

CORRECTIVE ORDINANCE

ORDINANCE NO. 18-30

AN ORDINANCE OF MANATEE COUNTY, FLORIDA, RELATING TO ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT; PROVIDING LEGISLATIVE FINDINGS; SPECIFYING AUTHORITY; SPECIFYING INTENT AND PURPOSE; CONTRACTING THE BOUNDARIES OF THE DISTRICT PURSUANT TO SUBSECTION 190.046(1), FLORIDA STATUTES, BY DELETING APPROXIMATELY 434.063 ACRES OF LAND; AMENDING SUBSECTION 2-8-51 OF THE MANATEE COUNTY CODE OF ORDINANCES TO DESCRIBE THE AMENDED BOUNDARIES OF THE DISTRICT AS CONTRACTED; PROVIDING FOR RELIANCE UPON REPRESENTATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, Subsection 190.046(1), Florida Statutes, authorizes the Board of County Commissioners to adopt an ordinance granting a petition for amendment expanding the boundaries of a community development district established by county ordinance; and

WHEREAS, Artisan Lakes Community Development District (District) has been created by law and established pursuant to Manatee County Ordinance No. 07-64, adopted on August 7, 2007, effective as filed with the Secretary of State of Florida on August 20, 2007; and

WHEREAS, Ordinance No. 07-64 described the boundaries of the District, which included approximately 849.239 acres of land; and

WHEREAS, based on the information provided by the District board of supervisors, the District is active and in good legal standing, and the Board of County Commissioners of Manatee County, Florida (Board), has relied thereon in adopting this Ordinance; and

ORDINANCE NO. 18-30

WHEREAS, the District board of supervisors (Petitioner) has filed a petition with the Board to adopt an ordinance amendment contracting the boundaries of the District pursuant to Subsection 190.046(1), Florida Statutes; and

WHEREAS, the petition designated approximately 434.063 acres of land described and depicted in Exhibit "3", attached hereto and incorporated herein, to be deleted from the District; and

WHEREAS, pursuant to Paragraph 190.046(1)(g), Florida Statutes, as amended, the filing of the petition for ordinance amendment by the Petitioner constitutes consent of the landowners within the District other than those landowners whose land is proposed to be deleted from the District; and

WHEREAS, Taylor Woodrow Communities at Artisan Lakes, L.L.C., a Florida limited liability company, is the owner of approximately 434.063 acres of land proposed to be deleted from the District and has consented in writing to the deletion of said land to the District; and

WHEREAS, the Board has conducted a public hearing on the petition in accordance with the requirements and procedures of Paragraph 190.046(1)(b) and Section 125.66, Florida Statutes, as amended; and

WHEREAS, the Board has considered the record of the public hearing and the factors set forth in Paragraph 190.005(1)(e), Florida Statutes, as amended, in making its determination to grant or deny the petition for ordinance amendment expanding the boundaries of the District; and

WHEREAS, the Board has relied upon the representations made in the petition and other documents attached thereto as exhibits in adopting this Ordinance; and

WHEREAS, the District established under Ordinance No. 18-30, as amended by this ordinance, as an independent special district and a local unit of special purpose government, shall continue to be governed by Chapter 190, Florida Statutes, and all other applicable federal, state, and local laws within the amended boundaries described and depicted in Exhibit "4", attached hereto and incorporated herein; and

WHEREAS, amendment of the boundaries of the District by contraction will protect, promote, and enhance the public health, safety, and welfare of the County and its inhabitants, including the inhabitants of the District.

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

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

Section 2. Authority. This Ordinance is adopted pursuant to Paragraph 190.046(1)(b) and Section 125.66, Florida Statutes, as amended, and other applicable provisions of law governing county ordinances.

Section 3. Intent and purpose. It is the intent and purpose of this Ordinance to contract the boundaries of the District by deleting the areas of land described and depicted in Exhibit “3”, consisting of approximately 434.063 acres, to the geographic boundaries and control of the District.

Section 4. Contraction of boundaries. The boundaries of the District are hereby contracted pursuant to Subsection 190.046(1), Florida Statutes, by deleting the areas described and depicted in Exhibit “3”, consisting of approximately 434.063 acres of land, to the geographic boundaries and control of the District. The amended boundaries of the District as contracted, which consist of approximately 415.176 acres of land, are described and depicted in Exhibit “4”.

Section 5. Amending Subsection 2-8-51 of the Manatee County Code of Ordinances. Subsection 2-8-51 of the Manatee County Code of Ordinances is hereby amended to read as follows:

Sec. 2-8-51. Artisan lakes Community Development District.

(b) Boundaries. The amended boundaries of the district as contracted are those described in the metes and bounds description attached to Ordinance No. 18-30 ~~Ord. No. 07-64~~ as Exhibit “4”.

Section 6. Reliance upon representations. The contraction of the boundaries of the District is specifically based upon the representations made in the Petition to Amend Manatee County Ordinance No. 18-30 to Modify the External Boundaries of Artisan Lakes Community Development District through Contraction dated February 8, 2018, signed by Michael Bachman, chairman of the District, and Lindsay C. Whelan, attorney for the District, with Exhibits “1” through “11”, and Attorney Certificate, and Petitioner Certificate, collectively attached to said Petition.

Section 7. Codification. The publisher of the County’s Code, the Municipal Code Corporation, is directed to incorporate the amendments in Section 5 of this Ordinance into the Code.

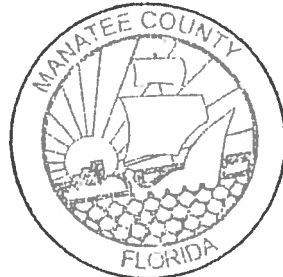
Section 8. Severability. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, sentence, clause, or other provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

ORDINANCE NO. 18-30

Section 9. Effective date. This Ordinance shall take effect immediately upon the filing of a certified copy of this Ordinance with the Secretary of State pursuant to Section 125.66, Florida Statutes.

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

BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA



By: *Priscilla J...*
Chairperson

ATTEST: ANGELINA COLONASSO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: *Robin P...*
Deputy Clerk

Description Sketch

ARTISAN LAKES CDD CONTRACTION PARCEL

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

COMMENCE at the Southeast corner of said Section 17, run thence along the East boundary of said Section 17, N.00°54'42"E., a distance of 75.00 feet to a point on the North right of way line of Moccasin Wallow Road; thence along the North right of way line of Moccasin Wallow Road, N.89°33'35"W., a distance of 110.58 feet; thence N.00°26'25"E., a distance of 400.05 feet; thence N.70°58'45"E., a distance of 7.66 feet to a point on the Southerly boundary of said ARTISAN LAKES EAVES BEND, PHASE I, SUBPHASES A-K, said point also being the POINT OF BEGINNING; thence along said Southerly boundary of ARTISAN LAKES EAVES BEND, PHASE I, SUBPHASES A-K, the following sixteen (16) courses: 1) N.84°44'45"W., a distance of 196.79 feet; 2) N.03°11'20"W., a distance of 38.97 feet; 3) N.30°39'35"W., a distance of 29.75 feet; 4) Northwesterly, 32.13 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 61°21'31" (chord bearing N.61°20'20"W., 30.61 feet); 5) S.87°58'55"W., a distance of 134.33 feet; 6) Southwesterly, 29.60 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 56°31'59" (chord bearing S.59°42'55"W., 28.41 feet); 7) S.31°26'56"W., a distance of 25.81 feet; 8) S.01°32'36"E., a distance of 110.30 feet; 9) S.01°17'54"E., a distance of 102.94 feet; 10) S.00°09'45"E., a distance of 60.06 feet; 11) N.70°00'18"W., a distance of 89.96 feet; 12) N.88°04'19"W., a distance of 46.06 feet; 13) N.47°10'20"W., a distance of 116.53 feet; 14) N.30°37'23"W., a distance of 56.24 feet; 15) N.84°57'31"W., a distance of 88.78 feet; 16) N.51°34'39"W., a distance of 21.79 feet to the Westerly boundary of said ARTISAN LAKES EAVES BEND, PHASE I, SUBPHASES A-K; thence along said Westerly boundary of ARTISAN LAKES EAVES BEND, PHASE I, SUBPHASES A-K, N.03°48'58"E., a distance of 194.30 feet to the Northerly boundary of said ARTISAN LAKES EAVES BEND, PHASE I, SUBPHASES A-K; thence along said Northerly boundary of ARTISAN LAKES EAVES BEND, PHASE I, the following twenty (20) courses: 1) Northeasterly, 263.80 feet along the arc of a non-tangent curve to the right having a radius of 520.00 feet and a central angle of 29°02'38" (chord bearing N.66°18'17"E., 260.78 feet); 2) N.80°49'37"E., a distance of 172.77 feet; 3) Northeasterly, 461.32 feet along the arc of a tangent curve to the left having a radius of 680.00 feet and a central angle of 38°52'11" (chord bearing N.61°23'31"E., 452.52 feet); 4) Northeasterly, 562.95 feet along the arc of a reverse curve to the right having a radius of 671.00 feet and a central angle of 48°04'10" (chord bearing N.65°59'31"E., 546.58 feet); 5) S.89°58'24"E., a distance of 97.64 feet; 6) N.00°01'36"E., a distance of 20.64 feet; 7) N.30°02'48"W., a distance of 56.40 feet; 8) N.19°33'35"W., a distance of 89.94 feet; 9) Easterly, 88.43 feet along the arc of a non-tangent curve to the left having a radius of 1213.85 feet and a central angle of 04°10'27" (chord bearing N.69°49'25"E., 88.42 feet); 10) Easterly, 52.87 feet along the arc of a reverse curve to the right having a radius of 35.00 feet and a central angle of 86°32'47" (chord bearing S.68°59'25"E., 47.98 feet); 11) N.64°16'58"E., a distance of 80.00 feet; 12) Northerly, 52.87 feet along the arc of a non-tangent curve to the right having a radius of 35.00 feet and a central angle of 86°32'47" (chord bearing N.17°33'22"E., 47.98 feet); 13) Northeasterly, 31.11 feet along the arc of a reverse curve to the left having a radius of 1210.00 feet and a central angle of 01°28'23" (chord bearing N.60°05'34"E., 31.11 feet); 14) N.30°38'38"W., a distance of 120.00 feet; 15) Northeasterly, 250.94 feet along the arc of a non-tangent curve to the left having a radius of 1090.00 feet and a central angle of 13°11'27" (chord bearing N.52°45'39"E., 250.39 feet); 16) Northeasterly, 432.87 feet along the arc of a reverse curve to the right having a radius of 985.00 feet and a central angle of 25°10'46" (chord bearing N.58°45'18"E., 429.40 feet); 17) N.71°20'41"E., a distance of 582.70 feet; 18) Northeasterly, 541.21 feet along the arc of a tangent curve to the left having a radius of 740.00 feet and a central angle of 41°54'16" (chord bearing N.50°23'33"E., 529.23 feet); 19) N.29°26'25"E., a distance of 139.89 feet; 20) Northeasterly, 540.35 feet along the arc of a tangent curve to the right having a radius of 860.00 feet and a central angle of 36°00'00" (chord bearing N.47°26'25"E., 531.51 feet); thence along said Northerly boundary and the Northerly extension of ARTISAN LAKES EAVES BEND, PHASE I, N.65°26'25"E., a distance of 197.31 feet; thence Northeasterly, 742.82 feet along the arc of a tangent curve to the left having a radius of 640.00 feet and a central angle of 68°30'01" (chord bearing N.32°11'24"E., 701.82 feet); thence N.01°03'36"W., a distance of 423.34 feet; thence Northerly, 485.16 feet along the arc of a tangent curve to the right having a radius of 1060.00 feet and a central angle of 28°13'28" (chord bearing N.12°03'08"E., 480.94 feet); thence N.65°24'09"W., a distance of 89.13 feet; thence Westerly, 41.63 feet along the arc of a non-tangent curve to the left having a radius of 95.00 feet and a central angle of 25°06'24" (chord bearing N.78°21'38"W., 41.30 feet); thence S.89°05'10"W., a distance of 49.11 feet; thence Westerly, 127.31 feet along the arc of a tangent curve to the right having a radius of 660.00 feet and a central angle of 11°03'08" (chord bearing N.85°23'16"W., 127.12 feet); thence N.74°48'01"W., a distance of 164.87 feet; thence Westerly, 37.41 feet along the arc of a non-tangent curve to the left having a radius of 100.00 feet and a central angle of 21°25'56" (chord bearing N.67°29'27"W., 37.19 feet); thence N.78°12'25"W., a distance of 58.64 feet; thence Westerly, 47.43 feet along the arc of a tangent curve to the left having a radius of 200.00 feet and a central angle of 13°35'20" (chord bearing N.85°00'05"W., 47.32 feet); thence Westerly, 40.75 feet along the arc of a reverse curve to the right having a radius of 80.00 feet and a central angle of 29°10'54" (chord bearing N.77°12'18"W., 40.31 feet); thence N.62°36'51"W., a distance of 4.70 feet; thence N.62°36'51"W., a distance of 75.80 feet; thence N.57°21'06"W., a distance of 70.76 feet; thence Northwesterly, 23.65 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 54°12'23" (chord bearing N.41°35'57"W., 22.78 feet); thence N.68°42'08"W., a distance of 419.95 feet; thence Westerly, 284.63 feet along the arc of a tangent curve to the left having a radius of 340.00 feet and a central angle of 47°57'52" (chord bearing S.87°18'56"W., 276.39 feet); thence Westerly, 149.43 feet along the arc of a reverse curve to the right having a radius of 760.00 feet and a central angle of 11°15'55" (chord bearing S.68°57'57"W., 149.19 feet);

Legal Description Continued on Sheet No. 2

ARTISAN LAKES CDD CONTRACTION PARCEL

PROJECT: ARTISAN LAKES			Prepared For: TAYLOR MORRISON		
PHASE: CDD CONTRACTION PARCEL					
DRAWN: SEC DATE: 01/10/18 CHECKED BY: PAW					
REVISIONS					
DATE	DESCRIPTION	DRAWN BY			
01/19/18	Revise Name of Parcel	SEC			
01/29/18	Revise Name of Parcel	SEC			
01/31/18	Revise Name of Parcel	SEC			
02/12/18	Revise Parcel	SEC			
			1403 E. 5th Avenue Tampa, Florida 33605 Phone: (813) 248-8888 Licensed Business No.: LB 7768		


