

ORDINANCE NO. 07-64

AN ORDINANCE OF MANATEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, ESTABLISHING THE ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FINDINGS OF FACT; DESCRIBING THE BOUNDARIES OF THE DISTRICT; NAMING THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS FOR THE DISTRICT; PROVIDING FOR THE DISTRICT CHARTER; PROVIDING FOR COUNTY COMPREHENSIVE PLAN AND COUNTY LAND DEVELOPMENT CODE COMPLIANCE; PROVIDING THAT NO DEVELOPMENT RIGHTS ARE CONFERRED ON LANDS WITHIN THE DISTRICT; RESERVING COUNTY RIGHTS OF TERMINATION, CONTRACTION, EXPANSION, AND LIMITATION OF THE DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR ACKNOWLEDGEMENT AND AGREEMENT BY THE PETITIONER.

OFFICE OF THE CLERK
MANATEE COUNTY, FLORIDA

2007 AUG 16 AM 9:09

FILED

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 (CDD) serves a governmental and public purpose by financing, providing, and managing certain basic infrastructure systems, facilities, and services as allowed by Florida law (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 its boundaries; and

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

WHEREAS, the Petitioner, as the owner of approximately 854.285 acres of land proposed for inclusion within the District, has consented in writing to the establishment of the District; and

WHEREAS, Subsection 190.005(2), Florida Statutes, authorizes the county commission to adopt an ordinance establishing a community development district of less than 1,000 acres in size; and

WHEREAS, the County has held a public hearing in accordance with the requirements and procedures of Subsections 190.005(2)(b) and 190.005(1)(d), Florida Statutes, as amended; and

WHEREAS, based on the information and representations provided by the Petitioner, the County finds all statements contained within the petition are true and correct and has relied thereon in adopting this Ordinance; and

WHEREAS, the establishment of the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the local government comprehensive plan; and

WHEREAS, the area of land within the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community; and

WHEREAS, the establishment of the District is found to be the best alternative available for delivering community development services and facilities to the area that will be served by the District, as provided herein; and

WHEREAS, the proposed community development services and facilities to be provided by the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

WHEREAS, the area that will be served by the District is amenable to separate special-district government; and

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

WHEREAS, the establishment of the District and the exercise by the District's Board of Supervisors of its powers will further the policy and intent expressed in Section 190.002, Florida Statutes; and

WHEREAS, the acquisition, construction, financing, and operation of such systems and facilities as set forth in the petition will protect, promote, and enhance the public health, safety, and general welfare of the County and its inhabitants, including the inhabitants of the District.

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

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

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

Section 3. Establishment. There is hereby established the Artisan Lakes Community Development District which shall be governed by the uniform community development district charter as set forth in Sections 190.006 through 190.041, Florida Statutes, to perform the functions contained in the petition, attached hereto as Exhibit A.

Section 4. Boundaries. The boundaries of the District are those described in the metes and bounds description, attached hereto as Exhibit B.

Section 5. Initial Board of Supervisors. The following five (5) persons are designated as the initial members of the Board of Supervisors for the District:

- (1) Thomas R. Spence
4905 West Laurel Street, Suite 100
Tampa, Florida 33607
- (2) Gregory S. Meath
4905 West Laurel Street, Suite 100
Tampa, Florida 33607
- (3) John Grueter
4905 West Laurel Street, Suite 100
Tampa, Florida 33607
- (4) Ann Cohen
877 Executive Center Drive West, Suite 205
St. Petersburg, Florida 33702
- (5) Will Redd
4321 Faircount Drive
Valrico, Florida 33594

Section 6. Charter. The District shall be governed by the provisions of Chapter 190, Florida Statutes, specifically the uniform general law in Sections 190.006 through 190.041, Florida Statutes, as amended. The District shall have, and the District Board of Supervisors may exercise, subject to the regulatory jurisdiction and permitting authority of all applicable governmental bodies, agencies, and special districts having authority with respect to any area included in the petition and Chapter 190, Florida Statutes, any or all of the special powers set forth in Subsection 190.012(1), Florida Statutes. The exercise by the District Board of Supervisors of the special powers specified in Subsection 190.012(2), Florida Statutes, shall require the consent of the County.

Section 7. County Comprehensive Plan and County Land Development Code Compliance. The District shall be governed by the development standards of the Manatee

County Comprehensive Plan and the Manatee County Land Development Code on its construction projects in the same manner as if it were a private developer. The District will be required to obtain all necessary federal, state, and local permits, including but not limited to site plan approval and building permits, for any construction it undertakes. All infrastructure shall conform to Manatee County standards.

Section 8. No Development Rights Conferred. This Ordinance confers no development rights on any lands included within the District, and any and all development within the District must obtain all necessary approvals and conform to all applicable requirements of the Manatee County Comprehensive Plan and the Manatee County Land Development Code.

