connection with the development of Esplanade because the facility will be owned and operated by the Master Homeowner's Association, and is considered a common element for the exclusive benefit of lot owners. Stated differently, any benefit for this facility flows

directly to the benefit of all of the Platted Lots in the District. As such, no assessment would be assigned to this amenity.

B. Allocation/Assignment Methodology

The Series 2018 Assessments assignable to Platted Units are provided on Tables VI. This table provides the Series 2018 Assessment amount associated with the Series 2018 Bonds. As noted earlier in this report, to the extent there are Unplatted Acres, the initial assessment on those parcels will be on an equal assessment per acre basis. As lands are platted, the Series 2018 Assessments will be assigned to platted lots on a first-platted, first-assigned basis that are not already encumbered by the Series 2013A-1 and Series A-2 Assessments.

While the Esplanade CIP functions as a system of improvements benefitting all lands within the District, the Series 2018 Assessments, together with the debt assessments securing the Series 2013A-3 Bonds, are anticipated to be slightly higher than the debt assessments securing the Series 2013A-1 Bonds and Series 2013A-2 Bonds. This increase is due to the fact that construction and financing costs have increased over time, and, alternatively, can be further justified by additional contributions of infrastructure and land from the developer for public improvements serving all of the District.

7.0 Prepayment of Assessments

The assessments encumbering a Platted Lot may be prepaid in full at anytime, without penalty, together with interest at the rate on the bond series to the interest Payment Date (as defined in the bond trust indenture) that is more than forty-five (45) days next succeeding the date of prepayment, or such other date as set forth in the applicable bond trust indenture. Notwithstanding the preceding provisions, the District does not waive the right to assess penalties and collection costs which would otherwise be permissible if the Platted Lot being prepaid is subject to an assessment delinquency.

8.0 Overview of the Inventory Adjustment Determination

The following applies only to the 2018 Assessable Properties.

The assessment methodology is based on the development plan that is currently proposed by the Developer with respect to the 2018 Assessable Properties. As with all projects of this size and magnitude, as development occurs there may be changes to various parts of the proposed project mix, the number of units, the types of units, etc. The inventory adjustment determination mechanism is intended to ensure that all of the debt assessments are levied only

on developable properties, such that by the end of the development period there will be no remaining debt on any undevelopable property.

First, as property is taken from an undeveloped (raw land) state and readied for development, the property is platted or alternatively specific site plans are developed and processed through the County Property Appraiser, who assigns distinct parcel identification numbers for land that is ready to be built upon. Or in the case of property where a condominium is being developed the land is platted as a large tract of land, and ultimately as the developer files the declaration of condominium, the County Property Appraiser assign distinct parcel identifications to each condominium unit that will be constructed on the property.

When either of these events occur, the District must allocate the appropriate portion of its debt to the newly established and distinct parcel identification numbers. The inventory adjustment determination allows for the District to take the debt on these large tracts of land, and assign the correct allocation of debt to these newly created units. This mechanism is done to ensure that the principal assessment for each type of property constructed never exceeds the initially allocated assessment contained in this report.

This is done periodically as determined by the District Manager or their authorized representative, and is intended to insure that the remaining number of units to be constructed can be constructed on the remaining developable land. If at any time, the remaining units are insufficient to absorb the remaining development plan, the applicable landowner will be required to make a density reduction payment, such that the debt remaining after the density reduction payment does not exceed principal assessment for each type of property is exceeded in the initially allocated assessment contained in this report. The specific process for handling inventory adjustments is set forth in more detail in the District's assessment resolution adopting this report, as well as a true-up agreement entered into between the Developer and the District. Further, please note that, in the event that the District's capital improvement plan is not completed, required contributions are not made, or under certain other circumstances, the District may be required to reallocate the special assessments.

9.0 Preliminary Assessment Roll

Table VII provides the current folio numbers for the 2018 Assessable Properties derived from the Manatee County Tax Rolls and matches those folio number's with the anticipated product on each folio numbers.

Artisan Lakes Community Development District
Allocation of Platted Units to Series 2013 Bonds and Allocation of Remaining Units to Series 2018 Bonds
Table 1

	Product Type							
Series 2013 A-1	**30' - 39''**	**40' -49' (1)**	**50' -59'**	**60' -69'**	**70' and Above**	**Total**	**Platted**	**Allocated**
2013A-1/A-2								
Allocated Assessments								
101			72			72	72	72
102A				34		34	34	34
102B				36		36	36	36
103A		45				45	45	45
104A		8	3	4	16	31	31	31
103B		46				46	46	46
105			35			35	35	35
106		29				29	82	82
107A				7		7	7	7
Total Units Allocated:		**128**	**110**	**81**	**16**	**335**	**388**	**388**
Series 2018 - Assessments								
106 (Remaining Platted units)		53				53	82	0
108			52	1		53	0	0
109A	92			12		104	0	0
109B				16		16	0	0
110A				32	2	34	0	0
110B				20		20	0	0
107A				24		24	0	0
104B					10	10	0	0
104C				2		2	0	0
107B		38				38	0	0
111A			22			22	0	0
111B			35			35	0	0
116		67				67	0	0
117			36			36	0	0
al Unallocated Units:	**92**	**158**	**145**	**107**	**12**	**514**	**82**	**0**
Total Allocated and unallocated Units		**286**	**255**	**188**	**28**	**849**	**470**	**388**

(1) The lots marked as 106 - 53 - 40' - 49'' lots will carry the overlaping debt of the Series 2013 A-3 Bonds represented by the Series 2013A-3 Assessments

Artisan Lakes Community Development District
Land use Type
Table II

	Product Type					
Description	**30' - 40'**	**40' - 49'**	**50' - 59'**	**60' -69'**	**70'**	**Total**
Remaining Esplanade CIP Units	92	158	145	107	12	**514**
Total	**92**	**158**	**145**	**107**	**12**	**514**

Artisan Lakes Community Development District
Table III

Final Allocation of Series 2013 A-1 Debt					
Product Type	**EAU Factor (1)**	**Phase I/II/III**	**Total EAU's**	**Debt Per Unit at 09/30/2018**	**Total Series 2013 A-1 Debt Allocation of Phase I/II**
Single Family 40'	0.8	128	102.4	$ 7,881.00	$ 1,008,768.00
Single Family 50' (2)	1	109	109	$ 9,851.25	$ 1,073,786.25
Single Family 60'	1.2	81	97.2	$ 11,821.50	$ 957,541.50
Single Family 70'	1.4	16	22.4	$ 13,791.75	$ 220,668.00
	Total:	**334**			**$ 3,260,763.75**
	Total Debt at after 11/01/2017 prepayment				**$ 3,260,000.00**
		Remaining Debt to be allocated:			**$ (763.75)**

Note 1 - Source - Series 2013 Methodology

Note 2: One 50' Lot prepaid - prepayment amount was $10,000.00 (PID 610906659)

Note 3: The Series 2013A-2 Debt has now been fully allocated to the exact number of units as shown above (334 units). Additionally, their have been significant paydowns of the Series 2013 A-2 Bonds due to sales activity within the Community.

Overall Note: It should be noted, that the lots absorb $763.75 in debt over the par amount remaining, and is considered insignificant, as such each lot fully allocated, will carry the fully assesment Debt Per Unit as noted in the table.

THIS CHART REFLECTS THE REVISED UNITS ASSIGNED TO THE SERIES 2013 BONDS.

Artisan lakes Community Development District
Series 2013 A-3 Debt Allocation
Table III (Continued)

Product Type	EAU Factor	REVISED Development Plan allocabe to A-3 Bonds	Total EAU	Total Par Debt Allocation (Original Par Debt Issued	Total Par Debt Allocation (as of May 2, 2018)	Total Par Debt Per Unit at 05/02/2018	Estimated TOTAL Annual Debt Service (1)	Estimated Annual Debt Service Per Unit	Estimated Discounts & Collections	Estimated Total Annual Debt Service (4)
Single Family 30' - 39'	0.7	92	64.4	$ 334,719.33	$ 319,991.68	$ 3,478.17	$ 27,446.99	$298.34	$20.88	$319.22
Single Family 40' - 49'	0.8	158	126.4	$ 656,964.66	$ 628,058.21	$ 3,975.05	$ 53,871.10	$340.96	$23.87	$364.82
Single Family 50' - 59'	1	145	145	$ 753,638.25	$ 720,478.17	$ 4,968.81	$ 61,798.34	$426.20	$29.83	$456.03
Single Family 60' - 69'	1.2	107	128.4	$ 667,359.67	$ 637,995.84	$ 5,962.58	$ 54,723.49	$511.43	$35.80	$547.23
Single Family 70' and up	1.4	12	16.8	$ 87,318.09	$ 83,476.09	$ 6,956.34	$ 7,160.08	$596.67	$41.77	$638.44
Total Units:		**514**	**481.00**	**$ 2,500,000.00**	**$ 2,390,000.00**		**$ 205,000.00**			
MAX Annual Debt Service - A-3 Bonds							**$ 205,000.00**			
Rounding:							$ -			

(1) Excludes Discounts/Collection Costs
(2) Estimated at 4% for Discounts and 3% for Collection Costs by County
(4) Includes Discounts and Collection Costs

Original Par Debt Issued	$ 2,500,000.00
Outstaning Par Debt as 05/02/2018	$ 2,390,000.00

Artisan Lakes Community Development District

Esplanade at Artisan Lakes Capital Improvement Program Cost Estimate - 2018 Project

Table IV

No.	Facility	2013 Project	2018 Project	Remaining Public Improvements	Developer Funded		Total Project Costs
		Series 2013 Project - Completed Improvements			Completed Improvements - Developer Funded	Future Developer Funded Improvements	
1	Stormwater/Floodplain Management[1][2]	$2,871,400.00	$1,489,498.00	$494,944.00	$1,968,430.00	$1,320,885.00	$8,145,157.00
2	Subdivision Roads				$3,118,498.00	$1,903,792.00	$5,022,290.00
3	Subdivision Sanitary Sewer Collection System	$840,910.00	$1,041,792.99	$575,760.00			$2,458,462.99
4	Subdivision Potable Water System	$840,910.00	$863,383.33	$404,570.00			$2,108,863.33
5	Subdivision Landscape/Irrigation/Hardscape				$734,606.00	$1,264,562.00	$1,999,168.00
6	Amenity Center				$2,081,300.00	$5,332,245.00	$7,413,545.00
7	Phase I Inspection and Repair for County Acceptance				$250,000.00		$250,000.00
	Subtotal (Esplanade)	**$4,553,220.00**	**$3,394,674.32**	**$1,475,274.00**	**$8,152,834.00**	**$9,821,484.00**	**$27,397,486.32**
		Phase I (all improvements)					
8	Artisan Lakes Parkway[4][6]	$1,877,436.47	$1,580,394.50				$3,457,830.97
	Subtotal (Improvements Benefiting All Units)	**$1,877,436.47**	**$1,580,394.50**				**$3,457,830.97**
9	**Contingency (15%)**		**$154,068.60**	**$221,291.10**		**$1,473,222.60**	**$1,848,582.30**
10	**Professional Fees**	**$624,994.03**	**$704,766.28**	$343,626.12	**$481,115.00**	**$390,362.47**	**$2,544,863.91**
	Total Improvements	**$7,055,650.50**	**$5,833,903.70**	**$2,040,191.22**	**$8,633,949.00**	**$11,685,069.07**	**$35,248,763.50**

Total PUBLIC Infrastructure: **$7,874,094.92**

Total Improvements to be financed: **$7,874,094.92**

The cost estimates set forth herein are estimates based on current plans and market conditions, which are subject to change. Accordingly, the '2017 Project' as used herein refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units, which (subject to true-up determinations) number and type of units may be changed with the development of Esplanade."

Notes:

(1) Public Stormwater/Floodplain mgmt includes storm sewer pipes, inlets, catch basins, control structures, headwalls

(2) Developer Funded Stormwater/Floodplain mgmt includes lake excavations, lot pad grading, road grading.

(3) Value of Public Work Completed to Date is established from past Bills of Sale and Construction Invoices.

(4) Artisan Lakes Parkway 1 improvements include: roadway, storm sewer, san. sewer, lift station no. 1, potable water & irrigation mains/landscape/hardscape, & street lights

(5) Completed work includes the 27" gravity sanitary sewer main that conveys waste water from Artisan Lakes to the Manatee County master pump station

Artisan Lakes Community Development District
Special Assessment Bonds - Series 2018
ESTIMATED - Source and Use of Funds

Table V		
Sources:		
Bond Proceeds		
Par Amount	$	9,170,000.00
	$	**9,170,000.00**
Uses:		
Project Funds Deposit		
Const of Construction	$	7,874,094.92
Rounding Proceeds	$	4,500.32
	$	**7,878,595.25**
Other Funds Deposits:		
Capitalized Interest through 11/1/2018		$605,336.50
Debt Service Reserve at 50% of MADS		$302,668.25
		$908,004.75
Delivery Date Expenses		
Cost of Issuance	$	200,000.00
Underwriter's Discount	$	183,400.00
	$	**383,400.00**
	$	**9,170,000.00**
Average Coupon:		**5.25%**
Anticipated Issuance Date		**12/1/2018**
Capitalized Interest		**One Year (12 months)**
ESTIMATED - Max Annual Debt Service		**$605,336.50**

Artisan Lakes Community Development District
Series 2018 Assessment Allocation
Table VI

Product Type	EAU Factor	Remaining Development Plan	Total EAU	Total Par Debt Allocation	Toal Par Debt Allocation Per Unit	Estimated Annual Debt Service (1)	Estimated Discounts and Collections (2)	Annual Debt Service Per Unit	Estimated Total Annual Debt Service (1)	Total Annual Debt Service (4)
Single Family 30' - 39'	0.7	92	64.4	$ 1,227,750.52	$ 13,345.11	$880.95	$61.67	$942.61	$81,047.13	$86,720.43
Single Family 40' - 49'	0.8	158	126.4	$ 2,409,746.36	$ 15,251.56	$1,006.80	$70.48	$1,077.27	$159,073.88	$170,209.05
Single Family 50' - 59'	1	145	145	$ 2,764,345.11	$ 19,064.45	$1,258.50	$88.09	$1,346.59	$182,481.90	$195,255.63
Single Family 60' - 69'	1.2	107	128.4	$ 2,447,875.26	$ 22,877.34	$1,510.20	$105.71	$1,615.91	$161,590.87	$172,902.23
Single Family 70' and up	1.4	12	16.8	$ 320,282.74	$ 26,690.23	$1,761.89	$123.33	$1,885.23	$21,142.73	$22,622.72
Total Units:		**514**	**481.00**	**$ 9,170,000.00**					**$605,336.50**	**$647,710.06**
Estimated Max Annual Debt Service:									**$605,336.50**	
Rounding:									**$0.00**	

(1) Excludes Discounts/Collection Costs
(2) Estimated at 4% for Discounts and 3% for Collection Costs by County
(4) Includes Discounts and Collection Costs

Artisan Lakes Community Development District
EXHIBIT 1 - Assessment Roll - Series 2018 - Capital Improvement Program

						Planned Units by Folio Number					
Folio #	**Unplatted Acreage**	**Platted Unit Assigned to Folio**	**Property Owner**	**Assessment by Acre**	**Total Assessment by Folio**	**30' - 39'**	**40' - 49'**	**50' - 59'**	**60' - 69'**	**70' and Above**	**Total Planned Units**
604500109	4.89	0	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232	$ 38,298.30	$ 187,278.68				10		10
604500299	73.91	0	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232	$ 38,298.30	$ 2,830,627.19		101	65	22		188
610900519	128.83	0	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232	$ 38,298.30	$ 4,933,969.71	92	4	83	69		248
610911709	10.7	0	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232	$ 38,298.30	$ 409,791.79				4	12	16
610916359	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		$ 15,251.56		1				1
610916409	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		$ 15,251.56		1				1
610916459	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		$ 15,251.56		1				1
610916509	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		$ 15,251.56		1				1
610916559	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		$ 15,251.56		1				1
610916609	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		$ 15,251.56		1				1
610916659	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		$ 15,251.56		1				1
610916709	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		$ 15,251.56		1				1
610916759	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		$ 15,251.56		1				1
610916809	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		$ 15,251.56		1				1

Artisan Lakes Community Development District
EXHIBIT 1 - Assessment Roll - Series 2018 - Capital Improvement Program

						Planned Units by Folio Number					
Folio #	**Unplatted Acreage**	**Platted Unit Assigned to Folio**	**Property Owner**	**Assessment by Acre**	**Total Assessment by Folio**	**30' - 39'**	**40' - 49'**	**50' - 59'**	**60' - 69'**	**70' and Above**	**Total Planned Units**
610916859	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		$ 15,251.56		1				1
610916909	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		$ 15,251.56		1				1
610916959	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		$ 15,251.56		1				1
610917009	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		$ 15,251.56		1				1
610917059	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		$ 15,251.56		1				1
610917109	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		$ 15,251.56		1				1
610917159	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		$ 15,251.56		1				1
610917209	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		$ 15,251.56		1				1
610917259	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		$ 15,251.56		1				1
610917309	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		$ 15,251.56		1				1
610917359	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		$ 15,251.56		1				1
610917409	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		$ 15,251.56		1				1
610917459	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		$ 15,251.56		1				1
610917509	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		$ 15,251.56		1				1

Artisan Lakes Community Development District
EXHIBIT 1 - Assessment Roll - Series 2018 - Capital Improvement Program

						Planned Units by Folio Number					
Folio #	**Unplatted Acreage**	**Platted Unit Assigned to Folio**	**Property Owner**	**Assessment by Acre**	**Total Assessment by Folio**	**30' - 39'**	**40' - 49'**	**50' - 59'**	**60' - 69'**	**70' and Above**	**Total Planned Units**
610917559	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		$ 15,251.56		1				1
610917609	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		$ 15,251.56		1				1
610918609	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		$ 15,251.56		1				1
610918659	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		$ 15,251.56		1				1
610918709	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		$ 15,251.56		1				1
610918759	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		$ 15,251.56		1				1
610918809	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		$ 15,251.56		1				1
610918859	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		$ 15,251.56		1				1
610918909	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		$ 15,251.56		1				1
610919459	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		$ 15,251.56		1				1
610919509	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		$ 15,251.56		1				1
610919559	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		$ 15,251.56		1				1
610919609	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		$ 15,251.56		1				1
610919659	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		$ 15,251.56		1				1

Artisan Lakes Community Development District
EXHIBIT 1 - Assessment Roll - Series 2018 - Capital Improvement Program

						Planned Units by Folio Number					
Folio #	**Unplatted Acreage**	**Platted Unit Assigned to Folio**	**Property Owner**	**Assessment by Acre**	**Total Assessment by Folio**	**30' - 39'**	**40' - 49'**	**50' - 59'**	**60' - 69'**	**70' and Above**	**Total Planned Units**
610919709	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		$ 15,251.56		1				1
610919759	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		$ 15,251.56		1				1
610919809	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		$ 15,251.56		1				1
610919859	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		$ 15,251.56		1				1
610919909	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		$ 15,251.56		1				1
610919959	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		$ 15,251.56		1				1
610920009	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		$ 15,251.56		1				1
610920059	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		$ 15,251.56		1				1
610920109	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		$ 15,251.56		1				1
610920159	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		$ 15,251.56		1				1
610920209	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		$ 15,251.56		1				1
610920259	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		$ 15,251.56		1				1
610920309	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		$ 15,251.56		1				1
610920359	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		$ 15,251.56		1				1

Artisan Lakes Community Development District
EXHIBIT 1 - Assessment Roll - Series 2018 - Capital Improvement Program

						Planned Units by Folio Number					
Folio #	**Unplatted Acreage**	**Platted Unit Assigned to Folio**	**Property Owner**	**Assessment by Acre**	**Total Assessment by Folio**	**30' - 39'**	**40' - 49'**	**50' - 59'**	**60' - 69'**	**70' and Above**	**Total Planned Units**
610920409	N/A	1	Taylor Woodrow at Artisan Lakes LLC 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		$ 15,251.56		1				1
Totals:	**218.33**				**$ 9,170,000.00**	**92**	**158**	**148**	**105**	**12**	**515**

Total Assessment - All Assessment Area	**9,170,000.00**
Total Assessment - Assigned to Platted Lots	**808,332.64**
Total Assessment - Assigned to Unplatted Acreage	**8,361,667.36**
Unplatted Per Acre Assessment	**38,298.30**

RESOLUTION 2019-2

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT DECLARING VACANCIES IN SEATS FOUR (4) AND FIVE (5) OF THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), *FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, on Tuesday, November 6, 2016, two (2) members of the Board of Supervisors ("**Board**") are to be elected by "**Qualified Electors**," as that term is defined in Section 190.003, *Florida Statutes*; and

WHEREAS, the District has previously published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period no Qualified Electors qualified to run for the two (2) seats available for election by the Qualified Electors of the District; and

WHEREAS, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare these seats vacant, effective the second Tuesday following the general election; and

WHEREAS, Qualified Electors are to be appointed to the vacant seats within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seats available for election as vacant.

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

1. DECLARATION OF VACANCIES. The following seats are hereby declared vacant effective as of November 20, 2018:

Seat #4 (currently held by Michael Himelhoch)
Seat #5 (currently held by Travis Stagnitta)

2. EXISTING BOARD SUPERVISORS REMAIN. Until such time as the District Board nominates Qualified Electors to fill the vacancies declared in Section 1 above, the incumbent Board Supervisors of those respective seats shall remain in office.

3. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 10th day of October, 2018.

ATTEST: **ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT**

_____ _____

James P. Ward, Secretary Michael, Bachman, Chairperson

RESOLUTION 2019-3

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRMAN AND DISTRICT STAFF REGARDING THE ACQUISITION OF CERTAIN PHASE 2A, WATER AND WASTEWATER UTILITIES AND CONVEYANCE OF CERTAIN PHASE 2A, WATER AND WASTEWATER UTILITIES TO MANATEE COUNTY, FLORIDA; AND ADDRESSING SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, the Act authorizes the District to construct, acquire, operate and maintain public infrastructure improvements; and

WHEREAS, the District has adopted an improvement plan for the planning, design, acquisition, construction, and installation of certain infrastructure improvements, facilities and services within and without the boundaries of the District and specifically relating to the area known as Phase I - Esplanade, which plan is detailed in the Report of the District Engineer dated November 26, 2013 ("**Capital Improvement Plan**"); and

WHEREAS, on or around December 30, 2013, the District entered into an *Acquisition Agreement* with Taylor Woodrow Communities at Artisan Lakes, L.L.C. (**"Developer"**) which set forth the process by which the District may acquire the improvements comprising the Capital Improvement Plan ("**Improvements**"); and

WHEREAS, on or around December 30, 2013, the District also entered into a *Completion Agreement* with the Developer whereby the District acknowledged that it may acquire certain "Remaining Improvements" (as defined therein) of the Capital Improvement Plan not funded by the District's Capital Improvement Revenue Bonds, Series 2013A-1, 2013A-2 and 2013A-3, and pay for such Remaining Improvements from future bonds; and

WHEREAS, the Developer has advanced, funded, commenced and completed certain Improvements, specifically the water and wastewater utilities infrastructure located within the plat known as Artisan Lakes Esplanade, Phase II, recorded in the Official Records of Manatee County, Florida at Plat Book 59, Pages 1 - 6 **("Water and Wastewater Utilities")**; and

WHEREAS, on or around November 2015, the District acquired the Water and Wastewater Utilities from Taylor Woodrow Communities at Artisan Lakes, LLC, and subsequently conveyed the Water and Wastewater Utilities to Manatee County, Florida, for ownership, operation and maintenance, as documented in **Composite Exhibit A** attached hereto; and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairman and District Staff regarding the acquisition and subsequent conveyance of the Water and Wastewater Utilities.

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

SECTION 1. The acquisition and conveyance of the Water and Wastewater Utilities, the execution of documents relating to such acquisition and conveyance of the Water and Wastewater Utilities, and all actions taken in the furtherance of the acquisition and conveyance of the Water and Wastewater Utilities, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed by the Board.

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 10th day of October, 2018.

ATTEST:

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT

_____

James P. Ward, Secretary

_____

Michael Bachman, Chairman

Exhibit A: Phase 2A Water & Wastewater Utilities Acquisition and Conveyance Package

EXHIBIT A

ARTISAN LAKES CDD

ACQUISITION OF PHASE 2A IMPROVEMENTS

OCTOBER, 2015

Affidavit of Costs Paid

DEVELOPER ACKNOWLEDGMENT REGARDING ACQUISITION

STATE OF FLORIDA
COUNTY OF _____

I, David Truxton, of Taylor Woodrow Communities at Artisan Lakes, LLC (the "**Developer**"), do hereby state as follows:

1. I have personal knowledge of the matters set forth herein.

2. My name is David Truxton and I am employed by the Developer as Authorized Agent. I have authority to make this statement on behalf of the Developer.

3. The Developer 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 of the Florida Statutes ("**District**").

4. The Report of the District Engineer 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 of the Florida Statutes.

5. The Developer has expended funds to develop and/or acquire certain of the public infrastructure improvements and/or work product described in the Engineer's Report. The "**Bill of Sale**" executed by the Developer and to the District on or about November 6th, 2015 accurately identifies in all material respects the improvements and/or work product completed to date and states the minimum amounts that the Developer has spent on those improvements and/or work product.

6. In making this acknowledgment, I understand that the District intends to rely on this acknowledgment for purposes of acquiring the infrastructure improvements and/or work product identified in the Bill of Sale.

Executed this 6 day of November, 2015.

TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES, LLC

By: _____
Print Name: David Truxton
Its: Authorized Agent

Sworn and subscribed before me this 6 day of NOV., 2015, by DAVID TRUXTON, who [X] is personally known to me or [ ] produced _____ as identification.

(NOTARY SEAL)

JESSICA PERCEL
MY COMMISSION # FF 927556
EXPIRES: October 27, 2019
Bonded Thru Notary Public Underwriters

_____
Notary Public Signature

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

Bill of Sale

BILL OF SALE AND LIMITED ASSIGNMENT
(PHASE 2A – UTILITIES)

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made as of this 6 day of November, 2015, by **Taylor Woodrow Communities at Artisan Lakes, LLC,** a Florida limited liability company, whose address for purposes hereof is 551 North Cattlemen Road, Suite 200, Sarasota, Florida 33607 ("**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 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

(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 property rights related to certain utilities improvements located on or within the following property (collectively, "**Property**"):

Tracts A-5, and A-6, , and all 10' Utility Easements, identified on the proposed plat known as "Artisan Lakes, Phase 2A," a copy of which is attached hereto.

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 (hereinafter collectively the "**Improvements**") to have and to hold for Grantee's own use and benefit forever:
   a. 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 the Property; and all potable water lines, including but not limited to all pipes, fittings, valves, services, tees, equipment and appurtenances thereto, located within or upon the Property; and all reclaimed water lines, pipes, fittings, valves, services, tees, equipment and appurtenances thereto, including but not limited, located within or upon the Property; and
   b. 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
   c. All goodwill associated with the foregoing.

2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Improvements; (ii) subject to certain remaining payments due to contractors and/or subcontractors for retainage as indicated in **EXHIBIT A** (which Grantor agrees to timely pay), 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. This conveyance is made on an "as is" basis. The Grantor represents that, without independent investigation, 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.

5. 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.

6. Grantor, at its expense, agrees to complete any punch list items, make any remaining payments owed to contractors and/or subcontractors, as identified in **EXHIBIT A,** and to post and maintain any required bonds, including but not limited to maintenance bonds.

7. As consideration for the sale of the Improvements, and subject to (and without intending to alter) the provisions of that certain Completion Agreement dated December 30, 2013, including but not limited to Section 2(c), the Grantee shall make payment for the cost of the Improvements in the amounts set forth in **EXHIBIT A**.

8. 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.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal to this Bill of Sale this 6 day of November, 2015.

Signed, sealed and delivered by:

TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES, LLC

Name: David Truxton
Title: Authorized Agent

STATE OF FLORIDA)
COUNTY OF SARASOTA)

I HEREBY CERTIFY that on this 6 day of NOV, 2015, before me personally appeared DAVID TRUXTON, of TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES, LLC, and that said person signed the foregoing instrument and 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 names above this 6 day of NOVEMBER 2015.

JESSICA PERCEL
MY COMMISSION # FF 927556
EXPIRES: October 27, 2019
Bonded Thru Notary Public Underwriters

(NOTARIAL SEAL)

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

Exhibit A – Description of Improvements
Exhibit B – Property Description with Proposed Plat

"EXHIBIT A"
ACQUISITION/ASSIGNMENT DOCUMENTATION

Work Product and/or Improvements to Be Acquired	Contract Notes	Total Cost of the Improvements	Appx. Retainage Remaining (for which Grantor is responsible)
Sanitary Sewer & Potable Water Improvements – Phase 2A	Artisan Lakes – 1 RIPA Contract Job No. 11024100	$145,548.45	$81,473.87

EXHIBIT "B"

All Improvements are located within the "Property," which includes Tracts A-5 and A-6, and all 10' Utility Easements, as identified on the proposed plat set forth below:

SPECIAL NOTE: REFER TO DRAINAGE PLAN
BOOK ____ PAGES ____ THROUGH ____
FOR DRAIN GRADING PLAN

ARTISAN LAKES ESPLANADE, PHASE 2A

PLAT BOOK _____ PAGE _____
SHEET 1 OF 6 SHEETS

REPLAT OF TRACT "F-3" OF ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C & D, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGES 65 THROUGH 101, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA
A SUBDIVISION IN SECTIONS 16 AND 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 "Master Declaration") was recorded in Official Records Book 2898, Page 3488, 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 Records Book 2934, Page 3886, of the Public Records of Manatee County, Florida.

RESERVATION OF EASEMENTS

There are hereby expressly reserved, easements of ten (10) feet in width, along all front, and side yard easements shall be provided with not a four (4) foot easement adjoins a six (6) foot easement on the adjacent lot for a total of ten (10) feet. The express purpose of this easement is for accommodating surface and underground drainage and underground utilities. Such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services, provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of any electric, telephone, gas or other 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 abandoning of the easements shall not exist. Where said lots are contained, a utility company shall be responsible for any alteration of its facilities affected by the combining of said lots. All other easements shown on the 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 Verizon Florida LLC, a Florida limited liability company, its successors and/or assigns, ten (10) foot wide non-exclusive utility easements lying parallel and contiguous with the outside perimeters of the public and private roads, for the express purposes of construction, installation, maintenance and operation of communication facilities.

There are hereby expressly reserved for Knight House Holdings, 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.

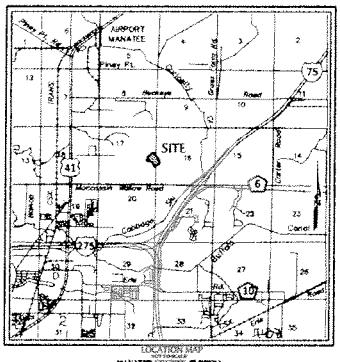
There are hereby expressly reserved for Manatee County, its successors and/or assigns, a non-exclusive vehicular and pedestrian access easement across the private road right-of-ways (Tracts "A-2" and "A-4"), together with the (10) foot wide non-exclusive utility easements lying parallel and contiguous with the outside perimeters of such private roads, for the express purposes of installation, maintenance and operation of potable water and sanitary sewer infrastructure facilities and water meter reading.

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED LICENSED AND REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS BEING SUBDIVIDED, THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, OF THE FLORIDA STATUTES, AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN INSTALLED, AS SHOWN HEREON, AND THAT THE "P.C.P.'S" (PERMANENT CONTROL POINTS) AS SHOWN HEREON, AND ALL OTHER MONUMENTATION OF LOT CORNERS, POINTS OF INTERSECTION AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION, AS REQUIRED BY SAID CHAPTER 177 OF THE FLORIDA STATUTES 177.091 (9) (9), HAVE BEEN INSTALLED AS OF _____

GEOPOINT SURVEYING, INC. (Licensed Business Number LB7768)
1409 E. 9th Avenue
Tampa, Florida 33605

_____ DATE: _____
David Alan Wallace, Jr.
Professional Land Surveyor No. LS5422



LOCATION MAP
NOT TO SCALE
MANATEE COUNTY, FLORIDA

NOTES:

1) 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 engineering form and adjusted to National Geodetic Survey Control Monuments "GILLETTE" and "GIS 0097". (Grid bearings are referenced to the Florida State Plane Coordinate System, North American Datum of 1983 (2007 - Adjustment), for Florida West Zone 0902.

2) All Easements are private unless otherwise designated.

3) 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 5457" - Found Concrete Monument with Brass Disk. - Published Elevation = 36.32' 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 = -0.86'

4) All utilities are underground unless otherwise noted.

5) This parcel contains 12.295 acres (535,547 square feet), more or less.

6) This parcel lies in Flood Zone X, per FIRM Panel 12081C0157G, 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, FLORIDA STATUTES AND CHAPTER 9 OF THE LAND DEVELOPMENT CODE OF MANATEE COUNTY, FLORIDA. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED

_____ DATE: _____
TODD E. BOWLE
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NUMBER #047
MANATEE COUNTY SURVEYOR

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 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 _____, 2015.

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

CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT:

STATE OF FLORIDA }
COUNTY OF MANATEE } SS

I, R.B. SHORE, 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 _____, 2015

_____
CLERK OF CIRCUIT COURT
MANATEE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSION:

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 _____, 2015.

ATTEST:

BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA

_____
R.B. SHORE
CLERK OF CIRCUIT COURT

_____
CHAIRMAN

GeoPoint Surveying, Inc.
1409 E. 9th Avenue
Tampa, Florida 33605
Phone: (813) 248-8888
Fax: (813) 248-2346
www.geopointsurvey.com
Licensed Business Number LB 7768

ARTISAN LAKES ESPLANADE, PHASE 2A

PLAT BOOK ..... PAGE .....
SHEET 2 OF 6 SHEETS

REPLAT OF TRACT "F-3" OF ARTISAN LAKES ESPLANADE, PHASE 1, SUBPHASES A, B, C & D, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGES 65 THROUGH 101, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA
A SUBDIVISION IN SECTIONS 16 AND 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA: }
COUNTY OF SARASOTA } SS

THE UNDERSIGNED, TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY ("DEVELOPER") CERTIFIES OWNERSHIP OF THE PROPERTY DESCRIBED HEREIN AND HAS CAUSED THIS PLAT ENTITLED "ARTISAN LAKES ESPLANADE, PHASE 2A" TO BE MADE AND SUBJECT TO THE TERMS OF THE MASTER DECLARATION AND COMMUNITY DECLARATION DO HEREBY DEDICATE THE FOLLOWING:

1. TO MANATEE COUNTY, ITS SUCCESSORS AND ASSIGNS, THE FOLLOWING:
   A) NON-EXCLUSIVE ACCESS, UTILITY AND DRAINAGE EASEMENTS ACROSS PRIVATE ROAD TRACTS "A-5" AND "A-6," TOGETHER WITH TEN (10) FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENTS LYING PARALLEL AND CONTIGUOUS WITH THE OUTSIDE PERIMETERS OF SUCH TRACTS, FOR THE EXPRESS PURPOSE OF INSTALLATION, MAINTENANCE AND OPERATION OF POTABLE WATER AND SANITARY SEWER INFRASTRUCTURE FACILITIES AND WATER METER READING; AND
   B) A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT ACROSS THE PRIVATE RIGHT OF WAY TRACTS "A-5" AND "A-6" FOR EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION; AND
2. 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"), ITS SUCCESSORS AND/OR ASSIGNS, THE FOLLOWING:
   A) A NON-EXCLUSIVE EASEMENT FOR ACCESS ACROSS PRIVATE ROAD TRACTS "A-5" AND "A-6" FOR THE PURPOSE OF MAINTENANCE OF DRAINAGE FACILITIES THEREIN AND ACCESS TO OTHER TRACTS WITHIN THE SUBDIVISION OWNED OR TO BE OWNED BY THE DISTRICT OR OVER WHICH THE DISTRICT HAS BEEN GRANTED OR DEDICATED AN EASEMENT ON THIS PLAT OR OTHERWISE; AND
   B) A NON-EXCLUSIVE EASEMENT FOR ACCESS AND MAINTENANCE OF DRAINAGE FACILITIES, LANDSCAPING, IRRIGATION FACILITIES, WALL, SIDEWALK AND THE LAKE ACROSS TRACT "B-1"; AND
   C) A NON-EXCLUSIVE EASEMENT ACROSS THOSE AREAS ON THIS PLAT LABELED "20' 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
   D) A NON-EXCLUSIVE EASEMENT ACROSS THOSE AREAS ON THIS PLAT LABELED "20' PRIVATE DRAINAGE, WALL, AND ACCESS EASEMENT" FOR MAINTENANCE; AND
   E) A NON-EXCLUSIVE EASEMENT ACROSS THOSE AREAS ON THIS PLAT LABELED "20' ACCESS EASEMENT" FOR PEDESTRIAN ACCESS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE SEAL OF THE COMPANY THIS ____ DAY OF _____, 2015

WITNESSES:

_____
SIGNATURE

_____
PRINT NAME

_____
SIGNATURE

_____
PRINT NAME

TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES, L.L.C., a Florida Limited Liability Company

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

By: _____
John Steven Kempton, Vice President

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF MANATEE } SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGE BEFORE ME THIS _____ DAY OF _____, 2015, BY JOHN STEVEN KEMPTON, 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 SIGNATURE

_____
PRINT NAME
COMMISSION NO: _____

COMMISSION EXPIRES _____

LEGAL DESCRIPTION

DESCRIPTION: Tract "F-3" of ARTISAN LAKES ESPLANADE, PHASE 1, SUBPHASES A, B, C & D, according to the plat thereof as recorded in Plat Book 57, Pages 65 through 101, inclusive, of the Public Records of Manatee County, Florida, lying in Sections 16 and 17 Township 33 South, Range 18, Manatee County, Florida, and being more particularly described as follows:

BEGIN at the Northwest corner of Tract "B-11" of said ARTISAN LAKES ESPLANADE, PHASE 1, SUBPHASES A, B, C & D, said point being on the Easterly right of way of St. Francis Terrace, thence along said Easterly right of way the following Sixteen (16) courses: 1) N.27°37'28"W., a distance of 46.06 feet; 2) Northwesterly, 98.96 feet along the arc of a tangent curve to the right having a radius of 575.00 feet and a central angle of 09°51'34" (chord bearing N.22°41'41"W., 98.82 feet); 3) Northwesterly, 137.89 feet along the arc of a reverse curve to the left having a radius of 400.00 feet and a central angle of 19°43'07" (chord bearing N.27°37'34"W., 137.01 feet); 4) Northerly, 36.32 feet along the arc of a reverse curve to the right having a radius of 25.00 feet and a central angle of 83°14'37" (chord bearing N.04°38'04"E., 33.21 feet); 5) N.44°14'37"W., a distance of 50.00 feet; 6) Westerly, 39.22 feet along the arc of a non-tangent curve to the right having a radius of 25.00 feet and a central angle of 83°14'37" (chord bearing S.87°22'41"W., 33.21 feet); 7) Northwesterly, 201.79 feet along the arc of a reverse curve to the left having a radius of 400.00 feet and a central angle of 28°54'12" (chord bearing N.68°27'06"W., 199.65 feet); 8) Northwesterly, 36.79 feet along the arc of a reverse curve to the right having a radius of 25.00 feet and a central angle of 84°16'48" (chord bearing N.37°44'48"W., 33.58 feet); 9) N.87°01'15"W., a distance of 50.01 feet; 10) Southwesterly, 37.96 feet along the arc of a non-tangent curve to the right having a radius of 25.00 feet and a central angle of 87°04'12" (chord bearing S.47°49'34"W., 34.44 feet); 11) Westerly, 74.00 feet along the arc of a compound curve to the right having a radius of 275.00 feet and a central angle of 15°25'00" (chord bearing N.80°58'50"W., 73.77 feet); 12) Northwesterly, 12.21 feet along the arc of a compound curve to the right having a radius of 25.00 feet and a central angle of 27°98'09" (chord bearing N.59°16'53"W., 12.09 feet); 13) N.45°17'10"W., a distance of 28.64 feet; 14) Northwesterly, 7.29 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 16°41'57" (chord bearing N.53°38'09"W., 7.26 feet); 15) N.81°59'08"W., a distance of 37.71 feet; 16) Northerly, 39.27 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.16°59'08"W., 35.36 feet) to a point on the Southerly right of way of Craftsman Park Way; thence along said Southerly right of way the following four (4) courses: 1) N.28°02'52"E., a distance of 171.88 feet; 2) Northeasterly, 318.49 feet along the arc of a tangent curve to the right having a radius of 850.00 feet and a central angle of 28°99'49" (chord bearing N.42°59'46"E., 316.28 feet); 3) N.56°12'38"E., a distance of 257.30 feet; 4) Easterly, 54.98 feet along the arc of a tangent curve to the right having a radius of 35.00 feet and a central angle of 90°00'00" (chord bearing S.78°49'22"E., 49.50 feet) to a point on the Westerly right of way of Cobble Park Place; thence along said Westerly right of way the following four (4) courses: 1) S.33°49'22"E., a distance of 173.71 feet; 2) Southeasterly, 136.94 feet along the arc of a tangent curve to the left having a radius of 350.00 feet and a central angle of 22°44'42" (chord bearing S.45°11'43"E., 136.03 feet); 3) Southeasterly, 438.84 feet along the arc of a reverse curve to the right having a radius of 475.00 feet and a central angle of 52°54'36" (chord bearing S.30°09'48"E., 423.22 feet); 4) Southerly, 185.30 feet along the arc of a reverse curve to the left having a radius of 750.00 feet and a central angle of 14°09'20" (chord bearing S.10°44'08"E., 184.82 feet) to the Northeast corner of Tract "B-16" of said ARTISAN LAKES ESPLANADE, PHASE 1, SUBPHASES A, B, C & D; thence along the North boundary of said Tract "B-16", Lots 89 through 78, inclusive, of said ARTISAN LAKES ESPLANADE, PHASE 1, SUBPHASES A, B, C & D and said Tract "B-11" the following three (3) courses: 1) S.82°22'32"W., a distance of 184.97 feet; 2) S.42°03'08"W., a distance of 88.38 feet; 3) S.82°22'32"W., a distance of 177.05 feet to the **POINT OF BEGINNING**.