Description Sketch

Legal Description Continued from Sheet No. 1

thence Southwesterly, 14.44 feet along the arc of a reverse curve to the left having a radius of 25.00 feet and a central angle of 33°05'04" (chord bearing S.58°03'23"W., 14.24 feet); thence S.41°30'51"W., a distance of 48.69 feet; thence S.14°28'38"W., a distance of 22.37 feet; thence Southwesterly, 43.03 feet along the arc of a tangent curve to the right having a radius of 30.00 feet and a central angle of 82°11'02" (chord bearing S.55°34'09"W., 39.44 feet); thence N.83°20'20"W., a distance of 23.46 feet; thence S.85°32'12"W., a distance of 84.34 feet; thence N.89°36'29"W., a distance of 45.92 feet; thence S.81°17'08"W., a distance of 72.74 feet; thence N.82°50'00"W., a distance of 48.47 feet; thence S.85°08'32"W., a distance of 56.31 feet; thence S.78°15'11"W., a distance of 16.36 feet; thence S.59°59'38"E., a distance of 29.43 feet; thence S.00°10'08"E., a distance of 82.28 feet; thence S.00°54'43"E., a distance of 36.32 feet; thence Southwesterly, 53.85 feet along the arc of a tangent curve to the right having a radius of 30.00 feet and a central angle of 102°50'31" (chord bearing S.50°30'33"W., 46.90 feet); thence N.78°04'12"W., a distance of 12.04 feet; thence S.12°41'19"E., a distance of 2.11 feet; thence Southwesterly, 48.89 feet along the arc of a tangent curve to the right having a radius of 30.00 feet and a central angle of 93°22'37" (chord bearing S.33°59'59"W., 43.66 feet); thence S.80°41'18"W., a distance of 40.48 feet; thence N.85°32'34"W., a distance of 69.39 feet; thence Northerly, 78.90 feet along the arc of a tangent curve to the right having a radius of 30.00 feet and a central angle of 150°41'08" (chord bearing N.10°12'00"W., 58.05 feet); thence N.65°08'35"E., a distance of 12.13 feet; thence N.84°26'15"W., a distance of 48.02 feet; thence S.78°36'28"W., a distance of 69.16 feet; thence N.76°38'21"W., a distance of 58.92 feet; thence N.87°22'32"W., a distance of 32.66 feet; thence S.76°43'23"W., a distance of 45.37 feet; thence N.81°50'02"W., a distance of 56.83 feet; thence N.79°49'59"W., a distance of 29.59 feet; thence S.73°10'12"W., a distance of 60.36 feet; thence N.78°34'23"W., a distance of 69.56 feet; thence N.56°59'18"W., a distance of 87.59 feet; thence N.58°35'58"W., a distance of 52.43 feet; thence Northwesterly, 36.60 feet along the arc of a tangent curve to the right having a radius of 30.00 feet and a central angle of 69°54'02" (chord bearing N.23°38'57"W., 34.37 feet); thence N.39°14'22"W., a distance of 32.00 feet; thence S.74°49'49"W., a distance of 133.61 feet; thence Westerly, 111.78 feet along the arc of a non-tangent curve to the right having a radius of 55.00 feet and a central angle of 116°26'29" (chord bearing S.74°49'49"W., 93.51 feet); thence S.74°49'49"W., a distance of 138.72 feet; thence N.15°10'11"W., a distance of 40.54 feet; thence Northerly, 55.82 feet along the arc of a tangent curve to the right having a radius of 75.00 feet and a central angle of 42°38'33" (chord bearing N.06°09'05"E., 54.54 feet); thence Northerly, 141.36 feet along the arc of a reverse curve to the left having a radius of 300.00 feet and a central angle of 26°59'49" (chord bearing N.13°58'27"E., 140.05 feet); thence N.00°28'32"E., a distance of 47.11 feet; thence Northeasterly, 406.28 feet along the arc of a tangent curve to the right having a radius of 380.00 feet and a central angle of 61°15'29" (chord bearing N.31°06'17"E., 387.20 feet); thence N.00°00'23"W., a distance of 85.35 feet to a point on the North boundary of the Northwest 1/4 of said Section 16; thence along the North boundary of the Northwest 1/4 of said Section 16, N.89°59'37"E., a distance of 1055.40 feet to the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 9; thence along the West boundary of said Southeast 1/4 of the Southwest 1/4 of Section 9, N.00°23'32"W., a distance of 1327.39 feet to the Northwest corner of said Southeast 1/4 of the Southwest 1/4 of Section 9; thence along the North boundary of said Southeast 1/4 of the Southwest 1/4 of Section 9, S.89°48'17"E., a distance of 1040.44 feet; thence S.00°12'03"E., a distance of 85.55 feet; thence S.89°19'36"E., a distance of 887.08 feet; thence N.86°32'28"E., a distance of 152.47 feet; thence S.44°21'33"E., a distance of 328.11 feet; thence N.70°30'46"E., a distance of 361.28 feet; thence S.46°38'53"E., a distance of 195.39 feet; thence S.01°31'09"W., a distance of 293.63 feet; thence N.25°29'24"E., a distance of 452.24 feet; thence S.80°20'33"E., a distance of 269.65 feet; thence S.68°52'19"E., a distance of 150.23 feet; thence S.52°56'25"E., a distance of 140.09 feet; thence S.79°33'33"E., a distance of 58.13 feet; thence Northerly, 384.25 feet along the arc of a non-tangent curve to the left having a radius of 560.00 feet and a central angle of 39°18'50" (chord bearing N.19°23'16"E., 376.75 feet); thence N.00°16'09"W., a distance of 384.99 feet; thence Northerly, 387.11 feet along the arc of a tangent curve to the left having a radius of 1120.00 feet and a central angle of 19°48'12" (chord bearing N.10°10'15"W., 385.19 feet); thence Northerly, 460.43 feet along the arc of a reverse curve to the right having a radius of 1280.00 feet and a central angle of 20°36'36" (chord bearing N.09°46'03"W., 457.95 feet); thence N.00°32'15"E., a distance of 149.99 feet to a point on the North boundary of the Southeast 1/4 of said Section 9; thence along said North boundary of the Southeast 1/4 of Section 9, S.89°27'46"E., a distance of 654.81 feet; thence S.02°28'37"W., a distance of 2646.49 feet; thence N.89°49'53"W., a distance of 29.86 feet; thence S.00°17'37"E., a distance of 738.86 feet; thence S.00°22'14"E., a distance of 1139.34 feet; thence S.00°13'13"E., a distance of 392.67 feet; thence S.88°02'25"W., a distance of 1171.02 feet; thence S.28°58'04"W., a distance of 388.49 feet; thence S.00°05'47"W., a distance of 66.57 feet; thence S.46°39'28"W., a distance of 57.82 feet; thence S.01°53'50"E., a distance of 812.65 feet; thence S.44°37'09"W., a distance of 520.64 feet; thence S.04°12'24"W., a distance of 526.73 feet; thence S.62°33'13"E., a distance of 247.54 feet to a point on the Northwesterly boundary of Parcel 109.1-R(B) (Frontage Road - Also known as Gillet Drive), as recorded in Official Records Book 855, Page 25, of the Public Records of Manatee County, Florida; thence along said Northwesterly boundary, S.48°37'44"W., a distance of 280.27 feet; thence N.41°22'16"W., a distance of 126.09 feet; thence S.89°58'22"W., a distance of 665.46 feet; thence S.00°37'52"W., a distance of 362.48 feet; thence N.86°57'02"W., a distance of 205.18 feet to a point on the West boundary of the Southwest 1/4 of the Southeast 1/4 of said Section 16; thence along said West boundary of the Southwest 1/4 of the Southeast 1/4 of Section 16, N.00°37'55"E., a distance of 778.36 feet; thence S.89°12'45"E., a distance of 199.78 feet; thence N.04°45'20"E., a distance of 267.25 feet to a point on the North boundary of said Southwest 1/4 of the Southeast 1/4 of Section 16; thence along said North boundary of the Southwest 1/4 of the Southeast 1/4 of Section 16, N.89°11'14"W., a distance of 219.00 feet to the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of said Section 16; thence along the North boundary of said Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 16, N.89°38'23"W., a distance of 1380.32 feet to the Northwest corner of said Southeast 1/4 of the Southwest 1/4 of Section 16; thence along the West boundary of said Southeast 1/4 of the Southwest 1/4 of Section 16, S.01°06'10"W., a distance of 510.56 feet; thence N.89°29'28"W., a distance of 509.23 feet; thence S.00°01'36"W., a distance of 233.34 feet; thence Southwesterly, 238.93 feet along the arc of a tangent curve to the right having a radius of 275.00 feet and a central angle of 49°46'54" (chord bearing S.24°55'03"W., 231.49 feet); thence Southwesterly, 210.66 feet along the arc of a reverse curve to the left having a radius of 250.00 feet and a central angle of 48°16'44" (chord bearing S.25°40'23"W., 204.48 feet); thence S.01°32'01"W., a distance of 114.60 feet;

Legal Description Continued on Sheet No. 3

ARTISAN LAKES CDD CONTRACTION PARCEL

PROJECT: ARTISAN LAKES			Prepared For: TAYLOR MORRISON		
PHASE: CDD CONTRACTION PARCEL			DESCRIPTION SKETCH (Not A Survey)		
DRAWN: SEC	DATE: 01/10/18	CHECKED BY: PAW			
REVISIONS					
DATE	DESCRIPTION	DRAWN BY			
01/19/18	Revise Name of Parcel	SEC			
01/29/18	Revise Name of Parcel	SEC			
01/31/18	Revise Name of Parcel	SEC			
02/12/18	Revise Parcel	SEC			
			1403 E. 5th Avenue Tampa, Florida 33605 Phone: (813) 248-8888 Licensed Business No.: LB 7768		
			GeoPoint Surveying, Inc.		
			02 of 23		

Description Sketch

Legal Description Continued from Sheet No. 2

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

Containing 436.367 acres, more or less.

LESS AND EXCEPT PARCEL


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

COMMENCE at the Southwest corner of said Section 16, run thence along the West boundary of said section 16, N.00°54'44"E., a distance of 60.00 feet to a point on the North right of way line of Moccasin Wallow Road, per the Official Records Book 1598, Page 1537, of the Public Records of Manatee County, Florida; thence along said North right of way line of Moccasin Wallow Road, S.89°31'37"E., a distance of 423.69 feet; thence N.00°17'08"E., a distance of 185.00 feet to the POINT OF BEGINNING; thence N.00°20'25"W., a distance of 155.34 feet; thence N.32°11'18"E., a distance of 242.08 feet; thence N.90°00'00"E., a distance of 215.88 feet; thence N.00°00'00"W., a distance of 230.99 feet; thence S.89°29'28"E., a distance of 51.98 feet; thence S.00°01'36"W., a distance of 201.75 feet; thence Southwesterly, 181.35 feet along the arc of a tangent curve to the right having a radius of 200.00 feet and a central angle of 51°57'08" (chord bearing S.26°00'09"W., 175.20 feet); thence Southwesterly, 274.75 feet along the arc of a reverse curve to the left having a radius of 350.00 feet and a central angle of 44°58'41" (chord bearing S.29°29'21"W., 267.75 feet); thence N.89°31'43"W., a distance of 187.17 feet to the POINT OF BEGINNING.

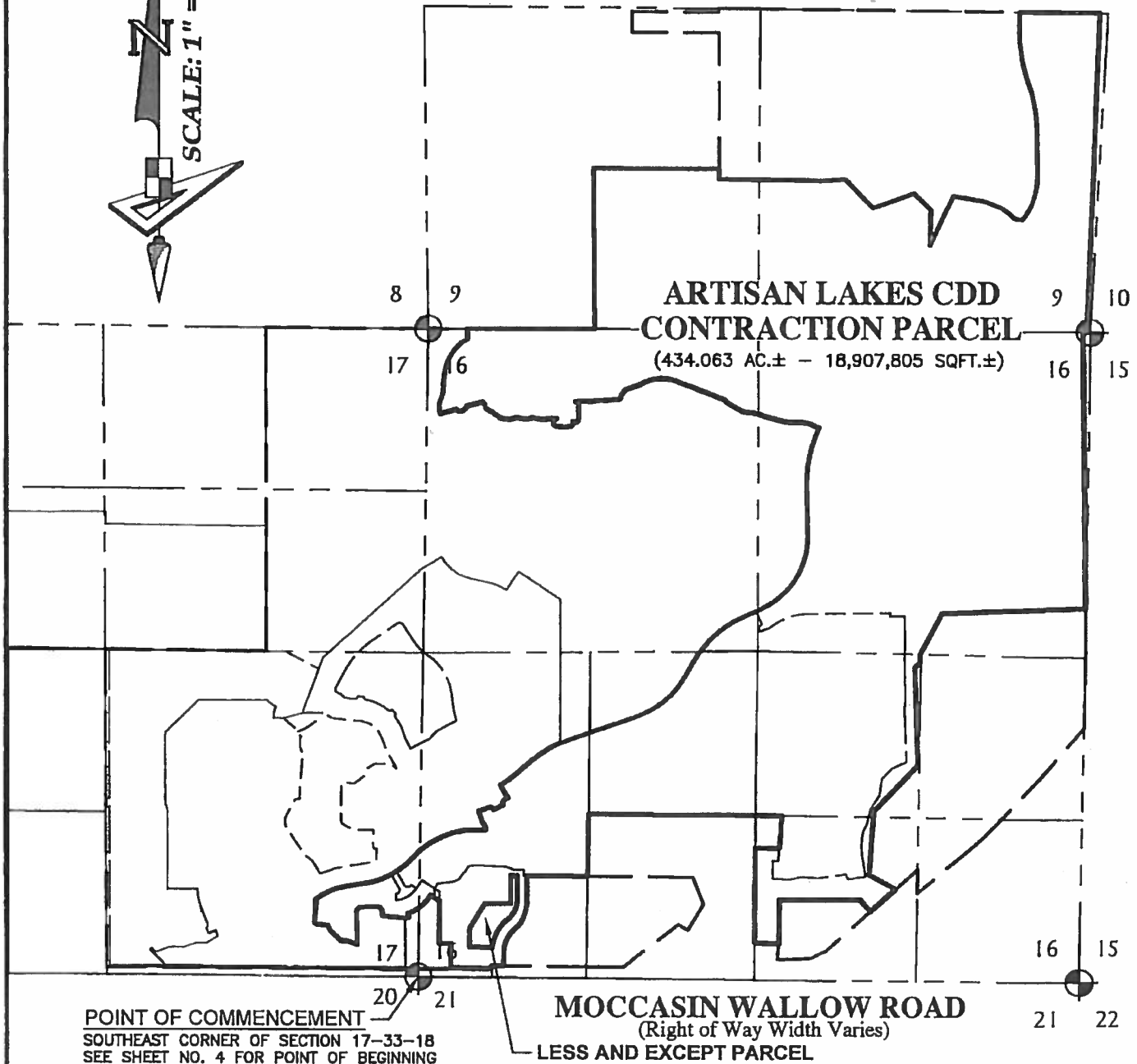
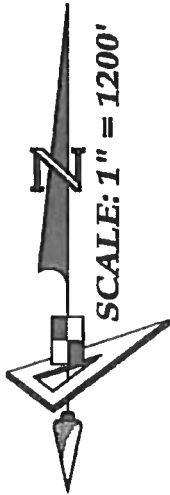
Containing 2.304 acres, more or less.

Altogether Containing 434.063 acres, more or less.

ARTISAN LAKES CDD CONTRACTION PARCEL

PROJECT: ARTISAN LAKES			Prepared For: TAYLOR MORRISON		
PHASE: CDD CONTRACTION PARCEL			DESCRIPTION SKETCH (Not A Survey)		
DRAWN: SEC	DATE: 01/10/18	CHECKED BY: PAW			
REVISIONS					
DATE	DESCRIPTION	DRAWN BY			
01/19/18	Revise Name of Parcel	SEC			
01/29/18	Revise Name of Parcel	SEC			
01/31/18	Revise Name of Parcel	SEC			
02/12/18	Revise Parcel	SEC			
			1403 E. 5th Avenue Tampa, Florida 33605 Phone: (813) 248-8888 Licensed Business No.: LB 7768  GeoPoint Surveying, Inc.		
			03 of 23		

Description Sketch



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

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

ARTISAN LAKES CDD CONTRACTION PARCEL

PROJECT: ARTISAN LAKES

Prepared For: TAYLOR MORRISON

PHASE: CDD CONTRACTION PARCEL

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

REVISIONS

DATE	DESCRIPTION	DRAWN BY
01/19/18	Revise Name of Parcel	SEC
01/29/18	Revise Name of Parcel	SEC
01/31/18	Revise Name of Parcel	SEC
02/12/18	Revise Parcel	SEC

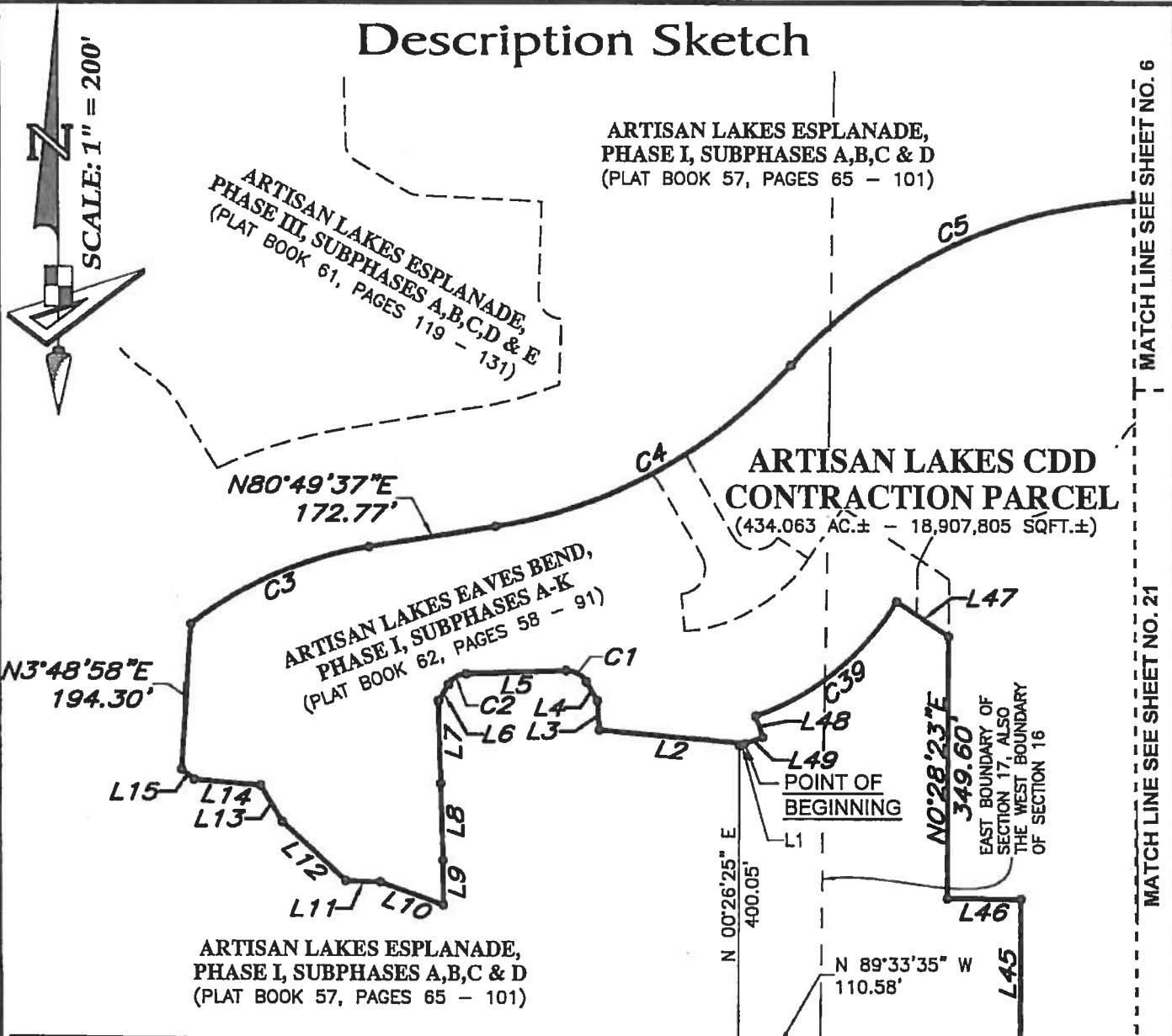
DESCRIPTION SKETCH
(Not A Survey)

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



GeoPoint
Surveying, Inc.

Description Sketch



MATCH LINE SEE SHEET NO. 6

MATCH LINE SEE SHEET NO. 21

MOCCASIN WALLOW ROAD
(Right of Way Width Varies)

NORTH RIGHT-OF-WAY LINE

POINT OF COMMENCEMENT
SOUTHEAST CORNER OF SECTION 17-33-18,
ALSO SOUTHWEST CORNER OF SECTION 16-33-18

ARTISAN LAKES CDD CONTRACTION PARCEL

PROJECT: ARTISAN LAKES

Prepared For: TAYLOR MORRISON

PHASE: CDD CONTRACTION PARCEL

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

REVISIONS

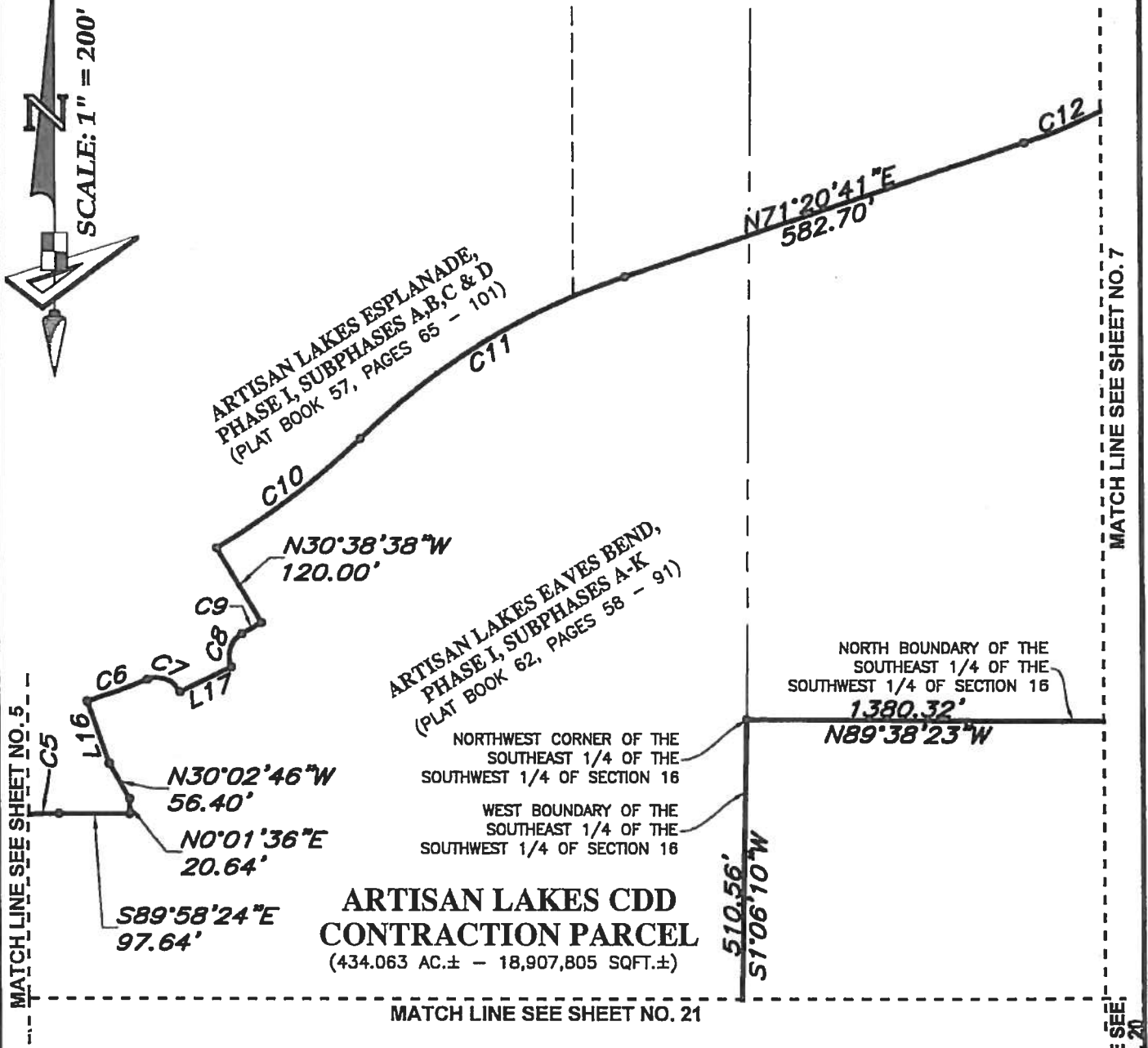
DATE	DESCRIPTION	DRAWN BY
01/19/18	Revise Name of Parcel	SEC
01/29/18	Revise Name of Parcel	SEC
01/31/18	Revise Name of Parcel	SEC
02/12/18	Revise Parcel	SEC

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

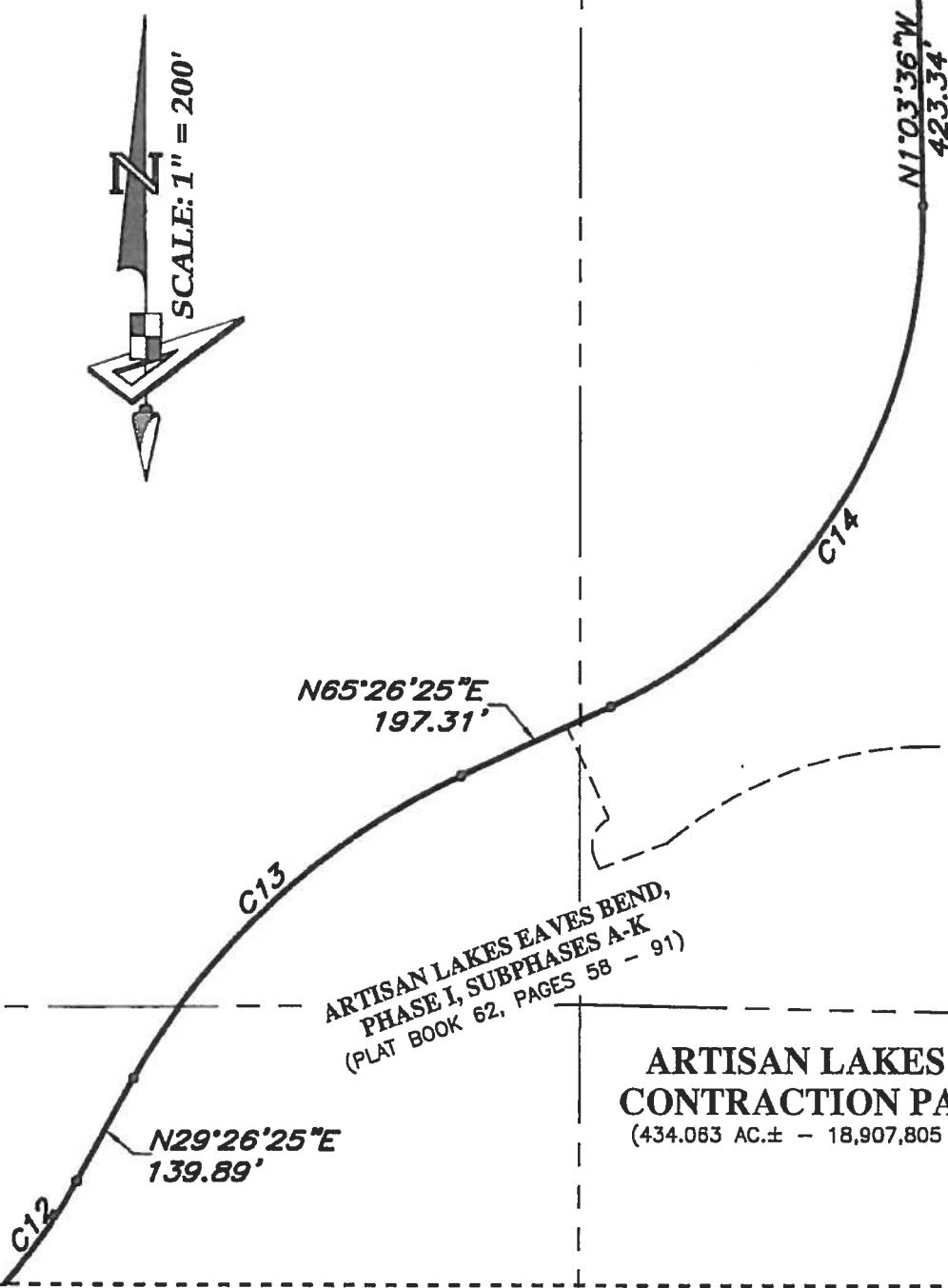


ARTISAN LAKES CDD CONTRACTION PARCEL

PROJECT: ARTISAN LAKES		Prepared For: TAYLOR MORRISON	
PHASE: CDD CONTRACTION PARCEL			
DRAWN: SEC	DATE: 01/10/18	CHECKED BY: PAW	
REVISIONS			
DATE	DESCRIPTION	DRAWN BY	
01/19/18	Revise Name of Parcel	SEC	
01/29/18	Revise Name of Parcel	SEC	
01/31/18	Revise Name of Parcel	SEC	
02/12/18	Revise Parcel	SEC	
DESCRIPTION SKETCH (Not A Survey)		1403 E. 5th Avenue Tampa, Florida 33605 Phone: (813) 248-8888 Licensed Business No.: LB 7768	

Description Sketch

MATCH LINE SEE SHEET NO. 9




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

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

MATCH LINE SEE SHEET NO. 7

ARTISAN LAKES CDD CONTRACTION PARCEL

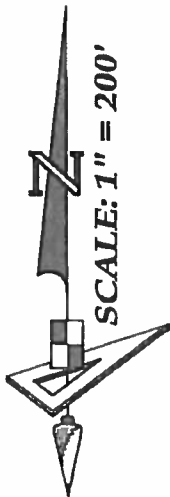
PROJECT: ARTISAN LAKES		Prepared For: TAYLOR MORRISON		
PHASE: CDD CONTRACTION PARCEL		<p>1403 E. 5th Avenue Tampa, Florida 33605 Phone: (813) 248-8888 Licensed Business No.: LB 7768</p>  <p>GeoPoint Surveying, Inc.</p>		
DRAWN: SEC	DATE: 01/10/18			CHECKED BY: PAW
REVISIONS				
DATE	DESCRIPTION	DRAWN BY		
01/19/18	Revise Name of Parcel	SEC		
01/29/18	Revise Name of Parcel	SEC		
01/31/18	Revise Name of Parcel	SEC		
02/12/18	Revise Parcel	SEC		

DESCRIPTION SKETCH
(Not A Survey)

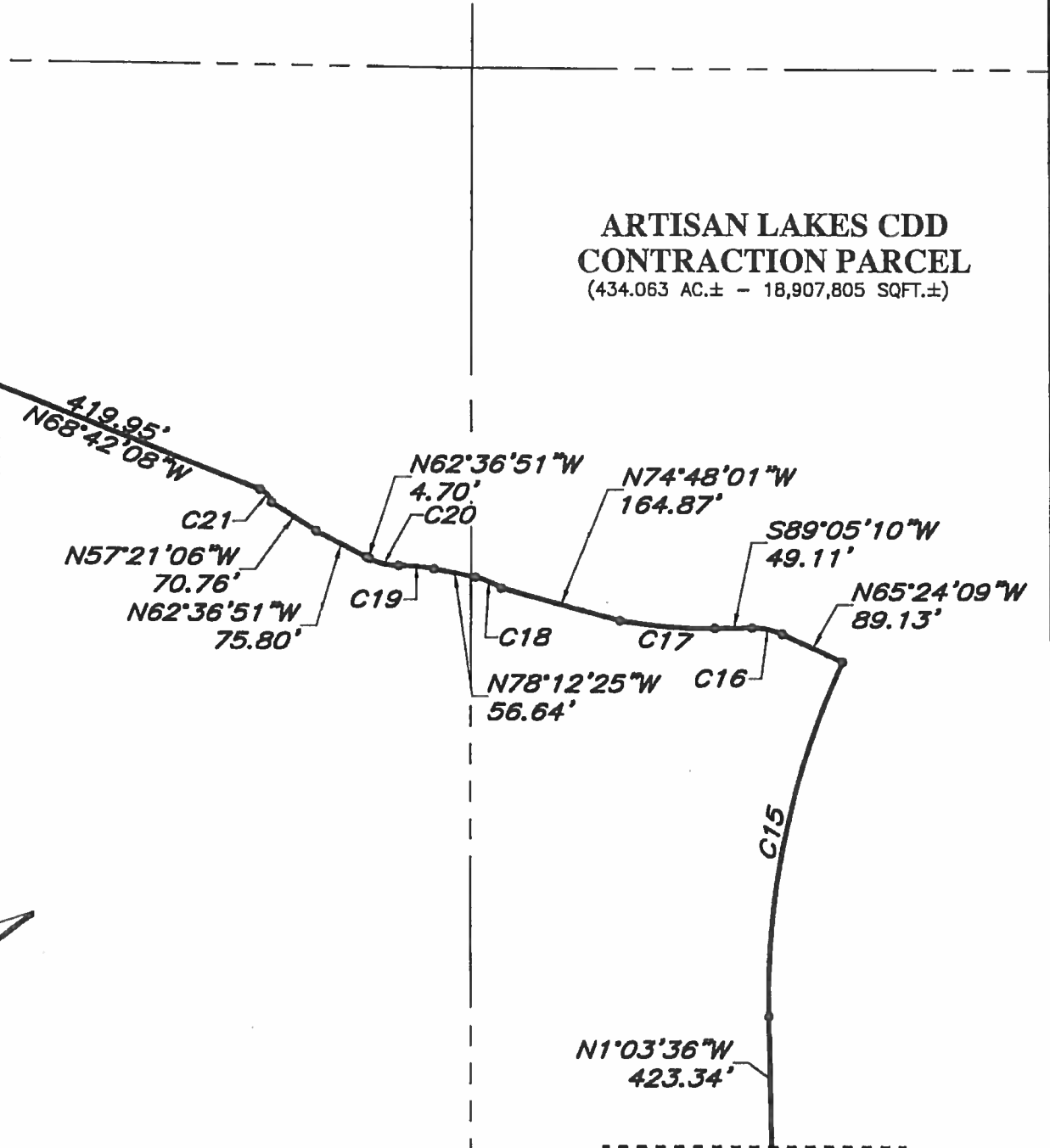
Description Sketch

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

MATCH LINE SEE SHEET NO. 10



SCALE: 1" = 200'



MATCH LINE SEE SHEET NO. 8

ARTISAN LAKES CDD CONTRACTION PARCEL

PROJECT: ARTISAN LAKES		Prepared For: TAYLOR MORRISON		
PHASE: CDD CONTRACTION PARCEL		DESCRIPTION SKETCH (Not A Survey)		
DRAWN: SEC	DATE: 01/10/18			CHECKED BY: PAW
REVISIONS				
DATE	DESCRIPTION	DRAWN BY	GeoPoint Surveying, Inc.	
01/19/18	Revise Name of Parcel	SEC		
01/29/18	Revise Name of Parcel	SEC		
01/31/18	Revise Name of Parcel	SEC		
02/12/18	Revise Parcel	SEC		

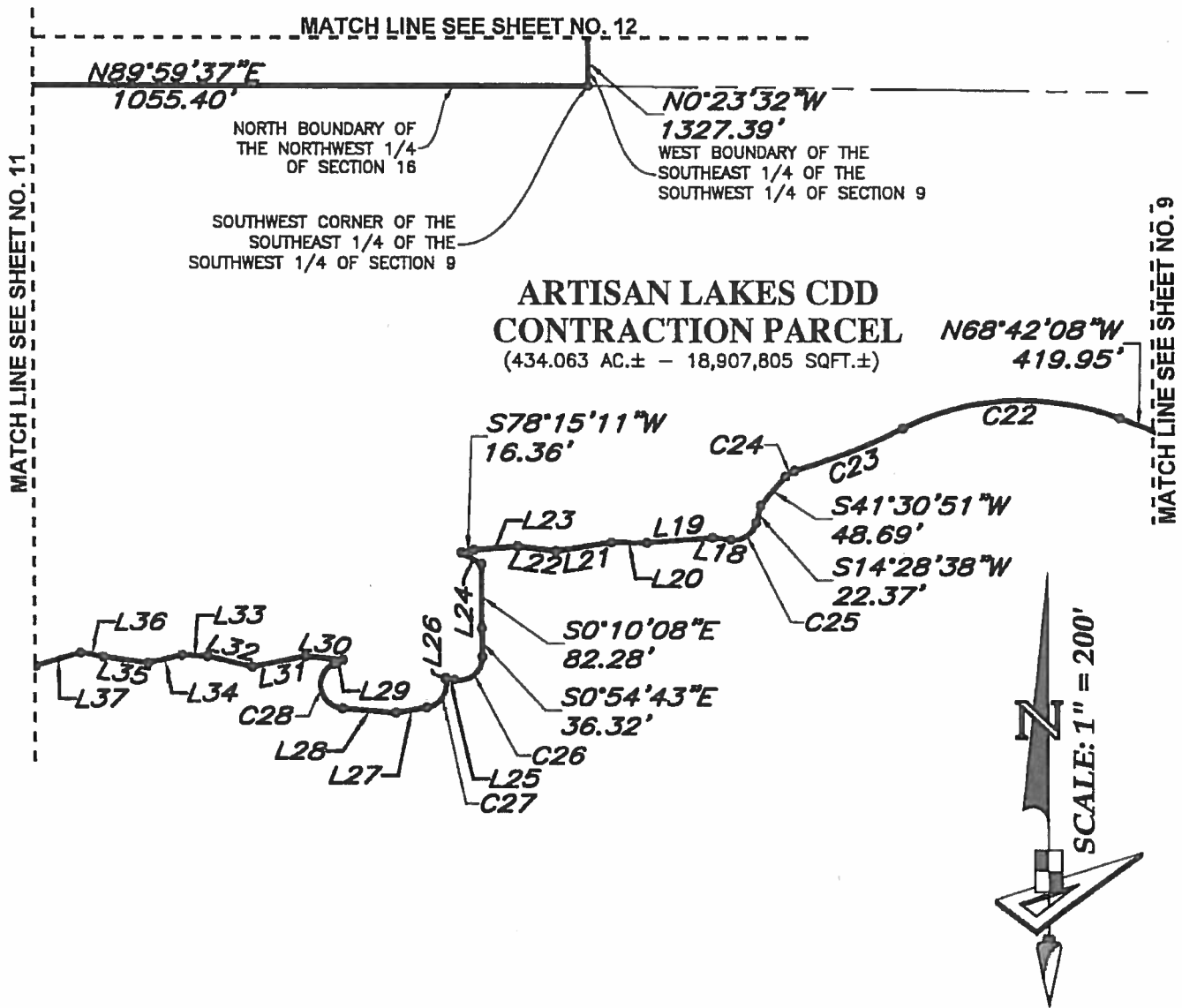
1403 E. 5th Avenue
Tampa, Florida 33605
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Licensed Business No.: LB 7768



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Surveying, Inc.