TRACT DESIGNATION AND EASEMENTS

TRACT	USAGE	SQUARE FOOTAGE	LAND OWNERSHIP	MAINTAINED BY
TRACT "A-5"	PRIVATE RIGHT OF WAY PUBLIC UTILITY EASEMENT INGRESS/EGRESS EASEMENT	19,931	FEE SIMPLE AT ARTISAN LAKES COMMUNITY ASSOCIATION, INC. TO BE TRANSFERRED TO MANATEE COUNTY BY ARTISAN LAKES FOR NO MORE THAN $1.00	ARTISAN LAKES COMMUNITY ASSOCIATION, INC.
TRACT "A-6"	PRIVATE RIGHT OF WAY PUBLIC UTILITY EASEMENT INGRESS/EGRESS EASEMENT	19,931	FEE SIMPLE AT ARTISAN LAKES COMMUNITY ASSOCIATION, INC. TO BE TRANSFERRED TO MANATEE COUNTY BY ARTISAN LAKES FOR NO MORE THAN $1.00	ARTISAN LAKES COMMUNITY ASSOCIATION, INC.
TRACT "B-16"	LANDSCAPE, IRRIGATION, DRAINAGE, WALL AND SIGNAGE	175,993	ARTISAN LAKES MASTER HOMEOWNERS ASSOCIATION, INC.	ARTISAN LAKES MASTER HOMEOWNERS ASSOCIATION, INC. LANDSCAPE, IRRIGATION, DRAINAGE, WALL AND SIGNAGE

GeoPoint Surveying, Inc.
4031 E. 138 Avenue
Tampa, Florida 33615
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

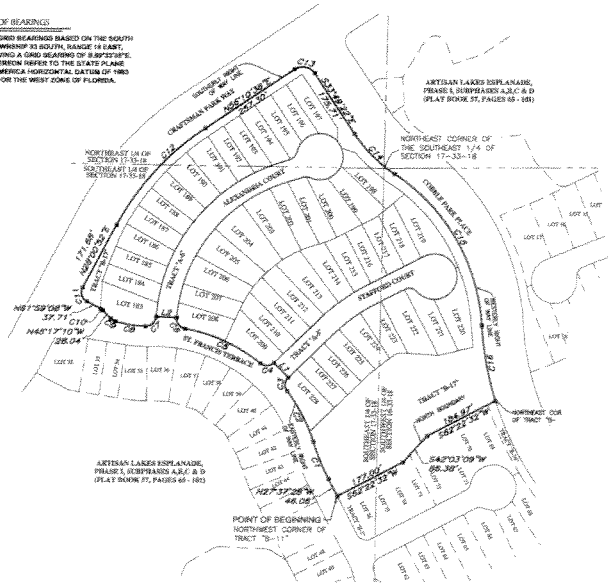
ARTISAN LAKES ESPLANADE, PHASE 2A

PLAT BOOK _____ PAGE _____
SHEET 3 OF 6 SHEETS

REPLAT OF TRACT "F-3" OF ARTISAN LAKES ESPLANADE, PHASE 1, SUBPHASES A, B, C & D, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGES 65 THROUGH 101, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA
A SUBDIVISION IN SECTIONS 16 AND 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

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 S 89°53'18"E. 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.



LINE DATA TABLE

NO.	BEARING	LENGTH
L1	N 44°14'37" W	30.00'
L2	N 87°01'18" W	50.24'

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	575.00'	9°51'24"	98.85'	98.82'	N 22°41'41" W
C2	460.00'	19°43'28"	157.68'	157.01'	N 27°37'34" W
C3	25.00'	87°14'37"	38.32'	33.21'	N 84°08'04" E
C4	25.00'	87°14'37"	38.32'	33.21'	S 87°22'41" W
C5	400.00'	39°54'13"	278.78'	199.45'	N 65°37'06" W
C6	25.00'	84°18'46"	36.79'	33.58'	N 37°44'40" W
C7	25.00'	87°04'13"	37.99'	34.44'	S 47°46'34" W
C8	275.00'	15°23'05"	74.00'	73.77'	N 60°06'50" W
C9	25.00'	37°39'08"	16.21'	15.91'	N 68°16'43" W
C10	25.00'	16°41'53"	7.28'	7.26'	N 53°38'06" W
C11	25.00'	90°00'00"	39.27'	35.36'	N 16°59'08" W
C12	650.00'	28°09'45"	319.49'	316.29'	N 42°05'45" E
C13	35.00'	90°00'00"	54.98'	49.50'	S 76°48'22" E
C14	350.00'	22°44'43"	138.94'	138.05'	S 49°11'43" E
C15	675.00'	32°34'36"	438.64'	432.82'	S 30°06'46" E
C16	750.00'	14°06'20"	185.32'	184.82'	S 10°44'58" E

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

SCALE 1" = 120'
0 60 120 240

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.

NMS —— No Monument Set

BENCHMARK INFORMATION

Benchmark #1
Found Nail & Disk "LB3043" in Top of Control Structure
Elevation = 31.91' (N.G.V.D.29)
N: 1,188,240.8'
E: 488,768.9'

Benchmark #2
Found Nail & Disk "LB3043" in Top of Control Structure
Elevation = 38.49' (N.G.V.D.29)
N: 1,190,342.4'
E: 488,462.9'

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 585" - 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 = -0.86'

KEY SHEET

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

GeoPoint Surveying, Inc.
1403 E. 5th Avenue
Tampa, Florida 33605
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2386
Licensed Business Number LB 7768

ARTISAN LAKES ESPLANADE, PHASE 2A

PLAT BOOK _____ PAGE _____
SHEET 4 OF 6 SHEETS

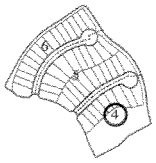
REPLAT OF TRACT "F-3" OF ARTISAN LAKES ESPLANADE, PHASE 1, SUBPHASES A, B, C & D, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGES 65 THROUGH 101, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA
A SUBDIVISION IN SECTIONS 16 AND 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	575.00'	5°51'24"	58.85'	58.82'	N 22°41'41" W
C2	400.00'	18°47'26"	137.58'	137.01'	N 27°37'34" W
C3	25.00'	83°14'37"	36.32'	33.21'	N 24°08'04" E
C15	475.00'	52°54'36"	438.64'	423.22'	S 30°59'46" E
C16	750.00'	14°06'25"	185.30'	184.82'	S 17°44'08" E
C17	425.00'	16°55'44"	125.57'	125.12'	S 54°13'15" W
C61	450.00'	18°52'49"	148.29'	147.62'	N 13°06'53" W
C62	775.00'	2°47'14"	37.32'	37.23'	S 69°33'05" E
C63	30.00'	41°15.39"	21.60'	21.14'	S 72°46'24" W
C64	499.00'	1°40'21"	11.58'	11.58'	S 48°35'33" W
C65	400.00'	9°18'23"	64.94'	64.87'	S 52°04'47" W
C66	400.00'	5°57'15"	41.37'	41.35'	S 39°42'28" W
C67	25.00'	79°30'38"	35.46'	32.61'	N 72°33'39" W
C68	35.00'	47°51'09"	43.82'	44.61'	S 63°42'41" E
C69	35.00'	112°34'03"	108.38'	91.87'	N 33°54'44" E
C111	55.00'	256°31'21"	245.29'	85.96'	N 12°26'47" E
C116	400.00'	16°55'44"	118.19'	117.75'	S 64°13'15" W

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	N 44°14'37" W	30.00'
L3	N 27°18'34" W	30.00'
L7	N 87°37'43" E	6.48'

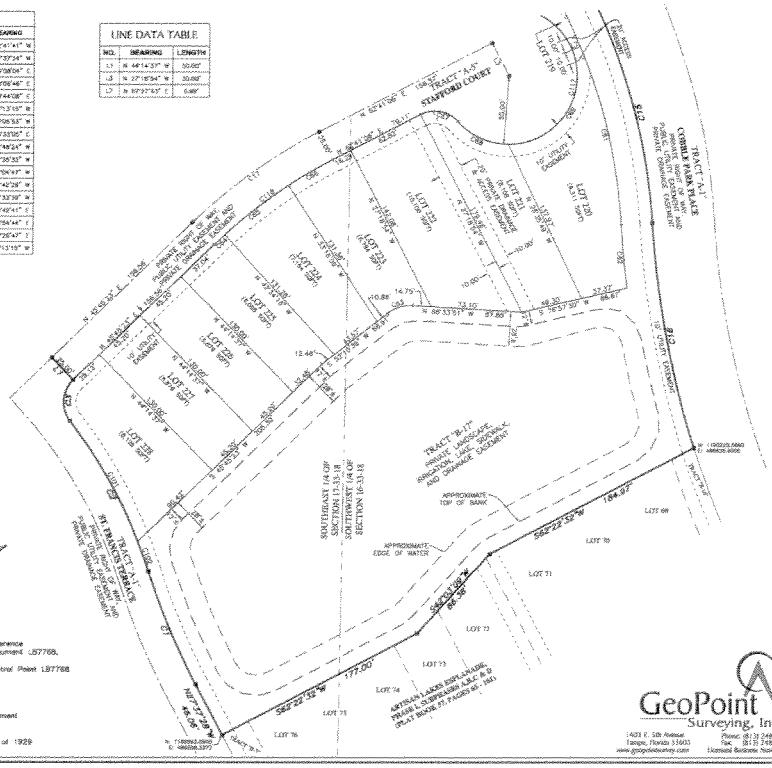


KEY MAP

NORTH

SCALE 1" = 50'
0 25 50 100

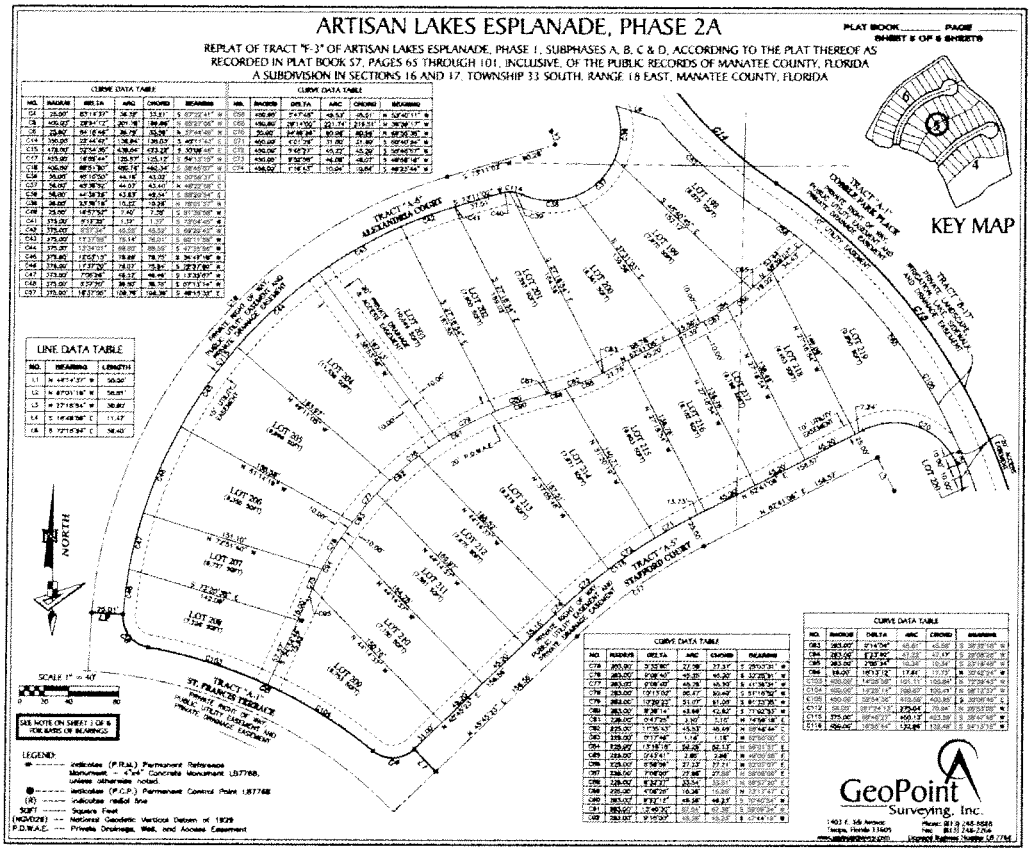
SEE NOTE ON SHEET 3 OF 6 FOR BASIS OF BEARINGS



ARTISAN LAKES ESPLANADE, PHASE 2A

PLAT BOOK _____ PAGE _____
SHEET 5 OF 5 SHEETS

REPLAT OF TRACT "F-3" OF ARTISAN LAKES ESPLANADE, PHASE 1, SUBPHASES A, B, C & D, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGES 65 THROUGH 101, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA
A SUBDIVISION IN SECTIONS 16 AND 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA



ARTISAN LAKES ESPLANADE, PHASE 2A

REPLAT OF TRACT "F-3" OF ARTISAN LAKES ESPLANADE, PHASE 1, SUBPHASES A, B, C & D, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGES 65 THROUGH 101, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA
A SUBDIVISION IN SECTIONS 16 AND 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

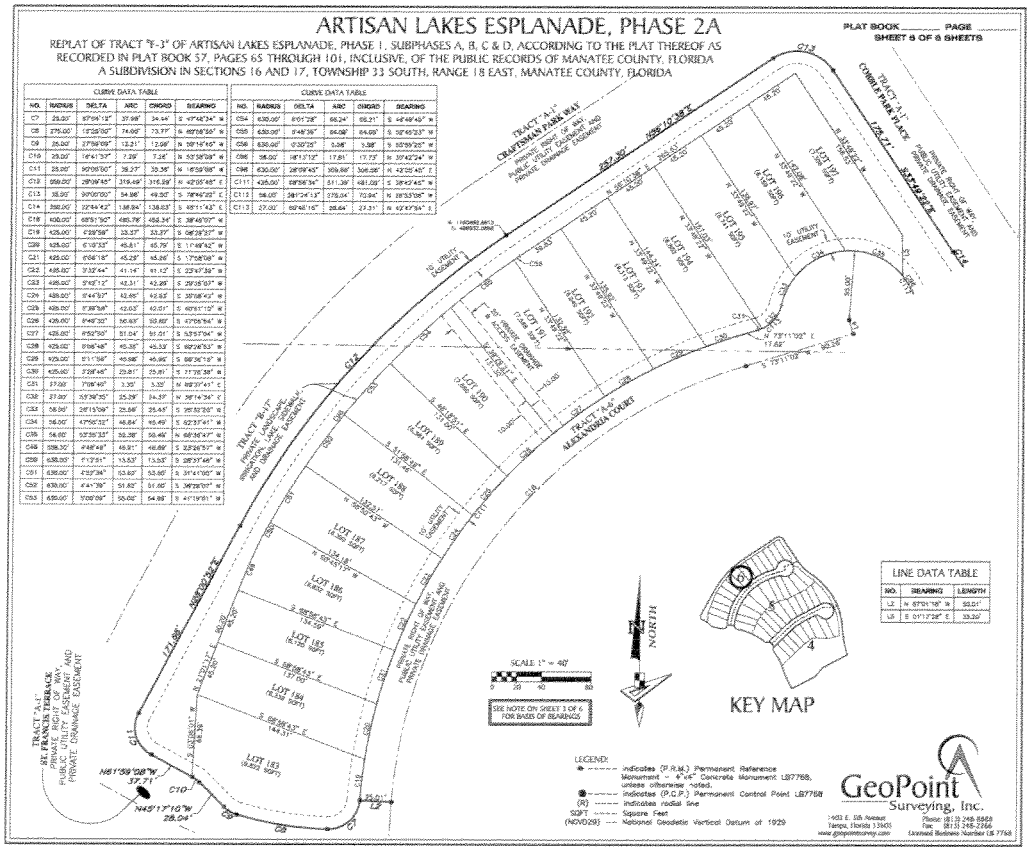
PLAT BOOK _____ PAGE _____
SHEET 5 OF 6 SHEETS

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C7	25.00'	87°54'12"	37.98'	34.44'	S 47°46'24" W
C8	275.00'	15°35'00"	74.80'	73.77'	N 48°08'50" W
C9	25.00'	27°58'09"	12.21'	12.09'	N 09°16'45" W
C10	25.00'	16°41'37"	7.28'	7.26'	N 53°38'09" W
C11	25.00'	90°06'00"	39.27'	35.35'	N 16°59'08" W
C12	550.00'	29°09'45"	279.49'	276.58'	N 42°05'45" E
C13	35.00'	90°00'00"	54.98'	49.50'	S 78°46'23" E
C14	250.00'	32°44'42"	138.94'	137.13'	S 65°11'43" E
C15	400.00'	68°51'50"	480.78'	452.34'	S 38°46'07" W
C16	425.00'	4°28'58"	33.27'	33.27'	S 08°28'37" W
C20	425.00'	6°10'33"	45.81'	45.79'	S 11°48'42" W
C21	425.00'	6°08'18"	45.25'	45.26'	S 17°58'08" W
C22	425.00'	3°32'44"	41.14'	41.12'	S 23°47'39" W
C23	425.00'	5°43'12"	42.31'	42.29'	S 29°35'07" W
C24	425.00'	5°44'57"	42.65'	42.63'	S 35°08'42" W
C25	425.00'	5°38'58"	42.03'	42.01'	S 40°51'12" W
C26	425.00'	8°46'32"	65.07'	65.06'	S 47°05'54" W
C27	425.00'	6°52'00"	51.04'	51.01'	S 53°57'54" W
C28	425.00'	6°06'48"	45.35'	45.33'	S 60°26'53" W
C29	425.00'	5°11'58"	45.98'	45.96'	S 66°26'18" W
C30	425.00'	3°28'46"	25.81'	25.81'	S 71°36'38" W
C31	27.00'	7°06'40"	3.35'	3.35'	N 82°37'41" E
C32	27.00'	53°36'35"	25.26'	24.37'	N 56°14'34" E
C33	56.00'	26°15'09"	25.66'	25.43'	S 25°52'35" E
C34	56.00'	47°50'32"	46.84'	45.49'	S 62°37'41" W
C35	56.00'	57°35'33"	56.28'	53.96'	N 68°36'47" W
C48	328.00'	4°48'48"	49.91'	49.86'	S 32°26'57" W
C50	630.00'	1°12'51"	13.53'	13.53'	S 38°31'46" W
C51	630.00'	4°37'38"	53.62'	53.60'	S 34°41'05" W
C52	630.00'	4°41'39"	51.82'	51.80'	S 30°28'07" W
C53	630.00'	5°00'09"	55.02'	54.99'	S 25°19'01" W

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C54	630.00'	8°01'28"	88.24'	88.21'	S 16°48'49" W
C55	630.00'	5°48'39"	64.08'	64.05'	S 10°45'23" W
C56	630.00'	0°30'25"	5.98'	5.98'	S 10°09'25" W
C96	35.00'	28°13'12"	17.81'	17.73'	N 30°42'24" W
C98	630.00'	28°09'43"	309.66'	306.56'	N 42°05'45" E
C111	425.00'	68°56'34"	511.39'	481.02'	S 38°42'45" W
C112	56.00'	281°24'13"	275.04'	70.94'	N 88°53'06" W
C113	27.00'	60°48'15"	28.64'	27.31'	N 42°47'54" E



LINE DATA TABLE

NO.	BEARING	LENGTH
L2	N 87°01'58" W	50.01'
L5	S 01°17'28" E	33.20'

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

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that **Artisan Lakes Community Development District**, a a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (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 are 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 located within ARTISAN LAKES ESPLANADE, PHASE II:

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

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.

IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this 6 day of November, 2015.

WITNESSES:

Signature: _____
Print Name: David Trinton

Signature: _____
Print Name: Brittany Parker

Signature: _____
Print Name: Andy Westberry

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT

BY: _____
Drew Miller
Its: Chairman

Attest: _____
Karen Goldstein
Its: Secretary

Signature: _____
Print Name: Brittany Parker

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 6 day of NOVEMBER 2015, by DREW MILLER, as Chairman, of ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT. They are personally known to me or have produced _____ as identification.

JESSICA PERCEL
MY COMMISSION # FF 927556
EXPIRES: October 27, 2019
Bonded Thru Notary Public Underwriters

_____
Signature of Notary Public

_____
Name Typed, Printed or Stamped

Commission No.: _____

My Commission Expires: _____

WHEREFORE, the County and Developer and/or CDD have executed this Bill of Sale as of this _____day of _____, 20___.

MANATEE COUNTY, a political subdivision of the State of Florida

By: Board of County Commissioners

By: _____
County Administrator

STATE OF: Florida

COUNTY OF: Manatee

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by **ED HUNZEKER** (County Administrator)for and on behalf of the Manatee County Board of County Commissioners **who is personally known to me** or has produced N/A as identification
.

_____
NOTARY PUBLIC Signature

_____
Printed Name

Exhibit "A"

Legal Description

All utilities improvements described within the Bill of Sale are located within Tracts A-5, and A-6, and all 10' Utility Easements, as identified on the plat known as "ARTISAN LAKES ESPLANADE, PHASE II," which is recorded in Plat Book ___, Pages ___ et seq., in the Official Records of Manatee County, Florida.

ARTISAN LAKES ESPLANADE, PHASE II

PLAT BOOK _____ PAGE _____
SHEET 1 OF 6 SHEETS

REPLAT OF TRACT "F-3" OF ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C & D, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGES 65 THROUGH 101, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA
A SUBDIVISION IN SECTIONS 16 AND 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 "Master Declaration") was recorded in Official Records 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 Records Book 2535, Page 5562, of the Public Records of Manatee County, Florida.

RESERVATION OF EASEMENTS

There are hereby expressly reserved, easements of ten (10) feet in width, along all front, and side yard easements shall be provided such that a four (4) foot easement adjoins a six (6) foot easement on the adjacent lot for a total of ten (10) feet. The express purpose of this easement is for accommodating surface and underground drainage and underground utilities. Such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of any electric, telephone, gas or other 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. Where said lots are combined, a utility company shall be reimbursed for any relocation of its facilities affected by the combining of said lots. All other easements shown on this plat are hereby reserved in perpetuity for the purposes noted

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

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.

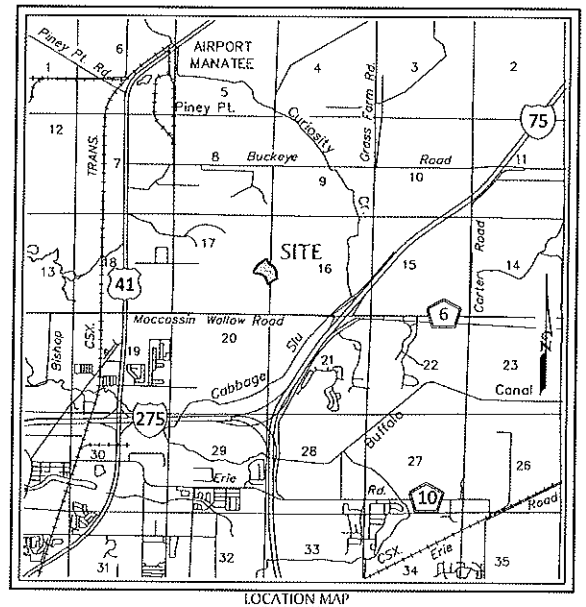
There are hereby expressly reserved for Manatee County, its successors and/or assigns, a non-exclusive vehicular and pedestrian access easement across the private road right-of-ways (Tracts "A-5" and "A-6"), together with the (10) foot wide non-exclusive utility easements lying parallel and contiguous with the outside perimeters of such private roads, for the express purpose of installation, maintenance and operation of potable water and sanitary sewer infrastructure facilities and water meter reading.

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED LICENSED AND REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS BEING SUBDIVIDED; THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 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) HAVE BEEN INSTALLED, AS SHOWN HEREON, AND THAT THE "P.C.P.'S" (PERMANENT CONTROL POINTS) AS SHOWN HEREON, AND ALL OTHER MONUMENTATION OF LOT CORNERS, POINTS OF INTERSECTION AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION AS REQUIRED BY SAID CHAPTER 177 OF THE FLORIDA STATUTES 177.091 (8) (9), HAVE BEEN INSTALLED AS OF _____.

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

_____ DATE: _____
David Alan Williams, Jr.
Professional Land Surveyor No. LS6423



LOCATION MAP
NOT TO SCALE
MANATEE COUNTY, FLORIDA

NOTES:

1) Bearings shown hereon are grid bearings based on the East 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.
2) All Easements are private unless otherwise designated
3) 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'
4) All utilities are underground unless otherwise noted.
5) This parcel contains 12.395 acres (539,947 square feet), more or less.
6) This parcel lies in Flood Zone X, per FIRM Panel 12081C0157E, with an effective date of 03/17/2014.
7) Visibility Triangles must be maintained per the Land Development Code of Manatee County, Florida.

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 FLORIDA STATUTES AND THE PLATTING REQUIREMENTS OF MANATEE COUNTY'S LAND DEVELOPMENT CODE. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

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

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 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 _____, 2015.

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 _____, 2015

_____
CLERK OF THE CIRCUIT COURT
MANATEE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSION:

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 _____, 2015.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

_____
ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT

_____
CHAIRMAN

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 II

PLAT BOOK _____ PAGE _____
SHEET 2 OF 6 SHEETS

REPLAT OF TRACT "F-3" OF ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C & D, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGES 65 THROUGH 101, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA
A SUBDIVISION IN SECTIONS 16 AND 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
) SS
COUNTY OF SARASOTA)

PURSUANT TO FLORIDA STATUTE 177.081, THE UNDERSIGNED, JOHN STEVEN KEMPTON, 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 II TO BE MADE AND DOES HEREBY DEDICATE THE FOLLOWING:

1. TO MANATEE COUNTY FOR USE BY THE GENERAL PUBLIC FOREVER, THE FOLLOWING:

   A. A NON-EXCLUSIVE PUBLIC UTILITY EASEMENT ACROSS TRACT A-5 AND TRACT A-6; TOGETHER WITH A (10) FOOT WIDE PUBLIC UTILITY EASEMENT LYING PARALLEL AND CONTIGUOUS WITH THE OUTSIDE PERIMETERS OF SUCH TRACTS FOR INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC WATER AND WASTEWATER INFRASTRUCTURE FACILITIES AND METER MAINTENANCE, REPLACEMENT AND READING.

   B. A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT ACROSS TRACT A-5 AND TRACT A-6 FOR EMERGENCY, LAW ENFORCEMENT AND MANATEE COUNTY MAINTENANCE PERSONNEL SERVING THE SUBDIVISION.

2. 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. A NON-EXCLUSIVE EASEMENT FOR ACCESS ACROSS TRACT A-5 AND A-6 FOR THE PURPOSE OF MAINTENANCE OF DRAINAGE FACILITIES THEREIN AND ACCESS TO OTHER TRACTS WITHIN THE SUBDIVISION OWNED OR TO BE OWNED BY THE DISTRICT OR OVER WHICH THE DISTRICT HAS BEEN GRANTED OR DEDICATED AN EASEMENT ON THIS PLAT OR OTHERWISE; AND

   B. A NON-EXCLUSIVE EASEMENT FOR ACCESS AND MAINTENANCE OF DRAINAGE FACILITIES, LANDSCAPING, IRRIGATION FACILITIES, WALL, SIDEWALK AND THE LAKE ACROSS TRACT B-17; AND

   C. A NON-EXCLUSIVE EASEMENT FOR ACCESS ACROSS THOSE AREAS ON THIS PLAT LABELED "20' 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

   D. A NON-EXCLUSIVE EASEMENT ACROSS THOSE AREAS ON THIS PLAT LABELED "20' PRIVATE DRAINAGE, WALL AND ACCESS EASEMENT" FOR MAINTENANCE.

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

WITNESSES:

_____
SIGNATURE

_____
PRINT NAME

TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES, L.L.C., a Florida Limited Liability Company

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

By:_____
John Steven Kempton, Vice President

WITNESSES:

_____
SIGNATURE

_____
PRINT NAME

LEGAL DESCRIPTION

DESCRIPTION: Tract "F-3" of ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C & D, according to the plat thereof as recorded in Plat Book 57, Pages 65 through 101, inclusive, of the Public Records of Manatee County, Florida, lying in Sections 16 and 17 Township 33 South, Range 18, Manatee County, Florida, and being more particularly described as follows:

BEGIN at the Northwest corner of Tract "B-11" of said ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C & D, said point being on the Easterly right of way of St. Francis Terrace; thence along said Easterly right of way the following Sixteen (16) courses: 1) N.27°37'28"W., a distance of 46.06 feet; 2) Northwesterly, 98.95 feet along the arc of a tangent curve to the right having a radius of 575.00 feet and a central angle of 09°51'34" (chord bearing N.22°41'41"W., 98.82 feet); 3) Northwesterly, 137.69 feet along the arc of a reverse curve to the left having a radius of 400.00 feet and a central angle of 19°43'20" (chord bearing N.27°37'34"W., 137.01 feet); 4) Northerly, 36.32 feet along the arc of a reverse curve to the right having a radius of 25.00 feet and a central angle of 83°14'37" (chord bearing N.04°08'04"E., 33.21 feet); 5) N.44°14'37"W., a distance of 50.00 feet; 6) Westerly, 36.32 feet along the arc of a non-tangent curve to the right having a radius of 25.00 feet and a central angle of 83°14'37" (chord bearing S.87°22'41"W., 33.21 feet); 7) Northwesterly, 201.78 feet along the arc of a reverse curve to the left having a radius of 400.00 feet and a central angle of 28°54'12" (chord bearing N.65°27'06"W., 199.65 feet); 8) Northwesterly, 36.79 feet along the arc of a reverse curve to the right having a radius of 25.00 feet and a central angle of 84°18'46" (chord bearing N.37°44'49"W., 33.56 feet); 9) N.87°01'18"W., a distance of 50.01 feet; 10) Southwesterly, 37.99 feet along the arc of a non-tangent curve to the right having a radius of 25.00 feet and a central angle of 87°04'12" (chord bearing S.47°46'34"W., 34.44 feet); 11) Westerly, 74.00 feet along the arc of a compound curve to the right having a radius of 275.00 feet and a central angle of 15°25'04" (chord bearing N.80°58'51"W., 73.78 feet); 12) Northwesterly, 12.21 feet along the arc of a compound curve to the right having a radius of 25.00 feet and a central angle of 27°59'09" (chord bearing N.59°16'45"W., 12.09 feet); 13) N.45°17'10"W., a distance of 28.04 feet; 14) Northwesterly, 7.29 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 16°41'57" (chord bearing N.53°38'09"W., 7.26 feet); 15) N.61°59'08"W., a distance of 37.71 feet; 16) Northerly, 39.27 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.16°59'08"W., 35.36 feet) to a point on the Southerly right of way of Craftsman Park Way; thence along said Southerly right of way the following four (4) courses: 1) N.28°00'52"E., a distance of 171.68 feet; 2) Northeasterly, 319.50 feet along the arc of a tangent curve to the right having a radius of 650.00 feet and a central angle of 28°09'46" (chord bearing N.42°05'45"E., 316.29 feet); 3) N.56°10'38"E., a distance of 257.30 feet; 4) Easterly, 54.98 feet along the arc of a tangent curve to the right having a radius of 35.00 feet and a central angle of 90°00'00" (chord bearing S.78°49'22"E., 49.50 feet) to a point on the Westerly right of way of Cobble Park Place; thence along said Westerly right of way the following four (4) courses: 1) S.33°49'22"E., a distance of 175.71 feet; 2) Southeasterly, 138.94 feet along the arc of a tangent curve to the left having a radius of 350.00 feet and a central angle of 22°44'42" (chord bearing S.45°11'43"E., 138.03 feet); 3) Southeasterly, 438.64 feet along the arc of a reverse curve to the right having a radius of 475.00 feet and a central angle of 52°54'36" (chord bearing S.30°06'46"E., 423.22 feet); 4) Southerly, 185.30 feet along the arc of a reverse curve to the left having a radius of 750.00 feet and a central angle of 14°09'20" (chord bearing S.10°44'08"E., 184.82 feet) to the Northeast corner of Tract "B-16" of said ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C & D; thence along the North boundary of said Tract "B-16", Lots 69 through 76, inclusive, of said ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C & D and said Tract "B-11" the following three (3) courses: 1) S.62°22'32"W., a distance of 184.97 feet; 2) S.42°03'09"W., a distance of 86.38 feet; 3) S.62°22'32"W., a distance of 177.00 feet to the POINT OF BEGINNING.

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA)
) SS
COUNTY OF MANATEE)

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 20___, BY JOHN STEVEN KEMPTON, 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:_____

TRACT DESIGNATION AND EASEMENTS

TRACT	USAGE	SQUARE FOOTAGE	LAND OWNERSHIP	MAINTAINED BY
TRACT "A-5"	PRIVATE RIGHT OF WAY, PUBLIC UTILITY EASEMENT, AND PRIVATE DRAINAGE EASEMENT	29,431	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-6"	PRIVATE RIGHT OF WAY, PUBLIC UTILITY EASEMENT, AND PRIVATE DRAINAGE EASEMENT	35,829	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-17"	LANDSCAPE, IRRIGATION, DRAINAGE, LAKE AND SIDEWALK	125,687	ARTISAN LAKES MASTER ASSOCIATION OR ARTISAN LAKES CDD (LANDSCAPE, IRRIGATION, DRAINAGE, LAKE AND SIDEWALK	ARTISAN LAKES MASTER ASSOCIATION OR ARTISAN LAKES CDD (LANDSCAPE, IRRIGATION, DRAINAGE, LAKE AND SIDEWALK

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 II

PLAT BOOK _____ PAGE _____
SHEET 3 OF 6 SHEETS

REPLAT OF TRACT "F-3" OF ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C & D, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGES 65 THROUGH 101, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA
A SUBDIVISION IN SECTIONS 16 AND 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE EAST BOUNDARY OF SECTION 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, HAVING A GRID BEARING OF N.00°54'40"W. THE GRID BEARINGS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA HORIZONTAL DATUM OF 1983 (NAO 83-2007 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	N 44°14'37" W	50.00'
L2	N 87°01'18" W	50.01'

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	575.00'	9°51'34"	98.95'	98.82'	N 22°41'41" W
C2	400.00'	19°43'20"	137.69'	137.01'	N 27°37'34" W
C3	25.00'	83°14'37"	36.32'	33.21'	N 04°08'04" E
C4	25.00'	83°14'37"	36.32'	33.21'	S 87°22'41" W
C5	400.00'	28°54'12"	201.78'	199.65'	N 65°27'06" W
C6	25.00'	84°18'46"	36.79'	33.56'	N 37°44'49" W
C7	25.00'	87°04'12"	37.99'	34.44'	S 47°46'34" W
C8	275.00'	15°25'04"	74.00'	73.78'	N 80°58'51" W
C9	25.00'	27°59'09"	12.21'	12.09'	N 59°16'45" W
C10	25.00'	16°41'57"	7.29'	7.26'	N 53°38'09" W
C11	25.00'	90°00'00"	39.27'	35.36'	N 16°59'08" W
C12	650.00'	28°09'46"	319.50'	316.29'	N 42°05'45" E
C13	35.00'	90°00'00"	54.98'	49.50'	S 76°49'22" E
C14	350.00'	22°44'42"	138.94'	138.03'	S 45°11'43" E
C15	475.00'	52°54'36"	438.64'	423.22'	S 30°06'46" E
C16	750.00'	14°09'20"	185.30'	184.82'	S 10°44'08" E

BENCHMARK INFORMATION

Benchmark #1
Found Nail & Disk "LB043" in Top of Control Structure
Elevation = 31.91' (N.G.V.D.29)
N: 1,188,240.8'
E: 488,766.9'

Benchmark #2
Found Nail & Disk "LB043" in Top of Control Structure
Elevation = 36.45' (N.G.V.D.29)
N: 1,190,342.4'
E: 488,402.9'

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 595" - 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'

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

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.
- NMS —— No Monument Set

KEY SHEET

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

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

Engineering Certification

CERTIFICATE OF CONSULTING ENGINEER
FOR ACQUISITION OF IMPROVEMENTS & WORK PRODUCT
(PHASE 2A UTILITIES)

_____, 2015

Board of Supervisors
Artisan Lakes Community Development District

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

Ladies and Gentlemen:

The undersigned, a representative of Waldrop Engineering, P.A. (the "**Consulting Engineer**"), as Consulting Engineer, hereby makes the following certifications in connection with the acquisition of certain improvements ("**Property**") by the Artisan Lakes Community Development District (the "**District**") and as identified in a "**Bill of Sale**" executed by Taylor Woodrow Communities at Artisan Lakes, LLC (the "**Developer**") on or about _____, 2015. The undersigned, an authorized representative of the Consulting Engineer, understands that the District is relying on this Certificate of Consulting Engineer in agreeing to accept a conveyance of the Property. In consideration of the payment of One Hundred Dollars ($100.00) and other good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the undersigned hereby certifies that:

1. I have inspected the Property. I have further reviewed certain documentation relating to the Property, including but not limited to, agreements, invoices, plans, and other documents.

2. In my opinion, the Property was installed in accordance with its specifications, and is capable of performing the functions for which it is intended.

3. The total costs associated with the Property 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 Property, and (ii) the reasonable fair market value of the Property.

4. All known plans, permits and specifications necessary for the operation and maintenance of the Property 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.

Under penalties of perjury, I declare that I have read the foregoing certificate and that the facts stated in it are true.

WALDROP ENGINEERING, P.A.

By: _____
Trent Stephenson, P.E.

STATE OF FLORIDA
COUNTY OF Hillsborough

Sworn to and subscribed before me this 6 day of Nov., 2015, by Trent Stephenson, P.E., who [X] is personally known to me or [ ] produced _____ as identification.

(NOTARY SEAL)

ANDREA TOCCI
MY COMMISSION # FF244162
EXPIRES: June 24, 2019

_____
Notary Public Signature

Andrea Tocci
(Name typed, printed or stamped)
Notary Public, State of FL
Commission No. FF244162
My Commission Expires: 6/24/19

CERTIFICATE OF DISTRICT ENGINEER
FOR ACQUISITION OF IMPROVEMENTS & WORK PRODUCT
(PHASE 2A UTILITIES)

11/6, 2015

Board of Supervisors
Artisan Lakes Community Development District

Re: Artisan Lakes Community Development District (Manatee County, Florida)
Acquisition of Improvements & 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 (the "**District**"), hereby makes the following certifications in connection with the District's acquisition of certain improvements ("**Improvements**") as identified in a "**Bill of Sale**" executed on or about _____, 2015. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed certain documentation relating to the Improvements, including but not limited to, agreements, invoices, plans, and other documents.

2. In my opinion, the Improvements are within the scope of the District's capital improvement plan as set forth in the Report of the District Engineer dated November 26, 2013 (the "**Engineer's Report**"); the Improvements are capable of performing the functions for which they were intended; and the Improvements specially benefit property within the District as further described in the Engineer's Report.

3. The total costs associated with the Improvements are as set forth in the Bill of Sale. Such costs are equal to or less than what was actually paid by Taylor Woodrow Communities at Artisan Lakes, LLC, to create and/or construct the Improvements, and the costs are fair and reasonable, based upon current construction cost estimates.

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.

5. With this document, I hereby certify that it is appropriate at this time to transfer the Improvements to the District for ownership, and operation and maintenance responsibilities.

Under penalties of perjury, I declare that I have read the foregoing certificate and that the facts stated in it are true.

STANTEC CONSULTING SERVICES, INC.

By: _____
Tonja Stewart, P.E.

STATE OF FLORIDA
COUNTY OF Hillsborough

Sworn to and subscribed before me this 06 day of November 2015, by Tonja Stewart, P.E., an authorized representative of Stantec Consulting Services, Inc., who [X] is personally known to me or [ ] produced _____ as identification.

(NOTARY SEAL)

NOTARY PUBLIC STATE OF FLORIDA
ROBIN J. LAW
MY COMMISSION # FF 026196
EXPIRES: October 11, 2017
Bonded Thru Budget Notary Services

Robin J. Law
Notary Public Signature

Robin J. Law
(Name typed, printed or stamped)
Notary Public, State of FLORIDA
Commission No. FF026196
My Commission Expires: 10/11/2017

WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
7301 MERCHANT COURT, SUITE A
SARASOTA, FL 34240
P: 941-907-8985
F: 941-907-3054

Letter of Transmittal

To: **Ken Labarr**

From: Ron Schwied

cc:

Date: 11-03-2015

Subject: **Esplanade at Artisan Lakes Ph2 Engineer's Certification**

The following items are transmitted as listed below:

Quantity	Description
1	Signed/Sealed Engineer's Certification for the afore mentioned project

REMARKS:

SIGNED:

Ronald J Schwied, Jr., P.E.
Senior Project Manager

WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
7301 MERCHANT COURT, SUITE A
SARASOTA, FL 34240
P: 941-907-8985
F: 941-907-3054

Form No. 8409

ENGINEER'S CERTIFICATION

I, Ronald J Schwied Jr., the Engineer of Record, do hereby certify that all improvements (except for the berm, landscaping, perimeter walls and fences) in connection with Esplanade at Artisan Lakes Phase 2 (Subdivision) have been personally inspected by me or a Florida Registered Engineer under my supervision and were thereby found to be completed in accordance with approved plans and specifications. This also includes any changes, authorized by a County Engineer, stipulations and concurrency improvements associated with Concurrency Level of Service (CLOS)# 10-047 for this phase (or subdivision). As-built drawings showing all improvements as constructed accompany this certificate, as required by the respective County departments.