Description Sketch

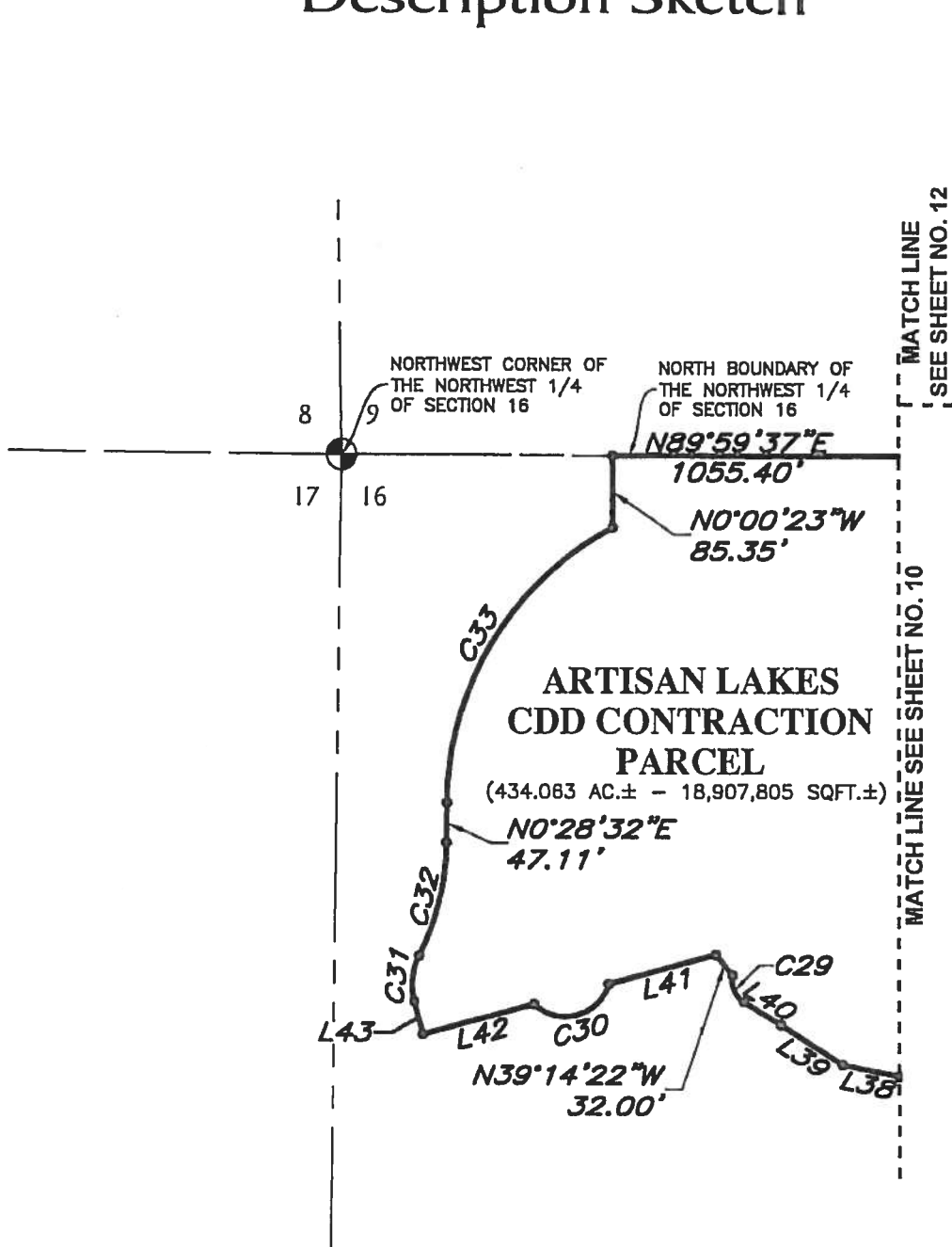


**ARTISAN LAKES CDD
CONTRACTION PARCEL**
(434.063 AC.± - 18,907,805 SQFT.±)

ARTISAN LAKES CDD CONTRACTION PARCEL

PROJECT: ARTISAN LAKES		Prepared For: TAYLOR MORRISON	
PHASE: CDD CONTRACTION PARCEL			
DRAWN: SEC		DATE: 01/10/18	CHECKED BY: PAW
REVISIONS			
DATE	DESCRIPTION	DRAWN BY	
01/19/18	Revise Name of Parcel	SEC	
01/29/18	Revise Name of Parcel	SEC	
01/31/18	Revise Name of Parcel	SEC	
02/12/18	Revise Parcel	SEC	
<p style="font-size: 24pt; margin: 0;">DESCRIPTION SKETCH</p> <p style="font-size: 18pt; margin: 0;">(Not A Survey)</p>		<p style="font-size: 14pt; margin: 0;">1403 E. 5th Avenue Tampa, Florida 33605 Phone: (813) 248-8888 Licensed Business No.: LB 7768</p>	
<p style="font-size: 24pt; margin: 0;">GeoPoint</p> <p style="font-size: 18pt; margin: 0;">Surveying, Inc.</p>			<p style="font-size: 10pt; margin: 0;">10 of 23</p>

Description Sketch



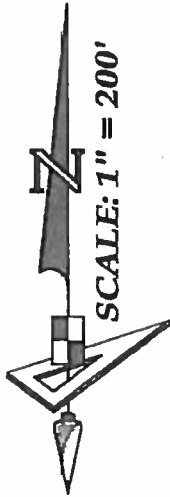
ARTISAN LAKES CDD CONTRACTION PARCEL

PROJECT: ARTISAN LAKES		Prepared For: TAYLOR MORRISON		
PHASE: CDD CONTRACTION PARCEL		<div style="text-align: center;"> <p>DESCRIPTION SKETCH (Not A Survey)</p> </div>		
DRAWN: SEC	DATE: 01/10/18			CHECKED BY: PAW
REVISIONS				
DATE	DESCRIPTION	DRAWN BY		
01/19/18	Revise Name of Parcel	SEC		
01/29/18	Revise Name of Parcel	SEC		
01/31/18	Revise Name of Parcel	SEC		
02/12/18	Revise Parcel	SEC		

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

GeoPoint
 Surveying, Inc.

Description Sketch



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

S89°48'17"E
1040.44'

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

N0°23'32"W
1327.39'

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

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

--- MATCH LINE SEE SHEET NO. 13

MATCH LINE
SEE SHEET NO. 11

--- MATCH LINE SEE SHEET NO. 10

ARTISAN LAKES CDD CONTRACTION PARCEL

PROJECT: ARTISAN LAKES		Prepared For: TAYLOR MORRISON	
PHASE: CDD CONTRACTION PARCEL		<h3 style="margin: 0;">DESCRIPTION SKETCH</h3> <p style="margin: 0;">(Not A Survey)</p>	
DRAWN: SEC	DATE: 01/10/18		
REVISIONS			
DATE	DESCRIPTION	DRAWN BY	
01/19/18	Revise Name of Parcel	SEC	
01/29/18	Revise Name of Parcel	SEC	
01/31/18	Revise Name of Parcel	SEC	
02/12/18	Revise Parcel	SEC	

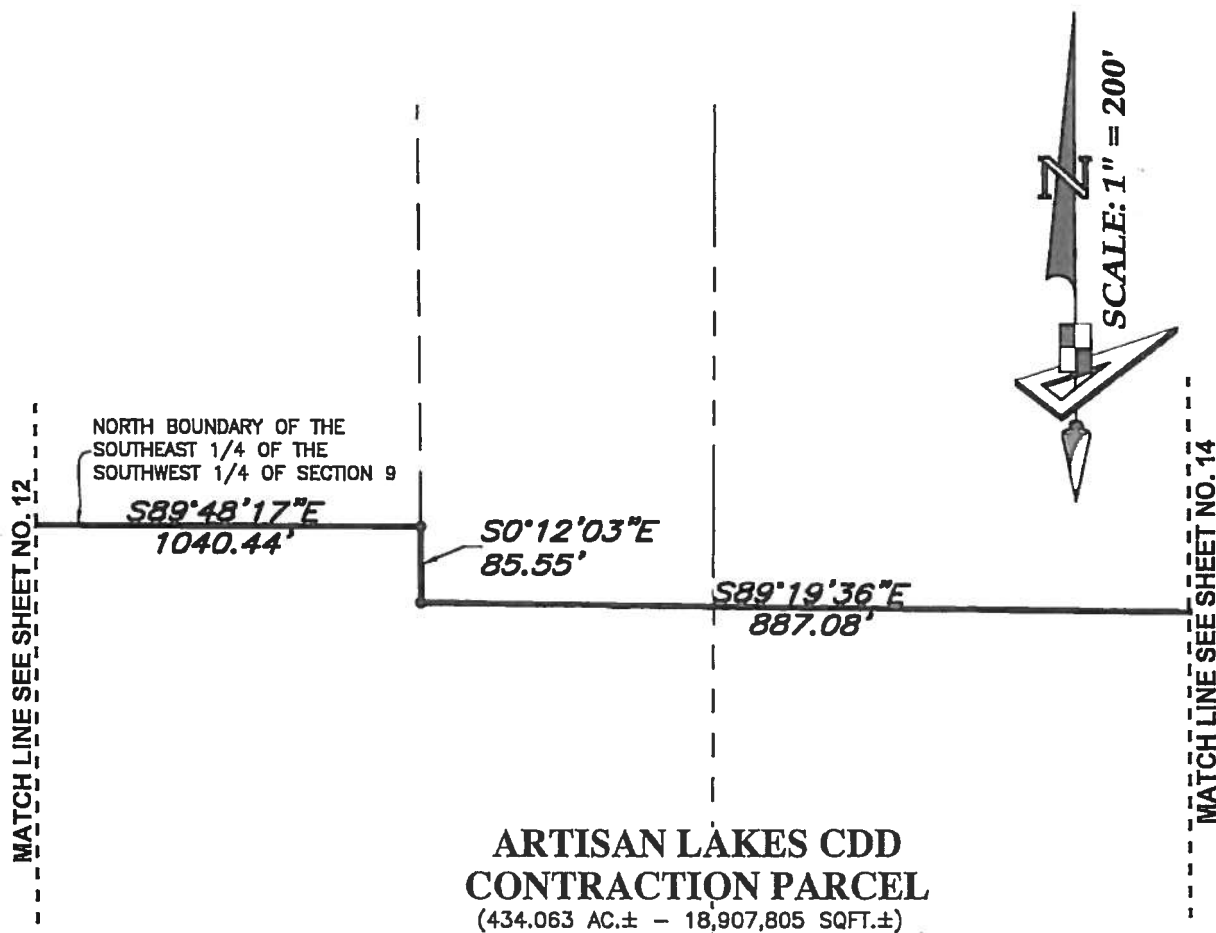
1403 E. 5th Avenue
Tampa, Florida 33605
Phone: (813) 248-8888
Licensed Business No.: LB 7768



GeoPoint

Surveying, Inc.

Description Sketch



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

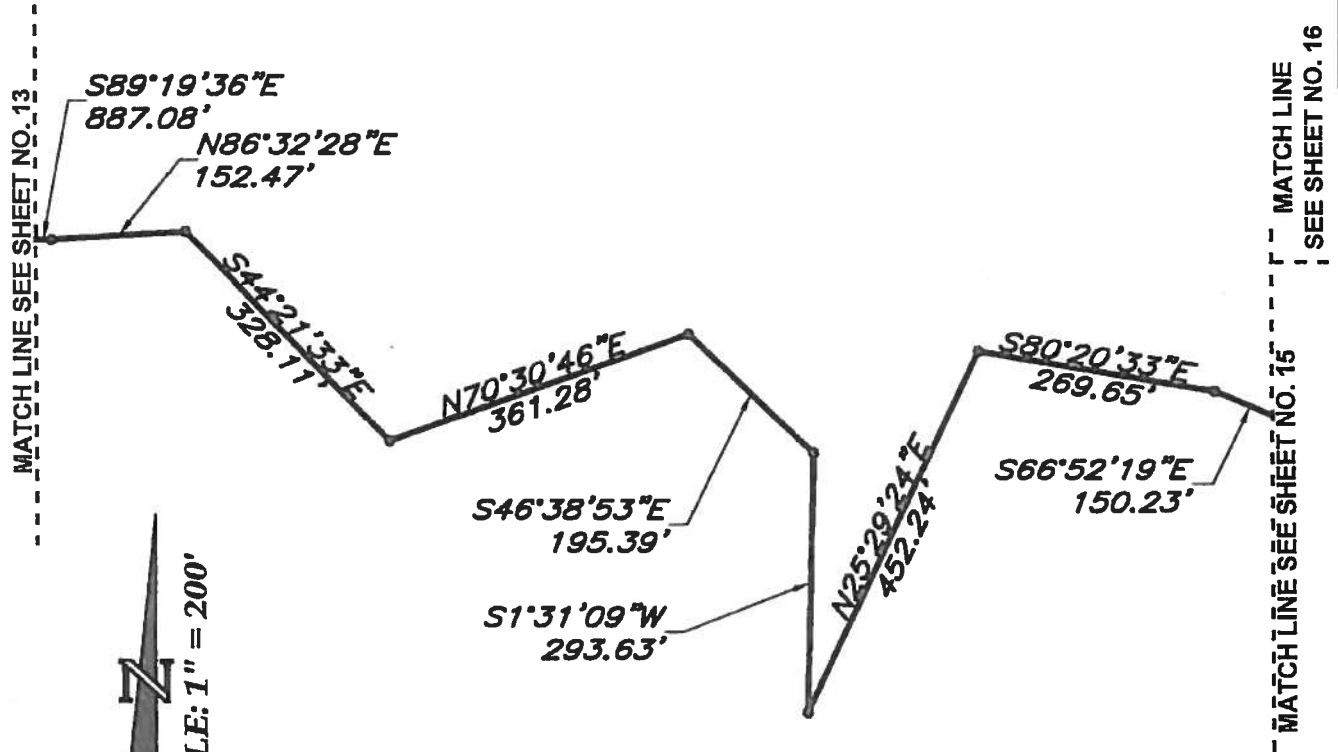
ARTISAN LAKES CDD CONTRACTION PARCEL

PROJECT: ARTISAN LAKES		Prepared For: TAYLOR MORRISON		
PHASE: CDD CONTRACTION PARCEL		DESCRIPTION SKETCH (Not A Survey)		
DRAWN: SEC	DATE: 01/10/18			CHECKED BY: PAW
REVISIONS				
DATE	DESCRIPTION	DRAWN BY	<p style="font-size: 1.2em; margin: 0;">GeoPoint</p> <p style="margin: 0;">Surveying, Inc.</p>	
01/19/18	Revise Name of Parcel	SEC		
01/29/18	Revise Name of Parcel	SEC		
01/31/18	Revise Name of Parcel	SEC		
02/12/18	Revise Parcel	SEC		

1403 E. 5th Avenue
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Description Sketch



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

ARTISAN LAKES CDD CONTRACTION PARCEL

PROJECT: ARTISAN LAKES

Prepared For: TAYLOR MORRISON

PHASE: CDD CONTRACTION PARCEL

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

REVISIONS

DATE	DESCRIPTION	DRAWN BY
01/19/18	Revise Name of Parcel	SEC
01/29/18	Revise Name of Parcel	SEC
01/31/18	Revise Name of Parcel	SEC
02/12/18	Revise Parcel	SEC

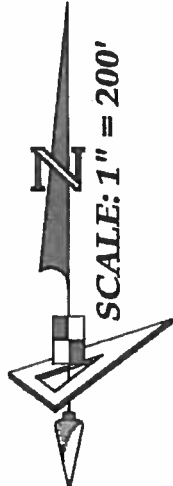
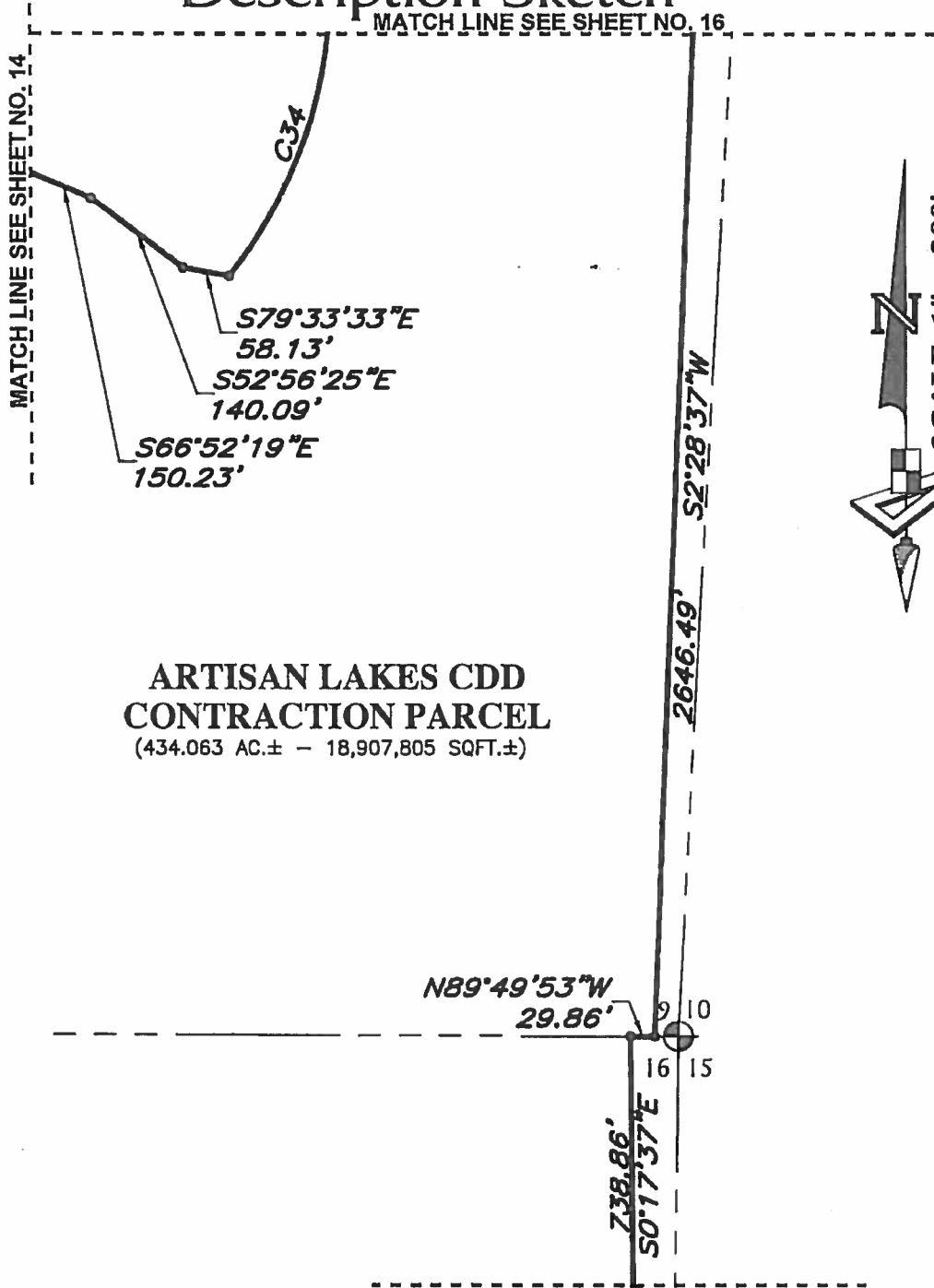
DESCRIPTION SKETCH
(Not A Survey)

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Tampa, Florida 33605
Phone: (813) 248-8888
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.



Description Sketch



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

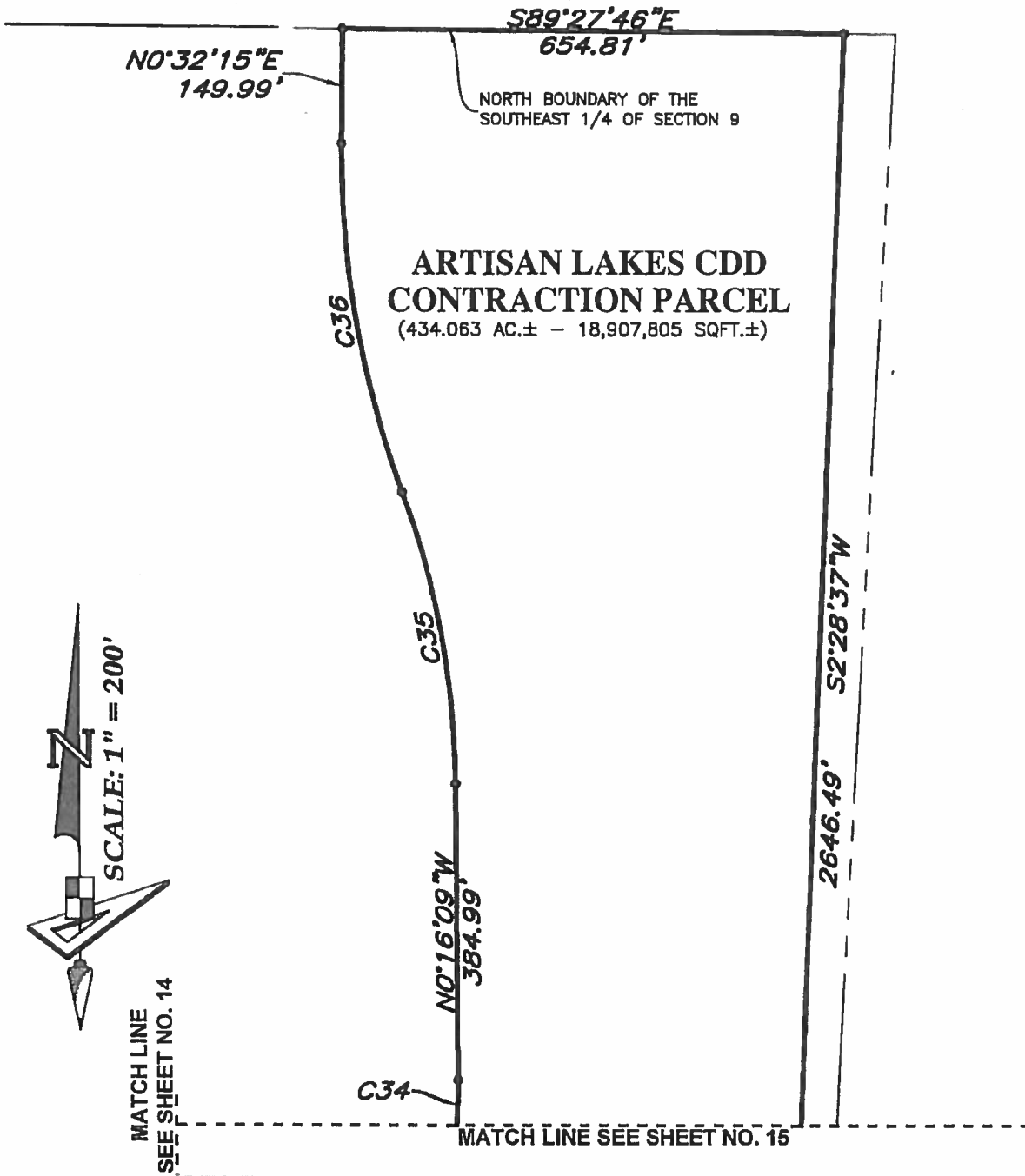
ARTISAN LAKES CDD CONTRACTION PARCEL

PROJECT: ARTISAN LAKES			Prepared For: TAYLOR MORRISON		
PHASE: CDD CONTRACTION PARCEL			<p style="text-align: center;">DESCRIPTION SKETCH (Not A Survey)</p>		
DRAWN: SEC	DATE: 01/10/18	CHECKED BY: PAW			
REVISIONS					
DATE	DESCRIPTION	DRAWN BY			
01/19/18	Revise Name of Parcel	SEC			
01/29/18	Revise Name of Parcel	SEC			
01/31/18	Revise Name of Parcel	SEC			
02/12/18	Revise Parcel	SEC			


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

GeoPoint
Surveying, Inc.

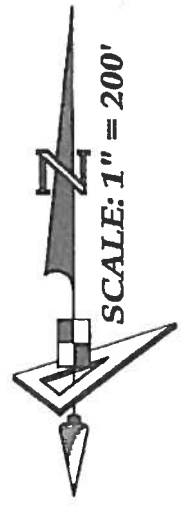
Description Sketch



ARTISAN LAKES CDD CONTRACTION PARCEL

PROJECT: ARTISAN LAKES		Prepared For: TAYLOR MORRISON		
PHASE: CDD CONTRACTION PARCEL		DESCRIPTION SKETCH (Not A Survey)		
DRAWN: SEC	DATE: 01/10/18			CHECKED BY: PAW
REVISIONS				
DATE	DESCRIPTION	DRAWN BY	 GeoPoint Surveying, Inc.	
01/19/18	Revise Name of Parcel	SEC		
01/29/18	Revise Name of Parcel	SEC		
01/31/18	Revise Name of Parcel	SEC		
02/12/18	Revise Parcel	SEC		


Description Sketch MATCH LINE SEE SHEET NO. 15



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



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

PROJECT: ARTISAN LAKES			Prepared For: TAYLOR MORRISON		
PHASE: CDD CONTRACTION PARCEL			<p align="center">DESCRIPTION SKETCH (Not A Survey)</p> <p align="right">1403 E. 5th Avenue Tampa, Florida 33605 Phone: (813) 248-8888 Licensed Business No.: LB 7768</p>  <p align="right">GeoPoint Surveying, Inc.</p>		
DRAWN: SEC	DATE: 01/10/18	CHECKED BY: PAW			
REVISIONS					
DATE	DESCRIPTION	DRAWN BY			
01/19/18	Revise Name of Parcel	SEC			
01/29/18	Revise Name of Parcel	SEC			
01/31/18	Revise Name of Parcel	SEC			
02/12/18	Revise Parcel	SEC			

Description Sketch MATCH LINE SEE SHEET NO. 17

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

S0°22'14"E
1139.34'

392.67'
S0°13'13"E

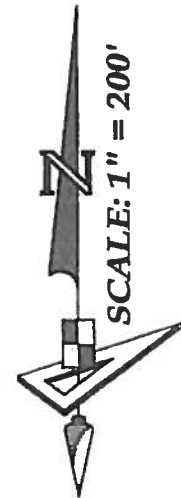
S88°02'25"W
1171.02'

S28°58'04"W
388.49'

S0°05'47"W
66.57'

S46°39'28"W
57.82'

812.65'
S7°53'50"E



MATCH LINE SEE SHEET NO. 19

ARTISAN LAKES CDD CONTRACTION PARCEL

PROJECT: ARTISAN LAKES

Prepared For: TAYLOR MORRISON

PHASE: CDD CONTRACTION PARCEL

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

REVISIONS

DATE	DESCRIPTION	DRAWN BY
01/19/18	Revise Name of Parcel	SEC
01/29/18	Revise Name of Parcel	SEC
01/31/18	Revise Name of Parcel	SEC
02/12/18	Revise Parcel	SEC

DESCRIPTION SKETCH
(Not A Survey)

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



GeoPoint

Surveying, Inc.

Description Sketch

MATCH LINE SEE SHEET NO. 18

ARTISAN LAKES CDD CONTRACTION PARCEL

(434.063 AC.± - 18,907,805 SQFT.±)

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

MATCH LINE SEE SHEET NO. 7

MATCH LINE SEE SHEET NO. 20

S1°53'50"E
812.65'

520.64'
S44°37'09"W

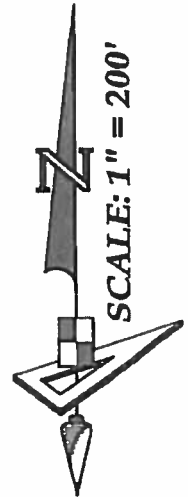
526.73'
S4°12'24"W

S62°33'13"E
247.54'

665.46'
S89°58'22"W

N41°22'16"W
126.09'

280.27'
S48°37'44"W



ARTISAN LAKES CDD CONTRACTION PARCEL

PROJECT: ARTISAN LAKES

Prepared For: TAYLOR MORRISON

PHASE: CDD CONTRACTION PARCEL

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

REVISIONS

DATE	DESCRIPTION	DRAWN BY
01/19/18	Revise Name of Parcel	SEC
01/29/18	Revise Name of Parcel	SEC
01/31/18	Revise Name of Parcel	SEC
02/12/18	Revise Parcel	SEC

DESCRIPTION SKETCH
(Not A Survey)

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

GeoPoint
Surveying, Inc.

Description Sketch

MATCH LINE
SEE SHEET
NO. 6

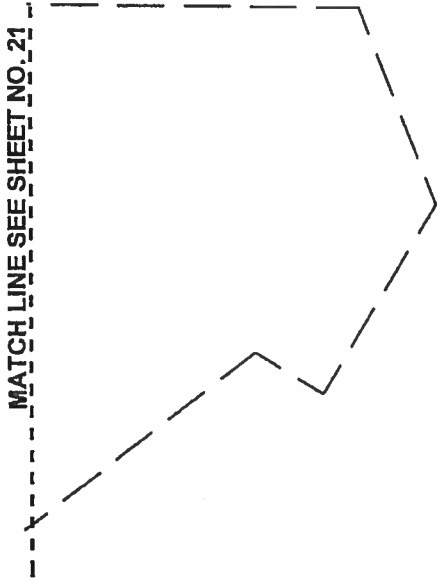
MATCH LINE SEE SHEET NO. 7

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

**ARTISAN LAKES
CDD CONTRACTION
PARCEL**

(434.063 AC.± - 18,907,805 SQFT.±)

MATCH LINE SEE SHEET NO. 21



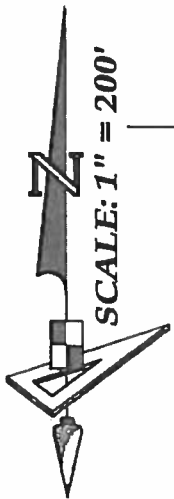
N0°37'55"E
778.36'

665.46'
S89°58'22"W

362.48'
S0°37'52"W

N86°57'02"W
205.18'

MATCH LINE SEE SHEET NO. 19



ARTISAN LAKES CDD CONTRACTION PARCEL

PROJECT: ARTISAN LAKES

Prepared For: TAYLOR MORRISON

PHASE: CDD CONTRACTION PARCEL

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

REVISIONS

DATE	DESCRIPTION	DRAWN BY
01/19/18	Revise Name of Parcel	SEC
01/29/18	Revise Name of Parcel	SEC
01/31/18	Revise Name of Parcel	SEC
02/12/18	Revise Parcel	SEC

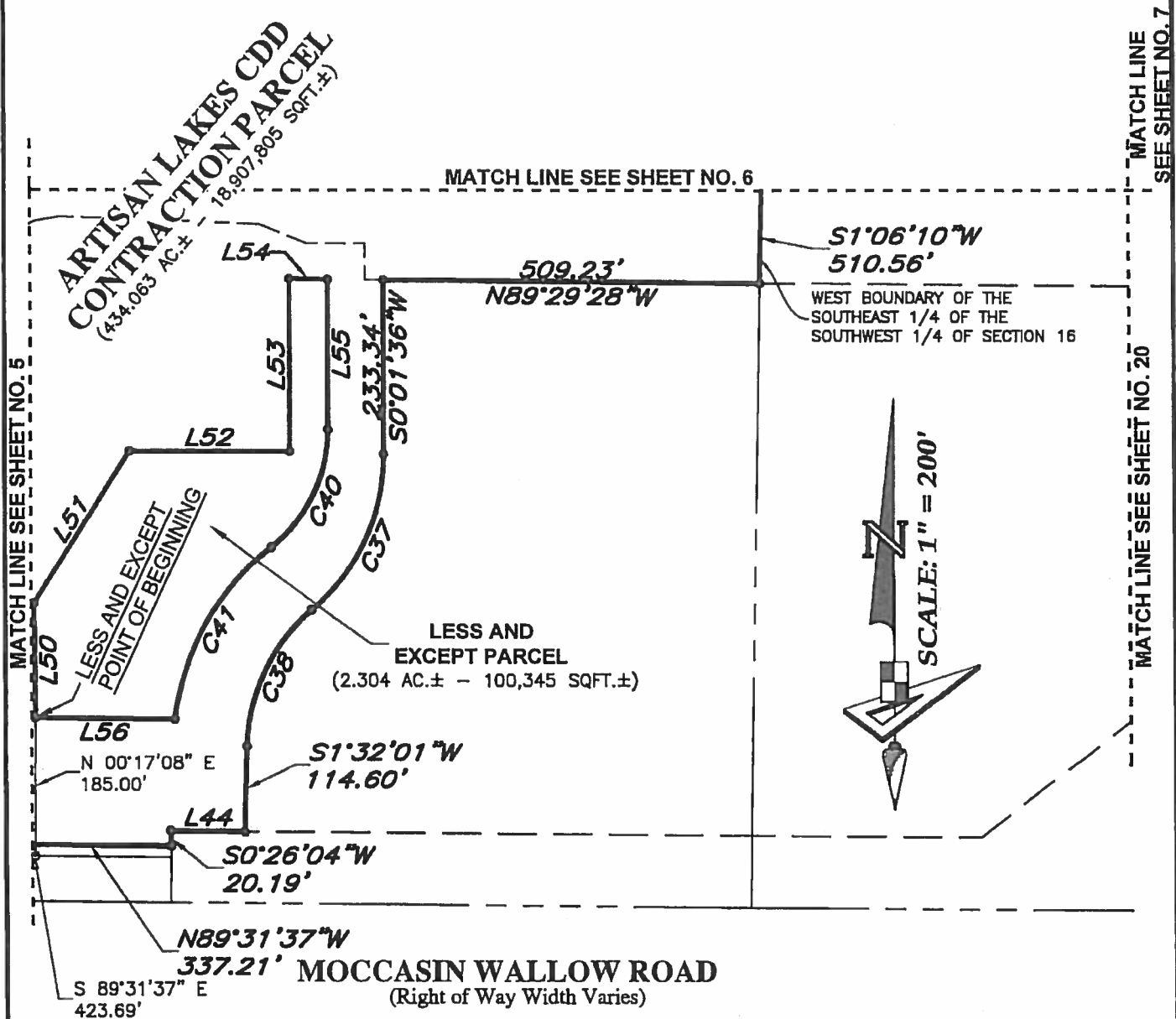
DESCRIPTION SKETCH
(Not A Survey)

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



GeoPoint
Surveying, Inc.