Signed and sealed this 3 day of Nov, 2015

Signed: _____
(NAME)

Florida Registered Engineer

No. 65694

RONALD J SCHWIED, JR.
LICENSE
65694
NOV 03 2015
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

RESOLUTION 2019-4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRMAN AND DISTRICT STAFF REGARDING THE ACQUISITION OF CERTAIN PHASE III, SUBPHASES A, B, C & E, WATER AND WASTEWATER UTILITIES AND CONVEYANCE OF CERTAIN PHASE III, SUBPHASES A, B, C & E, WATER AND WASTEWATER UTILITIES TO MANATEE COUNTY, FLORIDA; AND ADDRESSING SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, the Act authorizes the District to construct, acquire, operate and maintain public infrastructure improvements; and

WHEREAS, the District has adopted an improvement plan for the planning, design, acquisition, construction, and installation of certain infrastructure improvements, facilities and services within and without the boundaries of the District and specifically relating to the area known as Phase I - Esplanade, which plan is detailed in the Report of the District Engineer dated November 26, 2013 ("**Capital Improvement Plan**"); and

WHEREAS, on or around December 30, 2013, the District entered into an *Acquisition Agreement* with Taylor Woodrow Communities at Artisan Lakes, L.L.C. (**"Developer"**) which set forth the process by which the District may acquire the improvements comprising the Capital Improvement Plan ("**Improvements**"); and

WHEREAS, on or around December 30, 2013, the District also entered into a *Completion Agreement* with the Developer whereby the District acknowledged that it may acquire certain "Remaining Improvements" (as defined therein) of the Capital Improvement Plan not funded by the District's Capital Improvement Revenue Bonds, Series 2013A-1, 2013A-2 and 2013A-3, and pay for such Remaining Improvements from future bonds; and

WHEREAS, the Developer has advanced, funded, commenced and completed certain Improvements, specifically the water and wastewater utilities infrastructure located within Phase III, Subphases A, B, C & E as identified in the plat known as Artisan Lakes Esplanade, Phase III, Subphases A, B, C, D & E, as recorded in the Official Records of Manatee County, Florida at Plat Book 61, Page 119 **("Water and Wastewater Utilities")**; and

WHEREAS, on or around August 23, 2017, the District acquired the Water and Wastewater Utilities from Taylor Woodrow Communities at Artisan Lakes, LLC, and subsequently conveyed the

Water and Wastewater Utilities to Manatee County, Florida, for ownership, operation and maintenance, as documented in **Composite Exhibit B** attached hereto; and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairman and District Staff regarding the acquisition and subsequent conveyance of the Water and Wastewater Utilities.

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

SECTION 1. The acquisition and conveyance of the Water and Wastewater Utilities, the execution of documents relating to such acquisition and conveyance of the Water and Wastewater Utilities, and all actions taken in the furtherance of the acquisition and conveyance of the Water and Wastewater Utilities, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed by the Board.

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 10th day of October, 2018.

ATTEST:

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT

_____

James P. Ward, Secretary

_____

Michael Bachman, Chairman

Exhibit A: Esplanade Phase III, Subphases A, B, C & E
Water & Wastewater Utilities Acquisition and Conveyance Package

EXHIBIT A

ARTISAN LAKES CDD

ACQUISITION OF ARTISAN LAKES ESPLANADE, PHASE III, SUBPHASES A, B, C & E – UTILITIES

August 23, 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 (Utilities)
Artisan Lakes Esplanade, Phase III, Subphases A, B, C & 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**"), related to what is known as Artisan Lakes Esplanade, Phase III, Subphases A, B, C & 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 **$696,594.62**, which represents the actual cost of constructing and/or creating the Improvements; 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.

- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals necessary for the operation of the Improvements.

- The Developer agrees, at the direction of the District, to assist the District with the turn-over from the District and to Manatee 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 the Developer's expense, by warranting any such infrastructure to the extent required by Manatee County, and by posting and maintaining any required maintenance bonds.

- Notwithstanding anything to the contrary herein, certain amounts are still owed to contractors in the amount of **$118,894.10**, and Developer agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the Improvements. Also, the Developer agrees to convey or cause to be conveyed when finalized any and all site plans, construction and development drawings, plans and specifications, surveys, engineering and soil reports and studies, and approvals (including but not limited to licenses, permits, zoning approvals, etc.), pertaining or applicable to or

in any way connected with the development, construction, and ownership of the improvements described in such subparagraphs.

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: Dave Truxton
Title: Authorized Agent

Agreed to by:

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT

Chairman, Board of Supervisors

Exhibit A
Description of Improvements

Improvement / Contractor	CDD Amount(s)			
Utility Improvements				
		Sanitary Sewer		
	Amount Paid	**Amount Owed**	**Total**	**Retainage**
Subphase A	**$23,093.75**	**$3,228.75**	**$26,322.50**	**$2,309.38**
Subphase B	**$63,071.75**	**$8,097.50**	**$71,169.25**	**$6,307.18**
Subphase C	**$104,047.75**	**$15,774.75**	**$119,822.50**	**$10,404.78**
Subphase E	**$133,454.75**	**$0.00**	**$133,454.75**	**$13,345.50**
TOTAL:	**$323,668.00**	**$27,101.00**	**$350,769.00**	**$32,366.84**
		Water Distribution		
	Amount Paid	**Amount Owed**	**Total**	**Retainage**
Subphase A	**$30,313.60**	**$5,849.25**	**$36,162.85**	**$3,031.36**
Subphase B	**$90,804.42**	**$0.00**	**$90,804.42**	**$9,080.45**
Subphase C	**$70,290.60**	**$16,021.50**	**$86,312.10**	**$7,029.06**
Subphase E	**$62,623.90**	**$12,152.25**	**$74,776.15**	**$6,262.39**
TOTAL:	**$254,032.52**	**$34,023.00**	**$288,055.52**	**$25,403.26**

Improvement Description: All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, lift stations, equipment and appurtenances hereto and all potable water lines, including but not limited to all pipes, fittings, valves, services, tees, equipment and appurtenances thereto;, in each case located within or upon Tracts A-7 and A-8, as identified in **Artisan Lakes Esplanade, Phase III, Subphases A, B, C, & E, as recorded in Plat Book 61, Page 119, of the Official Records of Manatee County, Florida.**

GRAND TOTAL OF IMPROVEMENTS: $696,594.62

AFFIDAVIT REGARDING COSTS PAID
(ARTISAN LAKES ESPLANADE, PHASE III, SUBPHASES A, B, C & E – UTILITIES)

STATE OF Florida
COUNTY OF Sarasota

I, Dave Truxton, 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 Dave Truxton and I am employed by Taylor Woodrow as Authorized Agent. 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 described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements that have been completed to date and states the amounts that Taylor Woodrow has spent on those improvements. Notwithstanding anything to the contrary herein, certain amounts are still owed to contractors in the amount of **$118,894.10**, 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 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 23rd day of August, 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: Dave Truxton
Title: Authorized Agent

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 23 day of August, 2017, by Dave Truxton as Authorized Agent of Taylor ~~Morrison~~ Woodrow at Artisan Lakes, 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)

Notary Public State of Florida
Deborah K Beckett
My Commission FF 246040
Expires 08/14/2019

Name: Deborah K. Beckett
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Exhibit A – Description of Improvements

Exhibit A
Description of Improvements

Improvement / Contractor	CDD Amount(s)			
Utility Improvements				
		Sanitary Sewer		
	Amount Paid	**Amount Owed**	**Total**	**Retainage**
Subphase A	**$23,093.75**	**$3,228.75**	**$26,322.50**	**$2,309.38**
Subphase B	**$63,071.75**	**$8,097.50**	**$71,169.25**	**$6,307.18**
Subphase C	**$104,047.75**	**$15,774.75**	**$119,822.50**	**$10,404.78**
Subphase E	**$133,454.75**	**$0.00**	**$133,454.75**	**$13,345.50**
TOTAL:	**$323,668.00**	**$27,101.00**	**$350,769.00**	**$32,366.84**
		Water Distribution		
	Amount Paid	**Amount Owed**	**Total**	**Retainage**
Subphase A	**$30,313.60**	**$5,849.25**	**$36,162.85**	**$3,031.36**
Subphase B	**$90,804.42**	**$0.00**	**$90,804.42**	**$9,080.45**
Subphase C	**$70,290.60**	**$16,021.50**	**$86,312.10**	**$7,029.06**
Subphase E	**$62,623.90**	**$12,152.25**	**$74,776.15**	**$6,262.39**
TOTAL:	**$254,032.52**	**$34,023.00**	**$288,055.52**	**$25,403.26**

Improvement Description: All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, lift stations, equipment and appurtenances hereto and all potable water lines, including but not limited to all pipes, fittings, valves, services, tees, equipment and appurtenances thereto;, in each case located within or upon Tracts A-7 and A-8, as identified in **Artisan Lakes Esplanade, Phase III, Subphases A, B, C, & E, as recorded in Plat Book 61, Page 119, of the Official Records of Manatee County, Florida.**

GRAND TOTAL OF IMPROVEMENTS: $696,594.62

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

THIS ACKNOWLEDGMENT AND RELEASE ("Release") is made the 22ND day of AUGUST, 2017, by **Ripa and Associates, LLC**, having offices located at 1409 Tech Boulevard, Suite 1, Tampa, Florida 33619 ("**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 2/1/2017 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 ~~$162,545.46~~ 207,074.23 in retainage or other amounts owed 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.~~ RECEIPT OF PAYMENT.

Ripa and Associates, LLC,

By: JOE PITRE

Its: CFO

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY that on this 22ND day of AUGUST, 2017, before me personally appeared JOE PITRE, of RIPA + ASSOC., 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 22ND day of AUGUST, 2017.

PAMELA WERTMAN
MY COMMISSION # FF931001
EXPIRES October 26, 2019
(407) 398-0153 FloridaNotaryService.com

(NOTARIAL SEAL)

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

Exhibit A

Description of Work Product and Improvements

Improvement / Contractor	CDD Amount(s)

Stormwater Improvements

	Amount Paid	Amount Owed	Total	Retainage
Subphase A	$18,602.75	$1,040.95	$19,643.70	$1,860.28
Subphase B	$43,354.17	$3,493.45	$46,847.62	$4,335.42
Subphase C	$126,342.00	$10,480.35	$136,822.35	$12,634.21
Subphase E	$98,066.90	$0.00	$98,066.90	$9,806.70
TOTAL:	$286,365.82	$15,014.75	$301,380.57	$28,636.61

Improvement Description: 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 **Artisan Lakes Esplanade, Phase III, Subphases A, B, C, D & E, as recorded in Plat Book 61, Page 119, of the Official Records of Manatee County, Florida.**

Utility Improvements

Sanitary Sewer

	Amount Paid	Amount Owed	Total	Retainage
Subphase A	$23,093.75	$3,228.75	$26,322.50	$2,309.38
Subphase B	$63,071.75	$8,097.50	$71,169.25	$6,307.18
Subphase C	$104,047.75	$15,774.75	$119,822.50	$10,404.78
Subphase E	$133,454.75	$0.00	$133,454.75	$13,345.50
TOTAL:	$323,668.00	$27,101.00	$350,769.00	$32,366.84

Water Distribution

	Amount Paid	Amount Owed	Total	Retainage
Subphase A	$30,313.60	$5,849.25	$36,162.85	$3,031.36
Subphase B	$90,804.42	$0.00	$90,804.42	$9,080.45
Subphase C	$70,290.60	$16,021.50	$86,312.10	$7,029.06
Subphase E	$62,623.90	$12,152.25	$74,776.15	$6,262.39
TOTAL:	$254,032.52	$34,023.00	$288,055.52	$25,403.26

Improvement Description: 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 in **Artisan Lakes Esplanade, Phase III, Subphases A, B, C, D & E, as recorded in Plat Book 61, Page 119, of the Official Records of Manatee County, Florida.**

GRAND TOTAL OF WORK PRODUCT AND IMPROVEMENTS: $1,026,611.80

CONSULTING ENGINEER'S CERTIFICATE
(ARTISAN LAKES ESPLANADE, PHASE III,
SUBPHASES A, B, C & E – UTILITIES)

August 23, 2017

Board of Supervisors
Artisan Lakes Community Development District

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

Ladies and Gentlemen:

The undersigned, a representative of Waldrop Engineering, P.A., ("**Consulting Engineer**"), as engineer for the Artisan Lakes Community Development District ("**District**"), hereby makes the following certifications in connection with the District's acquisition of improvements ("**Improvements**"), 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 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 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 Improvements, and (ii) the reasonable fair market value of the 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 Improvements.

FURTHER AFFIANT SAYETH NOT.

JEREMY L. FIRELINE, P.E.
Waldrop Engineering, P.A.
Florida Registration No. 63937
Consulting Engineer

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was sworn and subscribed before me this 23 day of August, 2017, by Jeremy Fireline, on behalf of Waldrop Engineering, P.A., who is personally known to me or who has produced _____ as identification, and did [ ] or did not [X] take the oath.

Deborah K. Beckett
Notary Public, State of Florida
Print Name: Deborah K. Beckett
Commission No.: FF 246040
My Commission Expires: 8-14-19

Notary Public State of Florida
Deborah K Beckett
My Commission FF 246040
Expires 08/14/2019

Exhibit A
Description of Improvements

Improvement / Contractor	CDD Amount(s)			
Utility Improvements				
		Sanitary Sewer		
	Amount Paid	**Amount Owed**	**Total**	**Retainage**
Subphase A	**$23,093.75**	**$3,228.75**	**$26,322.50**	**$2,309.38**
Subphase B	**$63,071.75**	**$8,097.50**	**$71,169.25**	**$6,307.18**
Subphase C	**$104,047.75**	**$15,774.75**	**$119,822.50**	**$10,404.78**
Subphase E	**$133,454.75**	**$0.00**	**$133,454.75**	**$13,345.50**
TOTAL:	**$323,668.00**	**$27,101.00**	**$350,769.00**	**$32,366.84**
		Water Distribution		
	Amount Paid	**Amount Owed**	**Total**	**Retainage**
Subphase A	**$30,313.60**	**$5,849.25**	**$36,162.85**	**$3,031.36**
Subphase B	**$90,804.42**	**$0.00**	**$90,804.42**	**$9,080.45**
Subphase C	**$70,290.60**	**$16,021.50**	**$86,312.10**	**$7,029.06**
Subphase E	**$62,623.90**	**$12,152.25**	**$74,776.15**	**$6,262.39**
TOTAL:	**$254,032.52**	**$34,023.00**	**$288,055.52**	**$25,403.26**

Improvement Description: All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, lift stations, equipment and appurtenances hereto and all potable water lines, including but not limited to all pipes, fittings, valves, services, tees, equipment and appurtenances thereto;, in each case located within or upon Tracts A-7 and A-8, as identified in **Artisan Lakes Esplanade, Phase III, Subphases A, B, C, & E, as recorded in Plat Book 61, Page 119, of the Official Records of Manatee County, Florida.**

GRAND TOTAL OF IMPROVEMENTS: $696,594.62

Form No. 8410-For a Corporation

AFFIDAVIT BY DEVELOPER

STATE OF FLORIDA :
: **SS**
COUNTY OF SARASOTA :

I, Andrew Miller, Developer, having been first duly sworn, do now depose and say: That all persons, firms and corporations who have furnished services, labor or materials as of this date for the Artisan Lakes Esplanade Phase III, Subphase E (*Name of Subdivision*), have fully completed their respective work and that there are no bills for labor, materials or applications in connection with such construction which have not been paid.

Signature of Developer

Notary Acknowledgment

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 31 day of August, 2017 by Andrew Miller, Authorized Agent, (*Name of Officer or Agent, Title of Officer or Agent*), of Taylor Woodrow Communities at Artisan Lakes, LLC (*Name of Corporation Acknowledged*), a Florida (*State or Place of Incorporation*) Corporation, on behalf of the Corporation. He/she is personally known to me **or** who has produced _____(*Type of Identification*), as identification.

NOTARY STAMP:

Notary Public State of Florida
Deborah K Beckett
My Commission FF 246040
Expires 08/14/2019

Signature of Person Taking Acknowledgment

*(Name typed, printed or stamped, title or rank, serial number, if any)*_____

Notary Public State of Florida
Deborah K Beckett
My Commission FF 246040
Expires 08/14/2019

BILL OF SALE AND LIMITED ASSIGNMENT
(ARTISAN LAKES ESPLANADE, PHASE III, SUBPHASES A, B, C & E – WATER & SEWER UTILITIES)

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made as of this 23rd day of August, 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 described below and located within the boundaries of the plat ("**Plat**") known as Artisan Lakes Esplanade, Phase III, Subphases A, B, C & E, and recorded in Plat Book 61, Page 119, of the Official Records of Manatee County, Florida.

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 wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, lift stations, equipment and appurtenances hereto and all potable water lines, including but not limited to all pipes, fittings, valves, services, tees, equipment and appurtenances thereto, in each case located within or upon Tracts A-7 and A-8, as identified in the Plat ("**Improvements**"); and
   b. 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
   c. 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

d. 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

By: Briana Riti
Name: Briana Riti
Title: Systems Coordinator

By: April Rogers
Name: April Rogers
Title: Systems Coordinator

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

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

Name: Dave Truxton
Title: Authorized Agent

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 23 day of August, 2017, by Dave Truxton, who [✓] is personally known to me or [ ] produced _____ as identification.

(NOTARY SEAL)

Notary Public State of Florida
Deborah K Beckett
My Commission FF 246040
Expires 08/14/2019

Deborah K. Beckett
Notary Public Signature

Deborah K. Beckett
(Name typed, printed or stamped)
Notary Public, State of FL
Commission No. FF246040
My Commission Expires: 8/14/19

Exhibit A – Draft Plat

Exhibit A
Description of Improvements

Improvement / Contractor	CDD Amount(s)			
Utility Improvements				
		Sanitary Sewer		
	Amount Paid	**Amount Owed**	**Total**	**Retainage**
Subphase A	**$23,093.75**	**$3,228.75**	**$26,322.50**	**$2,309.38**
Subphase B	**$63,071.75**	**$8,097.50**	**$71,169.25**	**$6,307.18**
Subphase C	**$104,047.75**	**$15,774.75**	**$119,822.50**	**$10,404.78**
Subphase E	**$133,454.75**	**$0.00**	**$133,454.75**	**$13,345.50**
TOTAL:	**$323,668.00**	**$27,101.00**	**$350,769.00**	**$32,366.84**
		Water Distribution		
	Amount Paid	**Amount Owed**	**Total**	**Retainage**
Subphase A	**$30,313.60**	**$5,849.25**	**$36,162.85**	**$3,031.36**
Subphase B	**$90,804.42**	**$0.00**	**$90,804.42**	**$9,080.45**
Subphase C	**$70,290.60**	**$16,021.50**	**$86,312.10**	**$7,029.06**
Subphase E	**$62,623.90**	**$12,152.25**	**$74,776.15**	**$6,262.39**
TOTAL:	**$254,032.52**	**$34,023.00**	**$288,055.52**	**$25,403.26**

Improvement Description: All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, lift stations, equipment and appurtenances hereto and all potable water lines, including but not limited to all pipes, fittings, valves, services, tees, equipment and appurtenances thereto;, in each case located within or upon Tracts A-7 and A-8, as identified in **Artisan Lakes Esplanade, Phase III, Subphases A, B, C, & E, as recorded in Plat Book 61, Page 119, of the Official Records of Manatee County, Florida.**

GRAND TOTAL OF IMPROVEMENTS: $696,594.62

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 IS SECTION 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

201741039962

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.

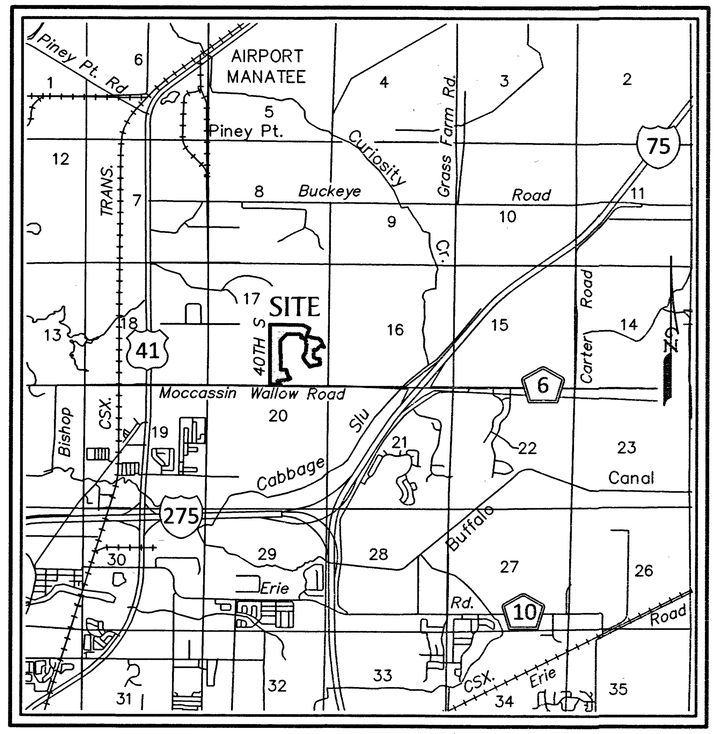
CERTIFICATE OF SURVEYOR

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 OR RELEASE OF IMPROVEMENT BOND.

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

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

April 5, 2017
DATE:



LOCATION MAP
NOT TO SCALE
MANATEE COUNTY, FLORIDA

NOTES:

1) 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 "GILLETE" and "GIS 009".
2) All Easements are private unless otherwise designated
3) 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'
4) All utilities are underground unless otherwise noted.
5) The platted lands herein contains 59.246acres (2,580,739 square feet), more or less.
6) 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: 4/12/2017

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 6 DAY OF April, 2017.

ATTEST:
By: Kara Goldstein
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 61, PAGES 119 THROUGH 131, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 25TH DAY OF April, 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 25TH DAY OF April, 2017.

ATTEST:
ANGELINA COLONNESO
CLERK OF CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA
CHAIRMAN

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 IS 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:

1. TO MANATEE COUNTY , FOR USE BY THE GENERAL PUBLIC FOREVER, THE FOLLOWING:

   A. 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.

   B. 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.

   C. 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.

2. 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. 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

   B. 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

   C. A NON-EXCLUSIVE EASEMENT FOR ACCESS AND MAINTENANCE OF LANDSCAPING AND IRRIGATION FACILITIES ACROSS TRACTS "B-23" AND "B-26"; AND

   D. TRACTS "C-9" AND "C-10" FOR USE FOR WETLANDS, WETLAND BUFFERS, DRAINAGE AND DRAINAGE FACILITIES; AND

   E. 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 WHEROF, THE FOREGOING HAS SET HIS HAND AND SEAL THIS 6 DAY OF April, 2017.

WITNESSES:
SIGNATURE
GIOVANNI DE CASTRO
PRINT NAME

WITNESSES:
Kenneth J. Stokes
SIGNATURE
KENNETH J. STOKES
PRINT NAME

TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES, L.L.C., a Florida Limited Liability Company

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

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

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF Sarasota) SS

SWORN TO AND SUBSCRIBED BEFORE ME THIS 6 DAY OF April, 2017, 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.

Deborah K. Beckett
NOTARY PUBLIC, STATE OF Florida
Deborah K. Beckett
PRINT NAME
MY COMMISSION EXPIRES: 8-14-19
FF246040

Notary Public State of Florida
Deborah K Beckett
My Commission FF 246040
Expires 08/14/2019

DETAIL SHEETS:

1) SEE SHEET NUMBER 12 FOR SUBPHASE DETAIL

2) SEE SHEET NUMBER 13 FOR TRACT TABLE

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

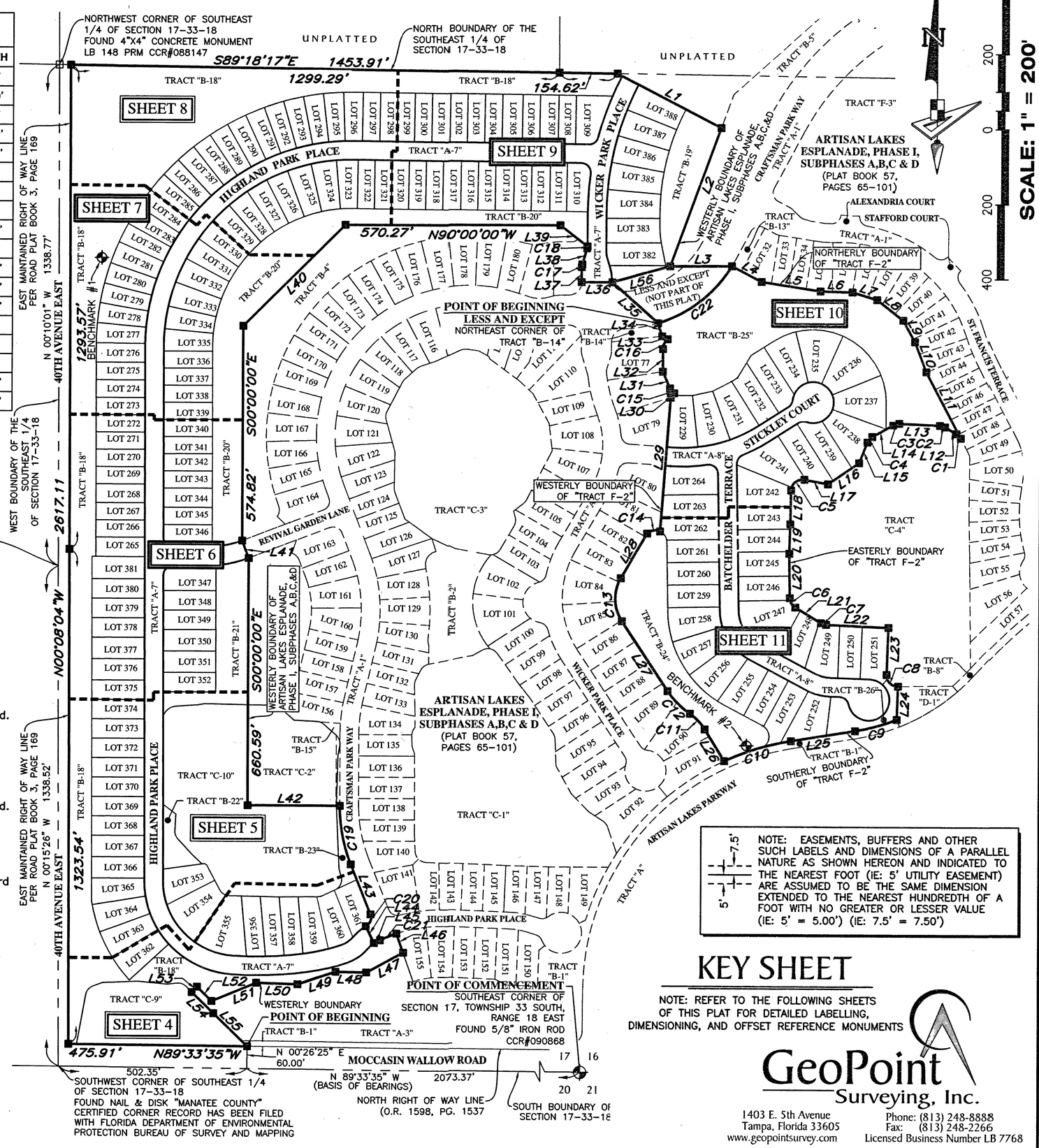
A SUBDIVISION BEING A REPLAT OF TRACT "F-2", ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C, & D, RECORDED IN PLAT BOOK 57, PAGE 65, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND LANDS LYING IS SECTION 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 62°39'45" E	312.64'
L2	S 19°59'32" W	393.43'
L3	N 89°34'23" E	164.30'
L4	S 62°29'40" E	89.79'
L5	S 81°11'36" E	158.76'
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'
L11	S 27°37'28" E	199.80'
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'
L19	S 01°42'23" W	78.59'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L20	S 01°03'07" E	118.69'
L21	S 58°57'50" E	80.14'
L22	S 87°22'54" E	166.05'
L23	S 01°58'59" W	125.17'
L24	S 02°03'26" W	88.95'
L25	S 80°49'37" W	172.77'
L26	N 31°22'51" W	99.35'
L27	N 33°24'22" W	222.84'
L28	N 30°08'46" E	138.45'
L29	N 04°12'14" E	358.32'
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'
L35	N 48°13'36" W	164.01'
L36	N 90°00'00" W	81.62'
L37	N 00°00'00" E	40.04'
L38	N 16°41'57" E	44.86'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L39	N 52°37'17" W	91.66'
L40	S 45°00'00" W	383.10'
L41	S 20°58'03" E	50.00'
L42	N 90°00'00" E	245.89'
L43	S 21°37'06" E	144.21'
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'
L56	N 74°29'59" E	159.53'

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" E
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



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

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'

KEY SHEET

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

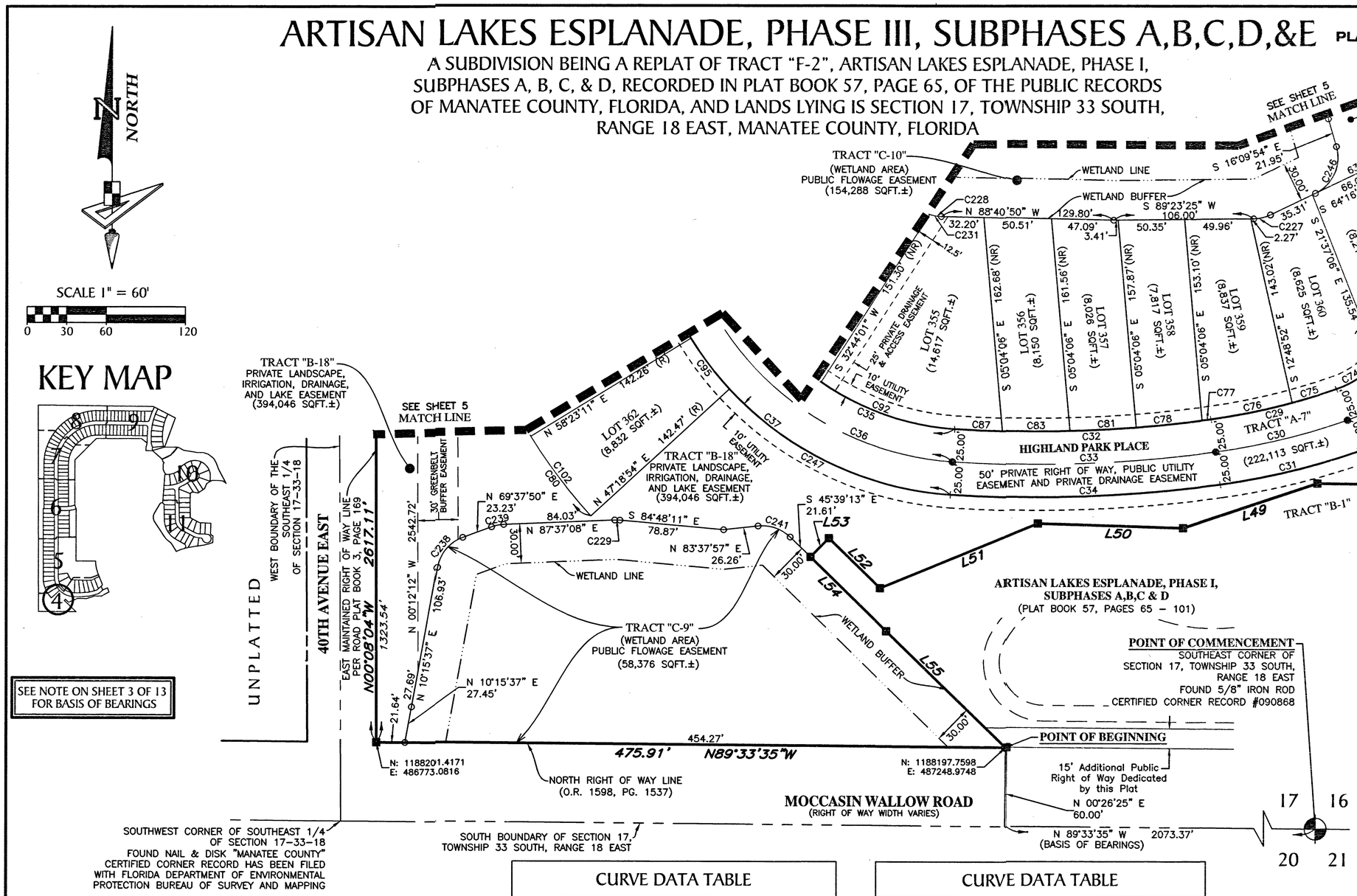
GeoPoint Surveying, Inc.
1403 E. 5th Avenue
Tampa, Florida 33605
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

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

PLAT BOOK 61 PAGE 122

SHEET 4 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 IS SECTION 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA



REFER TO SHEET NUMBER 1 OF THIS PLAT FOR RESERVATION OF EASEMENTS

LEGEND:

- O ----- 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

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'

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

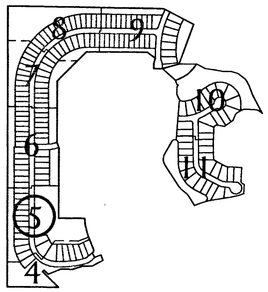
A SUBDIVISION BEING A REPLAT OF TRACT "F-2", ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C, & D, RECORDED IN PLAT BOOK 57, PAGE 65, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND LANDS LYING IS SECTION 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

NORTH

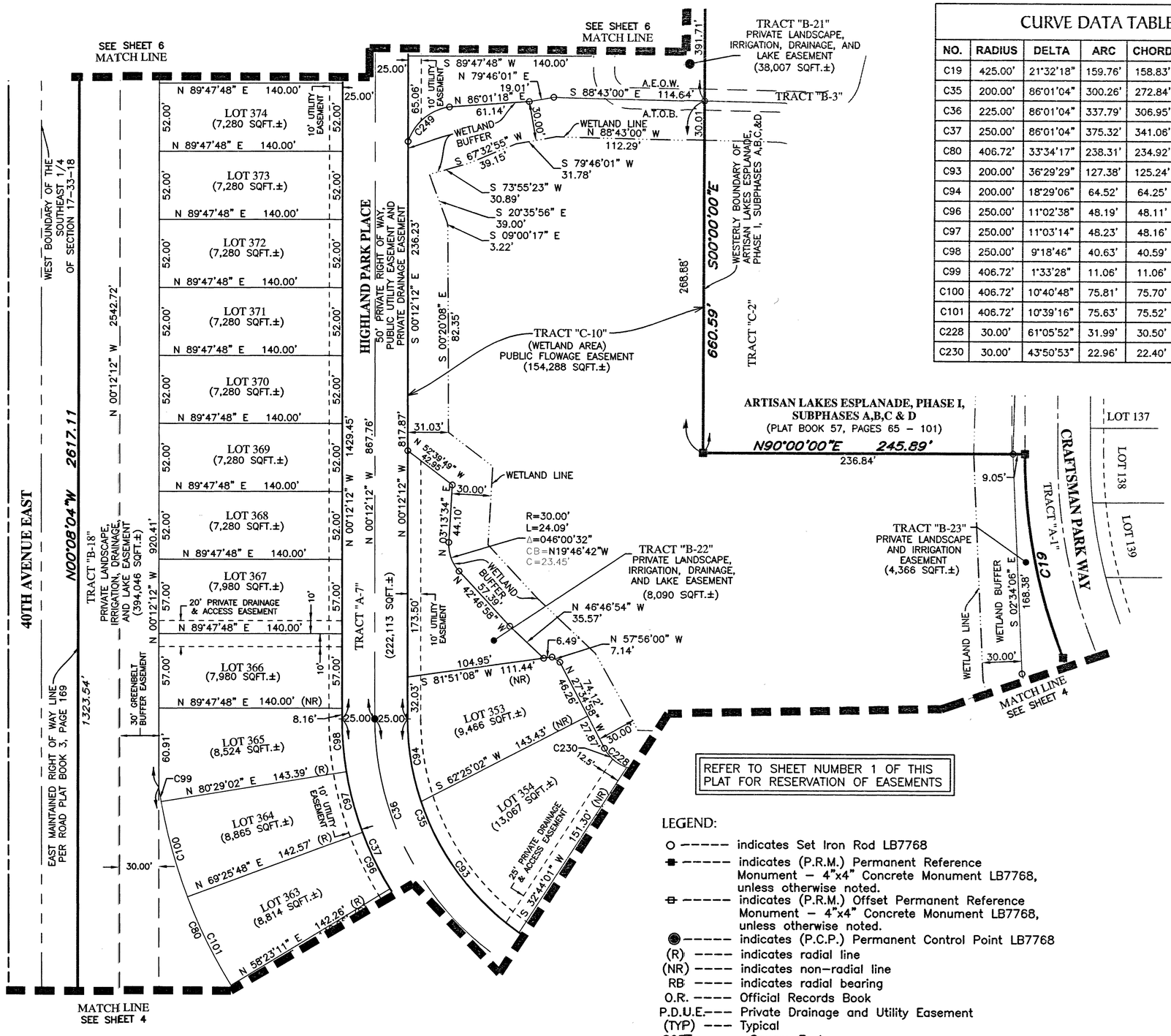
SCALE 1" = 60'

0 30 60 120

KEY MAP



SEE NOTE ON SHEET 3 OF 13 FOR BASIS OF BEARINGS



REFER TO SHEET NUMBER 1 OF THIS PLAT FOR RESERVATION OF EASEMENTS

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:

- O ----- 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
- A.E.O.W. -- Approximate Edge of Water
- A.T.O.B. -- Approximate Top of Bank

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

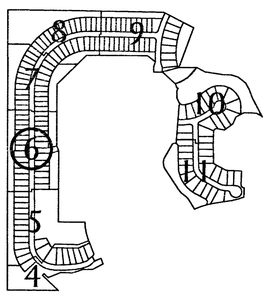
A SUBDIVISION BEING A REPLAT OF TRACT "F-2", ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C, & D, RECORDED IN PLAT BOOK 57, PAGE 65, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND LANDS LYING IS SECTION 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

NORTH

SCALE 1" = 60'

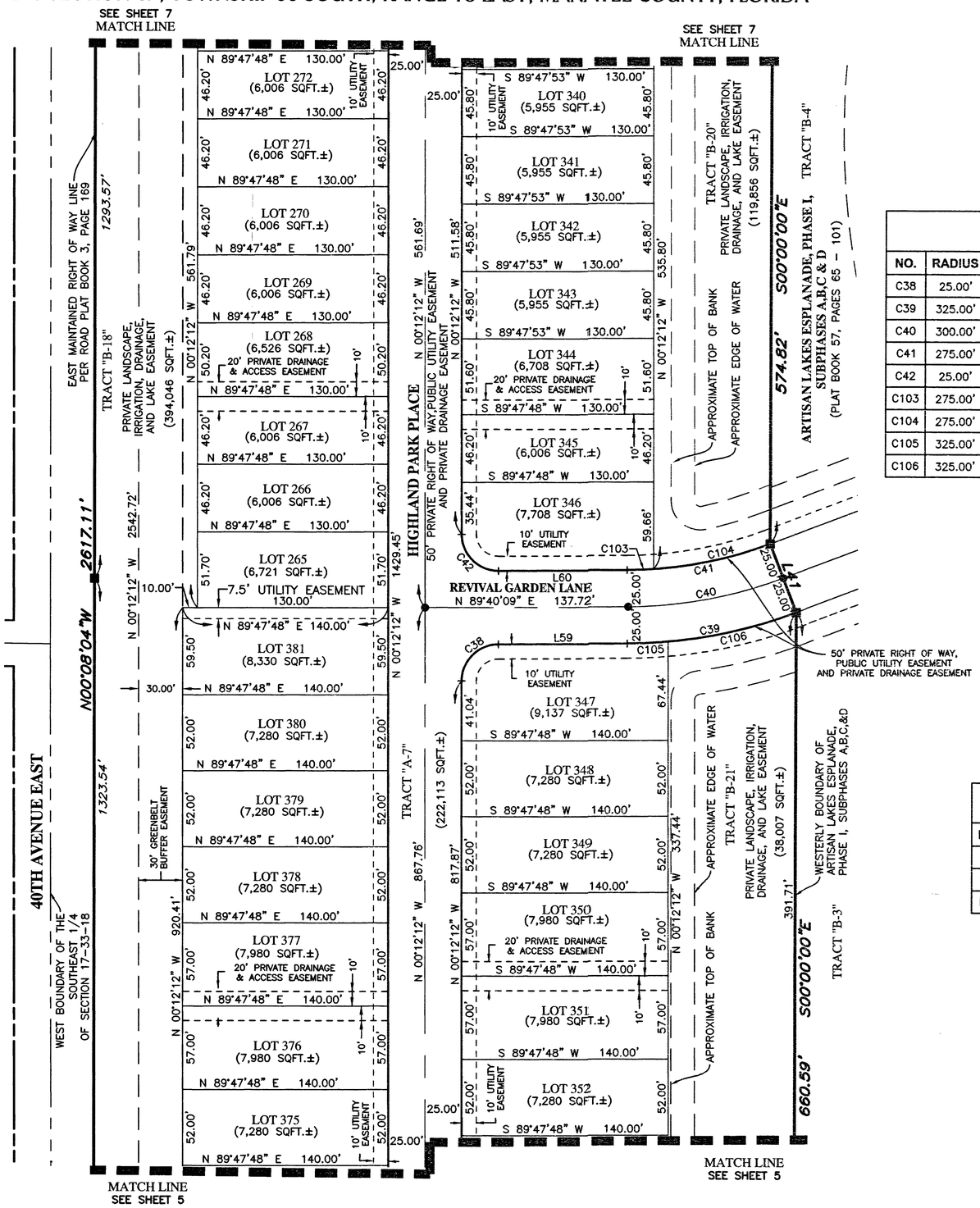
0 30 60 120

KEY MAP



SEE NOTE ON SHEET 3 OF 13 FOR BASIS OF BEARINGS

REFER TO SHEET NUMBER 1 OF THIS PLAT FOR RESERVATION OF EASEMENTS



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'