Description Sketch




ARTISAN LAKES CDD CONTRACTION PARCEL

PROJECT: ARTISAN LAKES		Prepared For: TAYLOR MORRISON		
PHASE: CDD CONTRACTION PARCEL		DESCRIPTION SKETCH (Not A Survey)		
DRAWN: SEC	DATE: 01/10/18			CHECKED BY: PAW
REVISIONS				
DATE	DESCRIPTION	DRAWN BY	<p>GeoPoint Surveying, Inc.</p>	
01/19/18	Revise Name of Parcel	SEC		
01/29/18	Revise Name of Parcel	SEC		
01/31/18	Revise Name of Parcel	SEC		
02/12/18	Revise Parcel	SEC		

Description Sketch

LINE DATA TABLE			LINE DATA TABLE			LINE DATA TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N 70°58'45" E	7.66'	L26	S 12°41'19" E	2.11'	L51	N 32°11'18" E	242.08'
L2	N 84°44'45" W	196.79'	L27	S 80°41'18" W	40.48'	L52	N 90°00'00" E	215.88'
L3	N 03°11'20" W	38.97'	L28	N 85°32'34" W	69.39'	L53	N 00°00'00" W	230.99'
L4	N 30°39'35" W	29.75'	L29	N 65°08'35" E	12.13'	L54	S 89°29'28" E	51.96'
L5	S 87°58'55" W	134.33'	L30	N 84°26'15" W	48.02'	L55	S 00°01'36" W	201.75'
L6	S 31°26'56" W	25.81'	L31	S 78°36'28" W	69.16'	L56	N 89°31'43" W	187.17'
L7	S 01°32'36" E	110.30'	L32	N 76°38'21" W	58.92'			
L8	S 01°17'54" E	102.94'	L33	N 87°22'32" W	32.66'			
L9	S 00°09'45" E	60.06'	L34	S 76°43'23" W	45.37'			
L10	N 70°00'18" W	89.96'	L35	N 81°50'02" W	56.83'			
L11	N 88°04'19" W	46.06'	L36	N 79°49'59" W	29.59'			
L12	N 47°10'20" W	116.53'	L37	S 73°10'12" W	60.36'			
L13	N 30°37'25" W	56.24'	L38	N 78°34'23" W	69.56'			
L14	N 84°57'31" W	88.78'	L39	N 56°59'18" W	87.59'			
L15	N 51°34'39" W	21.79'	L40	N 58°35'58" W	52.43'			
L16	N 19°33'35" W	89.94'	L41	S 74°49'49" W	133.61'			
L17	N 64°16'58" E	80.00'	L42	S 74°49'49" W	138.72'			
L18	N 83°20'20" W	23.46'	L43	N 15°10'11" W	40.54'			
L19	S 85°32'12" W	84.34'	L44	N 89°33'56" W	100.02'			
L20	N 89°36'29" W	45.92'	L45	N 00°28'23" E	197.91'			
L21	S 81°17'08" W	72.74'	L46	N 89°31'37" W	99.36'			
L22	N 82°50'00" W	48.47'	L47	N 55°59'39" W	84.12'			
L23	S 85°08'32" W	56.31'	L48	S 19°01'15" E	29.74'			
L24	S 59°59'38" E	29.43'	L49	S 70°58'18" W	26.39'			
L25	N 78°04'12" W	12.04'	L50	N 00°20'25" W	155.34'			

ARTISAN LAKES CDD CONTRACTION PARCEL

PROJECT: ARTISAN LAKES			Prepared For: TAYLOR MORRISON		
PHASE: CDD CONTRACTION PARCEL			DESCRIPTION SKETCH (Not A Survey)		
DRAWN: SEC	DATE: 01/10/18	CHECKED BY: PAW			
REVISIONS					
DATE	DESCRIPTION	DRAWN BY			
01/19/18	Revise Name of Parcel	SEC			
01/29/18	Revise Name of Parcel	SEC			
01/31/18	Revise Name of Parcel	SEC			
02/12/18	Revise Parcel	SEC			
			1403 E. 5th Avenue Tampa, Florida 33605 Phone: (813) 248-8888 Licensed Business No.: LB 7768  GeoPoint Surveying, Inc.		

Description Sketch


CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	30.00'	61°21'31"	32.13'	30.61'	N 61°20'20" W
C2	30.00'	56°31'59"	29.60'	28.41'	S 59°42'55" W
C3	520.00'	29°02'38"	263.60'	260.78'	N 66°18'17" E
C4	680.00'	38°52'11"	461.32'	452.52'	N 61°23'31" E
C5	671.00'	48°04'10"	582.95'	546.58'	N 65°59'31" E
C6	1213.85'	4°10'27"	88.43'	88.42'	N 69°49'25" E
C7	35.00'	86°32'47"	52.87'	47.98'	S 68°59'25" E
C8	35.00'	86°32'47"	52.87'	47.98'	N 17°33'22" E
C9	1210.00'	1°28'23"	31.11'	31.11'	N 60°05'34" E
C10	1090.00'	13°11'27"	250.94'	250.39'	N 52°45'39" E
C11	985.00'	25°10'46"	432.87'	429.40'	N 58°45'18" E
C12	740.00'	41°54'16"	541.21'	529.23'	N 50°23'33" E
C13	860.00'	36°00'00"	540.35'	531.51'	N 47°26'25" E
C14	640.00'	66°30'01"	742.82'	701.82'	N 32°11'24" E
C15	1060.00'	26°13'28"	485.16'	480.94'	N 12°03'08" E
C16	95.00'	25°06'24"	41.63'	41.30'	N 78°21'38" W
C17	660.00'	11°03'08"	127.31'	127.12'	N 85°23'16" W
C18	100.00'	21°25'56"	37.41'	37.19'	N 67°29'27" W
C19	200.00'	13°35'20"	47.43'	47.32'	N 85°00'05" W
C20	80.00'	29°10'54"	40.75'	40.31'	N 77°12'18" W
C21	25.00'	54°12'23"	23.85'	22.78'	N 41°35'57" W

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C22	340.00'	47°57'52"	284.63'	276.39'	S 87°18'56" W
C23	760.00'	11°15'55"	149.43'	149.19'	S 68°57'57" W
C24	25.00'	33°05'04"	14.44'	14.24'	S 58°03'23" W
C25	30.00'	82°11'02"	43.03'	39.44'	S 55°34'09" W
C26	30.00'	102°50'31"	53.85'	46.90'	S 50°30'33" W
C27	30.00'	93°22'37"	48.89'	43.66'	S 33°59'59" W
C28	30.00'	150°41'08"	78.90'	58.05'	N 10°12'00" W
C29	30.00'	69°54'02"	36.60'	34.37'	N 23°38'57" W
C30	55.00'	116°26'29"	111.78'	93.51'	S 74°49'49" W
C31	75.00'	42°38'33"	55.82'	54.54'	N 06°09'05" E
C32	300.00'	26°59'49"	141.36'	140.05'	N 13°58'27" E
C33	380.00'	61°15'28"	406.28'	387.20'	N 31°06'17" E
C34	560.00'	39°18'50"	384.25'	376.75'	N 19°23'16" E
C35	1120.00'	19°48'12"	387.11'	385.19'	N 10°10'15" W
C36	1280.00'	20°36'36"	480.43'	457.95'	N 09°46'03" W
C37	275.00'	48°46'54"	238.93'	231.49'	S 24°55'03" W
C38	250.00'	48°16'44"	210.66'	204.48'	S 25°40'23" W
C39	355.90'	39°57'20"	248.19'	243.19'	S 51°00'05" W
C40	200.00'	51°57'08"	181.35'	175.20'	S 26°00'09" W
C41	350.00'	44°58'41"	274.75'	267.75'	S 29°29'21" W

ARTISAN LAKES CDD CONTRACTION PARCEL

PROJECT: ARTISAN LAKES		Prepared For: TAYLOR MORRISON		
PHASE: CDD CONTRACTION PARCEL		DESCRIPTION SKETCH (Not A Survey)		
DRAWN: SEC	DATE: 01/10/18			CHECKED BY: PAW
REVISIONS				
DATE	DESCRIPTION	DRAWN BY		
01/19/18	Revise Name of Parcel	SEC		
01/29/18	Revise Name of Parcel	SEC		
01/31/18	Revise Name of Parcel	SEC		
02/12/18	Revise Parcel	SEC		

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

GeoPoint
 Surveying, Inc.

Description Sketch

ARTISAN LAKES CDD AMENDED DISTRICT BOUNDARY

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 CDD AMENDED DISTRICT BOUNDARY

PROJECT: ARTISAN LAKES		Prepared For: TAYLOR MORRISON	
PHASE: CDD AMENDED DISTRICT BOUNDARY			
DRAWN: SEC	DATE: 01/05/18		
REVISIONS			
DATE	DESCRIPTION	DRAWN BY	
01/19/18	Revise Name of Parcel	SEC	
01/29/18	Revise Name of Parcel	SEC	

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



GeoPoint
Surveying, Inc.

Description Sketch

Legal Description Continued from Sheet No. 1

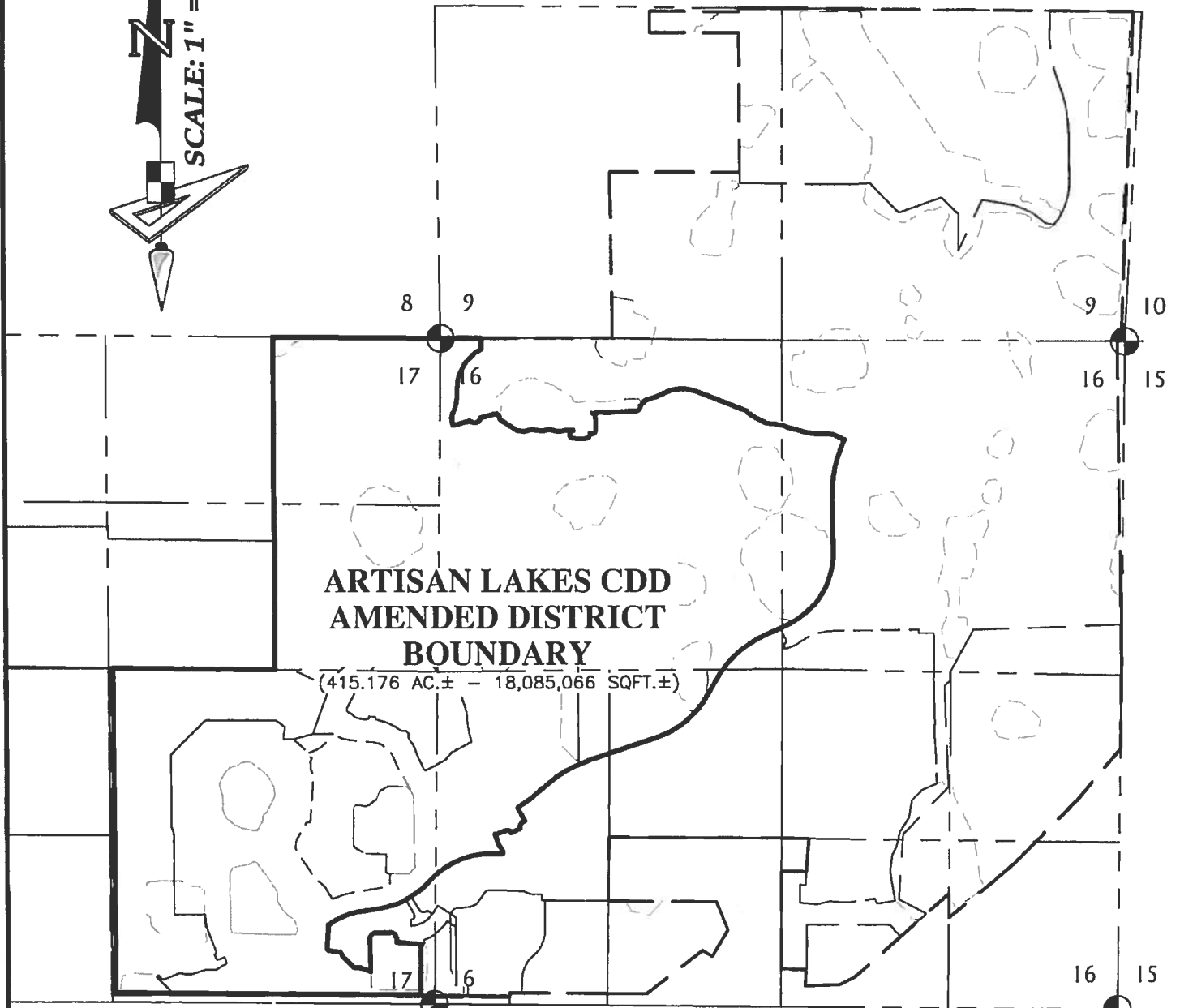
thence Northeasterly, 14.44 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 33°05'04" (chord bearing N.58°03'23"E., 14.24 feet); thence Easterly, 149.43 feet along the arc of a reverse curve to the left having a radius of 760.00 feet and a central 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 CDD AMENDED DISTRICT BOUNDARY

PROJECT: ARTISAN LAKES			Prepared For: TAYLOR MORRISON		
PHASE: CDD AMENDED DISTRICT BOUNDARY			<div style="font-size: 24px; font-weight: bold;">DESCRIPTION SKETCH</div> <div style="font-size: 18px; font-weight: bold;">(Not A Survey)</div>		
DRAWN: SEC	DATE: 01/05/18	CHECKED BY: PAW			
REVISIONS					
DATE	DESCRIPTION	DRAWN BY	<div style="font-size: 24px; font-weight: bold;">GeoPoint</div> <div style="font-size: 18px; font-weight: bold;">Surveying, Inc.</div>		
01/19/18	Revise Name of Parcel	SEC			
01/29/18	Revise Name of Parcel	SEC			
			02 of 15		

Description Sketch



**ARTISAN LAKES CDD
AMENDED DISTRICT
BOUNDARY**

(415.176 AC.± - 18,085,066 SQFT.±)

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

MOCCASIN WALLOW ROAD
(Right of Way Width Varies)

ARTISAN LAKES CDD AMENDED DISTRICT BOUNDARY

PROJECT: ARTISAN LAKES

Prepared For: TAYLOR MORRISON

PHASE: CDD AMENDED DISTRICT BOUNDARY

DRAWN: SEC | DATE: 01/05/18 | CHECKED BY: PAW

REVISIONS

DATE	DESCRIPTION	DRAWN BY
01/19/18	Revise Name of Parcel	SEC
01/29/18	Revise Name of Parcel	SEC

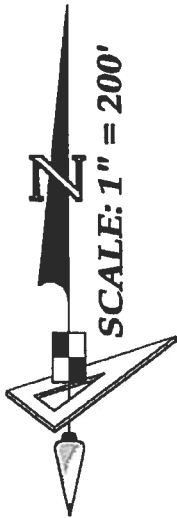
DESCRIPTION SKETCH
(Not A Survey)

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



GeoPoint
Surveying, Inc.

Description Sketch

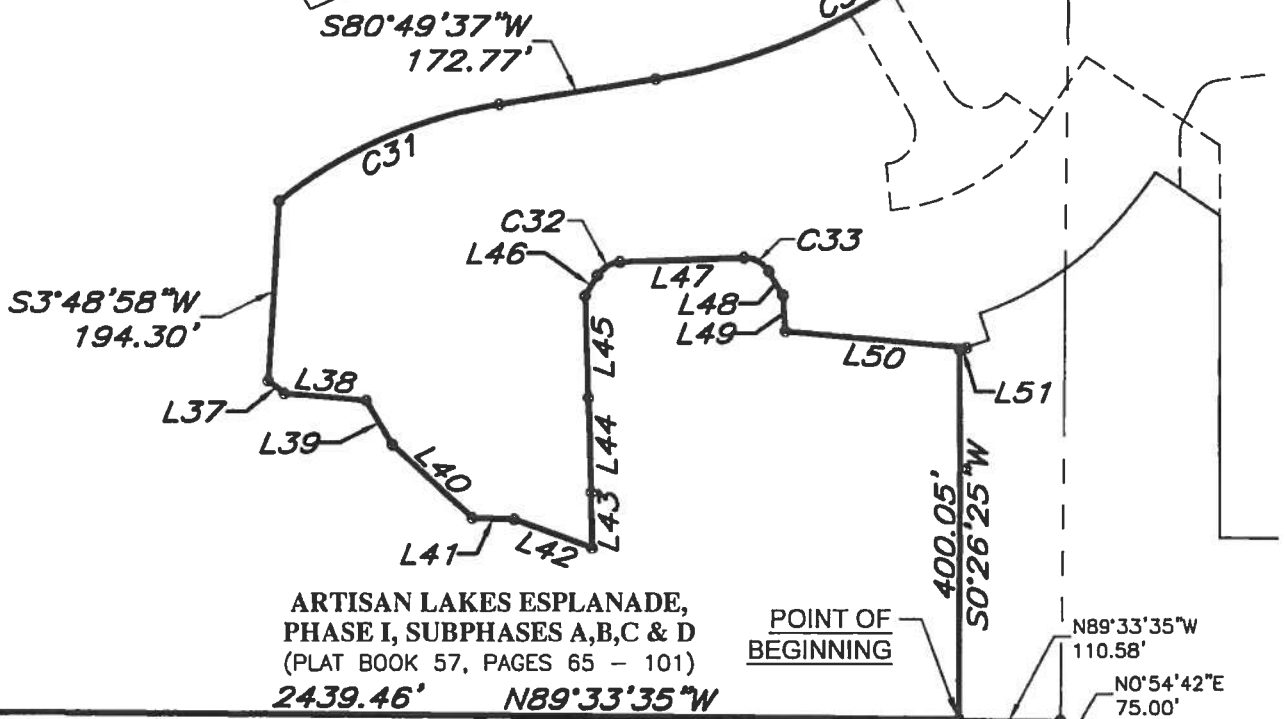


**ARTISAN LAKES CDD
AMENDED DISTRICT
BOUNDARY**
(415.176 AC.± - 18,085,066 SQFT.±)

ARTISAN LAKES ESPLANADE,
PHASE III, SUBPHASES A,B,C,D & E
(PLAT BOOK 61, PAGES 119 - 131)

MATCH LINE SEE SHEET NO. 13

MATCH LINE SEE SHEET NO. 5



ARTISAN LAKES ESPLANADE,
PHASE I, SUBPHASES A,B,C & D
(PLAT BOOK 57, PAGES 65 - 101)

POINT OF BEGINNING

POINT OF COMMENCEMENT
SOUTHEAST CORNER OF
SECTION 17-33-18

MOCCASIN WALLOW ROAD
(Right of Way Width Varies)

ARTISAN LAKES CDD AMENDED DISTRICT BOUNDARY

PROJECT: ARTISAN LAKES
PHASE: CDD AMENDED DISTRICT BOUNDARY
DRAWN: SEC | DATE: 01/05/18 | CHECKED BY: PAW

Prepared For: TAYLOR MORRISON

REVISIONS		
DATE	DESCRIPTION	DRAWN BY
01/19/18	Revise Name of Parcel	SEC
01/29/18	Revise Name of Parcel	SEC

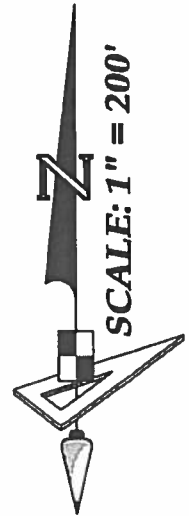
DESCRIPTION SKETCH
(Not A Survey)

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



MATCH LINE SEE SHEET NO. 6

Description Sketch



EAST MAINTAINED RIGHT-OF-WAY LINE OF 40TH AVENUE EAST, PER ROAD PLAT BOOK 3, PAGE 69, ALSO BEING THE WEST BOUNDARY OF ARTISAN LAKES ESPLANADE PHASE III, SUBPHASES A, B, C, D, & E

N0°08'04"W 2602.11'

ARTISAN LAKES ESPLANADE,
PHASE III, SUBPHASES A,B,C,D & E
(PLAT BOOK 61, PAGES 119 - 131)

ARTISAN LAKES ESPLANADE,
PHASE I, SUBPHASES A,B,C & D
(PLAT BOOK 57, PAGES 65 - 101)

ARTISAN LAKES CDD AMENDED DISTRICT BOUNDARY

(415.176 AC.± - 18,085,066 SQFT.±)

ARTISAN LAKES ESPLANADE,
PHASE I, SUBPHASES A,B,C & D
(PLAT BOOK 57, PAGES 65 - 101)

2439.46' N89°33'35"W

NORTH RIGHT-OF-WAY LINE

MOCCASIN WALLOW ROAD
(Right of Way Width Varies)

ARTISAN LAKES CDD AMENDED DISTRICT BOUNDARY

MATCH LINE SEE SHEET NO. 4

PROJECT: ARTISAN LAKES

Prepared For: TAYLOR MORRISON

PHASE: CDD AMENDED DISTRICT BOUNDARY

DRAWN: SEC DATE: 01/05/18 CHECKED BY: PAW

REVISIONS

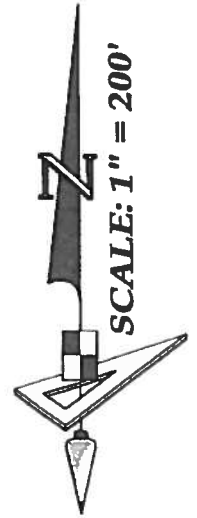
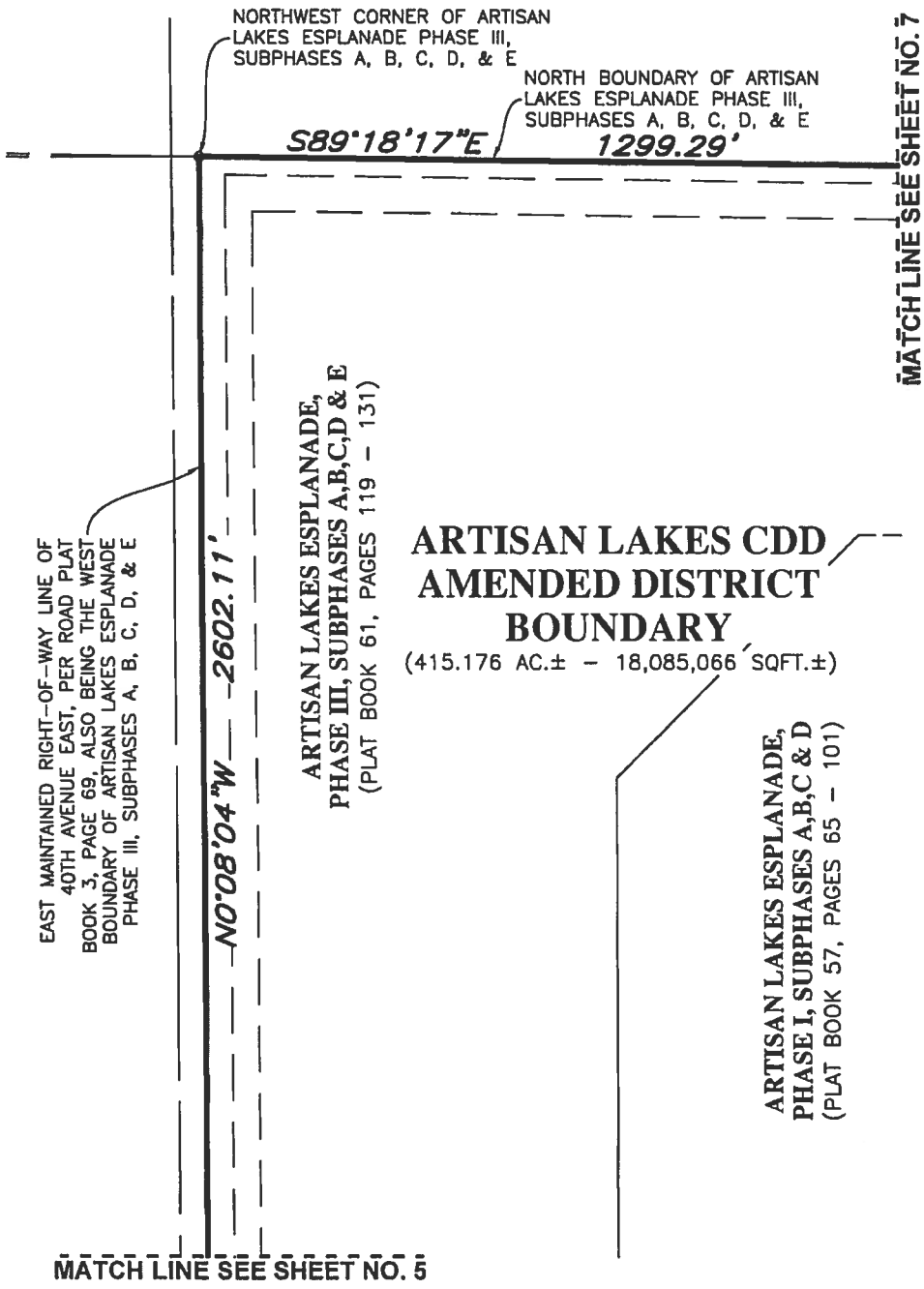
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01/19/18	Revise Name of Parcel	SEC
01/29/18	Revise Name of Parcel	SEC

DESCRIPTION SKETCH
(Not A Survey)

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Description Sketch



ARTISAN LAKES CDD AMENDED DISTRICT BOUNDARY

PROJECT: ARTISAN LAKES			Prepared For: TAYLOR MORRISON		
PHASE: CDD AMENDED DISTRICT BOUNDARY			<p style="text-align: center;">DESCRIPTION SKETCH (Not A Survey)</p>		
DRAWN: SEC	DATE: 01/05/18	CHECKED BY: PAW			
REVISIONS					
DATE	DESCRIPTION	DRAWN BY			
01/19/18	Revise Name of Parcel	SEC			
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GeoPoint
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Description Sketch

--- MATCH LINE SEE SHEET NO. 8 ---



WEST BOUNDARY OF THE EAST 1/2 OF
THE NORTHEAST 1/4 OF SECTION 17

NO°04'18"W 2660.51'

SOUTHWEST CORNER
OF THE EAST 1/2
OF THE NORTHEAST
1/4 OF SECTION 17

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

**1299.29'
S89°18'17"E**

ARTISAN LAKES CDD AMENDED DISTRICT BOUNDARY

(415.176 AC.± - 18,085,066 SQFT.±)

MATCH LINE SEE SHEET NO. 6

ARTISAN LAKES ESPLANADE,
PHASE III, SUBPHASES A,B,C,D & E
(PLAT BOOK 61, PAGES 119 - 131)

ARTISAN LAKES
ESPLANADE, PHASE II
(PLAT BOOK 59, PAGES 1 - 6)

ARTISAN LAKES CDD AMENDED DISTRICT BOUNDARY

PROJECT: ARTISAN LAKES

Prepared For: TAYLOR MORRISON

PHASE: CDD AMENDED DISTRICT BOUNDARY

DRAWN: SEC DATE: 01/05/18 CHECKED BY: PAW

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DESCRIPTION SKETCH
(Not A Survey)

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GeoPoint
Surveying, Inc.

Description Sketch

NORTH BOUNDARY OF THE EAST 1/2 OF
THE NORTHEAST 1/4 OF SECTION 17

S89°31'32"E 1343.85'

NORTHWEST CORNER
OF THE EAST 1/2
OF THE NORTHEAST
1/4 OF SECTION 17

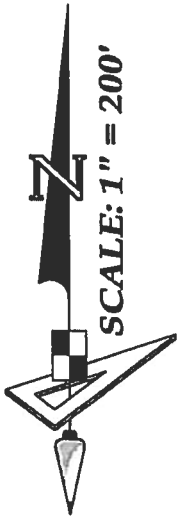
WEST BOUNDARY OF
THE EAST 1/2 OF
THE NORTHEAST 1/4
OF SECTION 17

2660.51'

N0°04'18"W

ARTISAN LAKES CDD AMENDED DISTRICT BOUNDARY

(415.176 AC.± - 18,085,066 SQFT.±)



SCALE: 1" = 200'

MATCH LINE SEE SHEET NO. 9

MATCH LINE SEE SHEET NO. 7

ARTISAN LAKES CDD AMENDED DISTRICT BOUNDARY

PROJECT: ARTISAN LAKES

Prepared For: TAYLOR MORRISON

PHASE: CDD AMENDED DISTRICT BOUNDARY

DRAWN: SEC DATE: 01/05/18 CHECKED BY: PAW

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01/29/18	Revise Name of Parcel	SEC

DESCRIPTION SKETCH
(Not A Survey)

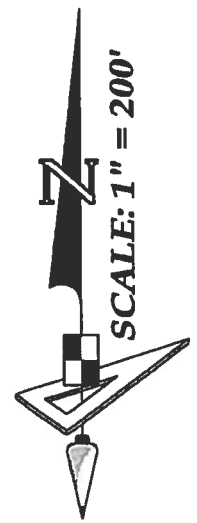
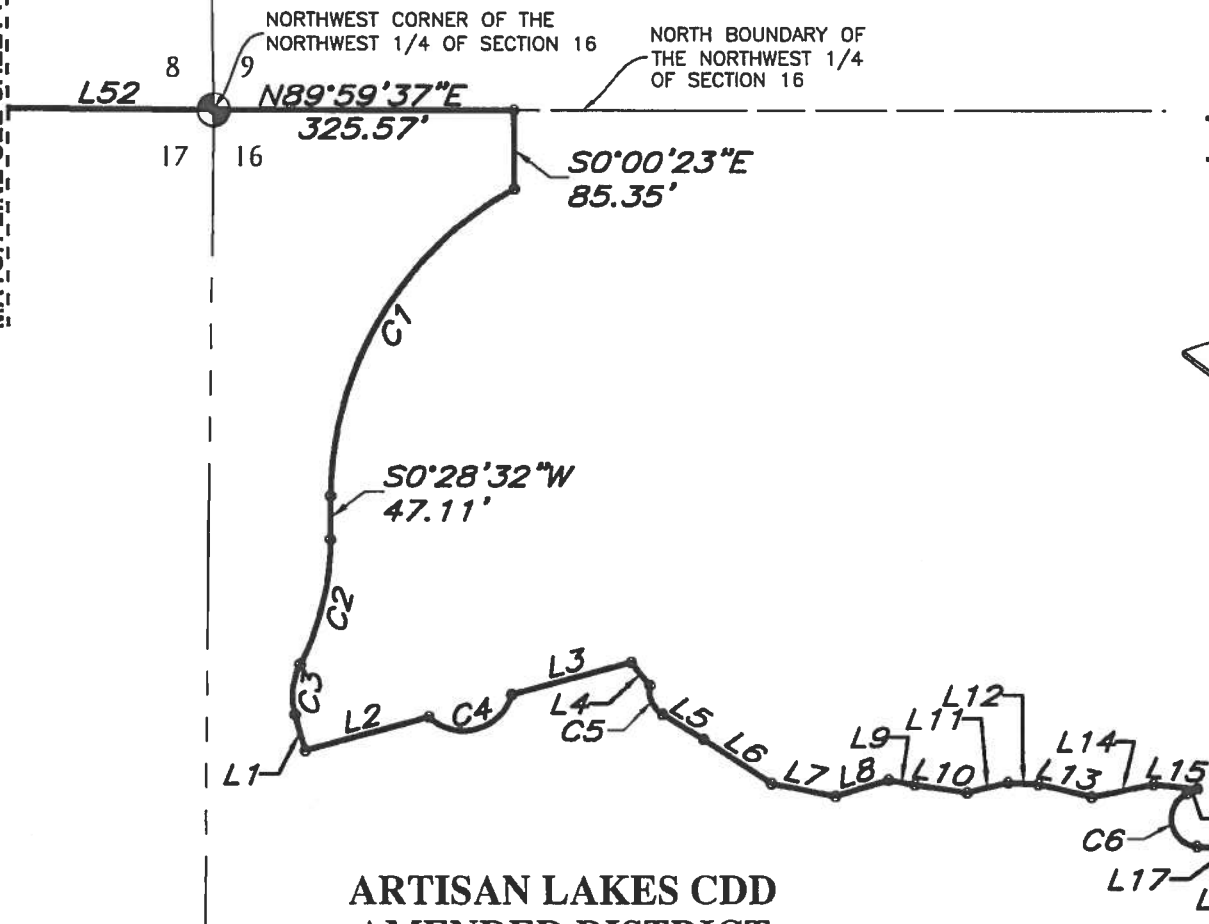
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Description Sketch

MATCH LINE SEE SHEET NO. 8



MATCH LINE SEE SHEET NO. 10

**ARTISAN LAKES CDD
AMENDED DISTRICT
BOUNDARY**
(415.176 AC.± - 18,085,066 SQFT.±)

ARTISAN LAKES CDD AMENDED DISTRICT BOUNDARY

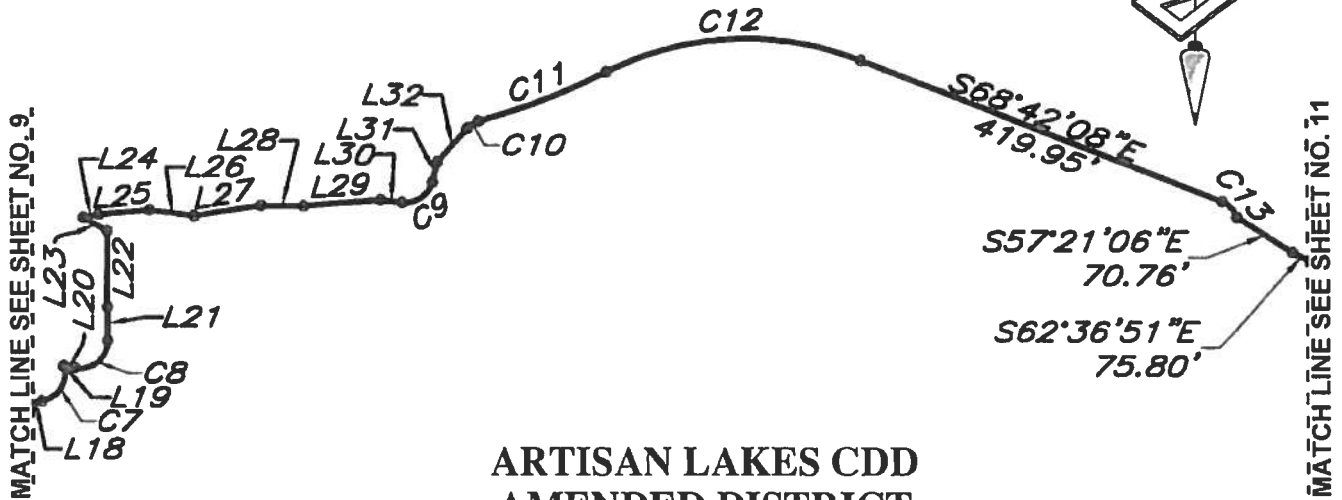
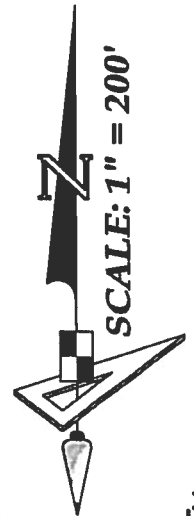
PROJECT: ARTISAN LAKES		Prepared For: TAYLOR MORRISON	
PHASE: CDD AMENDED DISTRICT BOUNDARY			
DRAWN: SEC	DATE: 01/05/18	CHECKED BY: PAW	
REVISIONS			
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01/29/18	Revise Name of Parcel	SEC	

DESCRIPTION SKETCH
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Description Sketch



**ARTISAN LAKES CDD
AMENDED DISTRICT
BOUNDARY**
(415.176 AC.± - 18,085,066 SQFT.±)

ARTISAN LAKES CDD AMENDED DISTRICT BOUNDARY

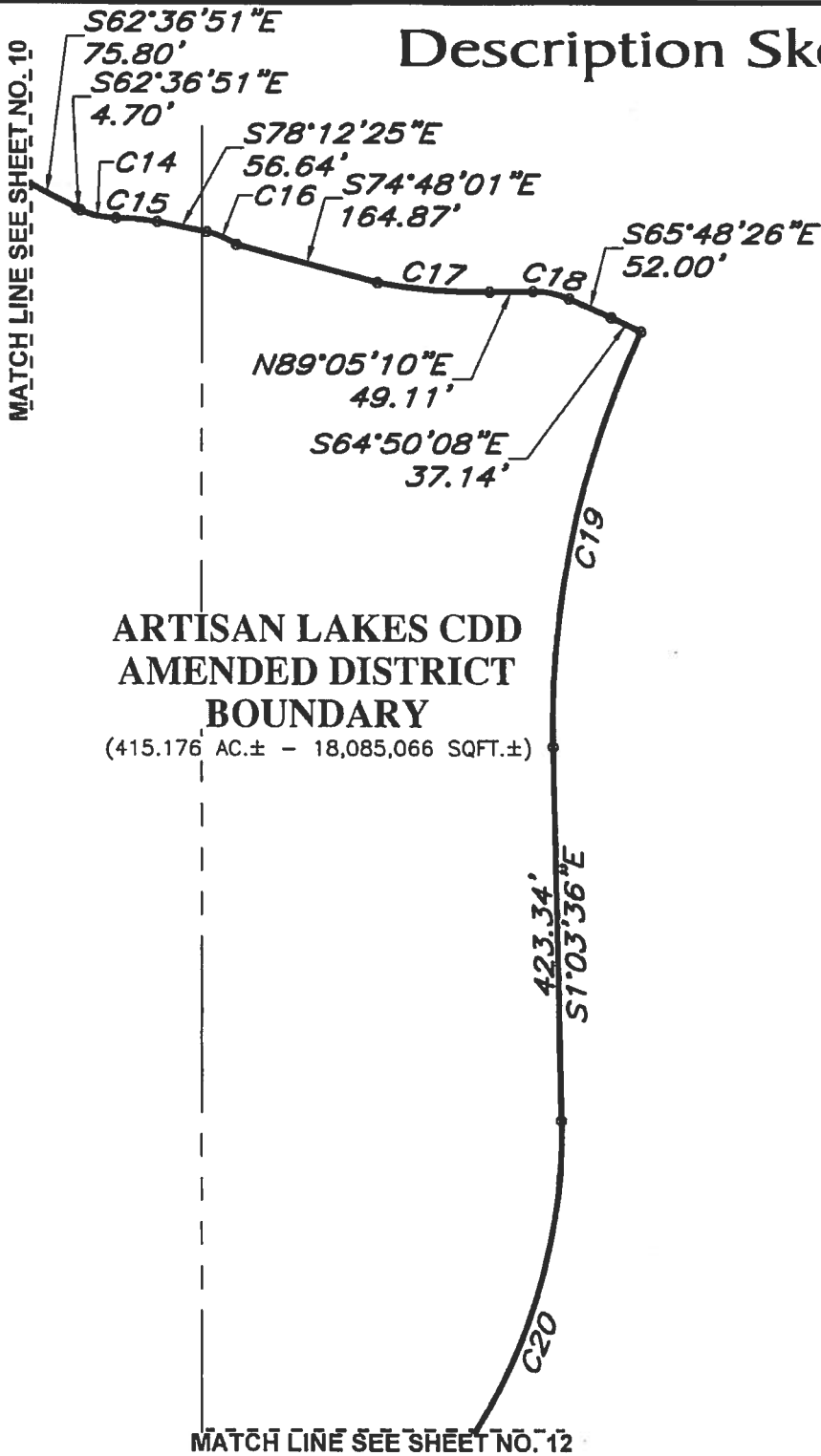
PROJECT: ARTISAN LAKES		Prepared For: TAYLOR MORRISON	
PHASE: CDD AMENDED DISTRICT BOUNDARY			
DRAWN: SEC	DATE: 01/05/18	CHECKED BY: PAW	
REVISIONS			
DATE	DESCRIPTION	DRAWN BY	
01/19/18	Revise Name of Parcel	SEC	
01/29/18	Revise Name of Parcel	SEC	