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.
- ◉ ----- 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

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

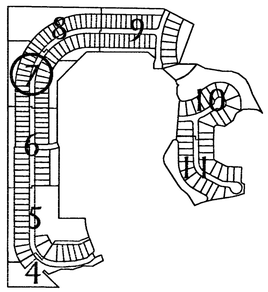
A SUBDIVISION BEING A REPLAT OF TRACT "F-2", ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C, & D, RECORDED IN PLAT BOOK 57, PAGE 65, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND LANDS LYING IS SECTION 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

NORTH

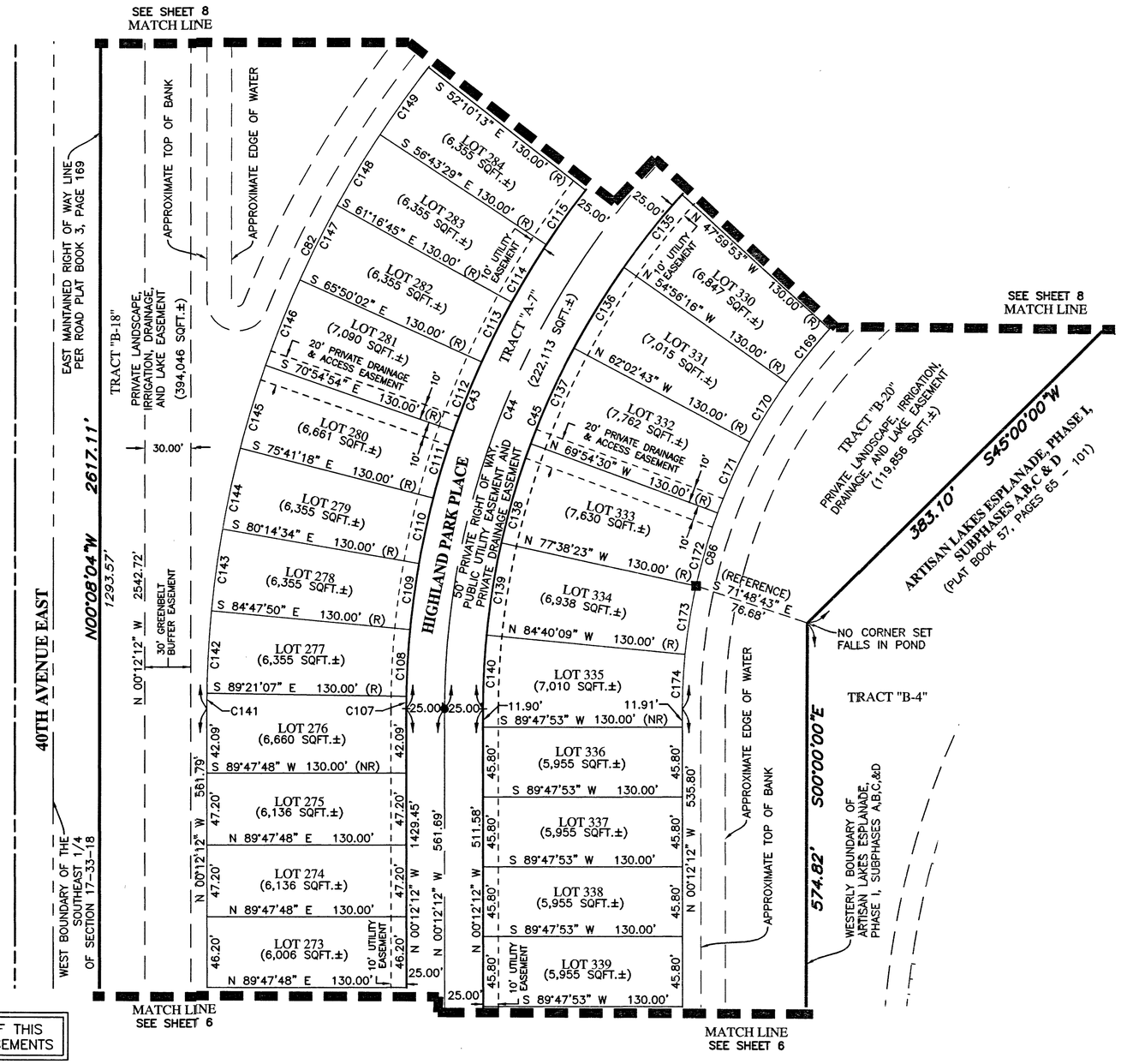
SCALE 1" = 60'

0 30 60 120

KEY MAP



SEE NOTE ON SHEET 3 OF 13 FOR BASIS OF BEARINGS



REFER TO SHEET NUMBER 1 OF THIS PLAT FOR RESERVATION OF EASEMENTS

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.
- ----- 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

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

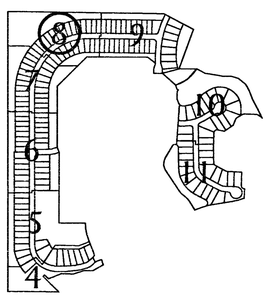
A SUBDIVISION BEING A REPLAT OF TRACT "F-2", ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C, & D, RECORDED IN PLAT BOOK 57, PAGE 65, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND LANDS LYING IS SECTION 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

NORTH

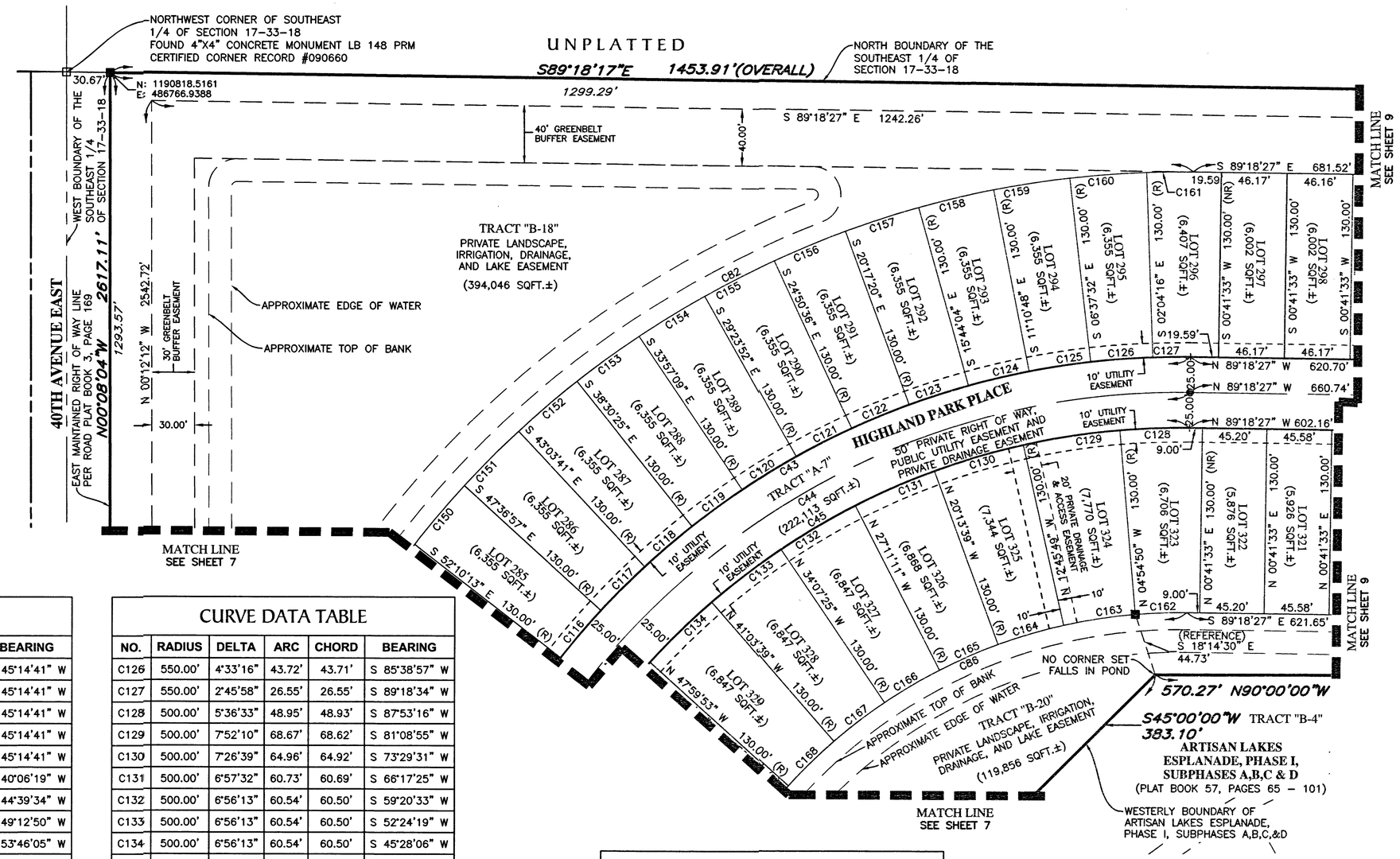
SCALE 1" = 60'

0 30 60 120

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

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.
- ◉ ----- 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

REFER TO SHEET NUMBER 1 OF THIS PLAT FOR RESERVATION OF EASEMENTS

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

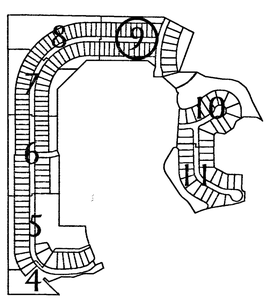
ARTISAN LAKES ESPLANADE, PHASE III, SUBPHASES A,B,C,D,&E

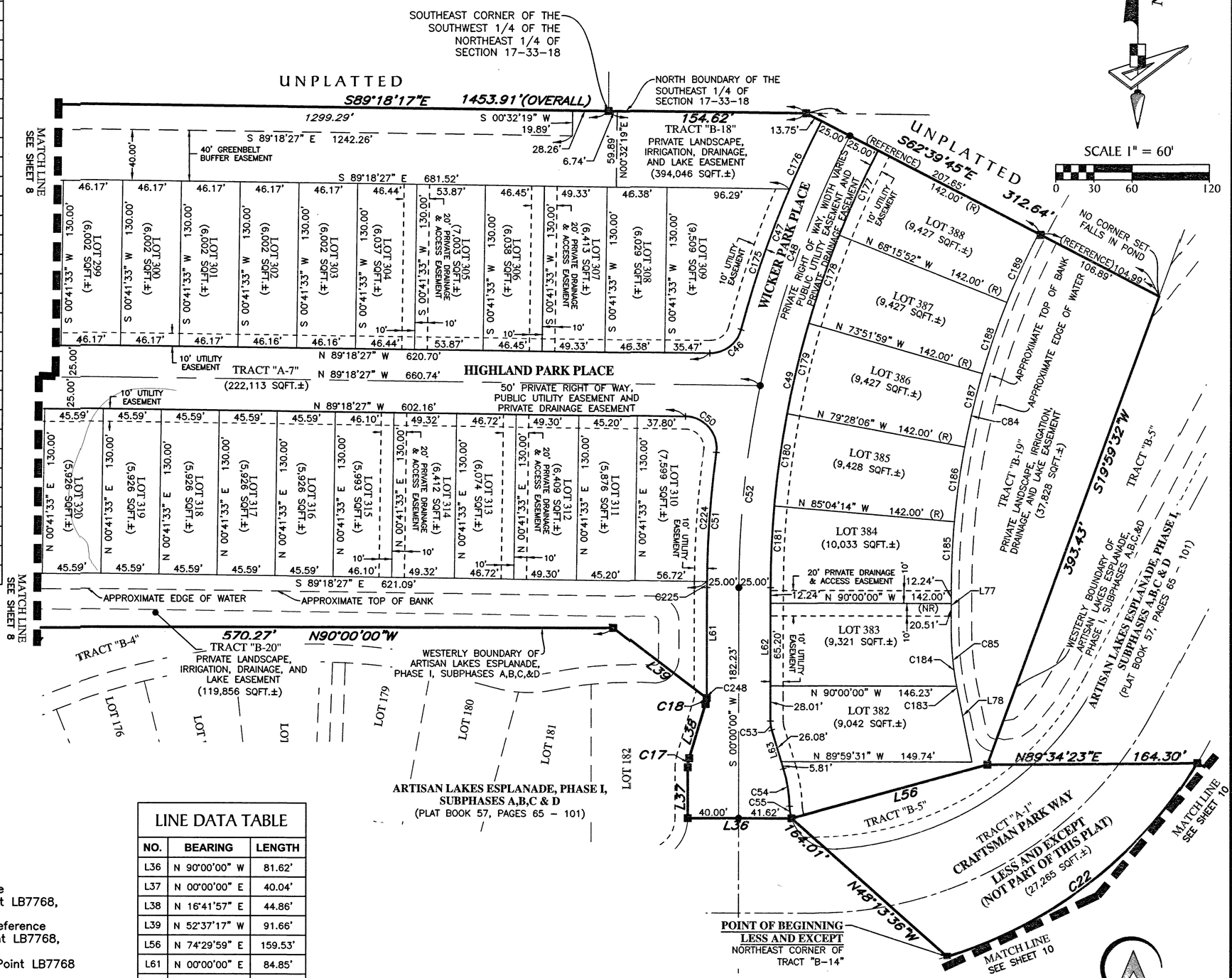
A SUBDIVISION BEING A REPLAT OF TRACT "F-2", ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C, & D, RECORDED IN PLAT BOOK 57, PAGE 65, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND LANDS LYING IS SECTION 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

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





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'

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.
- ● ----- 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

REFER TO SHEET NUMBER 1 OF THIS PLAT FOR RESERVATION OF EASEMENTS

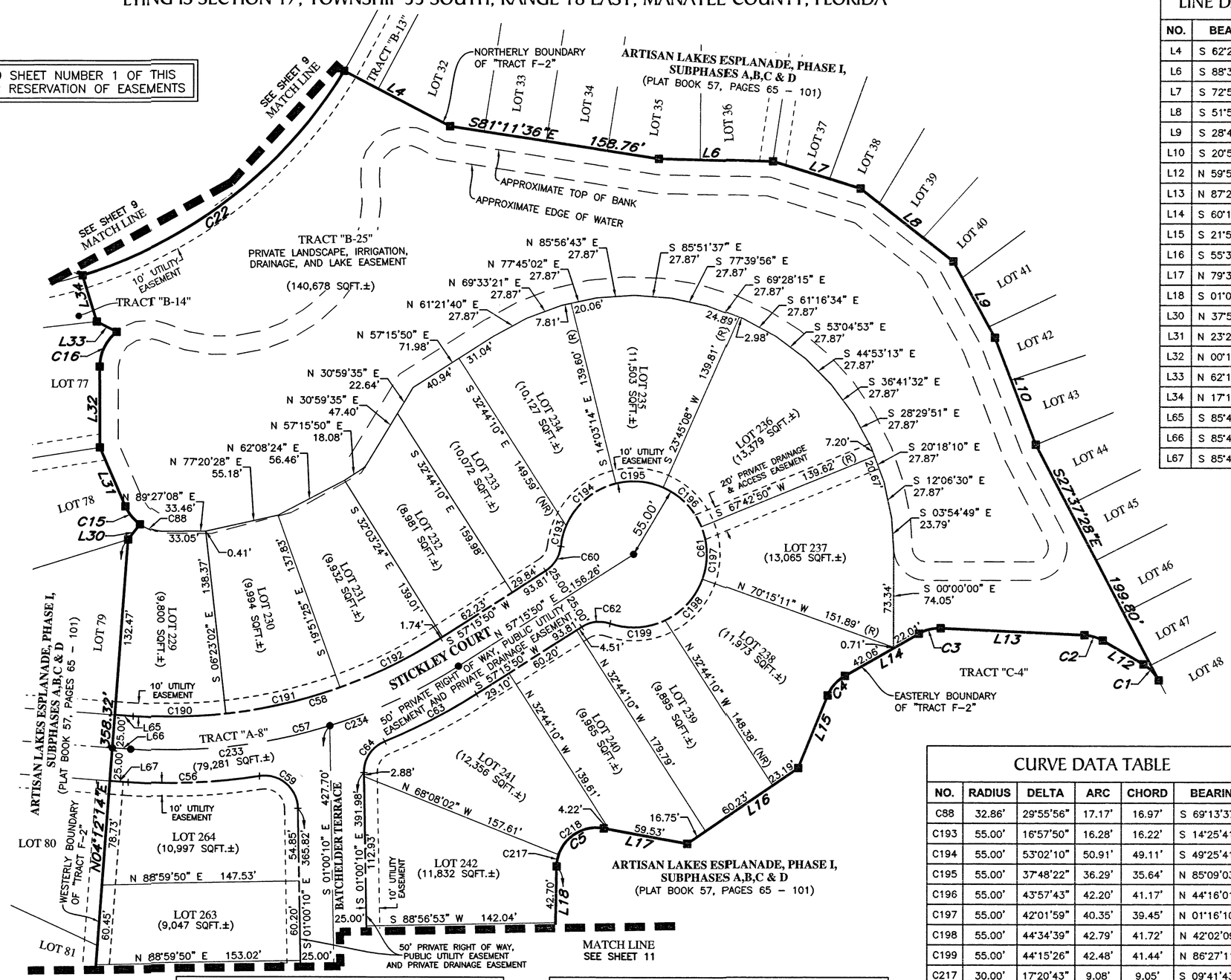
SEE NOTE ON SHEET 3 OF 13 FOR BASIS OF BEARINGS

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

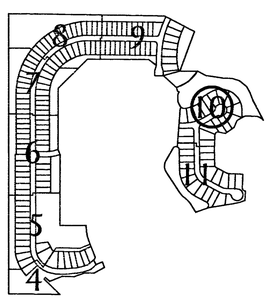
ARTISAN LAKES ESPLANADE, PHASE III, SUBPHASES A,B,C,D,&E

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 IS SECTION 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

REFER TO SHEET NUMBER 1 OF THIS PLAT FOR RESERVATION OF EASEMENTS



KEY MAP



SEE NOTE ON SHEET 3 OF 13 FOR BASIS OF BEARINGS

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'

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

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.
- ◉ ----- 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

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
C63	425.00'	10°28'46"	77.73'	77.62'	N 62°30'13" E
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

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

PLAT BOOK 61 PAGE 129
SHEET 11 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 IS SECTION 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

CURVE DATA TABLE

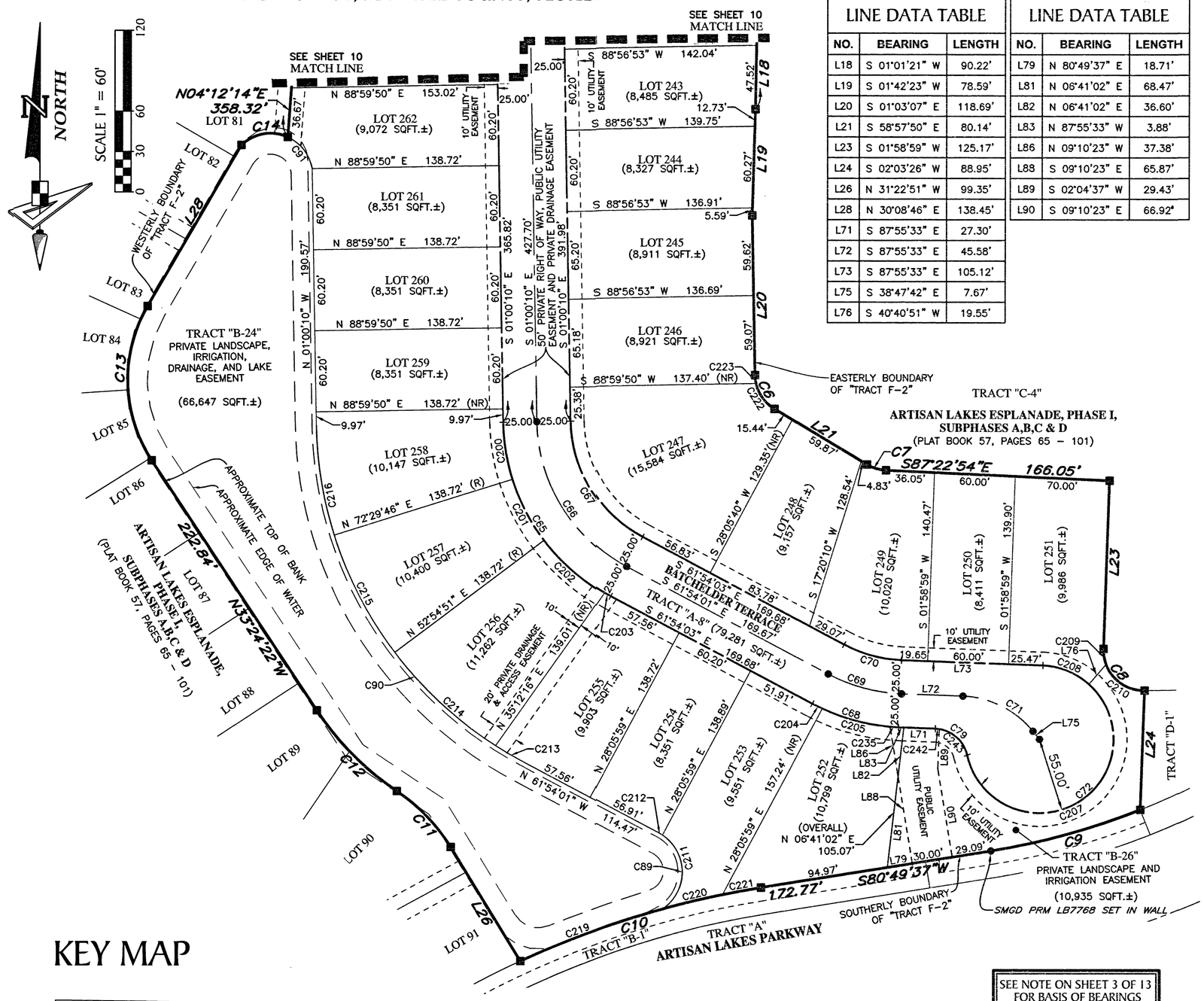
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C6	30.00'	57°54'42"	30.32'	29.05'	S 30°00'29" E
C7	30.00'	28°25'04"	14.88'	14.73'	S 73°10'22" E
C8	30.00'	92°51'35"	48.62'	43.47'	S 44°26'49" E
C9	520.00'	12°41'46"	115.23'	114.99'	S 74°28'44" W
C10	680.00'	15°43'35"	186.65'	186.06'	S 72°57'49" W
C11	135.00'	24°43'32"	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" E
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" E
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

LINE DATA TABLE

NO.	BEARING	LENGTH
L18	S 01°01'21" W	90.22'
L19	S 01°42'23" W	78.59'
L20	S 01°03'07" E	118.69'
L21	S 58°57'50" E	80.14'
L23	S 01°58'59" W	125.17'
L24	S 02°03'26" W	88.95'
L26	N 31°22'51" W	99.35'
L28	N 30°08'46" E	138.45'
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'

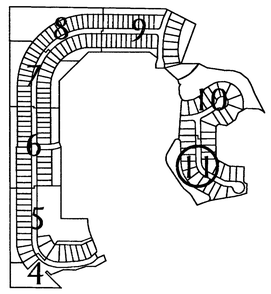
LINE DATA TABLE

NO.	BEARING	LENGTH
L79	N 80°49'37" E	18.71'
L81	N 06°41'02" E	68.47'
L82	N 06°41'02" E	36.60'
L83	N 87°55'33" W	3.88'
L86	N 09°10'23" W	37.38'
L88	S 09°10'23" E	65.87'
L89	S 02°04'37" W	29.43'
L90	S 09°10'23" E	66.92'



SEE NOTE ON SHEET 3 OF 13 FOR BASIS OF BEARINGS

KEY MAP



REFER TO SHEET NUMBER 1 OF THIS PLAT FOR RESERVATION OF EASEMENTS

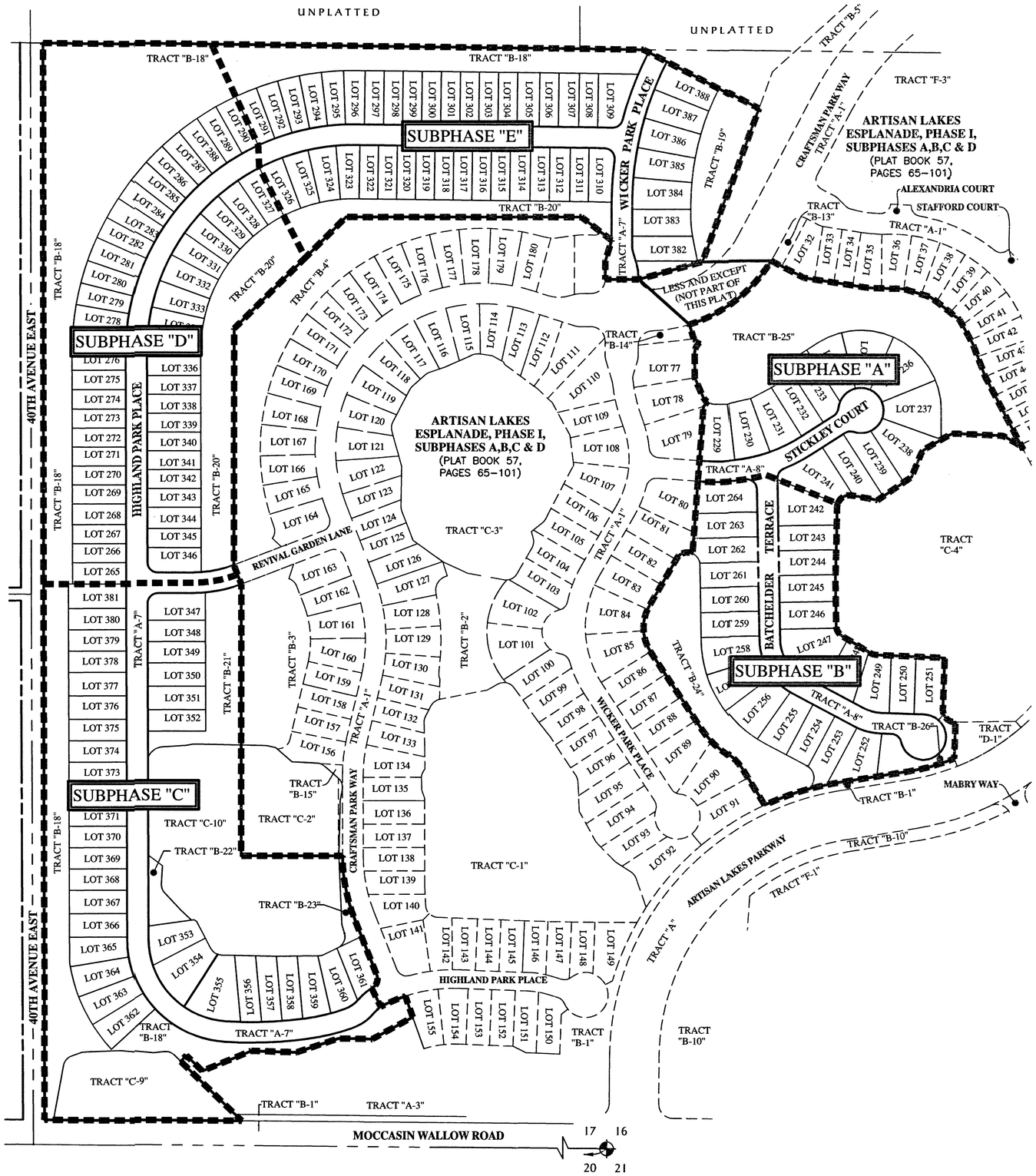
LEGEND:

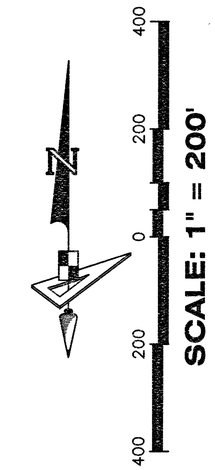
- ●------ indicates (P.R.M.) Permanent Reference Monument – 4"x4" Concrete Monument LB7768, unless otherwise noted.
- ⊖------ indicates (P.R.M.) Offset Permanent Reference Monument – 4"x4" Concrete Monument LB7768, unless otherwise noted.
- ◉------ indicates (P.C.P.) Permanent Control Point LB7768
- (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
- SMGD --- Set MAG Nail & Disk

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 IS SECTION 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA





SUBPHASE DETAIL

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 IS SECTION 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

FILED AND RECORDED
4/28/2017 @ 11:10 AM
ANGELINA COLONNESO
CLERK OF CIRCUIT COURT
MANATEE COUNTY, FL

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

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

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:

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

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*

April Rogers
Print Name: April Rogers

By: _____
Print Name: Drew Miller
Title: Chairman

Anette Furman
Print Name: Anette Furman

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 5th day of September 2017, by Drew Miller, as Chairman 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.

Deborah K. Beckett
Notary Public, State of Florida
My Commission Expires:
Affix Notary Seal Below:

Notary Public State of Florida
Deborah K Beckett
My Commission FF 246040
Expires 08/14/2019

EXHIBIT A

Tracts A-7, A-8, B-26, public utility easements and Manatee County utility easements within Artisan Lakes, Phase III, Subphases A, B, & C according to the plat thereof recorded in Plat Book 61, Pages 120 through 131, in the Public records of Manatee County, Florida.

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 IS SECTION 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

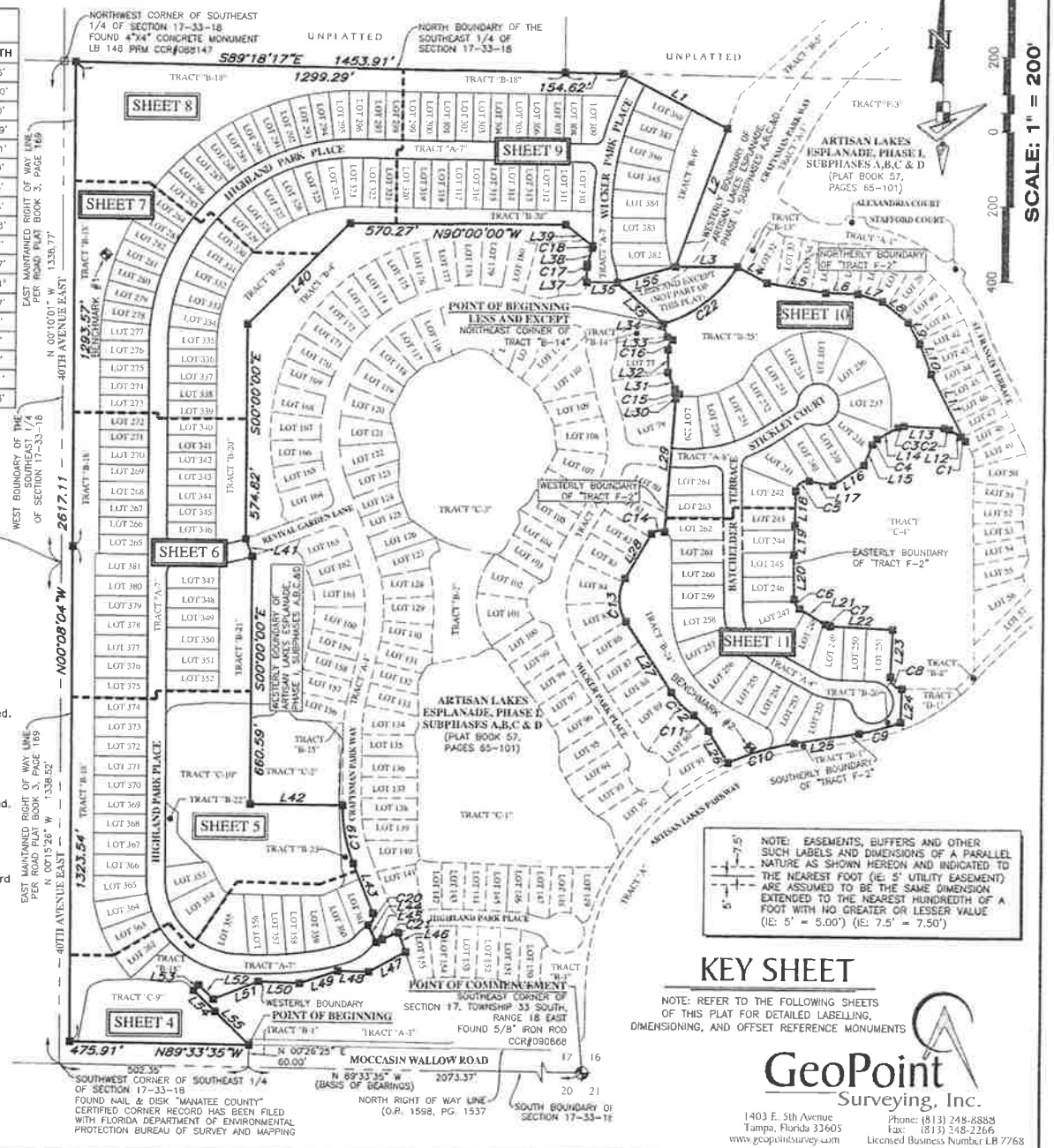
SCALE: 1" = 200'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 62°39'45" E	312.64'
L2	S 19°59'32" W	393.43'
L3	N 89°34'23" E	164.30'
L4	S 62°29'40" E	89.79'
L5	S 81°11'36" E	158.76'
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'
L11	S 27°37'26" E	199.80'
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'
L19	S 01°42'23" W	78.59'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L20	S 01°03'07" E	118.69'
L21	S 58°57'50" E	80.14'
L22	S 87°22'54" E	166.05'
L23	S 01°58'59" W	125.17'
L24	S 02°03'26" W	88.95'
L25	S 80°49'37" W	172.77'
L26	N 31°22'51" W	99.35'
L27	N 33°24'22" W	222.84'
L28	N 30°08'46" E	138.45'
L29	N 04°12'14" E	358.32'
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'
L35	N 48°13'36" W	164.01'
L36	N 90°00'00" W	81.62'
L37	N 00°00'00" E	40.04'
L38	N 18°41'57" E	44.86'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L39	N 52°37'17" W	91.66'
L40	S 45°00'00" W	383.10'
L41	S 20°56'03" E	50.00'
L42	N 90°00'00" E	245.89'
L43	S 21°37'06" E	144.21'
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'
L56	N 74°29'59" E	159.53'

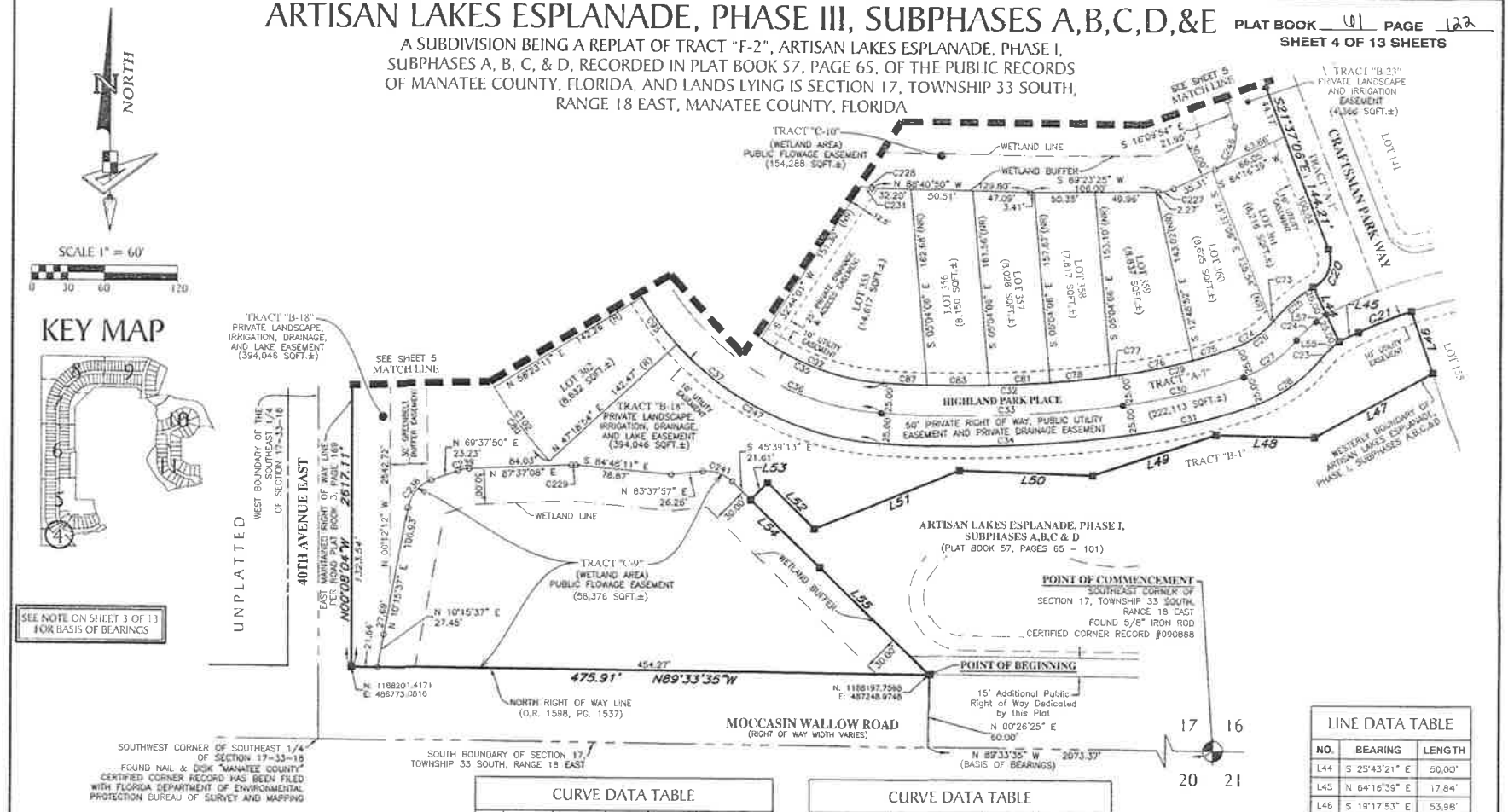
CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	30.00'	32°13'16"	16.87'	16.65'	N 43°44'06" W
C2	30.00'	27°30'52"	14.41'	14.27'	N 73°36'10" W
C3	30.00'	32°24'27"	16.97'	16.74'	S 76°26'11" W
C4	30.00'	38°19'30"	20.07'	19.69'	S 41°04'12" W
C5	30.00'	99°21'27"	52.02'	45.75'	S 50°42'05" W
C6	30.00'	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°38'51"	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" E
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


NORTHWEST CORNER OF SOUTHEAST 1/4 OF SECTION 17-33-18 FOUND 4"X4" CONCRETE MONUMENT LB 148 PRM CCR#088147
NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 17-33-18
UNPLATTED
S89°18'17"E 1453.91'
1299.29'
154.62'
SHEET 8
SHEET 9
SHEET 7
SHEET 10
SHEET 11
SHEET 6
SHEET 5
SHEET 4
HIGHLAND PARK PLACE
WICKER PARK PLACE
STICKLEY COURT
BATCHELDER TERRACE
REVIVAL GARDEN LANE
CRAFTSMAN PARK WAY
ARTISAN LAKES PARKWAY
ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A,B,C & D (PLAT BOOK 57, PAGES 65-101)
ALEXANDRIA COURT
STAFFORD COURT
NORTHERLY BOUNDARY OF TRACT F-2
WESTERLY BOUNDARY OF TRACT F-2
EASTERLY BOUNDARY OF TRACT F-2
SOUTHERLY BOUNDARY OF TRACT F-2
POINT OF BEGINNING LESS AND EXCEPT NORTHEAST CORNER OF TRACT "B-14"
570.27'
N90°00'00"W
S00°00'00"E
574.82'
680.59'
2617.11
N00°08'04"W
1295.57'
1323.54'
40TH AVENUE EAST
EAST MAINTAINED RIGHT OF WAY LINE PER ROAD PLAT BOOK 3, PAGE 169
N 00°10'01" W 1338.77'
N 00°15'26" W 1338.52'
WEST BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 17-33-18
NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17-33-18
BENCHMARK #1
BENCHMARK #2
WESTERLY BOUNDARY OF ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A,B,C,&D
TRACT "F-3"
TRACT "C-4"
TRACT "C-3"
TRACT "C-1"
TRACT "B-2"
TRACT "B-3"
TRACT "B-4"
TRACT "B-5"
TRACT "B-6"
TRACT "B-7"
TRACT "B-8"
TRACT "B-9"
TRACT "B-10"
TRACT "B-11"
TRACT "B-12"
TRACT "B-13"
TRACT "B-14"
TRACT "B-15"
TRACT "B-16"
TRACT "B-17"
TRACT "B-18"
TRACT "B-19"
TRACT "B-20"
TRACT "B-21"
TRACT "B-22"
TRACT "B-23"
TRACT "B-24"
TRACT "B-25"
TRACT "B-26"
TRACT "B-27"
TRACT "B-28"
TRACT "B-29"
TRACT "B-30"
TRACT "A-3"
TRACT "A-4"
TRACT "A-5"
TRACT "A-6"
TRACT "A-7"
TRACT "A-8"
TRACT "C-9"
TRACT "C-10"
TRACT "B