DESCRIPTION SKETCH
(Not A Survey)

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Description Sketch



ARTISAN LAKES CDD AMENDED DISTRICT BOUNDARY

PROJECT: ARTISAN LAKES			Prepared For: TAYLOR MORRISON		
PHASE: CDD AMENDED DISTRICT BOUNDARY					
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REVISIONS					
DATE	DESCRIPTION	DRAWN BY			
01/19/18	Revise Name of Parcel	SEC			
01/29/18	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		

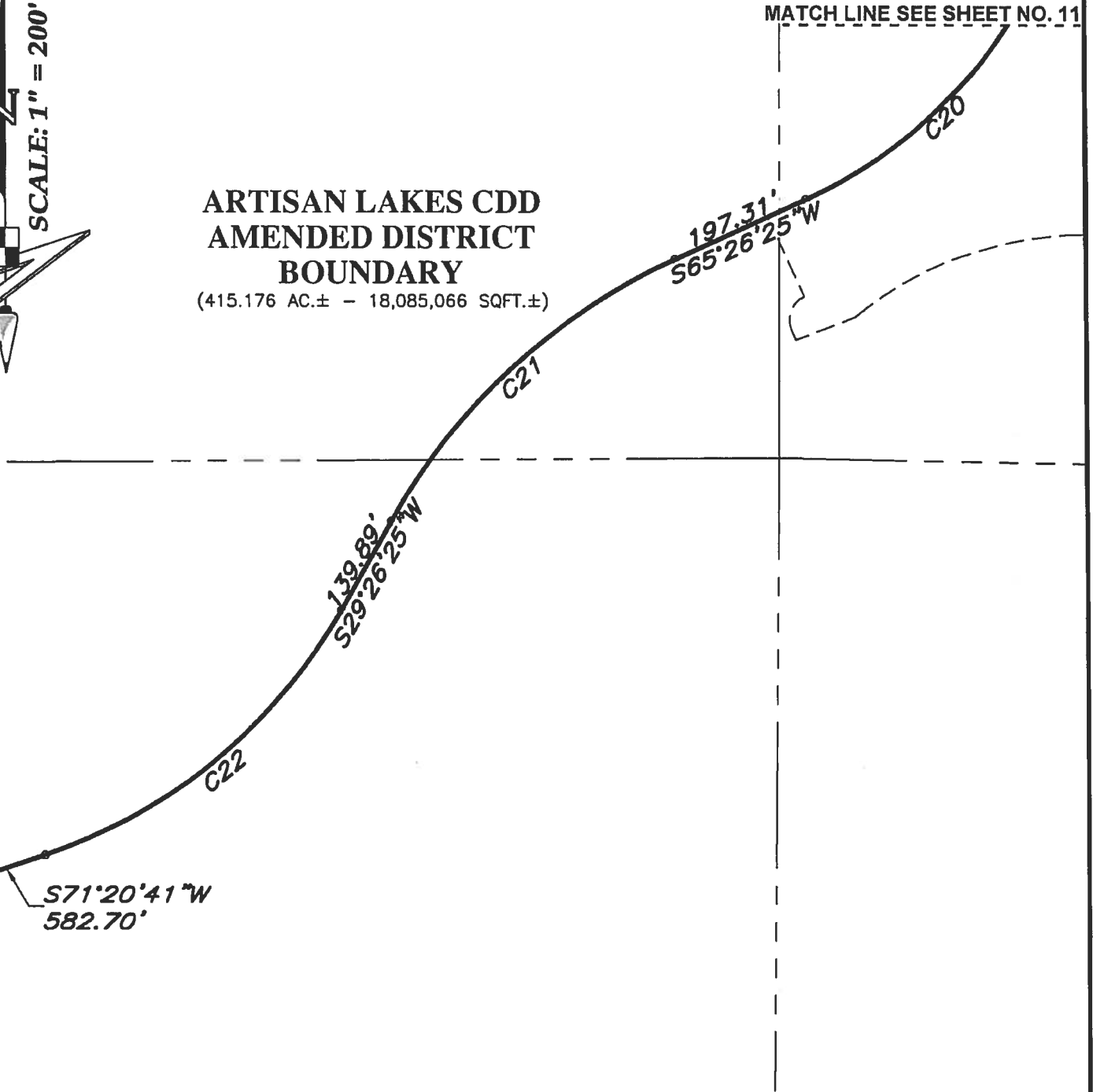
Description Sketch



**ARTISAN LAKES CDD
AMENDED DISTRICT
BOUNDARY**
(415.176 AC.± - 18,085,066 SQFT.±)

MATCH LINE SEE SHEET NO. 11

MATCH LINE SEE SHEET NO. 13



ARTISAN LAKES CDD AMENDED DISTRICT BOUNDARY

PROJECT: ARTISAN LAKES

Prepared For: TAYLOR MORRISON

PHASE: CDD AMENDED DISTRICT BOUNDARY

DRAWN: SEC | DATE: 01/05/18 | CHECKED BY: PAW

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01/29/18	Revise Name of Parcel	SEC

DESCRIPTION SKETCH
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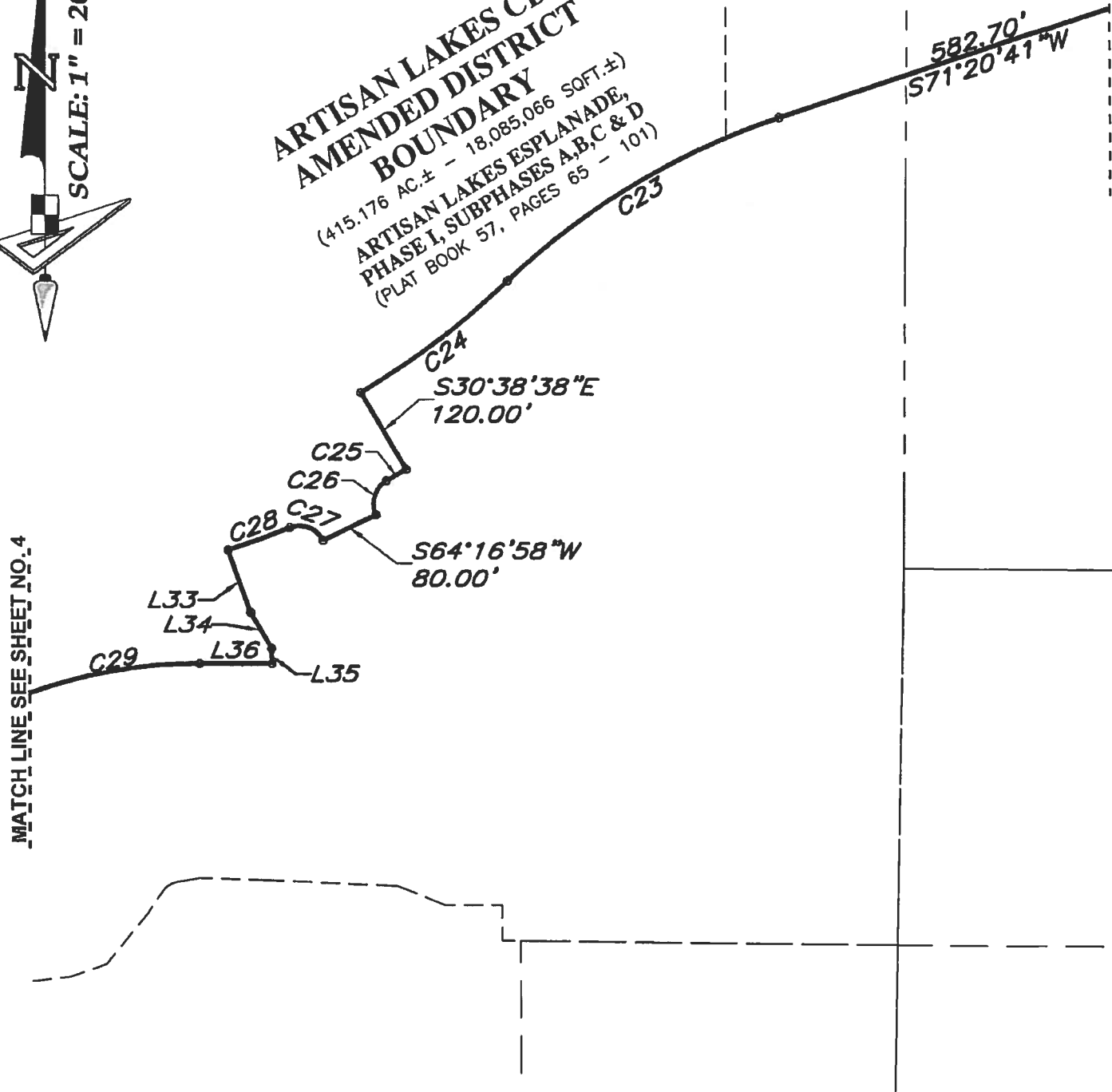
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Description Sketch



ARTISAN LAKES CDD AMENDED DISTRICT BOUNDARY

(415.176 AC.± - 18,085,066 SQFT.±)
ARTISAN LAKES ESPLANADE,
PHASE I, SUBPHASES A, B, C & D
(PLAT BOOK 57, PAGES 65 - 101)



MATCH LINE SEE SHEET NO. 4

MATCH LINE SEE SHEET NO. 12

ARTISAN LAKES CDD AMENDED DISTRICT BOUNDARY

PROJECT: ARTISAN LAKES

Prepared For: TAYLOR MORRISON

PHASE: CDD AMENDED DISTRICT BOUNDARY

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GeoPoint

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Description Sketch

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 15°10'11" E	40.54'
L2	N 74°49'49" E	138.72'
L3	N 74°49'49" E	133.61'
L4	S 39°14'22" E	32.00'
L5	S 58°35'58" E	52.43'
L6	S 56°59'18" E	87.59'
L7	S 78°34'23" E	69.56'
L8	N 73°10'12" E	60.36'
L9	S 79°49'59" E	29.59'
L10	S 81°50'02" E	56.83'
L11	N 76°43'23" E	45.37'
L12	S 87°22'32" E	32.66'
L13	S 76°38'21" E	58.92'
L14	N 78°36'28" E	69.16'
L15	S 84°26'15" E	48.02'
L16	S 65°08'35" W	12.13'
L17	S 85°32'34" E	69.39'
L18	N 80°41'18" E	40.48'
L19	N 12°41'19" W	2.11'
L20	S 78°04'12" E	12.04'
L21	N 00°54'43" W	36.32'
L22	N 00°10'08" W	82.28'
L23	N 59°59'38" W	29.43'
L24	N 78°15'11" E	16.36'
L25	N 85°08'32" E	56.31'
L26	S 82°50'00" E	48.47'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L27	N 81°17'08" E	72.74'
L28	S 89°36'29" E	45.92'
L29	N 85°32'12" E	84.34'
L30	S 83°20'20" E	23.46'
L31	N 14°28'38" E	22.37'
L32	N 41°30'51" E	48.69'
L33	S 19°33'35" E	89.94'
L34	S 30°02'46" E	56.40'
L35	S 00°01'36" W	20.64'
L36	N 89°58'24" W	97.64'
L37	S 51°34'39" E	21.79'
L38	S 84°57'31" E	88.78'
L39	S 30°37'25" E	56.24'
L40	S 47°10'20" E	116.53'
L41	S 88°04'19" E	46.06'
L42	S 70°00'18" E	89.96'
L43	N 00°09'45" W	60.06'
L44	N 01°17'54" W	102.94'
L45	N 01°32'36" W	110.30'
L46	N 31°26'56" E	25.81'
L47	N 87°58'55" E	134.33'
L48	S 30°39'35" E	29.75'
L49	S 03°11'20" E	38.97'
L50	S 84°44'45" E	196.79'
L51	S 71°00'19" W	7.67'
L52	S 89°31'32" E	1343.85'

ARTISAN LAKES CDD AMENDED DISTRICT BOUNDARY

PROJECT: ARTISAN LAKES

Prepared For: TAYLOR MORRISON

PHASE: CDD AMENDED DISTRICT BOUNDARY

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GeoPoint

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Description Sketch


CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	380.00'	61°15'29"	406.28'	387.20'	S 31°06'17" W
C2	300.00'	26°59'49"	141.36'	140.05'	S 13°58'27" W
C3	75.00'	42°38'33"	55.82'	54.54'	S 06°09'05" W
C4	55.00'	116°26'29"	111.78'	93.51'	N 74°49'49" E
C5	30.00'	69°54'02"	36.60'	34.37'	S 23°38'57" E
C6	30.00'	150°41'08"	78.90'	58.05'	S 10°12'00" E
C7	30.00'	93°22'37"	48.89'	43.66'	N 33°59'59" E
C8	30.00'	102°50'31"	53.85'	46.90'	N 50°30'33" E
C9	30.00'	82°11'02"	43.03'	39.44'	N 55°34'09" E
C10	25.00'	33°05'04"	14.44'	14.24'	N 58°03'23" E
C11	760.00'	11°15'55"	149.43'	149.19'	N 68°57'57" E
C12	340.00'	47°57'52"	284.63'	276.39'	N 87°18'56" E
C13	25.00'	54°12'23"	23.65'	22.78'	S 41°35'57" E
C14	80.00'	29°10'54"	40.75'	40.31'	S 77°12'18" E
C15	200.00'	13°35'20"	47.43'	47.32'	S 85°00'05" E
C16	100.00'	21°25'56"	37.41'	37.19'	S 67°29'27" E
C17	660.00'	11°03'08"	127.31'	127.12'	S 85°23'16" E
C18	95.00'	25°06'24"	41.63'	41.30'	S 78°21'38" E
C19	1060.00'	26°13'28"	485.16'	480.94'	S 12°03'08" W
C20	640.00'	66°30'01"	742.82'	701.82'	S 32°11'24" W
C21	860.00'	36°00'00"	540.35'	531.51'	S 47°26'25" W
C22	740.00'	41°54'16"	541.21'	529.23'	S 50°23'33" W
C23	985.00'	25°10'46"	432.87'	429.40'	S 58°45'18" W
C24	1090.00'	13°11'27"	250.94'	250.39'	S 52°45'39" W
C25	1210.00'	1°28'23"	31.11'	31.11'	S 60°05'34" W
C26	35.00'	86°32'47"	52.87'	47.98'	S 17°33'22" W

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C27	35.00'	86°32'47"	52.87'	47.98'	N 68°59'25" W
C28	1213.85'	4°10'27"	88.43'	88.42'	S 69°49'25" W
C29	671.00'	48°04'10"	562.95'	546.58'	S 65°59'31" W
C30	680.00'	38°52'11"	461.32'	452.52'	S 61°23'31" W
C31	520.00'	29°02'38"	263.60'	260.78'	S 66°18'17" W
C32	30.00'	56°31'59"	29.60'	28.41'	N 59°42'55" E
C33	30.00'	61°21'31"	32.13'	30.61'	S 61°20'20" E

ARTISAN LAKES CDD AMENDED DISTRICT BOUNDARY

PROJECT: ARTISAN LAKES			Prepared For: TAYLOR MORRISON		
PHASE: CDD AMENDED DISTRICT BOUNDARY			DESCRIPTION SKETCH (Not A Survey)		
DRAWN: SEC	DATE: 01/05/18	CHECKED BY: PAW			
REVISIONS					
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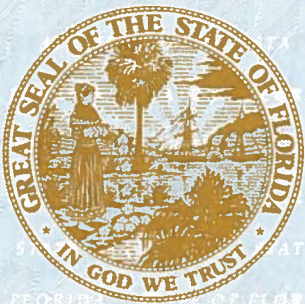
GeoPoint

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STATE OF FLORIDA DEPARTMENT OF STATE

I, KEN DETZNER, Secretary of State of the State of Florida, do hereby certify that the above and foregoing is a true and correct copy of the corrected and executed Manatee County Ordinance No. 18-30, which was filed in this office on August 28, 2018, pursuant to the provisions of Section 125.66, Florida Statutes, as shown by the records of this office.

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



Ken Detzner
Secretary of State

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

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