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

PLAT BOOK 101 PAGE 122
SHEET 4 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 IS SECTION 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA



REFER TO SHEET NUMBER 1 OF THIS PLAT FOR RESERVATION OF EASEMENTS

LEGEND:

- O ----- 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

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°34'44"	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'

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 IS SECTION 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

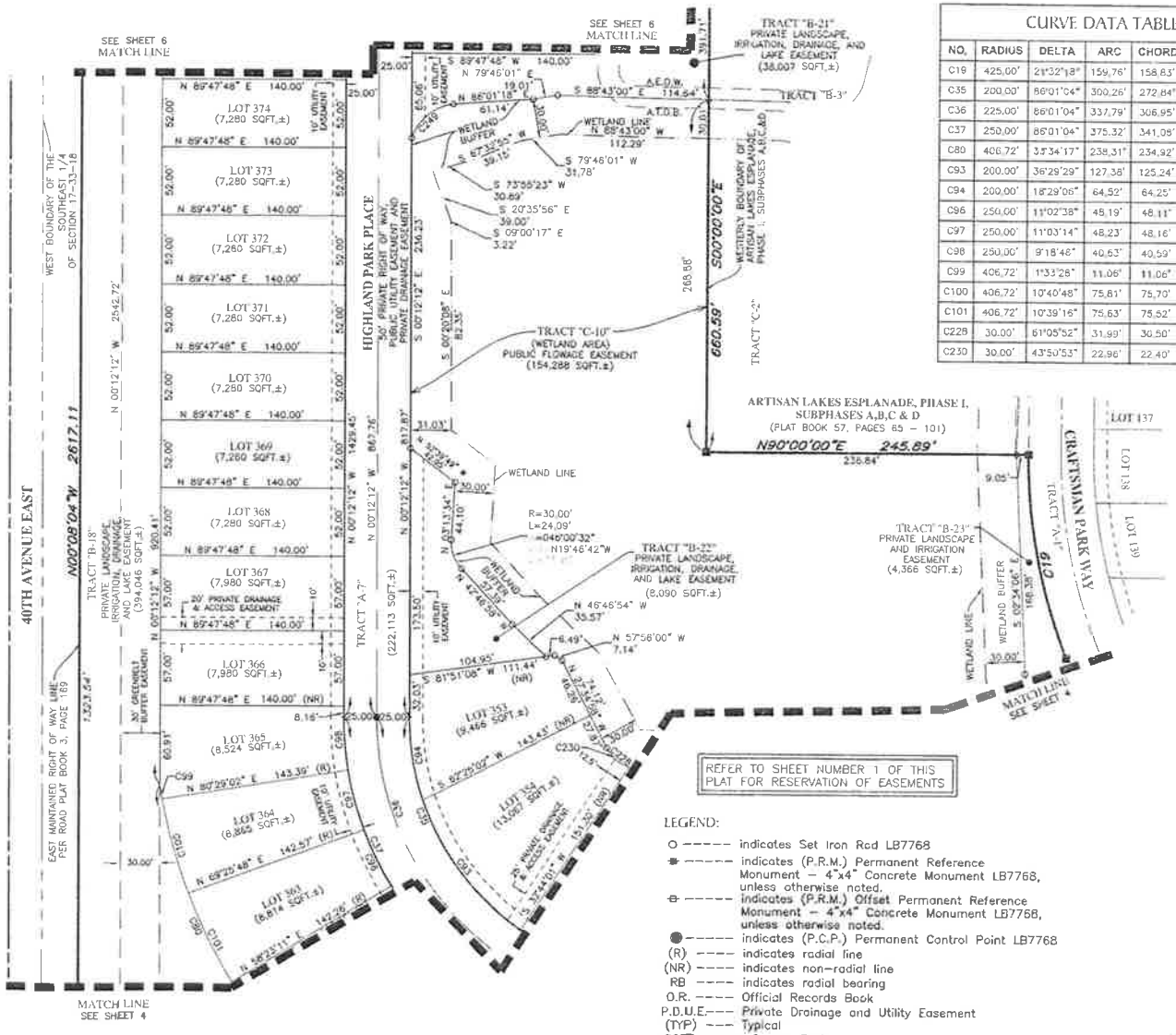
NORTH

SCALE 1" = 60'

0 30 60 120

KEY MAP

SEE NOTE ON SHEET 3 OF 13 FOR BASIS OF BEARINGS



REFER TO SHEET NUMBER 1 OF THIS PLAT FOR RESERVATION OF EASEMENTS

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'	341.05'	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°18'48"	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:

- O ----- 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
- A.E.O.W. -- Approximate Edge of Water
- A.T.O.B. -- Approximate Top of Bank

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

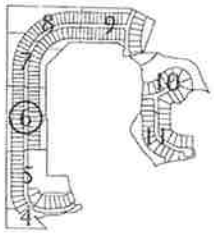
A SUBDIVISION BEING A REPLAT OF TRACT "F-2", ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C, & D, RECORDED IN PLAT BOOK 57, PAGE 65, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND LANDS LYING IS SECTION 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

NORTH

SCALE 1" = 60'

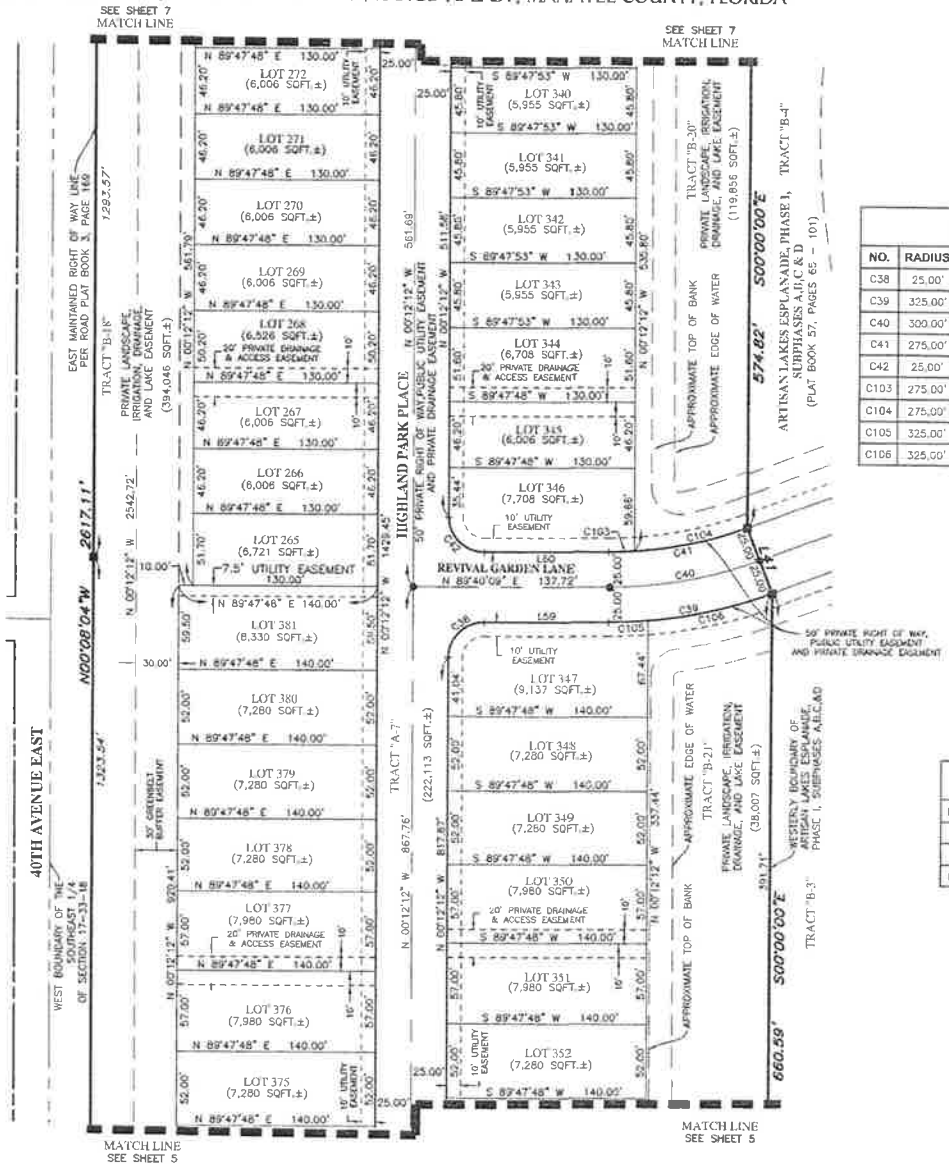
0 30 60 120

KEY MAP



SEE NOTE ON SHEET 3 OF 13 FOR BASIS OF BEARINGS

REFER TO SHEET NUMBER 1 OF THIS PLAT FOR RESERVATION OF EASEMENTS



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'

LEGEND:

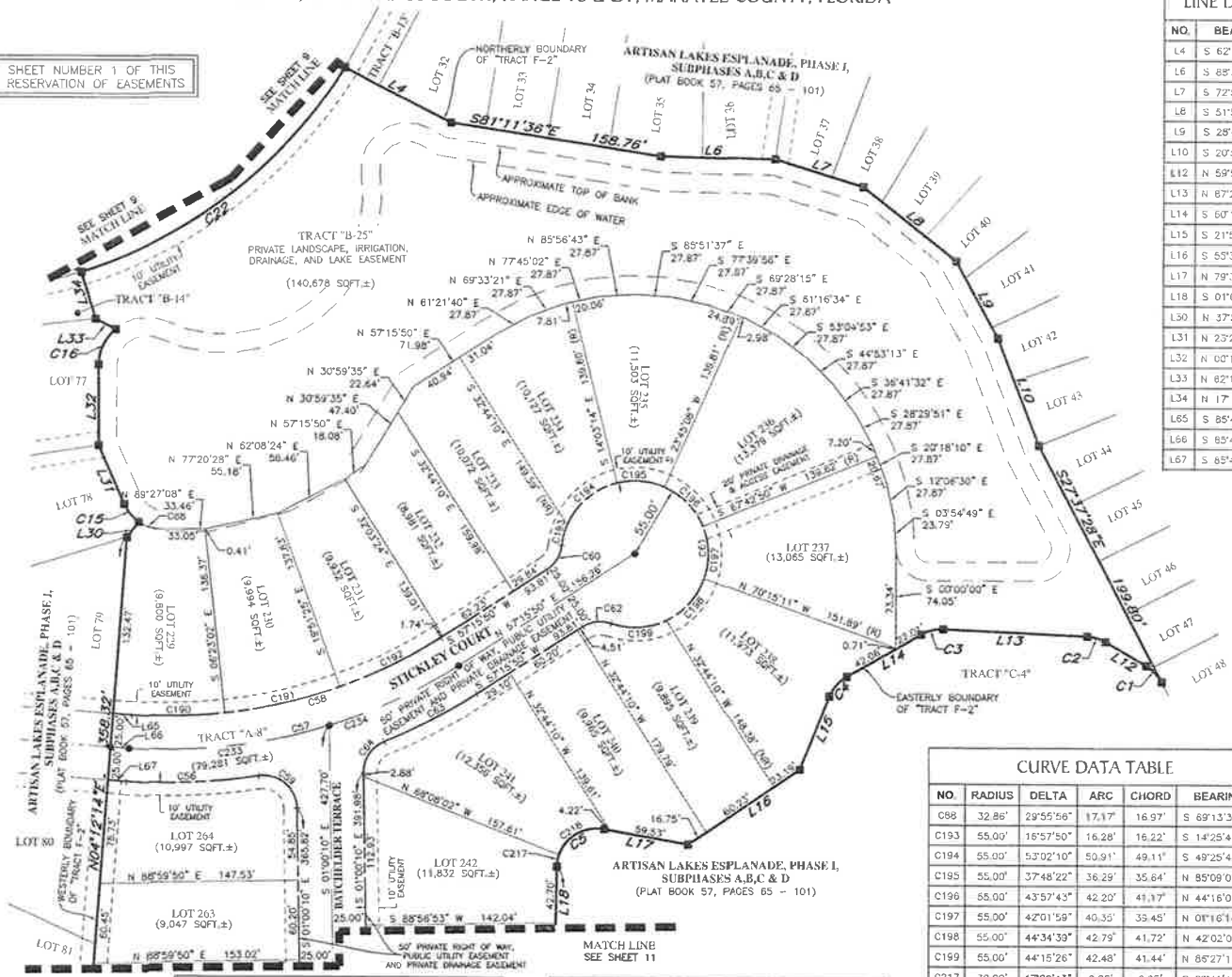
- ------ indicates (P.R.M.) Permanent Reference Monument – 4"x4" Concrete Monument LB7768, unless otherwise noted.
- ------ indicates (P.R.M.) Offset Permanent Reference Monument – 4"x4" Concrete Monument LB7768, unless otherwise noted.
- ------ indicates (P.C.P.) Permanent Control Point LB7768
- (R) ---- 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

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 IS SECTION 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

REFER TO SHEET NUMBER 1 OF THIS PLAT FOR RESERVATION OF EASEMENTS



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.
- ----- 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

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	105.12'
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'

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 85°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

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
C63	425.00'	10°28'46"	77.73'	77.62'	N 62°30'13" E
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

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

PLAT BOOK 61 PAGE 129
SHEET 11 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 IS SECTION 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

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" E
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" E
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°15'58" 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

LINE DATA TABLE

NO.	BEARING	LENGTH
L18	S 01°01'21" W	90.22'
L19	S 01°42'23" W	78.59'
L20	S 01°03'07" E	113.69'
L21	S 58°57'50" E	80.14'
L23	S 01°58'59" W	125.17'
L24	S 02°03'26" W	88.95'
L26	N 31°22'51" W	99.35'
L28	N 30°08'46" E	138.45'
L71	S 87°55'33" E	27.30'
L72	S 87°55'33" E	45.56'
L73	S 87°55'33" E	105.12'
L75	S 38°47'42" E	7.67'
L76	S 40°40'51" W	19.55'

LINE DATA TABLE

NO.	BEARING	LENGTH
L79	N 80°49'37" E	18.71'
L81	N 06°41'02" E	68.47'
L82	N 06°41'02" E	36.60'
L83	N 87°55'33" W	3.88'
L86	N 09°10'23" W	37.38'
L88	S 09°10'23" E	65.87'
L89	S 02°04'37" W	29.43'
L90	S 09°10'23" E	66.92'

SEE NOTE ON SHEET 3 OF 13 FOR BASIS OF BEARINGS

KEY MAP

REFER TO SHEET NUMBER 1 OF THIS PLAT FOR RESERVATION OF EASEMENTS

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.
- 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
SMGD --- Set MAG Nail & Disk

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

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, Subphase 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

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*

By: _____
Print Name: Drew Miller
Title: Chairman

_____
Print Name: Jason T Bosse

_____
Print Name: Ronald Schwied

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 31st day of August, 2017, by Drew Miller, as Chairman 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: 2/23/2019
Affix Notary Seal Below:

Notary Public State of Florida
Becky E Hopkins
My Commission FF 202738
Expires 02/23/2019

EXHIBIT A

Tracts A-7, public utility easements and Manatee County utility easements within Artisan Lakes, Phase III, Subphase E according to the plat thereof recorded in Plat Book 61, Pages 120 through 131, in the Public records of Manatee County, Florida.

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 IS SECTION 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

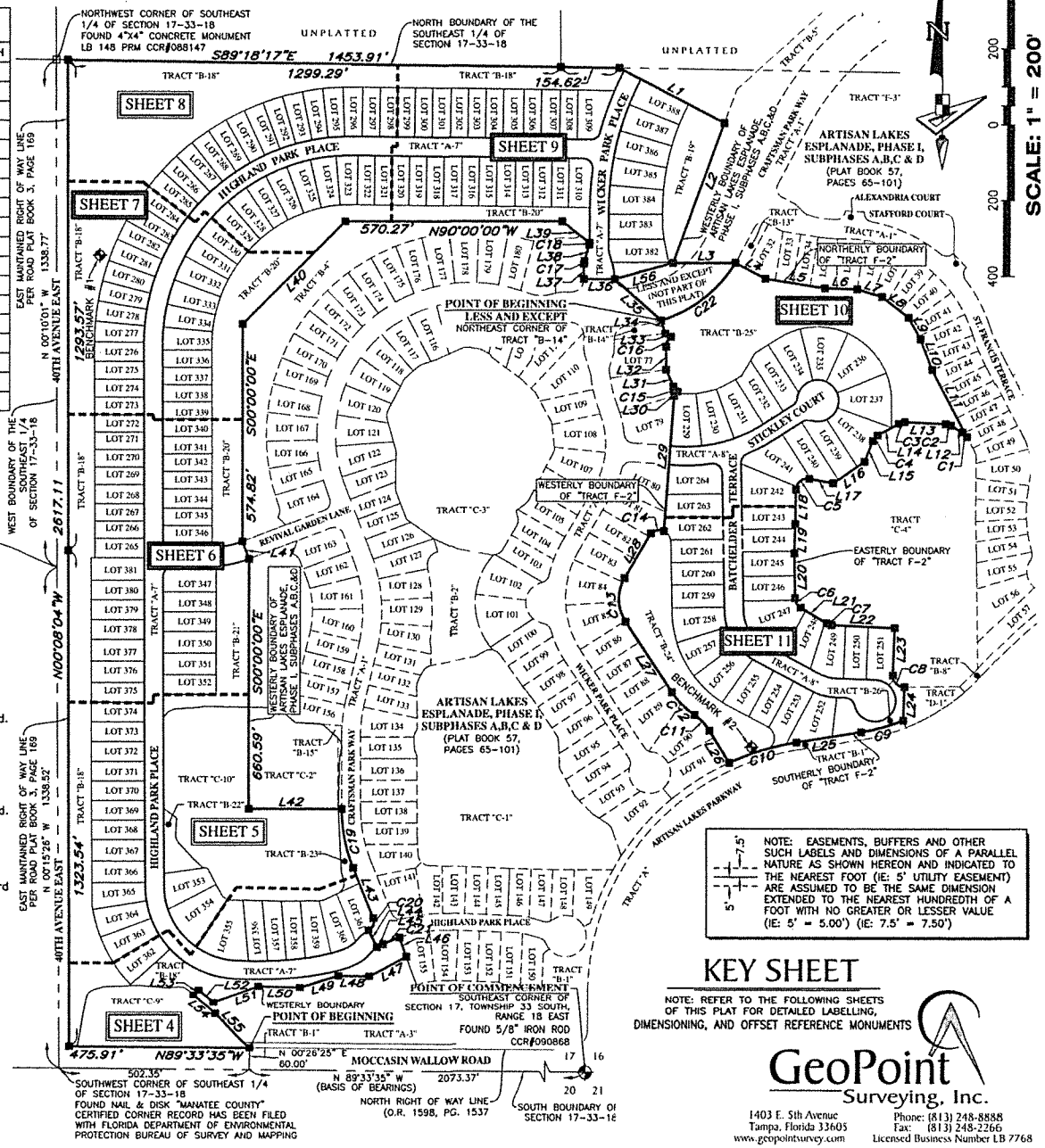
PLAT BOOK 61 PAGE 121
SHEET 3 OF 13 SHEETS

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 62°39'45" E	312.64'
L2	S 19°59'32" W	393.43'
L3	N 89°34'23" E	164.30'
L4	S 62°29'40" E	89.79'
L5	S 81°11'36" E	158.76'
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'
L11	S 27°37'28" E	199.80'
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'
L19	S 01°42'23" W	78.59'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L20	S 01°03'07" E	118.69'
L21	S 58°57'50" E	80.14'
L22	S 87°22'54" E	166.05'
L23	S 01°58'59" W	125.17'
L24	S 02°03'26" W	88.95'
L25	S 80°49'37" W	172.77'
L26	N 31°22'51" W	99.35'
L27	N 33°24'22" W	222.84'
L28	N 30°08'46" E	138.45'
L29	N 04°12'14" E	358.32'
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'
L35	N 46°13'36" W	164.01'
L36	N 90°00'00" W	81.62'
L37	N 00°00'00" E	40.04'
L38	N 16°41'57" E	44.86'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L39	N 52°37'17" W	91.66'
L40	S 45°00'00" W	383.10'
L41	S 20°58'03" E	50.00'
L42	N 90°00'00" E	245.89'
L43	S 21°37'06" E	144.21'
L44	S 25°43'21" E	50.00'
L45	N 84°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'
L56	N 74°29'59" E	159.53'

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" E
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



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

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'

KEY SHEET

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

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

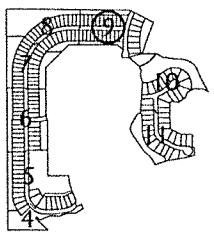
ARTISAN LAKES ESPLANADE, PHASE III, SUBPHASES A,B,C,D,&E

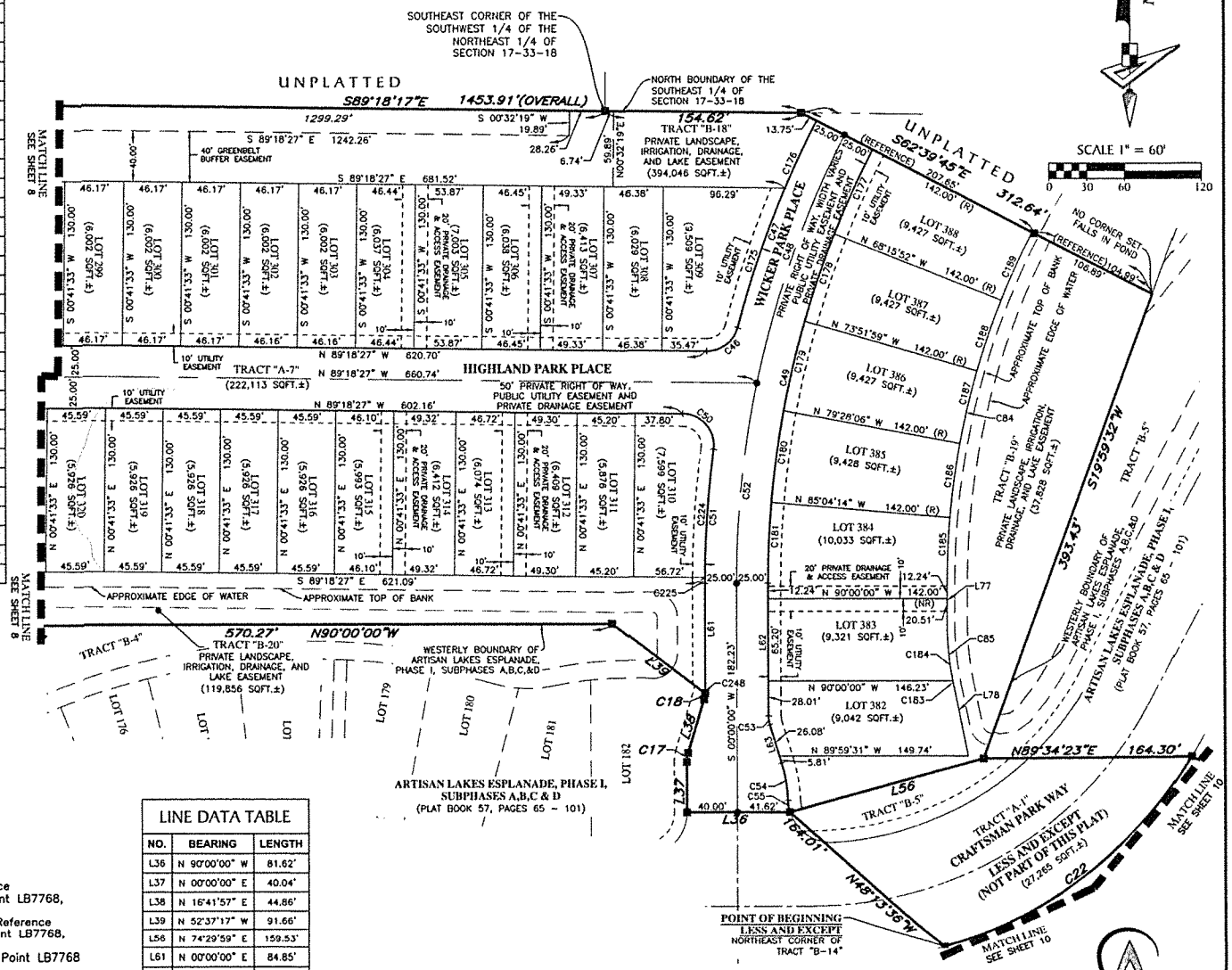
A SUBDIVISION BEING A REPLAT OF TRACT "F-2", ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C, & D, RECORDED IN PLAT BOOK 57, PAGE 65, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND LANDS LYING IS SECTION 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

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	1000.00'	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°36'08"	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





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.
- ------ 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

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'

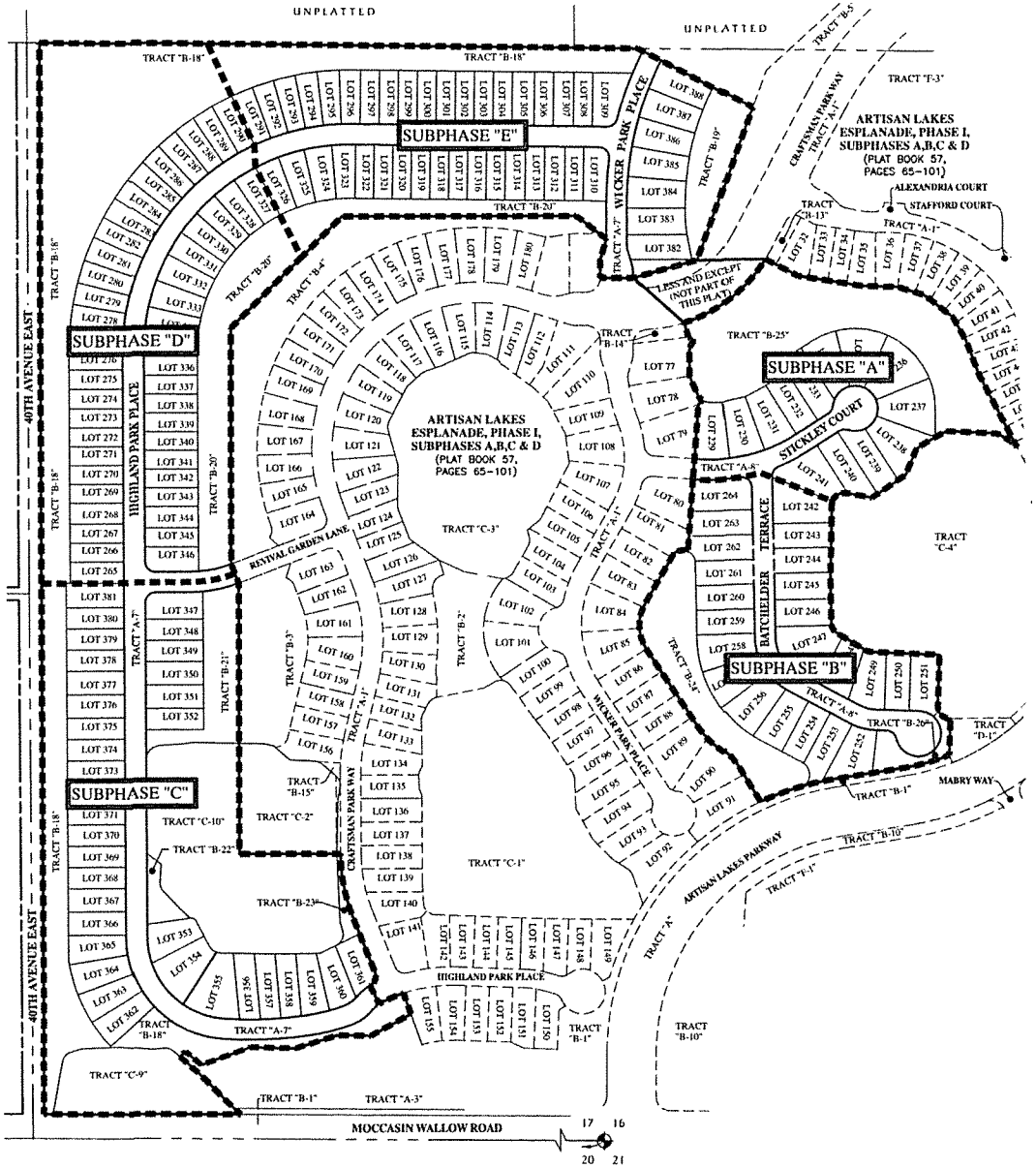
REFER TO SHEET NUMBER 1 OF THIS PLAT FOR RESERVATION OF EASEMENTS

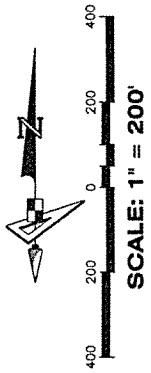
SEE NOTE ON SHEET 3 OF 13 FOR BASIS OF BEARINGS

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 IS SECTION 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA





SUBPHASE DETAIL

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

RESOLUTION 2019-5

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRMAN AND DISTRICT STAFF REGARDING THE ACQUISITION OF CERTAIN PHASE III, SUBPHASE D, WATER AND WASTEWATER UTILITIES AND CONVEYANCE OF CERTAIN PHASE III, SUBPHASE D, WATER AND WASTEWATER UTILITIES TO MANATEE COUNTY, FLORIDA; AND ADDRESSING SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, the Act authorizes the District to construct, acquire, operate and maintain public infrastructure improvements; and

WHEREAS, the District has adopted an improvement plan for the planning, design, acquisition, construction, and installation of certain infrastructure improvements, facilities and services within and without the boundaries of the District and specifically relating to the area known as Phase I - Esplanade, which plan is detailed in the Report of the District Engineer dated November 26, 2013 ("**Capital Improvement Plan"**); and

WHEREAS, on or around December 30, 2013, the District entered into an *Acquisition Agreement* with Taylor Woodrow Communities at Artisan Lakes, L.L.C. (**"Developer"**) which set forth the process by which the District may acquire the improvements comprising the Capital Improvement Plan ("**Improvements**"); and

WHEREAS, on or around December 30, 2013, the District also entered into a *Completion Agreement* with the Developer whereby the District acknowledged that it may acquire certain "Remaining Improvements" (as defined therein) of the Capital Improvement Plan not funded by the District's Capital Improvement Revenue Bonds, Series 2013A-1, 2013A-2 and 2013A-3, and pay for such Remaining Improvements from future bonds; and

WHEREAS, the Developer has advanced, funded, commenced and completed certain Improvements, specifically the water and wastewater utilities infrastructure located within Phase III, Subphase D as identified in the plat known as Artisan Lakes Esplanade, Phase III, Subphases A, B, C, D & E, as recorded in the Official Records of Manatee County, Florida at Plat Book 61, Page 119 **("Water and Wastewater Utilities")**; and

WHEREAS, on or around June 7, 2018, the District acquired the Water and Wastewater Utilities from Taylor Woodrow Communities at Artisan Lakes, LLC, and subsequently conveyed the Water and Wastewater Utilities to Manatee County, Florida, for ownership, operation and maintenance, as documented in **Composite Exhibit B** attached hereto; and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairman and District Staff regarding the acquisition and subsequent conveyance of the Water and Wastewater Utilities.

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

SECTION 1. The acquisition and conveyance of the Water and Wastewater Utilities, the execution of documents relating to such acquisition and conveyance of the Water and Wastewater Utilities, and all actions taken in the furtherance of the acquisition and conveyance of the Water and Wastewater Utilities, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed by the Board.

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 10th day of October, 2018.

ATTEST:

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT

_____

James P. Ward, Secretary

_____

Michael Bachman, Chairman

Exhibit A: Esplanade Phase III, Subphase D
Water & Wastewater Utilities Acquisition and Conveyance Package

EXHIBIT A

ARTISAN LAKES CDD

ACQUISITION OF ARTISAN LAKES ESPLANADE, PHASE III, SUBPHASE D – UTILITIES

June 7, 2018

Artisan Lakes Community Development District
c/o James P. Ward, District Manager
JP Ward & Associates, LLC
819 NE 23rd Drive, Suite 3
Wilton Manors, Florida 33305

RE: Letter Agreement for Acquisition of Public Infrastructure Improvements
Artisan Lakes Esplanade, Phase III, Subphase D

Dear Jim,

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 Artisan Lakes Community Development District ("**District**") certain improvements ("**Improvements**"), related to what is known as Artisan Lakes Esplanade, Phase III, Subphase D, 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 the amount of $155,660.25 which represents the actual cost of constructing and/or creating the Improvements.

- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals necessary for the operation of the Improvements.

- The Developer agrees, at the direction of the District, to assist the District with the turn-over from the District and to Manatee County all of the District's rights, title and interest in the Improvements, including but not limited to completing any punch list items at the Developer's expense, warranting any such Improvements to the extent required by Manatee County, and posting and maintaining any required maintenance bonds.

- Notwithstanding anything to the contrary herein, certain amounts may still be owed to contractors in the approximate amount of at least $15,566.03 (retainage) and Developer agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the Improvements. Also, the Developer agrees to convey or cause to be conveyed when finalized any and all site plans, construction and development drawings, plans and specifications, surveys, engineering and soil reports and studies, and approvals (including but not limited to licenses, permits, zoning approvals, etc.), pertaining or applicable to or in any way connected with the development, construction, and ownership of the Improvements described in such subparagraphs.

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: Jeff Deaton
Title: Vice President

Agreed to by:

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT

_____, Board of Supervisors

Exhibit A
Description of Improvements

Description	Contractor	Invoice	Amount
Utility Improvements – All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, lift stations, equipment and appurtenances hereto and all potable water lines, including but not limited to all pipes, fittings, valves, services, tees, equipment and appurtenances thereto, in each case located within or upon Tract A-7 in Phase III, Subphase D as identified in the plat known as Artisan Lakes Esplanade, Phase III, Subphases A, B, C, D & E, as recorded in Plat Book 61, Page 119, of the Official Records of Manatee County, Florida.			
Wastewater	RIPA Nov 30, 2017 Amendment #17		$83,697.50
Potable Water	RIPA Nov 30, 2017 Amendment #17		$71,962.75
		TOTAL:	**$155,660.25**

GRAND TOTAL OF IMPROVEMENTS AND/OR WORK PRODUCT: $155,660.25

AFFIDAVIT REGARDING COSTS PAID
(ARTISAN LAKES ESPLANADE, PHASE III,
SUBPHASE D – UTILITIES)

STATE OF _____
COUNTY OF _____

I, Jeff Denson, 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 Jeff Denson and I am employed by Taylor Woodrow as Vice President. 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 *Report of the District Engineer* dated August 20, 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 described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements that have been completed to date and states the amounts that Taylor Woodrow has spent on those improvements. Notwithstanding anything to the contrary herein, certain amounts are still owed to contractors in the approximate amount of at least $15,566.03 (retainage) 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 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 _____, 2018.

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

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

Name: Jeff Deason
Title: Vice President

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was sworn and subscribed before me this 12 day of June, 2018, by Jeff Deason as Vice President of Taylor Morrison of FL, 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.

Kiera Calhoun
NOTARY PUBLIC, STATE OF FLORIDA

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

(NOTARY SEAL)

Notary Public State of Florida
Kiera Calhoun
My Commission FF 226325
Expires 05/03/2019

Exhibit A – Description of Improvements

EXHIBIT A

Description of Improvements

Description	Contractor	Invoice	Amount
Utility Improvements **–** All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, lift stations, equipment and appurtenances hereto and all potable water lines, including but not limited to all pipes, fittings, valves, services, tees, equipment and appurtenances thereto, in each case located within or upon Tract A-7 in Phase III, Subphase D as identified in the plat known as Artisan Lakes Esplanade, Phase III, Subphases A, B, C, D & E, as recorded in Plat Book 61, Page 119, of the Official Records of Manatee County, Florida.			
Wastewater	RIPA Nov 30, 2017 Amendment #17		$83,697.50
Potable Water	RIPA Nov 30, 2017 Amendment #17		$71,962.75
		TOTAL:	**$155,660.25**

GRAND TOTAL OF IMPROVEMENTS AND/OR WORK PRODUCT: $155,660.25

ACKNOWLEDGMENT AND RELEASE
(ARTISAN LAKES ESPLANADE, PHASE III,
SUBPHASE D – UTILITIES)

THIS ACKNOWLEDGMENT AND RELEASE ("Release") is made the ___ day of _____, 2018, by **Ripa and Associates, LLC**, having offices located at 1409 Tech Boulevard, Suite 1, Tampa, Florida 33619 ("**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, 2900 Northeast 12th Terrace, Suite 1, Oakland Park, Florida 33334.

RECITALS

WHEREAS, pursuant to that certain agreement ("**Contract**") dated November 30, 2017 (Amendment #17) 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 certain 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 in the process of acquiring or has acquired certain 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 $ 0 in retainage or other amounts owed 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.

Ripa and Associates, LLC,

By: JOSEPH PITRE
Its: CFO

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

I HEREBY CERTIFY that on this 18TH day of JUNE, 2018, before me personally appeared JOE PITRE, of RIPA + ASSOC, 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 18TH day of JUNE, 2018.

PAMELA WERTMAN
MY COMMISSION # FF931001
EXPIRES October 26, 2019
(407) 398-0153 FloridaNotaryService.com

(NOTARIAL SEAL)

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

EXHIBIT A

TAYLOR MORRISON

AMENDMENT #17
TO AUTHORIZING ADDENDUM TO MASTER LAND DEVELOPMENT SERVICES AGREEMENT
(the "AUTHORIZING ADDENDUM AMENDMENT")

(FLORIDA)

This Amendment #17 (the "Authorizing Addendum Amendment") made and entered into as of November 30, 2017 (the "Effective Date") serves to modify, supersede and control as to that certain Authorizing Addendum to Master Land Development Services Agreement, dated November 4, 2016 (the "Authorizing Addendum"), that modified that certain Master Land Development Services Agreement, dated February 1, 2015 (the "Agreement") made by and between **RIPA & ASSOCIATES LLC, a Florida limited liability company ("Contractor") and TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES, L.L.C., a Florida limited liability company ("Taylor Morrison") as follows:**

AUTHORIZING ADDENDUM AMENDMENT

In consideration of the mutual promises, covenants and conditions hereinafter set forth, the parties agree that Exhibit A to the above-described Authorizing Addendum is hereby modified as follows:

1. **Contract Price/Budget:** Add $530,278.75 to previously authorized amount of $2,110,313.23

The maximum authorized for the Services under this Authorizing Addendum is $2,640,591.98 a "fixed fee" basis.

This amount is not to be exceeded without prior written consent of Ken Stokes. Reimbursable expenses shall be limited to reproduction, blueprinting, overnight mail and messenger service. All permitted reimbursable expenses shall be billed at actual cost. Invoices must include the following information:

- ☐ Authorizing Addendum Number: Artisan Lakes 2 (PO11024100-911,946,954,956,964,977,983,984,1014,1027)
- ☐ Project and Phase Number: Esplanade at Artisan Lakes Phase 3D
- ☐ Cost Code Number: 310100,320100,320120,320140,001500,021510
- ☐ Total invoiced to date for entire Authorizing Addendum: $2,092,242.72 through Draw #10
- ☐ Description of Services performed: Underground utilities and roadways consisting of Sanitary Sewer, Potable Water, Storm water sewer, Roadway, and survey
  Total amount authorized hereunder:

  Wastewater - $83,697.50

  Potable Water - $71,862.75

  Irrigation - $49,240.00

  Paving - $130,051.00

  Earthwork - $78,069.50

  Surveying - $32,000.00

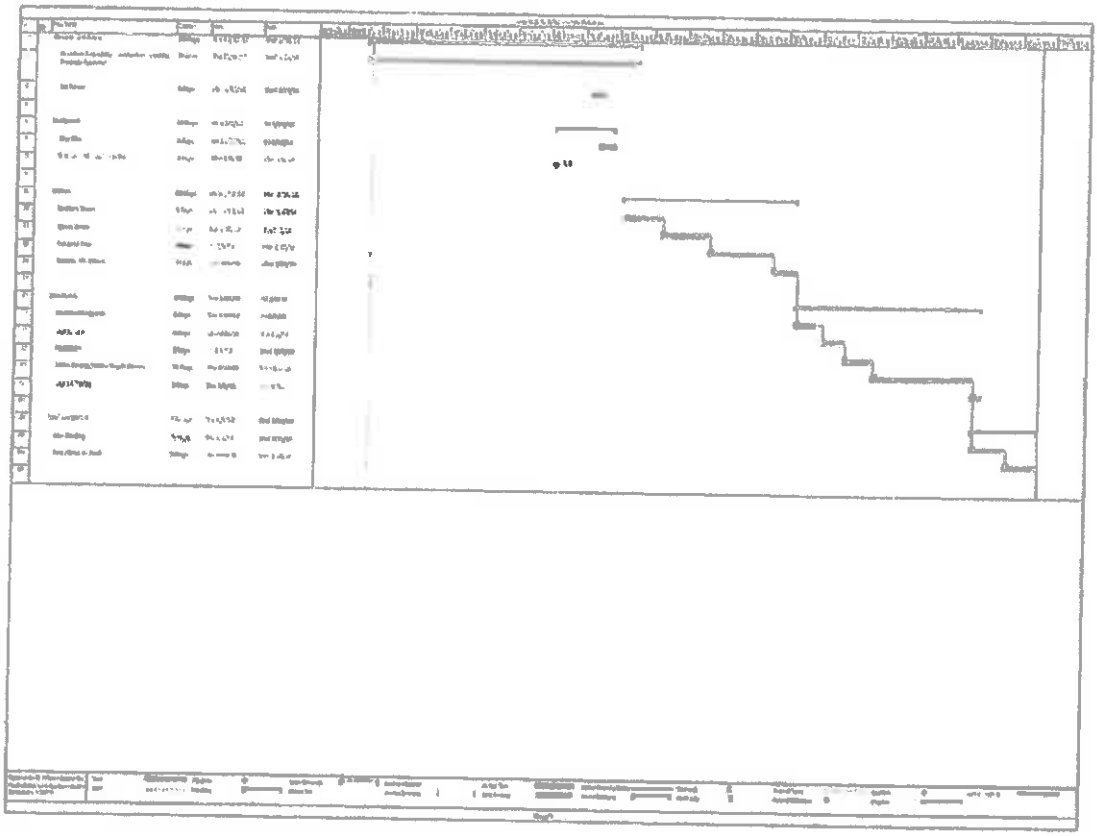
  Drainage - $85,258.00

  Total - $530,278.75

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
EARTHWORK				
MOBILIZATION	1.00	LS	$18,500.00	$18,500.00
NPDES COMPLIANCE	1.00	LS	$8,325.00	$8,325.00
MAINTENANCE OF TRAFFIC	1.00	LS	$1,200.00	$1,200.00
CONST. STAKEOUT / RECORD SURVEY	1.00	LS	$32,000.00	$32,000.00
CONSTRUCTION ENTRANCE	1.00	EACH	$4,500.00	$4,500.00
SILT FENCE	1,450.00	LF	$1.30	$1,885.00
DOUBLE SILT FENCE	1,400.00	LF	$2.15	$3,010.00
FLOATING TURBIDITY BARRIER	300.00	LF	$15.75	$4,725.00
INLET PROTECTION	4.00	EACH	$1,143.00	$4,572.00
DESC / PREP SITE	1.00	LS	$15,000.00	$15,000.00
SOD 2' BOC / EOP - BMDA	400.00	SY	$2.75	$1,100.00
SEED & MULCH DISTURBED AREAS	36,785.00	SY	$0.25	$9,196.25
FINAL GRADING	1.00	LS	$70,000.00	$70,000.00
	Total Price for above EARTHWORK Items			$210,009.50
ROADWAY IMPROVEMENTS				
SAWCUT & MATCH EXIST. ASPHALT	1.00	LS	$3,000.00	$3,000.00
3/4" TYPE S-III ASPHALT	2,875.00	SY	$6.75	$19,406.25
1" TYPE S-III ASPHALT	2,875.00	SY	$8.00	$23,000.00
6" SHELL BASE	2,875.00	SY	$12.50	$37,250.00
6" STABILIZED SUBGRADE (LBR-40)	3,425.00	SY	$7.00	$23,975.00
MIAMI CURB	2,292.00	LF	$30.75	$70,494.00
SIGNAGE & STRIPING (NONE SHOWN)	1.00	LS	$0.00	$0.00
	Total Price for above ROADWAY IMPROVEMENTS Items			$230,025.00
STORM SYSTEM				
CONNECT TO EXISTING STORM	3.00	EACH	$2,000.00	$3,470.00
15" CLASS III RCP STORM	145.00	LF	$35.00	$5,290.00
18" CLASS III RCP STORM	13.00	LF	$39.00	$507.00
24" CLASS III RCP STORM	106.00	LF	$44.75	$4,745.00
30" CLASS III RCP STORM	113.00	LF	$59.50	$6,723.50
12" HDPE STORM	575.00	LF	$25.00	$12,075.00
VALLEY GUTTER INLET	4.00	EACH	$3,358.00	$13,432.00
TYPE C GRATE INLET	1.00	EACH	$2,452.00	$2,452.00
YARD DRAIN	17.00	EACH	$750.00	$12,750.00
DEMO EXISTING STORM SEWER	83.00	LF	$45.00	$3,735.00
RELOCATE EXISTING GRATE INLET	1.00	EACH	$2,026.00	$2,026.00
STORM SEWER TESTING	1,175.00	LF	$7.50	$8,812.50
	Total Price for above STORM SYSTEM Items			$85,259.00

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
SANITARY SEWER				
CONNECT TO EXISTING SANITARY	1.00	EACH	$9,300.00	$9,300.00
8" PVC (0-6' CUT)	290.00	LF	$25.00	$6,900.00
8" PVC (6'-8' CUT)	523.00	LF	$27.00	$14,175.00
8" PVC (8'-10' CUT)	140.00	LF	$32.00	$4,240.00
SANITARY MANHOLE (0'-6' CUT)	9.00	EACH	$2,200.00	$19,800.00
SANITARY MANHOLE (6'-8' CUT)	2.00	EACH	$3,350.00	$6,700.00
SINGLE SERVICE	2.00	EACH	$775.00	$1,550.00
DOUBLE SERVICE	19.00	EACH	$1,500.00	$28,500.00
SANITARY SEWER TESTING	930.00	LF	$18.25	$16,972.50
Total Price for Above SANITARY SEWER Items:				$113,677.50
WATER & FIRE DISTRIBUTION				
CONNECT TO EXISTING 6" WATERMAIN	7.00	EACH	$1,650.00	$11,550.00
TEMPORARY 4" JUMPER	1.00	EACH	$6,500.00	$6,500.00
6" PVC WATER MAIN (DR 18)	2,149.00	LF	$15.00	$32,235.00
6" DIP WATER MAIN	80.00	LF	$30.00	$2,400.00
6" GATE VALVE ASSEMBLY	1.00	EACH	$1,100.00	$1,100.00
6" 90 BEND	16.00	EACH	$250.00	$4,000.00
FIRE HYDRANT ASSEMBLY	3.00	EACH	$5,550.00	$16,650.00
SINGLE SERVICE SHORT	4.00	EACH	$700.00	$2,800.00
DOUBLE SERVICE SHORT	8.00	EACH	$1,000.00	$8,000.00
SINGLE SERVICE LONG	2.00	EACH	$850.00	$1,700.00
DOUBLE SERVICE LONG	11.00	EACH	$1,225.00	$13,475.00
WDSP / CIP	2.00	EACH	$200.00	$400.00
FLUSHING	2,149.00	LF	$1.75	$3,760.75
CHLORINATION & PRESSURE TESTING	2,149.00	LF	$2.50	$5,372.50
Total Price for above WATER & FIRE DISTRIBUTION Items:				$109,043.25
IRRIGATION				
CONNECT TO EXISTING 4" RECLAIMED	2.00	EACH	$1,500.00	$3,000.00
4" PVC RECLAIMED MAIN (DR 18)	5,300.00	LF	$11.50	$60,950.00
4" 90 BEND	8.00	EACH	$152.00	$1,216.00
SINGLE SERVICE SHORT	7.00	EACH	$750.00	$5,250.00
DOUBLE SERVICE SHORT	12.00	EACH	$1,050.00	$12,600.00
DOUBLE SERVICE LONG	10.00	EACH	$1,225.00	$12,250.00
TEMPORARY BLOWOFF ASSEMBLY	1.00	EACH	$350.00	$350.00
FLUSHING	5,300.00	LF	$1.75	$9,275.00
PRESSURE TESTING	5,300.00	LF	$2.50	$13,250.00
Total Price for Above IRRIGATION Items:				$119,340.00

2. **Schedule:**



3. **Hourly Fee Schedule:** N/A

4. **Modifications to Description of Work:** Grading and Mobilization cost to be agreed upon by Owner and Contractor Represented. RIPA graded and preformed Earthwork scope under previous contract. Scope to include Esplanade at Artisan Lakes Phase 3D Construction Plans by Waldrop Engineering dated 3/13/17 Rev 5.

5. This Authorizing Addendum Amendment may be executed simultaneously in two or more counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument. Facsimile transmission shall be deemed delivery to the other party.

6. Except as modified in this Authorizing Addendum Amendment, all other terms and conditions of the Authorizing Addendum and Agreement remain in full force and effect and are hereby ratified and reconfirmed.

7. In the event of any conflict between the terms and provisions of this Amendment and any terms and provisions of the Authorizing Addendum and/or Agreement, the terms and provisions of this Authorizing Addendum Amendment shall control.

8. Capitalized terms used in this Authorizing Addendum Amendment without definition, but which are defined in the Authorizing Addendum or in the Agreement, shall have the same meaning in this Amendment as in the Authorizing Addendum and the Agreement.

[Signatures appear on next page.]

IN WITNESS WHEREOF, the parties have executed this Amendment effective on the day and year first above written.

TAYLOR MORRISON:
Taylor Woodrow Communities At Artisan Lakes, L.L.C., a Florida limited liability company

By: _____

Print Name: Dave Truxten Jeff

Title: ~~Director of Land Development~~ VP

Date: 1/22/18

CONTRACTOR:
RIPA & ASSOCIATES LLC, a Florida limited liability company

By: _____

Print Name: CHRIS LAFACE

Title: President

Date: 12/5/17

CONSULTING ENGINEER'S CERTIFICATE
(ARTISAN LAKES ESPLANADE, PHASE III,
SUBPHASE D – UTILITIES)

JUNE 7, 2018

Board of Supervisors
Artisan Lakes Community Development District

Re: Artisan Lakes Community Development District (Manatee County, Florida)
Acquisition of Improvements – Phase III, Subphase D Utilities

Ladies and Gentlemen:

The undersigned, a representative of Waldrop Engineering, P.A., ("**Consulting Engineer**"), as engineer for the Artisan Lakes Community Development District ("**District**"), hereby makes the following certifications in connection with the District's acquisition of improvements ("**Improvements**"), 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 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 are within the scope of the *Report of the District Engineer* dated August 20, 2007, as supplemented November 15, 2013 and November 26, 2013, and are therefore part of the District's Capital Improvement Program.

3. The Improvements were installed in accordance with their specifications, and are capable of performing the functions for which they were intended.

4. The total costs associated with the 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 Improvements, and (ii) the reasonable fair market value of the 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.

[CONTINUED ON NEXT PAGE]

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

FURTHER AFFIANT SAYETH NOT.

Jeremy L. Fiveliac, P.E.
Waldrop Engineering, P.A.
Florida Registration No. 63987
Consulting Engineer

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was sworn and subscribed before me this 7 day of June, 2018, by Jeremy L. Fiveliac on behalf of Waldrop Engineering, P.A., who is personally known to me or who has produced _____ as identification, and did [ ] or did not [ ] take the oath.

Deborah K. Beckett
Notary Public, State of Florida
Print Name: Deborah K. Beckett
Commission No.: FF 246040
My Commission Expires: 8/14/2019

Notary Public State of Florida
Deborah K Beckett
My Commission FF 246040
Expires 08/14/2019

Exhibit A
Description of Improvements

Description	Contractor	Invoice	Amount
Utility Improvements – All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, lift stations, equipment and appurtenances hereto and all potable water lines, including but not limited to all pipes, fittings, valves, services, tees, equipment and appurtenances thereto, in each case located within or upon Tract A-7 in Phase III, Subphase D as identified in the plat known as Artisan Lakes Esplanade, Phase III, Subphases A, B, C, D & E, as recorded in Plat Book 61, Page 119, of the Official Records of Manatee County, Florida.			
Wastewater	RIPA Nov 30, 2017 Amendment #17		$83,697.50
Potable Water	RIPA Nov 30, 2017 Amendment #17		$71,962.75
		TOTAL:	**$155,660.25**

GRAND TOTAL OF IMPROVEMENTS AND/OR WORK PRODUCT: $155,660.25

BILL OF SALE AND LIMITED ASSIGNMENT
(ARTISAN LAKES ESPLANADE, PHASE III,
SUBPHASE D – UTILITIES)

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made as of this ___ day of _____, 2018, by and between **Taylor Woodrow Communities at Artisan Lakes, L.L.C.,** a Florida limited liability company, whose address for purposes hereof is 3922 Coconut Palm Drive, Suite 108, Tampa, Florida 33619 ("**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, 2900 Northeast 12th Terrace, Suite 1, Oakland Park, Florida 33334.

(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 described below and located within the boundaries of the plat ("**Plat**") known as Artisan Lakes Esplanade, Phase III, Subphases A, B, C, D & E, and recorded in Plat Book 61, Page 119, of the Official Records of Manatee County, Florida.

NOW THEREFORE, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration, 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 wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, lift stations, equipment and appurtenances hereto and all potable water lines, including but not limited to all pipes, fittings, valves, services, tees, equipment and appurtenances thereto, in each case located within or upon Tract A-7 in Phase III, Subphase D, as identified in the plat known as Artisan Lakes Esplanade, Phase III, Subphases A, B, C, D & E, as recorded in Plat Book 61, Page 119, of the Official Records of Manatee County, Florida ("**Improvements**"); and
   b. 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
   c. 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

By: Betty E. Mty. Bruce
Name: Betty E. Martinez-Bruce
Title: Land Administrator

By: MP
Name: MAYA RHAM
Title: STAFF ACCOUNTANT

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

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

Name: Jeff Deason
Title: Vice President

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 12 day of June, 2018, by Jeff Deason, who [X] is personally known to me or [ ] produced _____ as identification.

(NOTARY SEAL)

Notary Public State of Florida
Kiera Calhoun
My Commission FF 226325
Expires 05/03/2019

Kiera Calhoun
Notary Public Signature

Kiera Calhoun
(Name typed, printed or stamped)
Notary Public, State of Florida
Commission No. FF 226325
My Commission Expires: 5/3/2019

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*, whose address is c/o James P. Ward, District Manager, JPWard & Associates, LLC, 2900 Northeast 12th Terrace, Suite 1, Oakland Park, Florida 33334 (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 are 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 property of Artisan Lakes Esplanade, Phase III, Subphase D:

1. All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, lift stations, equipment and appurtenances thereto located on or within the property described in **Exhibit A** attached hereto; and

2. All potable water lines, including but not limited to all pipes, fittings, valves, pumps, services, tees, equipment and appurtenances thereto located on or within the property described in **Exhibit A** attached hereto;

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.

IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this ____day of _____, 2018.

WITNESSES:

Signature:_____
Print Name: Jeff Dixon

Signature:_____
Print Name: Betty E. Martinez-Bruce

Signature:_____
Print Name: Katherine Dorrh

Signature:_____
Print Name: JERE EARLYWINE

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT

BY: _____
Mike Bachman
Its: Chairman

Attest:_____
JAMES P. WARD
Its: Secretary

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 12 day of June 2018, by Mike Bachman, as Chairman, of ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT. He is personally known to me or has produced _____ as identification.

Kiera Calhoun
Signature of Notary Public

Notary Public State of Florida
Kiera Calhoun
My Commission FF 226325
Expires 05/03/2019

Kiera Calhoun
Name Typed, Printed or Stamped

Commission No.: FF226325

My Commission Expires: 5/3/2019

IN WITNESS WHEREOF, the BUYER has hereunto set its hand and seal, by and through its duly authorized representatives, this _____day of _____, 2018.

MANATEE COUNTY, a political subdivision of the State of Florida

By: Board of County Commissioners

By: _____
County Administrator

STATE OF: Florida

COUNTY OF: Manatee

The foregoing instrument was acknowledged before me this _____ day of _, 20___, by _____(County Administrator) for and on behalf of the Manatee County Board of County Commissioners **who is personally known to me** or has produced N/A__ as identification
.

_____

NOTARY PUBLIC Signature

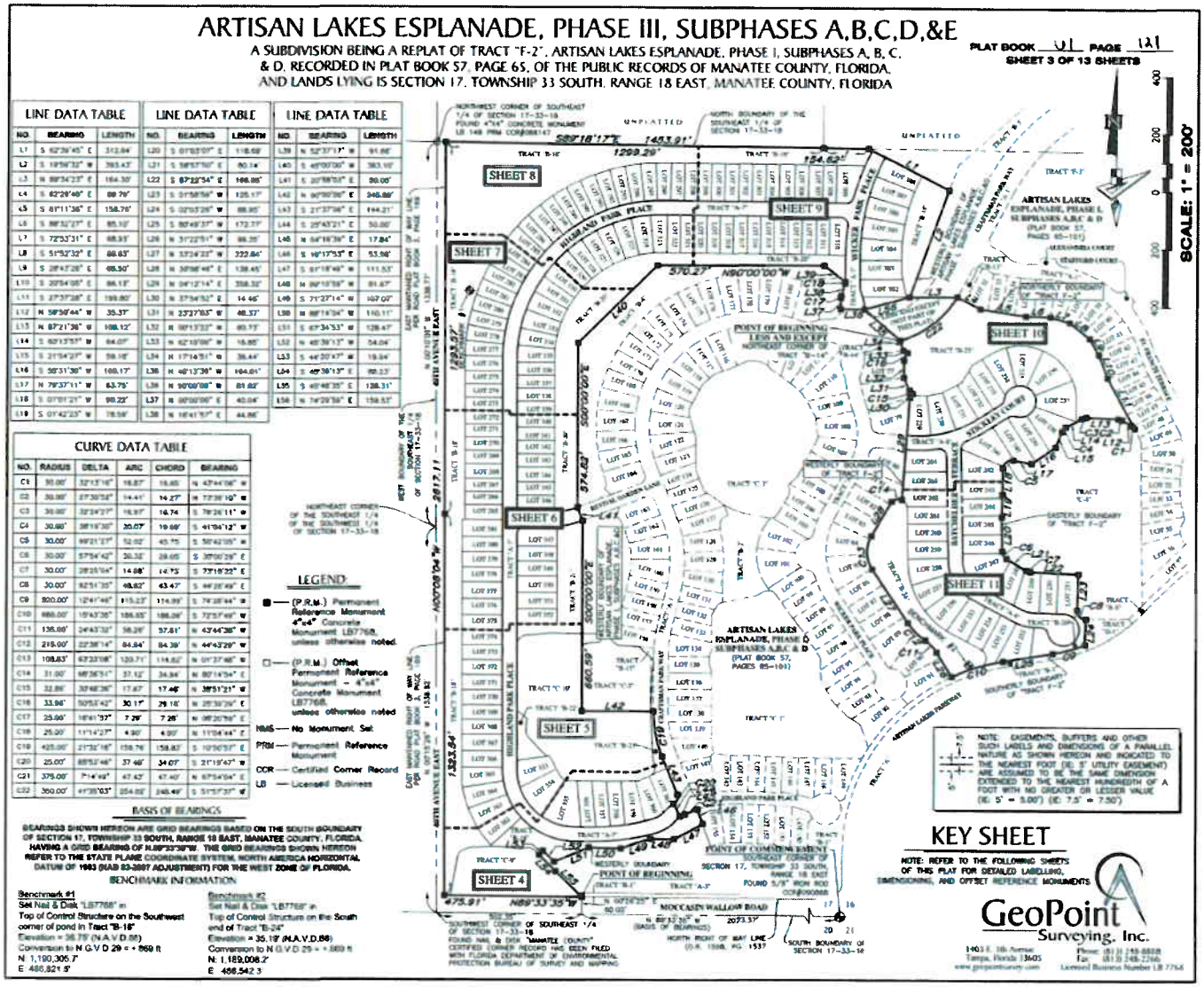
_____

Printed Name

Exhibit "A"

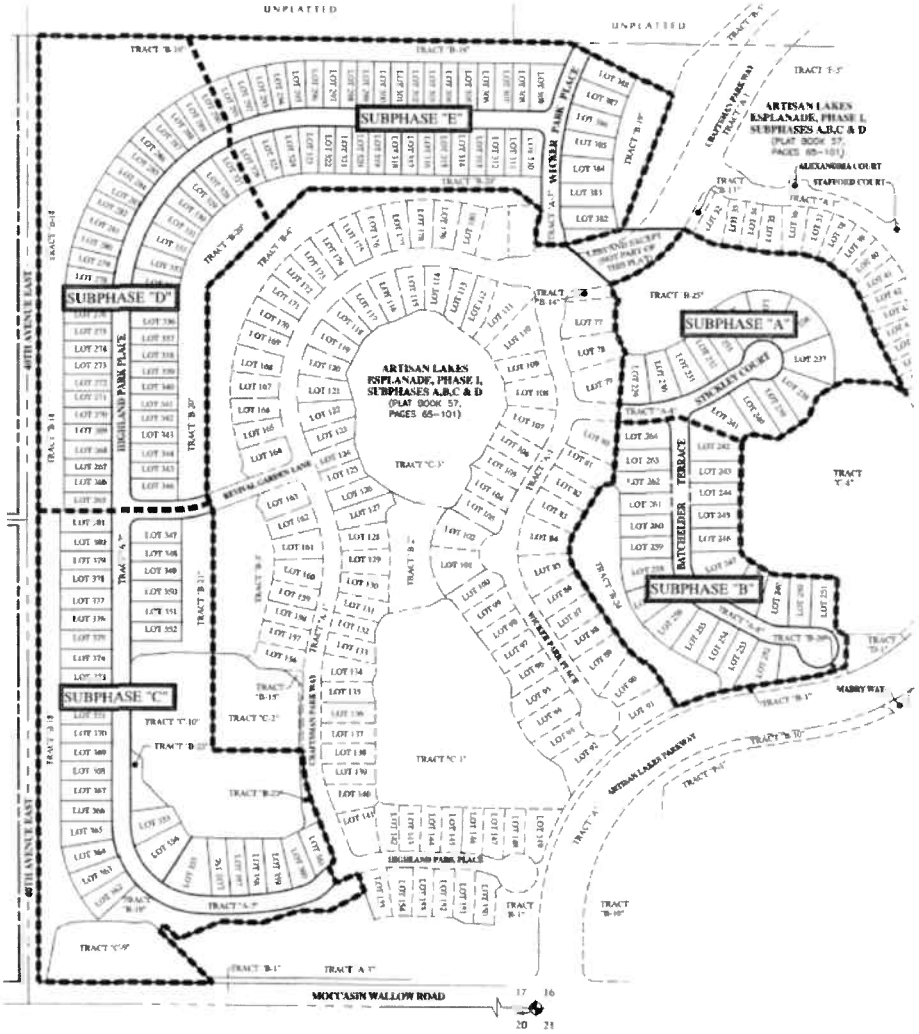
Tract A-7, public utility easements and Manatee County utility easements within Phase III, Subphase D, as identified in the plat known as Artisan Lakes Esplanade, Phase III, Subphases A, B, C, D & E, recorded in Plat Book 61, Pages 119 - 131, in the Official Records of Manatee County, Florida.

KEY SHEET



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 IS SECTION 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA



SUBPHASE DETAIL

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

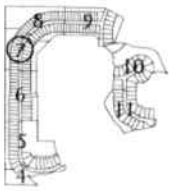
A SUBDIVISION BEING A REPLAT OF TRACT "F-2", ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C, & D, RECORDED IN PLAT BOOK 57, PAGE 65, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND LANDS LYING IS SECTION 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

NORTH

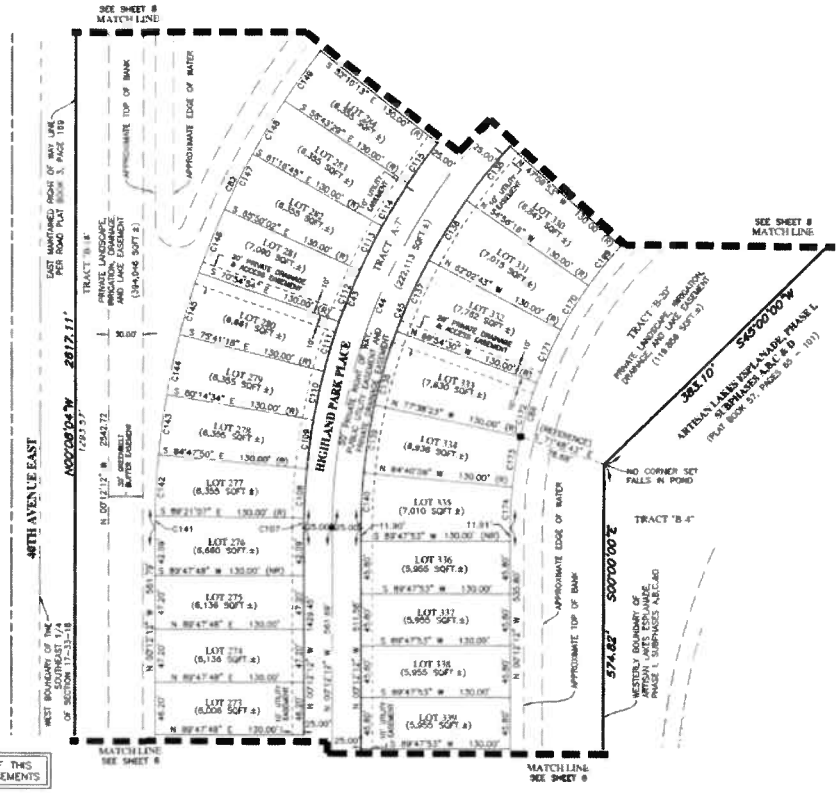
SCALE 1" = 60'

0 30 60 120

KEY MAP



SEE NOTE ON SHEET 3 OF 13 FOR BASIS OF BEARINGS



REFER TO SHEET NUMBER 1 OF THIS PLAT FOR RESERVATION OF EASEMENTS

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C43	550.00'	90°53'45"	872.54'	783.97'	S 45°14'41" W
C44	325.00'	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	560.00'	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°28'32" W
C114	550.00'	4°33'15"	43.72'	43.71'	S 30°59'48" W
C115	550.00'	4°33'15"	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"	67.48'	67.44'	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°33'46" W
C141	680.00'	0°51'05"	10.11'	10.11'	S 00°13'21" W
C142	680.00'	4°33'15"	54.05'	54.04'	S 02°55'31" W
C143	680.00'	4°33'15"	54.05'	54.04'	S 07°28'47" W
C144	680.00'	4°33'15"	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°33'15"	54.05'	54.04'	S 26°28'33" W
C148	680.00'	4°33'15"	54.05'	54.04'	S 30°59'49" W
C149	680.00'	4°33'15"	54.05'	54.04'	S 35°33'04" W
C169	370.00'	6°56'11"	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°33'46" 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.
- ● ------ 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

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

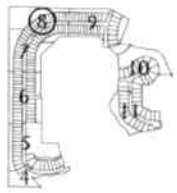
A SUBDIVISION BEING A REPLAT OF TRACT "F-2", ARTISAN LAKES ESPLANADE, PHASE I, SUBPHASES A, B, C, & D, RECORDED IN PLAT BOOK 57, PAGE 65, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND LANDS LYING IS SECTION 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

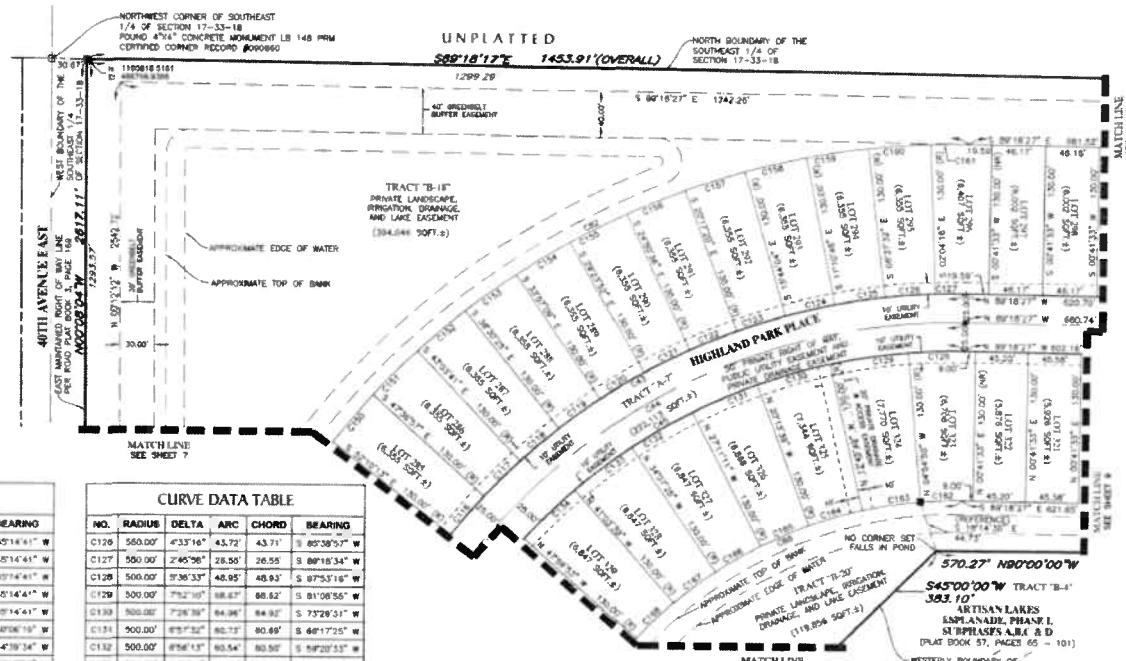
PLAT BOOK 61 PAGE 120
SHEET 6 OF 13 SHEETS

NORTH

SCALE: 1" = 60'
0 30 60 120

KEY MAP





SEE NOTE ON SHEET 1 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"	586.96'	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"	28.58'	28.55'	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°45'58"	32.82'	32.82'	S 89°18'35" W
C162	370.00'	5°36'33"	36.23'	36.22'	N 87°53'14" E
C163	370.00'	7°52'34"	50.86'	50.82'	N 81°08'38" 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°20'28" 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

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.
- ●------ 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

REFER TO SHEET NUMBER 1 OF THIS PLAT FOR RESERVATION OF EASEMENTS

GeoPoint Surveying, Inc.
1403 E. 5th Avenue
Tampa, Florida 33605
www.geopointsurvey.com
Phone (813) 248-8888
Fax (813) 248-7266
Licensed Business Number LB 7768

RESOLUTION 2019-6

A RESOLUTION OF THE ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ISSUANCE OF NOT EXCEEDING $9,170,000 IN AGGREGATE PRINCIPAL AMOUNT OF ITS CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2018 TO FINANCE ALL OR A PORTION OF THE COST OF A SERIES PROJECT CONSISTING OF CERTAIN INFRASTRUCTURE AND FACILITIES BENEFITING CERTAIN DISTRICT LANDS, PAYING CAPITALIZED INTEREST ON THE SERIES 2018 BONDS, FUNDING THE SERIES 2018 RESERVE ACCOUNT FOR THE SERIES 2018 BONDS AND PAYING COSTS OF ISSUANCE OF THE SERIES 2018 BONDS; APPROVING A THIRD SUPPLEMENTAL INDENTURE IN CONNECTION WITH THE SERIES 2018 BONDS AND AUTHORIZING THE EXECUTION THEREOF; RATIFYING THE APPOINTMENT OF A TRUSTEE, PAYING AGENT AND BOND REGISTRAR FOR THE SERIES 2018 BONDS; PROVIDING FOR REDEMPTION OF THE SERIES 2018 BONDS; AUTHORIZING THE APPLICATION OF THE PROCEEDS OF THE SERIES 2018 BONDS; APPROVING THE FORM, AND AUTHORIZING EXECUTION, OF A BOND PURCHASE CONTRACT PROVIDING FOR THE NEGOTIATED SALE OF THE SERIES 2018 BONDS; DELEGATING TO THE CHAIRMAN OR VICE-CHAIRMAN, OR IN THEIR ABSENCE, ANY MEMBER OF THE BOARD OF SUPERVISORS, THE AUTHORITY TO AWARD THE SERIES 2018 BONDS WITHIN THE PARAMETERS SPECIFIED HEREIN; APPROVING THE FORM, AND AUTHORIZING THE USE, OF A PRELIMINARY LIMITED OFFERING MEMORANDUM FOR THE SERIES 2018 BONDS; APPROVING THE DISTRIBUTION OF A FINAL LIMITED OFFERING MEMORANDUM FOR THE SERIES 2019 BONDS AND THE EXECUTION THEREOF; APPROVING THE FORM, AND AUTHORIZING EXECUTION, OF A CONTINUING DISCLOSURE AGREEMENT; PROVIDING FOR MISCELLANEOUS MATTERS AND AUTHORITY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

SECTION 1. AUTHORITY FOR THIS RESOLUTION; DEFINITIONS. The Board of Supervisors (the "Board") of the Artisan Lakes Community Development District (the "Issuer") is authorized to adopt this Resolution under the authority granted by the provisions of Chapter 190, Florida Statutes, as amended, its Charter (as set forth in Ordinance No. 07-64 enacted by Manatee County, Florida on August 7, 2007, effective August 16, 2007, as amended [the "Ordinance"]) and other applicable provisions of law (collectively, the "Act"). All capitalized terms not otherwise defined herein shall have the meaning ascribed thereto in the hereinafter defined Indenture.

SECTION 2. FINDINGS.

A. The Issuer is a community development district, a local unit of special purpose government organized and existing under and pursuant to the Act. The Issuer was established for the purpose, among other things, of delivering certain community development services and facilities as authorized by the Act, including planning, financing, constructing, acquiring, owning, operating and maintaining the "Series Projects" and "Additional Series Projects."

B. The Issuer is empowered by the Act to provide projects such as the Series Projects and Additional Series Projects. Pursuant to Resolution No. 2007-19 adopted by the Board on August 20, 2007 (the "Authorizing Resolution") the Issuer has found and determined that acquisition and construction of Series Projects and Additional Series Projects is and will be necessary and desirable in serving the Issuer's goal of properly managing the acquisition, construction, and operation of portions of the infrastructure specially benefiting District Lands. Pursuant to the Authorizing Resolution, the Issuer, among other matters, authorized the issuance of the Issuer's Capital Improvement Revenue Bonds (the "Bonds") in an amount not exceeding $190,000,000 to finance the Cost of Series Projects and Additional Series Projects, approved the form of a Master Trust Indenture (the "Master Indenture") relating to such Bonds, and authorized the issuance of the Bonds in one or more Series and bond anticipation notes from time to time pursuant to the Master Indenture and a related Supplemental Indenture to be approved by subsequent resolution of the Board of the Issuer.

C. The Bonds have been validated by a final judgment of the Circuit Court in and for Manatee County, Florida and the time for taking an appeal from such final judgment has expired without an appeal being taken.

D. On December 19, 2013, the Issuer executed the Master Indenture dated as of December 1, 2013 with The Bank of New York Mellon Trust Company, N.A. as trustee (the "Initial Trustee"), as supplemented by that certain Third Supplemental Trust Indenture dated as of December 1, 2013 and that certain Second Supplemental Trust Indenture dated as of December 1, 2013, each between the Issuer and the Initial Trustee and caused to be issued thereunder its Capital Improvement Revenue Bonds, Series 2013A-1, its Capital Improvement Revenue Bonds, Series 2013A-2 and its Capital Improvement Revenue Bonds, Series 2013A-3, all of which are still Outstanding and referred to collectively as the "Series 2013 Bonds"). Subsequent to the issuance of the Series 2013 Bonds, U.S. Bank National Association succeeded to the interests of the Initial Trustee under the Master Indenture, as supplemented, and now serves as the trustee thereunder (the "Trustee"). The Series 2013 Bonds are the only Bonds issued and Outstanding under the Master Indenture and there is no Subordinate Debt Outstanding under the Master Indenture.

E. The Issuer hereby determines that it is now necessary and desirable to issue its Capital Improvement Revenue Bonds, Series 2018 (the "Series 2018 Bonds") in an aggregate principal amount not exceeding $9,170,000 to (i) finance the construction, acquisition, equipping and/or improvement of a portion of a Series Project (as more fully defined in the hereinafter defined Third Supplemental Indenture, the "Series 2018 Project"); (ii) pay Capitalized Interest on the Series 2018 Bonds; (iii) fund the Series 2018 Reserve Account in an amount equal to the Series 2018 Reserve Account Requirement; and (iv) pay costs of issuance of the Series 2018 Bonds. The Series 2018 Bonds shall be issued as a Series of Bonds within the meaning of the Master Indenture, all as shall be more fully provided in the Master Indenture and in the Third Supplemental Indenture to be executed and delivered by the Issuer and the

Trustee prior to the issuance of the Series 2018 Bonds (the Master Indenture, as supplemented by the Third Supplemental Indenture, being referred to as the "Indenture").

F. Due to the present volatility of the market for tax-exempt obligations such as the Series 2018 Bonds and the complexity of the transactions relating to the Series 2018 Bonds, it is in the best interests of the Issuer to sell the Series 2018 Bonds by a delegated, negotiated sale, rather than at a specified advertised date, in order to permit the Issuer to enter the market at the most advantageous time and to obtain the best possible price and interest rate for the Series 2018 Bonds.

G. The Issuer now desires to authorize the application of the proceeds of the Series 2018 Bonds and to approve various instruments in connection therewith, including the Third Supplemental Indenture.

SECTION 3. AUTHORIZATION OF SERIES 2018 PROJECT AND SERIES 2018 BONDS. For purposes hereof, the "Series 2018 Project" shall mean the financing, construction, acquisition, equipping and/or improvement of all or a portion of the infrastructure improvements and facilities described in the Engineers' Report, as same may be modified, amended or supplemented, as same shall be further defined in the Indenture. The Series 2018 Project is hereby authorized and approved and shall constitute a Series Project within the meaning of the Master Indenture. Subject to the provisions of Section 6 hereof, the Issuer hereby authorizes the issuance of the Series 2018 Bonds in the aggregate principal amount of not exceeding $9,170,000 to be known as the "Artisan Lakes Community Development District Capital Improvement Revenue Bonds, Series 2018," for the purpose of providing funds which will be sufficient to: (i) finance the construction, acquisition, equipping and/or improvement of all or a portion of the Series 2018 Project; (ii) pay Capitalized Interest on the Series 2018 Bonds; (iii) fund the Series 2018 Reserve Account in an amount equal to the Series 2018 Reserve Account Requirement; and (iv) pay costs of issuance of the Series 2018 Bonds.

Prior to or contemporaneously with the issuance and delivery of the Series 2018 Bonds, the Issuer and U.S. Bank National Association, as the Trustee, shall enter into the Third Supplemental Trust Indenture relating to the Series 2018 Bonds, supplementing the Master Indenture (the "Third Supplemental Indenture"), substantially in the form attached hereto as Exhibit A, with such insertions, modifications and changes as may be approved by the District Manager of the Issuer (the "District Manager"), in consultation with the Issuer's District Counsel and Bond Counsel. Upon such approval, the Chairman of the Board (the "Chairman") or the Vice-Chairman of the Board (the "Vice-Chairman"), or in their absence, any member of the Board, is hereby authorized and directed to execute, and the Secretary of the Board (the "Secretary") or any Assistant Secretary of the Board (each, an "Assistant Secretary") is hereby authorized and directed to attest, the Third Supplemental Indenture. Such execution shall constitute conclusive approval of any insertions, modifications or changes to the Third Supplemental Indenture attached hereto as an exhibit.

Prior to the issuance of the Series 2018 Bonds the Issuer shall comply with the conditions precedent to the issuance of the Series 2018 Bonds set forth in the Indenture. The Series 2018 Bonds shall be substantially in the form attached as an exhibit to the Third Supplemental Indenture and shall be executed on behalf of the Issuer in the manner provided in the Indenture. Upon satisfaction of the conditions precedent to the issuance of the Series 2018 Bonds set forth in the Indenture, the Chairman or Vice-Chairman, or in their absence, any member of the Board, is hereby authorized and directed to

execute, and the Secretary or an Assistant Secretary is hereby authorized and directed to attest, the Series 2018 Bonds and to deliver the Series 2018 Bonds as provided in the Indenture.

The execution and delivery of the Master Indenture and the terms and conditions thereof (as modified hereby in connection with the Series 2018 Bonds) and the appointment of U.S. Bank National Association as Trustee with respect to the Series 2018 Bonds are hereby ratified, authorized and approved.

The Series 2018 Bonds shall be issued in fully registered form, without coupons. The Series 2018 Bonds will be dated their date of delivery or such other date as is set forth in the Third Supplemental Indenture and will be issued in the Authorized Denominations set forth in the Indenture. The Series 2018 Bonds will bear interest payable semi-annually on November 1 and May 1 of each year, commencing on such date as set forth in the Third Supplemental Indenture. Subject to the provisions of Section 6 hereof, the Series 2018 Bonds shall mature, and shall bear interest at a rate per annum, which shall not exceed the maximum rate permitted by law, as shall be specified in the Indenture. A book-entry-only system of registration is hereby authorized for the Series 2018 Bonds.

SECTION 4. REDEMPTION PROVISIONS. Subject to the provisions of Section 6 hereof, the Series 2018 Bonds shall be subject to optional redemption, mandatory redemption and extraordinary redemption as shall be provided in the Indenture. The Series 2018 Bonds shall be issued as Term Bonds and the principal amounts required to be deposited in each year to the Series 2018 Sinking Fund Account established for the Series 2018 Bonds in the Indenture shall be as specified in the Indenture and shall constitute the Amortization Installments for the Series 2018 Bonds, as more fully set forth in the Indenture.

SECTION 5. APPLICATION OF THE PROCEEDS OF THE SERIES 2018 BONDS. The proceeds derived from the sale of the Series 2018 Bonds shall be applied by the Issuer simultaneously with the delivery of the Series 2018 Bonds for the purposes stated in, and in a manner consistent with, the Indenture. The specific amounts to be deposited in the Series 2018 Pledged Funds under the Indenture shall be as set forth in the Third Supplemental Indenture or a certificate executed by the Chairman or Vice-Chairman and delivered at the time of issuance of the Series 2018 Bonds.

SECTION 6. SALE OF THE SERIES 2018 BONDS. The Series 2018 Bonds shall be sold to MBS Capital Markets, LLC as the underwriter (the "Underwriter"), upon the terms and conditions set forth in the Bond Purchase Contract attached hereto as Exhibit B (the "Bond Purchase Contract"). Said Bond Purchase Contract, substantially in the form attached hereto, is hereby approved, with such insertions, modifications and changes as may be approved by the District Manager, in consultation with the Issuer's District Counsel and Bond Counsel. Upon such approval, the Chairman or Vice-Chairman, or in their absence, any member of the Board, is hereby authorized and directed to execute, and the Secretary or an Assistant Secretary is hereby authorized and directed to attest, the Bond Purchase Contract and to accept the disclosure and truth-in-bonding statement to be provided by the Underwriter pursuant to Section 218.385, Florida Statutes; provided, however that the terms of such Bond Purchase Contract must provide that (i) the aggregate principal amount of the Series 2018 Bonds shall not exceed $9,170,000; (ii) the final maturity of the Series 2018 Bonds shall not be later than May 1, 2049; (iii) the per annum interest rate of the Series 2018 Bonds shall not exceed the maximum rate per annum permitted by applicable law; (iv) the Series 2018 Bonds shall be subject to optional redemption no later than May 1, 2031 at a redemption price not greater than 101% of the principal

amount of the Series 2018 Bonds to be redeemed; (v) the price (exclusive of original issue discount) at which the Series 2018 Bonds shall be sold to the Underwriter shall not be less than 98% of the amount for which the Series 2018 Bonds are initially offered to the public as reflected in the Limited Offering Memorandum referred to in Section 7 hereof; and (vi) unless the Series 2018 Bonds have an investment grade rating, the Series 2018 Bonds shall only be sold by the Underwriter to accredited investors within the meaning of the rules of the Florida Department of Financial Services. The execution and delivery of the Bond Purchase Contract by the Chairman or Vice-Chairman shall constitute conclusive evidence of the approval by the Issuer thereof.

SECTION 7. PRELIMINARY LIMITED OFFERING MEMORANDUM AND FINAL LIMITED OFFERING MEMORANDUM. The Preliminary Limited Offering Memorandum relating to the Series 2018 Bonds , in substantially the form submitted at this meeting and attached hereto as Exhibit C, is hereby approved with respect to the information therein contained. The printing, distribution and use of the Preliminary Limited Offering Memorandum in connection with the public offering for sale of the Series 2018 Bonds is hereby authorized. The execution by the Chairman or Vice-Chairman, or in their absence, any member of the Board, of a certificate deeming the Preliminary Limited Offering Memorandum final within the meaning of Rule 15c2-12 of the Securities Exchange Act of 1934, as amended, is hereby authorized. The Chairman or Vice-Chairman, or in their absence, any member of the Board, is hereby authorized to have prepared and to execute a final Limited Offering Memorandum to be dated the date of execution of the Bond Purchase Contract, and, upon such execution, to deliver the same to the Underwriter for use by it in connection with the sale and distribution of the Series 2018 Bonds. The Limited Offering Memorandum shall be substantially in the form of the Preliminary Limited Offering Memorandum, with such changes as necessary to conform to the details of the Series 2018 Bonds and the requirements of the Bond Purchase Contract and such other insertions, modifications and changes as may be approved by the District Manager. The execution and delivery of the Limited Offering Memorandum by the Chairman or Vice-Chairman, or in their absence, any member of the Board, shall constitute conclusive evidence of the approval thereof. The Issuer hereby authorizes the Limited Offering Memorandum and the information contained therein to be used in connection with the offering and sale of the Series 2018 Bonds.

SECTION 8. CONTINUING DISCLOSURE. The Continuing Disclosure Agreement, substantially in the form attached hereto as Exhibit D, is hereby approved with such insertions, modifications and deletions as may be approved by the District Manager. Disclosure Services, Inc. is hereby approved to serve as the initial Dissemination Agent thereunder. The Chairman or Vice-Chairman, or in their absence, any member of the Board, is hereby authorized to execute the Continuing Disclosure Agreement. The execution and delivery of the Continuing Disclosure Agreement by the Chairman or Vice-Chairman shall constitute conclusive evidence of the approval thereof.

SECTION 9. MISCELLANEOUS. The Chairman, Vice-Chairman, Secretary and any Assistant Secretary of the Board, the Issuer's District Counsel, Bond Counsel, District Manager, Consulting Engineers, special assessment consultant and other authorized officers of the Issuer and members of the Board of the Issuer are authorized and directed to execute and deliver all documents, contracts, instruments and certificates and to take all actions and steps on behalf of the Issuer that are necessary or desirable in connection with the Indenture, the Series 2018 Bonds, the Bond Purchase Contract, the Series 2018 Project, or otherwise in connection with any of the foregoing, which are not inconsistent with the terms and provisions of this Resolution or the Indenture, including the execution and delivery of a customary dissemination agent agreement, and the execution and delivery of the

Acquisition Agreement, Completion Agreement and True-Up Agreement referenced in the Third Supplemental Indenture, and all such actions heretofore taken are hereby ratified and approved.

SECTION 10. SEVERABILITY. Should any sentence, section, clause, part or provision of this Resolution be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this Resolution as a whole, or any part thereof, other than the part declared invalid.

SECTION 11. EFFECTIVE DATE. This Resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED at a meeting of the Board of Supervisors of the Artisan Lakes Community Development District this 10th day of October, 2018.

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT

[SEAL]

_____
Michael Bachman, Chairman

ATTEST:

_____
James P. Ward, District Secretary

EXHIBIT A

FORM OF THIRD SUPPLEMENTAL INDENTURE

EXHIBIT B

FORM OF BOND PURCHASE CONTRACT

EXHIBIT C

FORM OF PRELIMINARY LIMITED OFFERING MEMORANDUM

EXHIBIT D

FORM OF CONTINUING DISCLOSURE AGREEMENT

THIRD SUPPLEMENTAL TRUST INDENTURE

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT

TO

U.S. BANK NATIONAL ASSOCIATION,

AS TRUSTEE

Dated as of _____ 1, 2018

TABLE OF CONTENTS

This Table of Contents is incorporated herein for ease of reference only and shall not be deemed a part of the Third Supplemental Trust Indenture.

ARTICLE I

DEFINITIONS

Section 101. Definitions....3

ARTICLE II

AUTHORIZATION, ISSUANCE AND PROVISIONS OF SERIES 2018 BONDS

Section 201. Authorization of Series 2018 Bonds; Book-Entry Only Form....7
Section 202. Terms....9
Section 203. Dating and Interest Accrual....9
Section 204. Denominations....9
Section 205. Paying Agent....9
Section 206. Bond Registrar....9
Section 207. Conditions Precedent to Issuance of Series 2018 Bonds....9

ARTICLE III

REDEMPTION OF SERIES 2018 BONDS

Section 301. Bonds Subject to Redemption....10
Section 302. Priority of Redemption from Excess Acquisition and Construction Account Proceeds....10

ARTICLE IV

DEPOSIT OF SERIES 2018 BOND PROCEEDS AND APPLICATION THEREOF; ESTABLISHMENT OF ACCOUNTS AND OPERATION THEREOF

Section 401. Establishment of Accounts....11
Section 402. Use of Series 2018 Bond Proceeds....11
Section 403. Series 2018 Acquisition and Construction Account....12
Section 404. Series 2018 Costs of Issuance Account....12
Section 405. Series 2018 Reserve Account....12
Section 406. Amortization Installments....13
Section 407. Tax Covenants and Rebate Account....13
Section 408. Establishment of Series 2018 Revenue Account in Revenue Fund; Application of Revenues and Investment Earnings....13

ARTICLE V

CONCERNING THE TRUSTEE

Section 501. Acceptance by Trustee....16
Section 502. Limitation of Trustee's Responsibility....16
Section 503. Trustee's Duties....16

ARTICLE VI

ADDITIONAL BONDS

Section 601. Limitation on Parity Bonds. 16

ARTICLE VII

MISCELLANEOUS

Section 701. Confirmation of Master Indenture 17
Section 702. Continuing Disclosure Agreement 17
Section 703. Additional Covenants Regarding Assessments 17
Section 704. Collection of Assessments 17
Section 705. Foreclosure of Assessment Lien 18
Section 707. Requisite Owners for Direction or Consent 19
Section 708. Assignment of District's Rights Under Collateral Assignment 19
Section 709. Enforcement of True-Up Agreement and Completion Agreement 19
Section 710. Interpretation of Third Supplemental Indenture 20
Section 711. Amendments 20
Section 712. Counterparts 20
Section 713. Appendices and Exhibits 20
Section 714. Payment Dates 20
Section 715. No Rights Conferred on Others 21

Exhibit A - Description of Series 2018 Project
Exhibit B - Forms of Bonds
Exhibit C - Form of Requisition

THIRD SUPPLEMENTAL TRUST INDENTURE

THIS THIRD SUPPLEMENTAL TRUST INDENTURE (the "Third Supplemental Indenture") is dated as of _____ 1, 2018, from **ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT** (the "District") to **U.S. BANK NATIONAL ASSOCIATION**, as successor trustee (the "Trustee"), a national banking association duly organized and existing under the laws of the United States of America and having corporate trust offices in Fort Lauderdale, Florida (said national banking association and any bank or trust company becoming successor trustee under this Master Indenture being hereinafter referred to as the "Trustee").

WHEREAS, the District has entered into a Master Trust Indenture, dated as of December 1, 2013 (the "Master Indenture," and together with this Third Supplemental Indenture, the "Indenture") with the Trustee to secure the issuance of its Artisan Lakes Community Development District Capital Improvement Revenue Bonds (the "Bonds"), issuable in one or more Series from time to time; and

WHEREAS, pursuant to Resolution No. 2007-19 (the "Bond Resolution") adopted by the Governing Body of the District on August 20,2007, the District has authorized the issuance, sale and delivery of not to exceed $190,000,000 of Bonds, to be issued in one or more Series of Bonds as authorized under the Master Indenture, which Bonds were validated by final judgment of the Circuit Court of Manatee County, Florida on October 12, 2007, the appeal period for which has expired with no appeal having been taken; and

WHEREAS, the Governing Body of the District duly adopted Resolution No. 2014-7 on December 19, 2013, following a public hearing conducted in accordance with the Act, to fix and establish the Assessments and, among other matters, providing for the acquisition, construction and installation of public assessable capital improvements (the "Capital Improvement Program"), providing estimated Costs of the Capital Improvement Program, defining assessable property to be benefited by the Capital Improvement Program, defining the portion of the Costs of the Capital Improvement Program with respect to which Assessments will be imposed and the manner in which such Assessments shall be levied against such benefited property within the District, and stating the intent of the District to issue Bonds of the District secured by such Assessments to finance the costs of the acquisition, construction and installation of the Capital Improvement Program, which Resolution was supplemented by Resolution No. 2019-____ adopted on October ___, 2018, following a public hearing, with respect to the Series 2018 Bonds (hereinafter defined) and Series 2018 Assessments (hereinafter defined) (collectively, the "Assessment Resolution"); and

WHEREAS, the District has previously issued and has Outstanding under the Master Indenture its Capital Improvement Revenue Bonds, Series 2013A-1, its Capital Improvement Revenue Bonds, Series 2013A-2 and its Capital Improvement Revenue Bonds, Series 2013A-3; and

WHEREAS, pursuant to Resolution No._____, adopted by the Governing Body of the District on _____, 2018 (the "Award Resolution"), the District has authorized the issuance, sale and delivery of, ***inter alia***, its $[Bond Amount] Artisan Lakes Community Development District Capital Improvement Revenue Bonds, Series 2018 (the "Series 2018 Bonds"), which are issued

hereunder as an issue of Bonds under the Master Indenture, and has authorized the execution and delivery of the Master Indenture and this Third Supplemental Indenture to secure the issuance of the Series 2018 Bonds and to set forth the terms of the Series 2018 Bonds; and

WHEREAS, the District will apply the proceeds of the Series 2018 Bonds to: (i) finance a portion of the Cost of acquiring, constructing and equipping public assessable infrastructure and improvements (as more particularly described in Exhibit A hereto, the "Series 2018 Project"); (ii) pay certain costs associated with the issuance of the Series 2018 Bonds; (iii) make a deposit into the Series 2018 Reserve Account to be held for the benefit of all of the Series 2018 Bonds, without privilege or priority of one Series 2018 Bond over another; and (iv) pay a portion of the interest to become due on the Series 2018 Bonds; and

WHEREAS, the Series 2018 Bonds will be payable from and secured by revenues derived from Assessments imposed, levied and collected by the District with respect to property specially benefited by the Series 2018 Project and described in the Assessment Resolutions (the "Series 2018 Assessments"), which, together with the Series 2018 Pledged Funds (hereinafter defined) will comprise the Series 2018 Trust Estate (hereinafter defined), which shall constitute a "Series Trust Estate" as defined in the Master Indenture; and

WHEREAS, the execution and delivery of the Series 2018 Bonds and of this Third Supplemental Indenture have been duly authorized by the Governing Body of the District and all things necessary to make the Series 2018 Bonds, when executed by the District and authenticated by the Trustee, valid and binding legal obligations of the District and to make this Third Supplemental Indenture a valid and binding agreement and, together with the Master Indenture, a valid and binding lien on the Series 2018 Trust Estate have been done;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THIS THIRD SUPPLEMENTAL TRUST INDENTURE WITNESSETH:

That the District, in consideration of the premises, the acceptance by the Trustee of the trusts hereby created, the mutual covenants herein contained, the purchase and acceptance of the Series 2018 Bonds by the purchaser or purchasers thereof, and other good and valuable consideration, receipt of which is hereby acknowledged, and in order to further secure the payment of the principal and Redemption Price of, and interest on, all Series 2018 Bonds Outstanding (as defined in the Master Indenture) from time to time, according to their tenor and effect, and such other payments required to be made under the Master Indenture or hereunder and to further secure the observance and performance by the District of all the covenants, expressed or implied in the Master Indenture, in this Third Supplemental Indenture and in the Series 2018 Bonds: (a) has executed and delivered this Third Supplemental Indenture and (b) does hereby, in confirmation of the Master Indenture, grant, bargain, sell, convey, transfer, assign and pledge unto the Trustee, and unto its successors in the trusts under the Master Indenture, and to them and their successors and assigns forever, all right, title and interest of the District, in, to and under, subject to the terms and conditions of the Master Indenture and the provisions of the Master Indenture pertaining to the application thereof for or to the purposes and on the terms set forth in the Master Indenture, the revenues derived by the District from the Series 2018 Assessments (the "Series 2018 Pledged Revenues") and the Funds and Accounts (except for the Series 2018 Rebate Account) established hereby (the "Series 2018 Pledged

Funds") which shall comprise a part of the Trust Estate securing the Series 2018 Bonds (the "Series 2018 Trust Estate");

TO HAVE AND TO HOLD all the same by the Master Indenture granted, bargained, sold, conveyed, transferred, assigned and pledged, or agreed or intended so to be, to the Trustee and its successors in said trust and to it and its assigns forever;

IN TRUST NEVERTHELESS, upon the terms and trusts in the Indenture set forth for the equal and proportionate benefit, security and protection of all and singular the present and future Owners of the Series 2018 Bonds issued or to be issued under and secured by this Third Supplemental Indenture, without preference, priority or distinction as to lien or otherwise, of any one Series 2018 Bond over any other Series 2018 Bond by reason of priority in their issue, sale or execution;

PROVIDED FURTHER HOWEVER, that if the District, its successors or assigns, shall well and truly pay, or cause to be paid, or make due provision for the payment of the principal and Redemption Price of the Series 2018 Bonds or any Series 2018 Bond of a particular maturity issued, secured and Outstanding under this Third Supplemental Indenture and the interest due or to become due thereon, at the times and in the manner mentioned in the Series 2018 Bonds and this Third Supplemental Indenture, according to the true intent and meaning thereof, and shall well and truly keep, perform and observe all the covenants and conditions pursuant to the terms of the Master Indenture and this Third Supplemental Indenture to be kept, performed and observed by it, and shall pay or cause to be paid to the Trustee all sums of money due or to become due to it in accordance with the terms and provisions of the Master Indenture and this Third Supplemental Indenture, then upon such final payments, this Third Supplemental Indenture and the rights hereby granted shall cease and terminate, with respect to all Series 2018 Bonds or any Series 2018 Bond of a particular maturity, otherwise this Third Supplemental Indenture shall remain in full force and effect;

THIS THIRD SUPPLEMENTAL INDENTURE FURTHER WITNESSETH, and it is expressly declared, that all Series 2018 Bonds issued and secured hereunder are to be issued, authenticated and delivered and all of the rights and property pledged to the payment thereof are to be dealt with and disposed of under, upon and subject to the terms, conditions, stipulations, covenants, agreements, trusts, uses and purposes as in the Master Indenture (except as amended directly or by implication by this Third Supplemental Indenture), including this Third Supplemental Indenture, expressed, and the District has agreed and covenanted, and does hereby agree and covenant, with the Trustee and with the respective Owners, from time to time, of the Series 2018 Bonds, as follows:

ARTICLE I
DEFINITIONS

Section 101. Definitions. All terms used herein that are defined in the recitals hereto are used with the same meaning herein unless the context clearly requires otherwise. All terms used herein that are defined in the Master Indenture are used with the same meaning herein (including the use of such terms in the recitals hereto and the granting clauses hereof) unless (i) expressly given a different meaning herein or (ii) the context clearly requires otherwise. In addition, unless

the context clearly requires otherwise, the following terms used herein shall have the following meanings:

"Acquisition Agreement" shall mean the Agreement by and between the District and the Developer Regarding the Acquisition of Certain Work Product, Infrastructure and Real Property dated [Closing Date].

"Assessment Methodology" shall mean the Special Assessment Methodology Report for Artisan Lakes Community Development District, dated September 6, 2018 prepared by JP Ward & Associates LLC, as amended and supplemented.

"Bond Depository" shall mean the securities depository from time to time under Section 201 hereof, which may be the District.

"Bond Participants" shall mean those broker-dealers, banks and other financial institutions from time to time for which the Bond Depository holds Bonds as securities depository.

"Capital Improvement Program" shall mean the program of assessable public capital improvements established by the District in the Series 2018 Assessment Proceedings, all or a portion of which is comprised of the Series 2018 Project.

"Collateral Assignment" shall mean the Collateral Assignment and Assumption of Development and Contract Rights, dated [Closing Date], by the Developer in favor of the District.

"Completion Agreement" shall mean the Agreement by and between the District and the Developer Regarding the Completion of Certain Improvements, dated [Closing Date].

"Continuing Disclosure Agreement" shall mean that certain Continuing Disclosure Agreement dated [Closing Date] among the Developer, the District and the other parties named therein in connection with the Series 2018 Bonds.

"Delinquent Assessment Interest" shall mean Series 2018 Assessment Interest deposited by the District with the Trustee on or after May 1 of the year in which such Series 2018 Assessment Interest has, or would have, become delinquent under State law applicable thereto.

"Delinquent Assessment Principal" shall mean Series 2018 Assessment Principal deposited by the District with the Trustee on or after May 1 of the year in which such Series 2018 Assessment Principal has, or would have, become delinquent under State law applicable thereto.

"Delinquent Assessments" shall mean Delinquent Assessment Principal and Delinquent Assessment Interest.

"Developer" shall mean Taylor Woodrow Communities at Artisan Lakes, L.L.C., a Florida limited liability company, and any affiliate or any entity which succeeds to all or any part

of the interests and assumes any or all responsibilities of such entity, as the developer of the lands within the District.

"DTC" shall mean The Depository Trust Company, New York, New York.

"Government Obligations" shall mean direct obligations of, or obligations the timely payment of principal of and interest on which are unconditionally guaranteed by, the United States of America.

"Interest Payment Date" shall mean each May 1 and November 1, commencing May 1, 2019.

"Majority Owners" as used herein shall mean the Beneficial Owners of more than fifty percent (50%) of the principal amount of the Outstanding Series 2018 Bonds.

"Nominee" shall mean the nominee of the Bond Depository, which may be the Bond Depository, as determined from time to time pursuant to this Third Supplemental Indenture.

"Redemption Date" shall mean, if in part, each Interest Payment Date, and if in whole, any date.

"Series 2018 Assessment Interest" shall mean the interest on the Series 2018 Assessments which is pledged to the Series 2018 Bonds.

"Series 2018 Assessment Principal" shall mean the principal amount of Series 2018 Assessments received by the District which represents a proportionate amount of the principal of and Amortization Installments of the Series 2018 Bonds, other than applicable Delinquent Assessment Principal and Series 2018 Prepayments.

"Series 2018 Assessment Proceedings" shall mean the proceedings of the District with respect to the establishment, levy and collection of the Series 2018 Assessments which include Resolution No. 2014-7 adopted on December 19, 2013 and Resolution No. 2019-___ adopted on October ___, 2018 adopted by the Governing Body of the District, and any supplemental proceedings undertaken by the District with respect to the Series 2018 Assessments and the Assessment Methodology as approved thereby.

"Series 2018 Assessment Revenues" shall mean all revenues derived by the District from the Series 2018 Assessments, including proceeds from any foreclosure of the lien of Delinquent Assessments and any statutory interest on the Delinquent Assessments collected by the District in excess of the rate of interest on the Series 2018 Bonds.

"Series 2018 Assessments" shall mean the Assessments imposed, levied and collected by the District in respect of the Series 2018 Bonds and the capital project financed with the proceeds thereof.

"Series 2018 Investment Obligations" shall mean and includes any of the following securities, if and to the extent that such securities are legal investments for funds of the District;

(i) Government Obligations;

(ii) commercial paper rated in the top two rating category by both Moody's and S&P at the time of purchase;

(iii) municipal securities issued by any state or commonwealth of the United States or political subdivision thereof or constituted authority thereof including, but not limited to, municipal corporations, school districts and other special districts, the interest on which is exempt from federal income taxation under Section 103 of the Code and rated A- or higher by Moody's, Fitch or S&P at the time of purchase;

(iv) both (A) shares of a diversified open-end management investment company (as defined in the Investment Company Act of 1940) or a regulated investment company (as defined in Section 851(a) of the Code) that is a money market fund that is rated in the highest rating category for such funds by Moody's and S&P, and (B) shares of money market mutual funds that invest only in Government Obligations and obligations of any of the following agencies: Government National Mortgage Association (including participation certificates issued by such association); Fannie Mae (including participation certificates issued by such entity); Federal Home Loan Banks; Federal Farm Credit Bank; Tennessee Valley Authority; Farmers Home Administration; Student Loan Marketing Association; Federal Home Loan Mortgage Corporation and repurchase agreements secured by such obligations, which funds are rated in the highest categories for such funds by both Moody's and S&P at the time of purchase;

(v) bonds, notes and other debt obligations of any corporation organized under the laws of the United States, any state or organized territory of the United States or the District of Columbia, if such obligations are, at the time of purchase, rated "A-" or better by at least two (2) of the following rating agencies: Moody's, S&P or Fitch or "AA-" or better by either S&P or Fitch or "Aa-" or better by Moody's;

(vi) the Local Government Surplus Funds Trust Fund as described in Florida Statutes, Section 218.405 or the corresponding provisions of subsequent laws provided that such fund, at the time of purchase, is rated at least "AA" by S&P (without regard to gradation) or at least "Aa" by Moody's (without regard to gradation); and

(vii) U.S. denominated deposit accounts, certificates of deposit, banker's acceptances of any bank, trust company or savings and loan association including the Trustee or its affiliates, which have a rating on their short-term certificates of deposit on the date of purchase in one of the three highest short-term rating categories (without regard to any refinement or gradation of rating category by numerical modifier or otherwise) assigned by S&P or Moody's and which mature not more than 360 days after the date of purchase.

Under all circumstances, the Trustee shall be entitled to rely that any investment directed in writing by the District is permitted under the Indenture.

"Series 2018 Pledged Funds" shall mean all of the Funds and Accounts created hereby with the Trustee, including the Subaccounts therein other than the Series 2018 Rebate Account in the Rebate Fund.

"Series 2018 Pledged Revenues" shall mean the Series 2018 Assessment Revenues.

"Series 2018 Prepayments" shall mean the excess amount of Series 2018 Assessment Principal received by the District over the Series 2018 Assessment Principal included within an Assessment appearing on any outstanding and unpaid tax bill, whether or not mandated to be prepaid in accordance with the Assessment Proceedings, which shall be identified by the District to the Trustee as such in writing upon deposit. Anything herein or in the Master Indenture to the contrary notwithstanding, the term Series 2018 Prepayments shall not mean the proceeds of any Refunding Bonds or other borrowing of the District.

"Series 2018 Reserve Account Requirement" shall mean an amount equal to ____% of the Maximum Annual Debt Service Requirement for all Outstanding Series 2018 Bonds, as of the time of any such calculation, which upon the initial issuance of the Series 2018 Bonds is $[RAR] and does not exceed the lesser of (a) 125% of the average annual Debt Service for all Outstanding Series 2018 Bonds calculated as of the date of original issuance thereof or (b) 10% of the proceeds of the Series 2018 Bonds calculated as of the date of original issuance thereof.

"Substantially Absorbed" shall mean the date when at least ninety percent (90%) of the principal portion of the Series 2018 Assessments have been assigned to residential units within the District that have each received a certificate of occupancy. The Trustee and the District may conclusively rely on a certificate from the District Manager regarding such status of the residential units and the Series 2018 Assessments, and in the absence of such certification, may assume the Series 2018 Assessments have not been Substantially Absorbed.

*"**True-Up Agreement**"* shall mean the True-Up Agreement, dated as of _____, 2018, by and between the District and the Developer.

ARTICLE II
AUTHORIZATION, ISSUANCE AND PROVISIONS OF SERIES 2018 BONDS

Section 201. Authorization of Series 2018 Bonds; Book-Entry Only Form. The Series 2018 Bonds are hereby authorized to be issued in one Series for the purposes enumerated in the recitals hereto to be designated "$[Bond Amount] Artisan Lakes Community Development District Capital Improvement Revenue Bonds, Series 2018." The Series 2018 Bonds shall be substantially in the form set forth as Exhibit B to this Third Supplemental Indenture. Each Series 2018 Bond shall bear the designation "2018R" and shall be numbered consecutively from 1 upwards.

The Series 2018 Bonds shall be initially issued in the form of a separate single certificated fully registered Series 2018 Bond for each maturity thereof. Upon initial issuance, the ownership of each such Series 2018 Bond shall be registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as Nominee of DTC, the initial Bond Depository. Except as provided in this Section 201, all of the Outstanding Series 2018 Bonds shall be registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as Nominee of DTC.

With respect to Series 2018 Bonds registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as Nominee of DTC, the District, the Trustee, the Bond Registrar and the Paying Agent shall have no responsibility or obligation to any such Bond Participant or to any indirect Bond Participant. Without limiting the immediately preceding sentence, the District, the Trustee, the Bond Registrar and the Paying Agent shall have no responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any Bond Participant with respect to any ownership interest in the Series 2018 Bonds, (ii) the delivery to any Bond Participant or any other person other than an Owner, as shown in the registration books kept by the Bond Registrar, of any notice with respect to the Series 2018 Bonds, including any notice of redemption, or (iii) the payment to any Bond Participant or any other person, other than an Owner, as shown in the registration books kept by the Bond Registrar, of any amount with respect to principal of, premium, if any, or interest on the Series 2018 Bonds. The District, the Trustee, the Bond Registrar and the Paying Agent shall treat and consider the person in whose name each Series 2018 Bond is registered in the registration books kept by the Bond Registrar as the absolute Owner of such Series 2018 Bond for the purpose of payment of principal, premium and interest with respect to such Series 2018 Bond, for the purpose of giving notices of redemption and other matters with respect to such Series 2018 Bond, for the purpose of registering transfers with respect to such Series 2018 Bond, and for all other purposes whatsoever. The Paying Agent shall pay all principal of, premium, if any, and interest on the Series 2018 Bonds only to or upon the order of the respective Owners, as shown in the registration books kept by the Bond Registrar, or their respective attorneys duly authorized in writing, as provided herein and all such payments shall be valid and effective to fully satisfy and discharge the District's obligations with respect to payment of principal of, premium, if any, and interest on the Series 2018 Bonds to the extent of the sum or sums so paid. No person other than an Owner, as shown in the registration books kept by the Bond Registrar, shall receive a certificated Series 2018 Bond evidencing the obligation of the District to make payments of principal, premium, if any, and interest pursuant to the provisions hereof. Upon delivery by DTC to the District of written notice to the effect that DTC has determined to substitute a new Nominee in place of Cede & Co., and subject to the provisions herein with respect to Record Dates, the words "Cede & Co." in this Third Supplemental Indenture shall refer to such new Nominee of DTC; and upon receipt of such a notice the District shall promptly deliver a copy of the same to the Trustee, Bond Registrar and the Paying Agent.

Upon receipt by the Trustee or the District of written notice from DTC: (i) confirming that DTC has received written notice from the District to the effect that a continuation of the requirement that all of the Outstanding Series 2018 Bonds be registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as Nominee of DTC, is not in the best interest of the Beneficial Owners of the Series 2018 Bonds or (ii) to the effect that DTC is unable or unwilling to discharge its responsibilities and no substitute Bond Depository willing to undertake the functions of DTC hereunder can be found which is willing and able to undertake such functions upon reasonable and customary terms, the Series 2018 Bonds shall no longer be restricted to being registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as Nominee of DTC, but may be registered in whatever name or names Owners transferring or exchanging the Series 2018 Bonds shall designate, in accordance with the provisions hereof.

Section 202. Terms. The Series 2018 Bonds shall be issued as ____ (___) Term Bonds, each of which shall be dated as of the date of its issuance and delivery to the initial purchasers thereof, shall bear interest at the fixed interest rate per annum and shall mature in the amount and on the date set forth below:

Principal Amount	Maturity Date	Interest Rate	CUSIP
$[Bond Amount]	May 1, 20___	[___]%	[_____]
$[Bond Amount]	May 1, 20___	[___]%	[_____]

Section 203. Dating and Interest Accrual. Each Series 2018 Bond shall be dated [Closing Date]. Each Series 2018 Bond also shall bear its date of authentication. Each Series 2018 Bond shall bear interest from the Interest Payment Date to which interest has been paid next preceding the date of its authentication, unless the date of its authentication: (i) is an Interest Payment Date to which interest on such Series 2018 Bond has been paid, in which event such Series 2018 Bond shall bear interest from its date of authentication; or (ii) is prior to the first Interest Payment Date for the Series 2018 Bonds, in which event, such Series 2018 Bond shall bear interest from its date. Interest on the Series 2018 Bonds shall be due and payable on each May 1 and November 1, commencing May1, 2019, and shall be computed on the basis of a 360-day year composed of twelve 30-day months.

Section 204. Denominations. The Series 2018 Bonds shall be issued in $5,000 or any integral multiple thereof; provided, however, that the Series 2018 Bonds shall be delivered to the initial purchasers thereof only in aggregate principal amounts of $100,000 or integral multiples of $5,000 in excess of $100,000.

Section 205. Paying Agent. The District appoints the Trustee as Paying Agent for the Series 2018 Bonds.

Section 206. Bond Registrar. The District appoints the Trustee as Bond Registrar for the Series 2018 Bonds.

Section 207. Conditions Precedent to Issuance of Series 2018 Bonds. In addition to complying with the requirements set forth in the Master Indenture in connection with the issuance of the Series 2018 Bonds, all the Series 2018 Bonds shall be executed by the District for delivery to the Trustee and thereupon shall be authenticated by the Trustee and delivered to the District or upon its order, but only upon the further receipt by the Trustee of:

(a) Certified copies of the Series 2018 Assessment Proceedings;

(b) Executed copies of the Master Indenture and this Third Supplemental Indenture;

(c) A customary Bond Counsel opinion;

(d) The District Counsel opinion required by the Master Indenture;

(e) A certificate of an Authorized Officer to the effect that, upon the authentication and delivery of the Series 2018 Bonds, the District will not be in default in the performance of the terms and provisions of the Master Indenture or this Third Supplemental Indenture;

(f) An Engineers' Certificate or Engineers' Certificates which set forth the estimated Costs of the Series 2018 Project;

(g) A certified copy of the final judgment of validation in respect of the Bonds together with a certificate of no appeal;

(h) An executed Continuing Disclosure Agreement; and

(i) An executed Collateral Assignment, executed Completion Agreement, executed True-Up Agreements and executed Acquisition Agreement;

Payment to the Trustee of $[NP] shall conclusively evidence satisfaction of the foregoing conditions precedent.

ARTICLE III
REDEMPTION OF SERIES 2018 BONDS

Section 301. Bonds Subject to Redemption. The Series 2018 Bonds are subject to redemption prior to maturity as provided in the form thereof set forth as Exhibit B to this Third Supplemental Indenture. Interest on Series 2018 Bonds which are called for redemption shall be paid on the Redemption Date from the Series 2018 Interest Account or from the Series 2018 Revenue Account to the extent monies in the Series 2018 Interest Account are insufficient for such purpose. Moneys in the Series 2018 Optional Redemption Subaccount in the Series 2018 Redemption Account shall be applied in accordance with Section 506 of the Master Indenture to the optional redemption of Series 2018 Bonds.

Section 302. Priority of Redemption from Excess Acquisition and Construction Account Proceeds. Excess moneys on deposit in the Series 2018 Acquisition and Construction Account which are to be deposited into the Series 2018 Prepayment Subaccount in the Series 2018 Redemption Account in accordance with Section 403(a)(2) hereof shall be deposited into the Series 2018 Prepayment Subaccount and applied to the extraordinary mandatory redemption of Series 2018 Bonds in accordance with the directions of an Authorized Officer of the District accompanied by a cash flow certificate demonstrating that each of the installments of Series 2018 Assessment Principal and Series 2018 Assessment Interest corresponding to the Series 2018 Bonds, after giving effect to the credits for the redemption for such excess, will, in the current and each succeeding Bond Year, be at least equal to the maturing principal of and interest on the Series 2018 Bonds in such Bond Year. The Trustee shall have no duty to verify such calculation.

ARTICLE IV
DEPOSIT OF SERIES 2018 BOND PROCEEDS AND APPLICATION THEREOF; ESTABLISHMENT OF ACCOUNTS AND OPERATION THEREOF

Section 401. Establishment of Accounts. There are hereby established, as needed, the following Funds and Accounts.

(a) There are hereby established within the Acquisition and Construction Fund held by the Trustee: (i) a Series 2018 Acquisition and Construction Account and (ii) a Series 2018 Costs of Issuance Account;

(b) There are hereby established within the Debt Service Fund held by the Trustee: (i) a Series 2018 Debt Service Account and therein a Series 2018 Sinking Fund Account, a Series 2018 Interest Account and a Series 2018 Capitalized Interest Account; and (ii) a Series 2018 Redemption Account, and, therein a Series 2018 Prepayment Subaccount and a Series 2018 Optional Redemption Subaccount;

(c) There is hereby established within the Reserve Fund held by the Trustee a Series 2018 Reserve Account, which shall be held for the benefit of all of the Series 2018 Bonds, without distinction as to Series 2018 Bonds and without privilege or priority of one Series 2018 Bond over another;

(d) There is hereby established within the Revenue Fund held by the Trustee a Series 2018 Revenue Account; and

(e) There is hereby established within the Rebate Fund held by the Trustee a Series 2018 Rebate Account.

Section 402. Use of Series 2018 Bond Proceeds. The net proceeds of sale of the Series 2018 Bonds, $[NP], shall as soon as practicable upon the delivery thereof to the Trustee by the District pursuant to Section 207 of the Master Indenture, be applied as follows:

(a) $[RAR], representing the Series 2018 Reserve Account Requirement at the time of issuance of the Series 2018 Bonds shall be deposited to the credit of the Series 2018 Reserve Account;

(b) $[COI], representing the costs of issuance relating to the Series 2018 Bonds shall be deposited to the credit of the Series 2018 Costs of Issuance Account;

(c) $[CAPI], representing Capitalized Interest on the Series 2018 Bonds through and including November 1, 2019, shall be deposited to the credit of the Series 2018 Capitalized Interest Account; and

(d) $[CD] shall be deposited to the credit of the Series 2018 Acquisition and Construction Account.

Section 403. Series 2018 Acquisition and Construction Account.

(a) (1) Amounts on deposit in the Series 2018 Acquisition and Construction Account shall be applied to pay Costs of the Series 2018 Project upon compliance with the requisition provisions set forth in Section 503(b) of the Master Indenture and upon receipt by the Trustee of a requisition in the form attached hereto as Exhibit C and executed by the District and the Consulting Engineers.

(2) Anything in the Master Indenture to the contrary notwithstanding, the Consulting Engineers shall establish a Date of Completion for the Series 2018 Project, and any balance remaining in the Series 2018 Acquisition and Construction Account (taking into account the moneys currently on deposit therein to pay any accrued but unpaid Costs of the Series 2018 Project which are required to be reserved in the Series 2018 Acquisition and Construction Account in accordance with the certificate of the Consulting Engineers delivered to the District and the Trustee establishing such Date of Completion), shall be applied in accordance with Section 302 hereof to the extraordinary mandatory redemption of the Series 2018 Bonds in the manner prescribed in the form of Series 2018 Bonds set forth as Exhibit B hereto.

(b) Subject to the provisions of Series 403(b)(1) hereof, amounts on deposit in the Series 2018 Capitalized Interest Account shall, until and including November 1, 2019, be transferred into the Series 2018 Interest Account and applied to the payment of interest first coming due on the Series 2018 Bonds. Any amounts remaining in the Series 2018 Capitalized Interest Account after November 1, 2019 shall be transferred into the Series 2018 Acquisition and Construction Account, whereupon the Series 2018 Capitalized Interest Account shall be closed.

Section 404. Series 2018 Costs of Issuance Account. The amount deposited in the Series 2018 Costs of Issuance Account shall, at the written direction of an Authorized Officer to the Trustee, be used to pay the costs of issuance relating to the Series 2018 Bonds. On the earlier to occur of: (x) the written direction of an Authorized Officer or (y) six (6) months from the date of issuance of the Series 2018 Bonds, any amounts deposited in the Series 2018 Costs of Issuance Account which have not been requisitioned shall be transferred over and deposited into the Series 2018 Acquisition and Construction Account and used for the purposes permitted therefor, whereupon the Series 2018 Costs of Issuance Account shall be closed.

Section 405. Series 2018 Reserve Account. The Series 2018 Reserve Account shall be funded and maintained at all times in an amount equal to the Series 2018 Reserve Account Requirement. Except as otherwise provided herein or in the Master Indenture, amounts on deposit in the Series 2018 Reserve Account shall be used only for the purpose of making payments into the Series 2018 Interest Account and the Series 2018 Sinking Fund Account to pay Debt Service on the Series 2018 Bonds, when due, without distinction as to Series 2018 Bonds and without privilege or priority of one Series 2018 Bond over another, to the extent the moneys on deposit in such Accounts therein and available therefor are insufficient and for no other purpose. Such Account shall consist only of cash and Series 2018 Investment Obligations.

Anything herein or in the Master Indenture to the contrary notwithstanding, and subject to the provisions of Section 403(b)(1) hereof, on the forty-fifth (45th) day preceding each

Redemption Date (or, if such forty-fifth (45th) day is not a Business Day, on the first Business Day preceding such forty-fifth (45th) day), the Trustee is hereby authorized and directed to recalculate the Series 2018 Reserve Account Requirement and to transfer any excess on deposit in the Series 2018 Reserve Account (other than excess resulting from investment earnings) into the Series 2018 Prepayment Subaccount of the Series 2018 Redemption Account and applied to the extraordinary mandatory redemption of the Series 2018 Bonds.

On the earliest date on which there is on deposit in the Series 2018 Reserve Account sufficient monies, after taking into account other monies available therefor, to pay and redeem all of the Outstanding Series 2018 Bonds, together with accrued interest on such Series 2018 Bonds to the earliest Redemption Date permitted therein and herein, then the Trustee shall transfer the amount on deposit in the Series 2018 Reserve Account into the Series 2018 Prepayment Subaccount of the Series 2018 Redemption Account to pay and redeem all of the Outstanding Series 2018 Bonds on the earliest Redemption Date permitted therein and herein.

Anything herein or in the Master Indenture to the contrary notwithstanding, amounts on deposit in the Series 2018 Reserve Account shall, upon the occurrence and continuance of an Event of Default, be subject to a first charge by the Trustee for its fees and expenses, including fees and expenses of collection of Delinquent Assessments.

Section 406. Amortization Installments. (a) The Amortization Installments established for the Series 2018 Bonds shall be as set forth in the form of the Series 2018 Bonds attached hereto.

(b) Upon any redemption of Series 2018 Bonds (other than (i) Series 2018 Bonds redeemed in accordance with scheduled Amortization Installments, (ii) Series 2018 Bonds redeemed at the direction of the District accompanied by a cash flow certificate as required by Section 506(b) of the Master Indenture or (iii) Series 2018 Bonds redeemed in accordance with Section 403(b) herein), the Trustee shall cause Series 2018 Bonds to be redeemed in such amounts and having such maturities so as to result in Amortization Installments recalculated by the District, in such manner as shall amortize all the Outstanding Series 2018 Bonds of all of the terms in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining terms of all of the Series 2018 Bonds.

Section 407. Tax Covenants and Rebate Account. The District shall comply with the Tax Regulatory Covenants set forth as an exhibit to the District's tax certificate issued in connection with the issuance of the Series 2018 Bonds, as may be amended and supplemented from time to time in accordance with their terms.

Section 408. Establishment of Series 2018 Revenue Account in Revenue Fund; Application of Revenues and Investment Earnings. (a) The Trustee is hereby authorized and directed to establish within the Revenue Fund a Series 2018 Revenue Account into which the Trustee shall deposit any and all amounts required to be deposited therein by this Section 408 or by any other provision of the Master Indenture or this Third Supplemental Indenture, and any other amounts or payments specifically designated by the District pursuant to a written direction or by a Supplemental Indenture for said purpose. The Series 2018 Revenue Account shall be

held by the Trustee separate and apart from all other Funds and Accounts held under the Indenture and from all other moneys of the Trustee.

(b) The Trustee shall deposit into the Series 2018 Revenue Account the Series 2018 Assessment Revenues other than the Series 2018 Prepayments, which shall be identified by the District to the Trustee as such in writing upon deposit and which shall be deposited into the Series 2018 Prepayment Subaccount of the Series 2018 Redemption Account, and any other revenues required by other provisions of the Indenture to be deposited therein.

(c) On the forty-fifth (45th) day preceding each Redemption Date with respect to the Series 2018 Bonds (or if such forty-fifth (45th) day is not a Business Day, on the Business Day next preceding such forty-fifth (45th) day), the Trustee shall determine the amount on deposit in the Series 2018 Prepayment Subaccount of the Series 2018 Redemption Account, and, if the balance therein is greater than zero, shall transfer from the Series 2018 Revenue Account for deposit into the Series 2018 Prepayment Subaccount, an amount sufficient to increase the amount on deposit therein to an integral multiple of $5,000 (provided that there are sufficient funds remaining therein to pay Debt Service coming due on the Series 2018 Bonds on the next Interest Payment Date), and, shall thereupon give notice and cause the extraordinary mandatory redemption of the Series 2018 Bonds on the next succeeding Redemption Date in the maximum aggregate principal amount for which moneys are then on deposit in the Series 2018 Prepayment Subaccount in accordance with the provisions for extraordinary mandatory redemption of the Series 2018 Bonds set forth in the form of Series 2018 Bond attached hereto, Section 301 hereof, and Article III of the Master Indenture.

(d) On May 1 and November 1 (or if such May 1 or November 1 is not a Business Day, on the Business Day preceding such May 1 or November 1), the Trustee shall first transfer from the Series 2018 Capitalized Interest Account to the Series 2018 Interest Account the lesser of (x) the amount of interest coming due on the Series 2018 Bonds on such May 1 or November 1, less the amount already on deposit therein, or (y) the amount remaining in the Series 2018 Capitalized Interest Account.

Following the foregoing transfer, on such May 1 or November 1 (or if such May 1 or November 1 is not a Business Day, on the Business Day preceding such May 1 or November 1), the Trustee shall then transfer from the amounts on deposit in the Series 2018 Revenue Account to the Funds and Accounts designated below the following amounts in the following order of priority:

FIRST, to the Series 2018 Interest Account, an amount equal to the amount of interest payable on all Series 2018 Bonds then Outstanding on such May 1 or November 1, less any amount transferred from the Series 2018 Capitalized Interest Account in accordance with Section 403(c) hereof and less any other amount already on deposit in the Series 2018 Interest Account not previously credited;

SECOND, on each May 1, commencing May 1, 20___, to the Series 2018 Sinking Fund Account, the amount, if any, equal to the difference between the Amortization Installments of all Series 2018 Bonds subject to mandatory sinking fund redemption on such May 1, and the amount already on deposit in the Series 2018 Sinking Fund Account not previously credited;

THIRD, to the Series 2018 Reserve Account, the amount, if any, which is necessary to make the amount on deposit therein equal to the Series 2018 Reserve Account Requirement with respect to the Series 2018 Bonds; and

FOURTH, the balance shall be retained in the Series 2018 Revenue Account subject to the following paragraph.

Anything herein to the contrary notwithstanding, it shall not, in and of itself, constitute an Event of Default hereunder if the full amount of the foregoing deposits are not made due to an insufficiency of funds therefore. The Trustee shall within ten (10) Business Days after the last Interest Payment Date in any calendar year, at the direction of the District, withdraw any moneys held for the credit of the Series 2018 Revenue Account as of November 2nd of such year which are not otherwise required to be deposited to other Funds and Accounts pursuant to this Section on such immediately preceding Interest Payment Date and deposit such moneys first to the credit of the Series 2018 Rebate Account in the amount, and to the extent necessary, so the amount on deposit therein equals the accrued rebate obligation under Section 148(f) of the Code, if the Trustee has received a certification from the District by such date detailing the amount of such obligation which shall be deposited. Any remaining amounts in the Series 2018 Revenue Account on November 2nd of any calendar year after making the payment, if any, required under the immediately preceding sentence, shall next be transferred to the District, at its written request, to be used to pay the operating and administrative costs and expenses of the District; provided, however, that on the proposed payment date of any proposed transfer to the District, the amount on deposit in the Series 2018 Reserve Account shall be equal to the Series 2018 Reserve Requirement and, provided further, that the Trustee shall not have actual knowledge of an Event of Default hereunder, including payment of Trustee's fees and expenses then due.

(e) On any date required by the Tax Regulatory Covenants, the District shall give the Trustee written direction to, and the Trustee shall, transfer from the Series 2018 Revenue Account to the Series 2018 Rebate Account established for the Series 2018 Bonds in the Rebate Fund in accordance with the Master Indenture, the amount due and owing to the United States, which amount shall be paid to the United States, when due, in accordance with such Tax Regulatory Covenants.

(f) Anything herein or in the Master Indenture to the contrary notwithstanding, moneys on deposit in all of the Funds and Accounts held as security for the Series 2018 Bonds shall be invested only in Series 2018 Investment Obligations, and further, earnings on the Series 2018 Acquisition and Construction Account, the Series 2018 Interest Account and the Series 2018 Capitalized Interest Account shall be retained, as realized, in such Accounts or subaccounts and used for the purpose of such Accounts or subaccounts. Earnings on investments in the Funds and Accounts other than the Series 2018 Reserve Account, and other than as set forth above, shall be deposited, as realized, to the credit of the Series 2018 Revenue Account and used for the purpose of such Account.

Earnings on investments in the Series 2018 Reserve Account shall be disposed of as follows:

(i) if there was no deficiency (as defined in Section 509 of the Master Indenture) in the Series 2018 Reserve Account as of the most recent date on which amounts on deposit in the Series 2018 Reserve Account were valued by the Trustee, and if no withdrawals have been made from the Series 2018 Reserve Account since such date which have created a deficiency, then earnings on the Series 2018 Reserve Account shall be deposited into the Series 2018 Capitalized Interest Account through ____ 1, 20___, and, thereafter earnings on the Series 2018 Reserve Account shall be deposited into the Series 2018 Revenue Account and used for the purpose of such Account; and

(ii) if as of the last date on which amounts on deposit in the Series 2018 Reserve Account were valued by the Trustee there was a deficiency (as defined in Section 509 of the Master Indenture), or if after such date withdrawals have been made from the Series 2018 Reserve Account and have created such a deficiency, then earnings on investments in the Series 2018 Reserve Account shall be deposited into the Series 2018 Reserve Account until the amount on deposit therein is equal to the Series 2018 Reserve Account Requirement, and then earnings on the Series 2018 Reserve Account shall be deposited into the Series 2018 Capitalized Interest Account through ___ 1, 20___, and, thereafter earnings on the Series 2018 Reserve Account shall be deposited into the Series 2018 Revenue Account and used for the purpose of such Account.

ARTICLE V
CONCERNING THE TRUSTEE

Section 501. Acceptance by Trustee. The Trustee accepts the trusts declared and provided in this Third Supplemental Indenture and agrees to perform such trusts upon the terms and conditions set forth in the Master Indenture.

Section 502. Limitation of Trustee's Responsibility. The Trustee shall not be responsible in any manner for the due execution of this Third Supplemental Indenture by the District or for the recitals contained herein, all of which are made solely by the District.

Section 503. Trustee's Duties. Nothing contained herein shall limit the rights, benefits, privileges, protection and entitlements inuring to the Trustee under the Master Indenture, including, particularly, Article VI thereof.

ARTICLE VI
ADDITIONAL BONDS

Section 601. Limitation on Parity Bonds. Other than Bonds issued to refund the then Outstanding Series 2018 Bonds, the issuance of which results in net present value debt service savings, the District shall not, while any Series 2018 Bonds are Outstanding, issue or incur any debt payable in whole or in part from the Series 2018 Trust Estate. The District further covenants and agrees that so long as the Series 2018 Bonds are Outstanding, it will not impose Assessments for capital projects on any lands subject to the Series 2018 Assessments, without the written consent of the Majority Owners, unless the Series 2018 Assessments have been Substantially Absorbed. Notwithstanding the prior sentence, the foregoing shall not preclude the imposition of

capital Special Assessments on property subject to the Series 2018 Assessments which are necessary, as determined by the District, for health, safety or welfare reasons or to remediate a natural disaster or Operation and Maintenance Assessments. The Trustee is entitled to assume that the Series 2018 Assessments have not been Substantially Absorbed absent delivery to the Trustee of a certificate of the District Manager to the contrary on which the Trustee may conclusively rely.

ARTICLE VII
MISCELLANEOUS

Section 701. Confirmation of Master Indenture. As supplemented by this Third Supplemental Indenture, the Master Indenture is in all respects ratified and confirmed, and this Third Supplemental Indenture shall be read, taken and construed as a part of the Master Indenture so that all of the rights, remedies, terms, conditions, covenants and agreements of the Master Indenture, except insofar as modified herein, shall apply and remain in full force and effect with respect to this Third Supplemental Indenture and to the Series 2018 Bonds issued hereunder. Notwithstanding anything to the contrary herein, the requirements of Section 808(a), (b) and (c) shall not apply to the Series 2018 Bonds and the District shall not be required to comply with the provisions thereof in connection with the Series 2018 Bonds. To the extent of any conflicts between the terms and provisions of the Master Indenture and this Third Supplemental Indenture the terms and provisions hereof shall control.

Section 702. Continuing Disclosure Agreement. Contemporaneously with the execution and delivery hereof, the District has executed and delivered the Continuing Disclosure Agreement in order to comply with the requirements of Rule 15c2-12 promulgated under the Securities and Exchange Act of 1934. The District covenants and agrees to comply with the provisions of such Continuing Disclosure Agreement; however, as set forth therein, failure to so comply shall not constitute an Event of Default hereunder, but, instead shall be enforceable by mandamus, injunction or any other means of specific performance as provided in the Master Indenture and such Continuing Disclosure Agreement.

Section 703. Additional Covenants Regarding Assessments. In addition to, and not in limitation of, the covenants contained elsewhere in this Third Supplemental Indenture and in the Master Indenture, the District covenants to comply with the terms of the proceedings heretofore adopted with respect to the Series 2018 Assessments, including the Assessment Resolution and the Assessment Methodology, and to levy the Series 2018 Assessments and any required True-Up Payments set forth in the Assessment Methodology, in such manner as will generate funds sufficient to pay the principal of and interest on the Series 2018 Bonds, when due. The District covenants and agrees that upon the occurrence and continuance of an Event of Default with respect to the 2018 Bonds, it will take such actions to enforce the remedial provisions of the Indenture, the provisions for the collection of Delinquent Assessments that are directly billed and collected by the District, and the provisions for the foreclosure of liens of Delinquent Assessments that are directly billed and collected by the District, all in a manner consistent with the Master Indenture and this Third Supplemental Indenture.

Section 704. Collection of Assessments. Anything herein or in the Master Indenture to the contrary notwithstanding, subject to the next succeeding sentence, Series 2018 Assessments

levied on platted lots and pledged hereunder to secure the Series 2018 Bonds shall be collected pursuant to the Uniform Method and Series 2018 Assessments levied on unplatted lots and pledged hereunder to secure the Series 2018 Bonds shall be billed and collected directly by the District pursuant to the Act and Chapters 170 and 197, Florida Statutes, and not pursuant to the Uniform Method unless the District determines that it is in its best interests to do so. Prior to an Event of Default, the election to collect and enforce Series 2018 Assessments in any year pursuant to any one method shall not, to the extent permitted by law, preclude the District from electing to collect and enforce Series 2018 Assessments pursuant to any other method permitted by law in any subsequent year. Following an Event of Default, Series 2018 Assessments levied on platted lots and pledged hereunder to secure the Series 2018 Bonds shall be collected pursuant to the Uniform Method and Series 2018 Assessments levied on unplatted lots and pledged hereunder to secure the Series 2018 Bonds shall be billed and collected directly by the District pursuant to the Act and Chapters 170 and 197, Florida Statutes, and not pursuant to the Uniform Method in each case unless the Trustee, acting at the direction of the Majority Owners of the Series 2018 Bonds Outstanding, provides written consent to a different method of collection. All Series 2018 Assessments that are billed and collected directly by the District and not via the Uniform Method shall be due and payable by the landowner no later than thirty (30) days prior to each Interest Payment Date; provided, however, that such Series 2018 Assessments shall not be deemed to be Delinquent Assessments unless and until same are not paid by the applicable Interest Payment Date with respect to which they have been billed.

Section 705. Foreclosure of Assessment Lien. (a) Notwithstanding Section 814 of the Master Indenture or any other provision of the Indenture to the contrary, the following provisions shall apply with respect to the Series 2018 Assessments and Series 2018 Bonds.

If any property shall be offered for sale for the nonpayment of any Series 2018 Assessments and no person or persons shall purchase such property for an amount equal to the full amount due on the Series 2018 Assessments (principal, interest, penalties and costs, plus attorneys' fees, if any), the District, after receiving the written direction of the Trustee, acting at the direction of the Majority Owners of the Series 2018 Bonds Outstanding, specifying whether the District is to take title to the property in its corporate name or in the name of a special purpose entity, may purchase the property for an amount less than or equal to the balance due on the Series 2018 Assessments (principal, interest, penalties and costs, plus attorneys' fees, if any), from any legally available funds of the District and the District shall receive in its corporate name or in the name of a special-purpose entity title to the property for the benefit of the Owners of the Series 2018 Bonds. The District, either through its own actions, or actions caused to be taken by the District through the Trustee, acting at the direction of the Majority Owners of the Series 2018 Bonds Outstanding, shall have the power to and shall lease or sell such property, and deposit all of the net proceeds of any such lease or sale into the Series 2018 Revenue Account. The District, either through its own actions, or actions caused to be taken by the District through the Trustee, acting at the direction of the Majority Owners of the Series 2018 Bonds Outstanding, agrees that it shall, after being provided assurances satisfactory to it of payment of its fees, costs and expenses for doing so, be required to take the measures provided by law for listing for sale of property acquired by it as trustee for the Owners of the Series 2018 Bonds within sixty (60) days after the receipt of the request therefore signed by the Trustee, acting at the direction of the Majority Owners of the Series 2018 Bonds Outstanding. The District may pay costs associated with any actions taken by the District pursuant to this

paragraph from any moneys legally available for such purpose held under the Indenture, provided such action does not adversely impact the tax-exempt status of the Series 2018 Bonds.

(b) Notwithstanding anything to the contrary herein or in the Master Indenture, the District acknowledges and agrees that (i) upon failure of any property owner to pay when due any installment of Series 2018 Assessments that are billed directly by the District, that the entire Series 2018 Assessments levied on the property for which such installment of Series 2018 Assessments is due and unpaid, with interest and penalties thereon, shall immediately become due and payable as provided by applicable law and, with the written direction of the Trustee, acting at the direction of the Majority Owners of the Series 2018 Bonds Outstanding, the District after being provided assurances satisfactory to it of payment, of its fees, costs and expenses for doing so, shall promptly, but in any event within one hundred twenty (120) days of the receipt of such direction, cause to be brought the necessary legal proceedings for the foreclosure of liens of Delinquent Assessments, including interest and penalties and (ii) the foreclosure proceedings shall be prosecuted to a sale and conveyance of the property involved in said proceedings as now provided by Florida law.

Section 707. Requisite Owners for Direction or Consent. Anything in the Master Indenture to the contrary notwithstanding, any direction or consent or similar provision which requires fifty-one percent of the Owners, shall in each case be deemed to refer to, and shall mean, the Majority Owners.

Section 708. Assignment of District's Rights Under Collateral Assignment. The District hereby assigns its rights under the Collateral Assignment to the Trustee for the benefit of the Owners, from time to time, of the Series 2018 Bonds. Such assignment shall not be considered an assumption by the Trustee of any obligations thereunder.

Section 709. Enforcement of True-Up Agreement and Completion Agreement; Additional Matters Relating to Events of Default. The District, either through its own actions, or actions caused to be taken through the Trustee, covenants that it shall strictly enforce all of the provisions of the Completion Agreement and the True-Up Agreement, and upon occurrence and continuance of a default under any or all of such Agreements, the District covenants and agrees that the Trustee, at the written direction of the Majority Owners shall act on behalf of, and in the District's stead, to enforce the provisions of such Agreements and to pursue all available remedies under applicable law or in equity. Anything herein or in the Master Indenture to the contrary notwithstanding, failure of the District to enforce, or permit the Trustee to enforce in its stead, all of the provisions of such the Completion Agreement and the True-Up Agreement upon demand of the Majority Owners, or the Trustee at the direction of the Majority Owners, shall constitute an Event of Default under the Indenture without benefit of any period for cure.

Notwithstanding anything to the contrary in the Master Indenture (a) the occurrence of an event specified in Section 902(g) of the Master Indenture (a "Series 2018 Reserve Account Event") shall not be an Event of Default with respect to the Series 2018 Bonds if within sixty (60) days from the Series 2018 Reserve Account Event the District has either (i) replenished the amounts, if any, withdrawn from the Series 2018 Reserve Account or (ii) the portion of the Delinquent Assessments giving rise to the Series 2018 Reserve Account Event are paid and are no longer Delinquent Assessments; and (b) the provisions of Section 902(h) and Section 902(i)

of the Master Indenture are deemed modified in their entireties with respect to the Series 2018 Bonds as follows:

> "(h) Material breach by the District of any material covenant made by it in the Indenture securing the Series 2018 Bonds, and such default continues for sixty (60) days after written notice requiring the same to be remedied shall have been given to the District by the Trustee, which may give such notice in its discretion and shall give such notice at the written request of the Majority Owners of such Series 2018 Bonds; provided, however, that if such performance requires work to be done, actions to be taken, or conditions to be remedied, which by their nature cannot reasonably be done, taken or remedied, as the case may be, within such sixty (60) day period, no Event of Default shall be deemed to have occurred or exist if, and so long as the District shall commence such performance within such sixty (60) day period and shall diligently and continuously prosecute the same to completion; and
>
> (i) More than twenty-five percent (25%) of the Operation and Maintenance Assessments that are directly billed by the District and levied by the District on tax parcels subject to the Series 2018 Assessments the revenues from which are pledged to pay the Series 2018 Bonds are not paid by the date such are due and payable and such default continues for sixty (60) days after the date when due. "

Section 710. Interpretation of Third Supplemental Indenture. This Third Supplemental Indenture amends and supplements the Master Indenture with respect to the Series 2018 Bonds, and all of the provisions of the Master Indenture, to the extent not inconsistent herewith, are incorporated in this Third Supplemental Indenture by reference. To the maximum extent possible, the Master Indenture and the Third Supplemental Indenture shall be read and construed as one document.

Section 711. Amendments. Any amendments to this Third Supplemental Indenture shall be made pursuant to the provisions for amendment contained in the Master Indenture.

Section 712. Counterparts. This Third Supplemental Indenture may be executed in any number of counterparts, each of which when so executed and delivered shall be an original; but such counterparts shall together constitute but one and the same instrument.

Section 713. Appendices and Exhibits. Any and all schedules, appendices or exhibits referred to in and attached to this Third Supplemental Indenture are hereby incorporated herein and made a part of this Third Supplemental Indenture for all purposes.

Section 714. Payment Dates. In any case in which an Interest Payment Date or the maturity date of the Series 2018 Bonds or the date fixed for the redemption of any Series 2018 Bonds shall be other than a Business Day, then payment of interest, principal or Redemption Price need not be made on such date but may be made on the next succeeding Business Day, with the same force and effect as if made on the due date, and no interest on such payment shall

accrue for the period after such due date if payment is made on such next succeeding Business Day.

Section 715. No Rights Conferred on Others. Nothing herein contained shall confer any right upon any Person other than the parties hereto and the Holders of the Series 2018 Bonds.

Section 716. Brokerage Statements. The District acknowledges that to the extent regulations of the Comptroller of the Currency or other applicable regulatory entity grant the District the right to receive individual confirmations of security transactions at no additional cost, as they occur, the District specifically waives receipt of such confirmations to the extent permitted by law. The Trustee will furnish the District periodic cash transaction statements that include detail for all investment transactions made by the Trustee hereunder.

Section 717. Patriot Act Requirements of the Trustee. To help the government fight the funding of terrorism and money laundering activities, Federal law requires all financial institutions to obtain, verify, and record information that identifies each person who opens an account. For a non-individual person such as a business entity, a charity, a trust, or other legal entity, the Trustee will ask for documentation to verify such non-individual person's formation and existence as a legal entity. The Trustee may also ask to see financial statements, licenses, identification and authorization documents from individuals claiming authority to represent the entity or other relevant documentation.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, Artisan Lakes Community Development District has caused these presents to be signed in its name and on its behalf by its Chairman, and its official seal to be hereunto affixed and attested by its Secretary, thereunto duly authorized, and to evidence its acceptance of the trusts hereby created, the Trustee has caused these presents to be signed in its name and on its behalf by its duly authorized Vice President.

(SEAL)

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT

Attest:

_____
James P. Ward, Secretary

By: _____
Michael Bachman, Chairman

U.S. BANK NATIONAL ASSOCIATION, as Trustee

By: _____
Vice President

EXHIBIT A

DESCRIPTION OF SERIES 2018 PROJECT

[See Report of District's Consulting Engineers Attached Hereto.]

EXHIBIT B

FORM OF SERIES 2018 BONDS

FORM OF SERIES 2018 BONDS

No. R-___1 **$[Bond Amount]**

United States of America
State of Florida
ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE BOND, SERIES 2018

Interest Rate	Maturity Date	Dated Date	CUSIP
_____%	May 1, 20___	[Closing Date]	

Registered Owner: CEDE & CO.

Principal Amount: _____ DOLLARS

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT, a community development district duly established and existing pursuant to Chapter 190, Florida Statutes (the "District"), for value received, hereby promises to pay (but only out of the sources hereinafter mentioned) to the registered Owner set forth above, or registered assigns, on the maturity date shown hereon, unless this Bond shall have been called for redemption in whole or in part and payment of the Redemption Price (as defined in the Indenture hereinafter mentioned) shall have been duly made or provided for, the principal amount shown above and to pay (but only out of the sources hereinafter mentioned) interest on the outstanding principal amount hereof from the most recent Interest Payment Date to which interest has been paid or provided for, or, if no interest has been paid, from the Dated Date shown above on May 1 and November 1 of each year (each, an "Interest Payment Date"), commencing on _____ 1, 20___, until payment of said principal sum has been made or provided for, at the rate per annum set forth above. Notwithstanding the foregoing, if any Interest Payment Date is not a Business Day (as defined in the Indenture hereinafter mentioned), then all amounts due on such Interest Payment Date shall be payable on the first Business Day succeeding such Interest Payment Date, but shall be deemed paid on such Interest Payment Date. The interest so payable, and punctually paid or duly provided for, on any Interest Payment Date will, as provided in the Indenture (as hereinafter defined), be paid to the registered Owner hereof at the close of business on the regular Record Date for such interest, which shall be the fifteenth (15th) day of the calendar month next preceding such Interest Payment Date, or, if such day is not a Business Day on the Business Day immediately preceding such day; provided, however, that on or after the occurrence and continuance of an Event of Default under clause (a) of Section 902 of the Master Indenture (hereinafter defined), the payment of interest and principal or Redemption Price or Amortization Installments shall be made by the Paying Agent (hereinafter defined) to such person, who, on a special record date which is fixed by the Trustee, which shall be not more than fifteen (15) and not less than ten (10) days prior to the date of such proposed payment, appears on the registration

books of the Bond Registrar as the registered Owner of this Bond. Any payment of principal, Maturity Amount or Redemption Price shall be made only upon presentation hereof at the designated corporate trust office of U.S. Bank National Association, located in Fort Lauderdale, Florida, or any alternate or successor paying agent (collectively, the "Paying Agent"), unless the Bonds are held in the book entry system in which case presentation shall not be required. Payment of interest shall be made by check or draft (or by wire transfer to the registered Owner set forth above if such Owner requests such method of payment in writing on or prior to the regular Record Date for the respective interest payment to such account as shall be specified in such request, but only if the registered Owner set forth above owns not less than $1,000,000 in aggregate principal amount of the Series 2018 Bonds, as defined below). Interest on this Bond will be computed on the basis of a 360-day year composed of twelve 30-day months. Capitalized terms used herein and not otherwise defined shall have the same meaning as set forth in the hereinafter defined Indenture.

This Bond is one of a duly authorized issue of bonds of the District designated "$[Bond Amount] Artisan Lakes East Community Development District Capital Improvement Revenue Bonds, Series 2018" (the "Series 2018 Bonds") issued under a Master Trust Indenture, dated as of December 1, 2013 (the "Master Indenture"), between the District and U.S. Bank National Association, located in Fort Lauderdale, Florida, as trustee (the "Trustee"), as amended and supplemented by a Third Supplemental Trust Indenture, dated as of _____ 1, 2018 (the "Supplemental Indenture"), between the District and the Trustee (the Master Indenture as amended and supplemented by the Supplemental Indenture is hereinafter referred to as the "Indenture") (the Series 2018 Bonds, together with any other Bonds issued under and governed by the terms of the Master Indenture, are hereinafter collectively referred to as the "Bonds"). The District will apply the proceeds of the Series 2018 Bonds to: (i) finance the Cost of acquiring, constructing and equipping assessable improvements (as more particularly described in Exhibit A to the Supplemental Indenture, the "Series 2018 Project"); (ii) pay certain costs associated with the issuance of the Series 2018 Bonds; (iii) make a deposit into the Series 2018 Reserve Account for the benefit of all of the Series 2018 Bonds without privilege or priority of one Series 2018 Bond over another; and (iv) pay a portion of the interest to become due on the Series 2018 Bonds.

NEITHER THIS BOND NOR THE INTEREST AND PREMIUM, IF ANY, PAYABLE HEREON SHALL CONSTITUTE A GENERAL OBLIGATION OR GENERAL INDEBTEDNESS OF THE DISTRICT WITHIN THE MEANING OF THE CONSTITUTION AND LAWS OF FLORIDA. THIS BOND AND THE SERIES OF WHICH IT IS A PART AND THE INTEREST AND PREMIUM, IF ANY, PAYABLE HEREON AND THEREON DO NOT CONSTITUTE EITHER A PLEDGE OF THE FULL FAITH AND CREDIT OF THE DISTRICT OR A LIEN UPON ANY PROPERTY OF THE DISTRICT OTHER THAN AS PROVIDED IN THE MASTER INDENTURE OR IN THE SUPPLEMENTAL INDENTURE AUTHORIZING THE ISSUANCE OF THE SERIES 2018 BONDS. NO OWNER OR ANY OTHER PERSON SHALL EVER HAVE THE RIGHT TO COMPEL THE EXERCISE OF ANY AD VALOREM TAXING POWER OF THE DISTRICT OR ANY OTHER PUBLIC AUTHORITY OR GOVERNMENTAL BODY TO PAY DEBT SERVICE OR TO PAY ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE MASTER INDENTURE, THE SUPPLEMENTAL INDENTURE, OR THE SERIES 2018 BONDS. RATHER, DEBT SERVICE AND ANY OTHER AMOUNTS REQUIRED TO BE PAID

PURSUANT TO THE MASTER INDENTURE, THE SUPPLEMENTAL INDENTURE, OR THE SERIES 2018 BONDS, SHALL BE PAYABLE SOLELY FROM, AND SHALL BE SECURED SOLELY BY, THE SERIES 2018 TRUST ESTATE, INCLUDING THE SERIES 2018 PLEDGED REVENUES AND THE SERIES 2018 PLEDGED FUNDS, PLEDGED TO THE SERIES 2018 BONDS, ALL AS PROVIDED HEREIN, IN THE MASTER INDENTURE AND IN THE SUPPLEMENTAL INDENTURE.

This Bond is issued under and pursuant to the Constitution and laws of the State of Florida, particularly Chapter 190, Florida Statutes (2018), and other applicable provisions of law and pursuant to the Indenture, executed counterparts of which Indenture are on file at the corporate trust office of the Trustee. Reference is hereby made to the Indenture for the provisions, among others, with respect to the custody and application of the proceeds of Series 2018 Bonds issued under the Indenture, the collection and disposition of revenues and the funds charged with and pledged to the payment of the principal and Redemption Price of, and the interest on, the Series 2018 Bonds, the nature and extent of the security thereby created, the covenants of the District with respect to the levy and collection of Assessments, the terms and conditions under which the Series 2018 Bonds are or may be issued, the rights, duties, obligations and immunities of the District and the Trustee under the Indenture and the rights of the Owners of the Series 2018 Bonds, and, by the acceptance of this Bond, the Owner hereof assents to all of the provisions of the Indenture. The Series 2018 Bonds are equally and ratably secured by the Series 2018 Trust Estate, without preference or priority of one Series 2018 Bond over another. The Supplemental Indenture does not authorize the issuance of any Additional Bonds ranking on parity with the Series 2018 Bonds as to the lien and pledge of the Series 2018 Trust Estate.

The Series 2018 Bonds are issuable only as registered bonds without coupons in current interest form in denominations of $5,000 or any integral multiple thereof (an "Authorized Denomination"); provided, however, that the Series 2018 Bonds shall be delivered to the initial purchasers thereof only in aggregate principal amounts of $100,000 or integral multiples of Authorized Denominations in excess of $100,000. This Bond is transferable by the registered Owner hereof or his duly authorized attorney at the designated corporate trust office of the Trustee in Fort Lauderdale, Florida, as Bond Registrar (the "Bond Registrar"), upon surrender of this Bond, accompanied by a duly executed instrument of transfer in form and with guaranty of signature reasonably satisfactory to the Bond Registrar, subject to such reasonable regulations as the District or the Bond Registrar may prescribe, and upon payment of any taxes or other governmental charges incident to such transfer. Upon any such transfer a new Bond or Bonds, in the same aggregate principal amount as the Bond or Bonds transferred, will be issued to the transferee. At the corporate trust office of the Bond Registrar in Fort Lauderdale, Florida, in the manner and subject to the limitations and conditions provided in the Master Indenture and without cost, except for any tax or other governmental charge, Bonds may be exchanged for an equal aggregate principal amount of Bonds of the same maturity, of Authorized Denominations and bearing interest at the same rate or rates.

The Series 2018 Bonds are subject to redemption prior to maturity at the option of the District, in whole or part on any Redemption Date, on or after May 1, 20[ ] at the Redemption Price of the principal amount of the Series 2018 Bonds or portions thereof to be redeemed together with accrued interest to the Redemption Date.

The Series 2018 Bonds maturing May 1, 20____ are subject to mandatory redemption in part by the District by lot prior to their scheduled maturity from moneys in the Series 2018 Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the Redemption Date on May 1 of the years and in the principal amounts set forth below:

May 1 of the Year	**Amortization Installment**	**May 1 of the Year**	**Amortization Installment**

* Maturity

The Series 2018 Bonds maturing May 1, 20____ are subject to mandatory redemption in part by the District by lot prior to their scheduled maturity from moneys in the Series 2018 Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the Redemption Date on May 1 of the years and in the principal amounts set forth below:

May 1 of the Year	Amortization Installment	May 1 of the Year	Amortization Installment

* Maturity

As more particularly set forth in the Indenture, any Series 2018 Bonds that are purchased by the District with amounts held to pay an Amortization Installment will be cancelled and the principal amount so purchased will be applied as a credit against the applicable Amortization Installment of Series 2018 Bonds. Amortization Installments are also subject to recalculation, as provided in the Supplemental Indenture, as the result of the redemption of Series 2018 Bonds so as to reamortize the remaining Outstanding principal balance of the Series 2018 Bonds as set forth in the Supplemental Indenture.

The Series 2018 Bonds are subject to extraordinary mandatory redemption prior to maturity, in whole on any date or in part on any Redemption Date, in the manner determined by the Bond Registrar at the Redemption Price of 100% of the principal amount thereof, without premium, together with accrued interest to the Redemption Date, if and to the extent that any one or more of the following shall have occurred:

(a) on or after the Date of Completion of the Series 2018 Project, by application of moneys transferred from the Series 2018 Acquisition and Construction Account in the Acquisition and Construction Fund established under the Indenture to the Series 2018 Prepayment Subaccount of the Series 2018 Redemption Account in accordance with the terms of the Indenture; or

(b) from amounts, including Series 2018 Prepayments and transfers made pursuant to Section 403 of the Supplemental Indenture, required by the Indenture to be deposited into the Series 2018 Prepayment Subaccount of the Series 2018 Redemption Account; or

(c) from amounts transferred to the Series 2018 Prepayment Subaccount of the Series 2018 Redemption Account resulting from a reduction in the Series 2018 Reserve Account Requirement as provided for in the Indenture; or

(d) on the date on which the amount on deposit in the Series 2018 Reserve Account, together with other moneys available therefor, are sufficient to pay and redeem all of the Series 2018 Bonds then Outstanding, including accrued interest thereon.

If less than all of the Series 2018 Bonds shall be called for redemption, the particular Series 2018 Bonds or portions of Series 2018 Bonds to be redeemed shall be selected by lot by the Bond Registrar as provided in the Indenture, or as provided or directed by DTC.

Notice of each redemption of Series 2018 Bonds is required to be mailed by the Bond Registrar, postage prepaid, not less than thirty (30) nor more than forty-five (45) days prior to the Redemption Date to each registered Owner of Series 2018 Bonds to be redeemed at the address of such registered Owner recorded on the bond register maintained by the Bond Registrar. On the date designated for redemption, notice having been given and money for the payment of the Redemption Price being held by the Paying Agent, all as provided in the Indenture, the Series 2018 Bonds or such portions thereof so called for redemption shall become and be due and payable at the Redemption Price provided for the redemption of such Series 2018 Bonds or such portions thereof on such date, interest on such Series 2018 Bonds or such portions thereof so called for redemption shall cease to accrue, such Series 2018 Bonds or such portions thereof so called for redemption shall cease to be entitled to any benefit or security under the Indenture and the Owners thereof shall have no rights in respect of such Series 2018 Bonds or such portions thereof so called for redemption except to receive payments of the Redemption Price thereof so held by the Paying Agent. Further notice of redemption shall be given by the Bond Registrar to certain registered securities depositories and information services as set forth in the Indenture, but no defect in said further notice nor any failure to give all or any portion of such further notice shall in any manner defeat the effectiveness of a call for redemption if notice thereof is given as above prescribed. As provided in the Indenture, notice of optional redemption may be conditioned upon the occurrence or non-occurrence of such event or events as shall be specified in such notice of optional redemption and may also be subject to rescission by the District if expressly set forth in such notice.

The Owner of this Bond shall have no right to enforce the provisions of the Master Indenture or to institute any action to enforce the covenants therein, or to take any action with respect to any Event of Default under the Indenture, or to institute, appear in or defend any suit or other proceeding with respect thereto, except as provided in the Indenture.

In certain events, on the conditions, in the manner and with the effect set forth in the Indenture, the principal of all the Series 2018 Bonds then Outstanding under the Indenture may become and may be declared due and payable before the stated maturities thereof, with the interest accrued thereon.

Modifications or alterations of the Indenture or of any indenture supplemental thereto may be made only to the extent and in the circumstances permitted by the Indenture.

Any moneys held by the Trustee or any Paying Agent in trust for the payment and discharge of any Bond which remain unclaimed for six (6) years after the date when such Bond has become due and payable, either at its stated maturity dates or by call for earlier redemption, if such moneys were held by the Trustee or any Paying Agent at such date, or for six (6) years after the date of deposit of such moneys if deposited with the Trustee or Paying Agent after the date when such Bond became due and payable, shall be paid to the District, and thereupon and thereafter no claimant shall have any rights against the Paying Agent to or in respect of such moneys.

If the District deposits or causes to be deposited with the Trustee cash or Defeasance Securities sufficient to pay the principal or Redemption Price of any Bonds becoming due at maturity or by call for redemption in the manner set forth in the Indenture, together with the interest accrued to the due date, the lien of the Series 2018 Bonds as to the Series 2018 Trust Estate shall be discharged, except for the rights of the Owners thereof with respect to the funds so deposited as provided in the Indenture.

This Bond shall have all the qualities and incidents, including negotiability, of investment securities within the meaning and for all the purposes of the Uniform Commercial Code of the State of Florida.

This Bond is issued with the intent that the laws of the State of Florida shall govern its construction.

All acts, conditions and things required by the Constitution and laws of the State of Florida and the ordinances and resolutions of the District to happen, exist and be performed precedent to and in the issuance of this Bond and the execution of the Indenture, have happened, exist and have been performed as so required. This Bond shall not be valid or become obligatory for any purpose or be entitled to any benefit or security under the Indenture until it shall have been authenticated by the execution by the Trustee of the Certificate of Authentication endorsed hereon.

IN WITNESS WHEREOF, Artisan Lakes East Community Development District has caused this Bond to bear the signature of the Chairman of its Board of Supervisors and the official seal of the District to be impressed or imprinted hereon and attested by the signature of the Secretary to the Board of Supervisors.

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT

Attest:

_____
James P. Ward, Secretary

By: _____
Michael Bachman, Chairman

[Official Seal]

CERTIFICATE OF AUTHENTICATION
FOR SERIES 2018 BONDS

This Bond is one of the Bonds of the Series designated herein, described in the within-mentioned Indenture.

U.S. BANK NATIONAL ASSOCIATION, as Trustee

Date of Authentication:

By: _____
Vice President

_____, 2018

CERTIFICATE OF VALIDATION

This Bond is one of a Series of Bonds which were validated by judgment of the Circuit Court for Manatee County, Florida rendered on _____, 2018.

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT

_____
Michael, Bachman, Chairman

ABBREVIATIONS FOR SERIES 2018 BONDS

The following abbreviations, when used in the inscription on the face of the within Bond, shall be construed as though they were written out in full according to applicable laws or regulations.

TEN COM as tenants in common

TEN ENT as tenants by the entireties

JT TEN as joint tenants with the right of survivorship and not as tenants in common

UNIFORM TRANSFER MIN ACT - _____ Custodian _____ under Uniform Transfer to Minors Act _____ (Cust.) (Minor) (State)

Additional abbreviations may also be used though not in the above list.

FORM OF ASSIGNMENT FOR SERIES 2018 BONDS

For value received, the undersigned hereby sells, assigns and transfers unto

_____ within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints _____, attorney to transfer the said Bond on the books of the District, with full power of substitution in the premises.

Dated:

Social Security Number or Employer

Identification Number of Transferee:

Signature guaranteed:

_____

NOTICE: Signature(s) must be guaranteed by an institution which is a participant in the Securities Transfer Agent Medallion Program (STAMP) or similar program.

_____

NOTICE: The assignor's signature to this Assignment must correspond with the name as it appears on the face of the within Bond in every particular without alteration or any change whatever.

EXHIBIT C

FORM OF REQUISITION FOR SERIES 2018 PROJECT

The undersigned, an Authorized Officer of Artisan Lakes Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, Fort Lauderdale, Florida, as trustee (the "Trustee"), dated as of December 1, 2013 (the "Master Indenture"), as amended and supplemented by the Third Supplemental Trust Indenture from the District to the Trustee, dated as of _____ 1, 2018 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number:

(B) Name of Payee:

(C) Amount Payable:

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):

The undersigned hereby certifies that [obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2018 Acquisition and Construction Account, that each disbursement set forth above was incurred in connection with the acquisition and construction of the Series 2018 Project and each represents a Cost of the Series 2018 Project, and has not previously been paid] OR [this requisition is for Costs of Issuance payable from the Costs of Issuance Account that has not previously been paid].

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

If this requisition is for a disbursement from other than the Costs of Issuance Account or for payment of capitalized interest, there shall be attached a resolution of the Governing Body of the District approving this requisition or approving the specific contract with respect to which disbursements pursuant to this requisition are due and payable.

Attached hereto are copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested.

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT

By: _____
Authorized Officer

CONSULTING ENGINEERS' APPROVAL FOR NON-COSTS OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineers hereby certify that this disbursement is for a Cost of the Series 2018 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the corresponding Series 2018 Project segment and portion of the Series 2018 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineers attached as an Exhibit to the Third Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

The undersigned further certifies that (a) the Series 2018 Project improvements to be acquired with this disbursement will be (1) owned by the District or another governmental entity and located on public property or within public rights of way or easements and (2) accessible by the general public and/or part of a public water management system; (b) the purchase price to be paid by the District for the Series 2018 Project improvements to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements; (c) the plans and specifications for the Series 2018 Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained; (d) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and equipping of the portion of the Series 2018 Project for which disbursement is made have been obtained from all applicable regulatory bodies; and (e) subject to permitted retainage under the applicable contracts, the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portions of the Series 2018 Project for which disbursement is made hereby, if acquisition is being made pursuant to the Acquisition Agreement.

_____
Consulting Engineers