Section 9. County Rights of Termination, Contraction, Expansion, and Limitation. All rights of Manatee County to terminate, contract, expand, or otherwise limit or affect the District as set forth in Section 190.046, Florida Statutes, are hereby specifically reserved.

Section 10. Severability. If any section, subsection, sentence, clause, provision or part of this Ordinance shall be held invalid for any reason by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

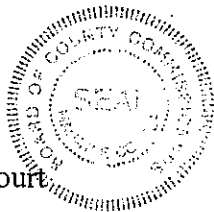
Section 11. Effective Date. This Ordinance shall take effect immediately upon the filing of a certified copy of this Ordinance with the Secretary of State pursuant to Section 125.66, Florida Statutes.

Section 12. Petitioner Acknowledgement and Agreement. Petitioner acknowledges and agrees to the statements and provisions contained in this Ordinance and evidences such by execution of the acknowledgement and agreement provided below.

ADOPTED, with a quorum present and voting, this 7th day of August, 2007.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

By: Amy E. Stein
Amy E. Stein, Chairman



Attest: R. B. Shore
Clerk of the Circuit Court

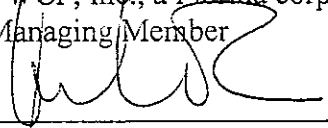
By: R. B. Shore

ACKNOWLEDGEMENT AND AGREEMENT

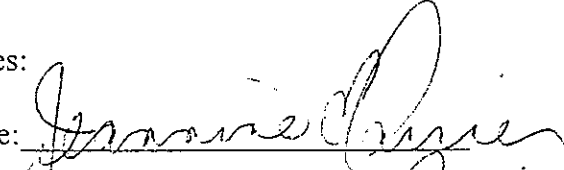
The undersigned Petitioner, Taylor Woodrow Communities at Artisan Lakes, L.L.C., a Florida limited liability company, does hereby acknowledge and agree to the statements and provisions contained herein, including but not limited to the acknowledgement that no development rights have been conferred by the adoption of this Ordinance.

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

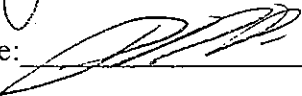
By: TWCF, Inc., a Florida corporation,
Managing Member

By: 
Ann S. Cohen, Vice President

Witnesses:

Signature: 

Printed Name: JEANNINE E. CARRIER

Signature: 

Printed Name: Rita Jane Iacino

Exhibit A
to Ordinance 07-64

Petition

Artisan Lakes
Community Development District

AMENDED & RESTATED
PETITION TO
ESTABLISH THE
ARTISAN LAKES
COMMUNITY
DEVELOPMENT
DISTRICT

Submitted by:

Michael C. Eckert
Florida Bar No. 080314
Jere Earlywine
Florida Bar No. 155527
Hopping Green & Sams, P.A.
123 South Calhoun Street
Tallahassee, Florida 32314

Revised 4-30-07

and

Patricia A. Petruff
Florida Bar No. 260991
Dye Deitrich Prather Petruff & St. Paul, P.A.
PO Box 9480
Bradenton, Florida 34206

AMENDED AND RESTATED
PETITION TO ESTABLISH THE ARTISAN LAKES
COMMUNITY DEVELOPMENT DISTRICT

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ATTORNEY CERTIFICATION

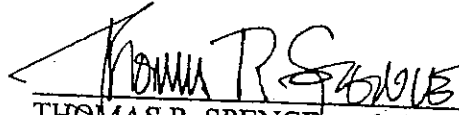
I HEREBY CERTIFY THAT TO MY KNOWLEDGE THE FACTS CONTAINED IN THE PETITION TO ESTABLISH THE ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT ARE ACCURATE.



Michael C. Eckert
Florida Bar No. 080314
Hopping Green & Sams, P.A.
123 South Calhoun Street
Tallahassee, Florida 32314
(850) 222-7500 (telephone)
(850) 224-8551 (facsimile)
Attorneys for Petitioner

PETITIONER'S CERTIFICATION

I HEREBY CERTIFY THAT TO MY KNOWLEDGE THE FACTS CONTAINED IN THE PETITION TO ESTABLISH THE ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT ARE ACCURATE.


THOMAS R. SPENCE, on behalf of Petitioner,
Taylor Woodrow Communities at Artisan Lakes,
L.L.C.

BEFORE THE MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA

AMENDED AND RESTATED
PETITION TO ESTABLISH THE ARTISAN LAKES
COMMUNITY DEVELOPMENT DISTRICT

Petitioner, Taylor Woodrow Communities at Artisan Lakes, L.L.C., (hereafter "Petitioner"), hereby petitions the County Commission of Manatee County, Florida, pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes, to establish a Community Development District (hereafter "District") with respect to the land described herein. In support of this petition, Petitioner states:

1. Location and Size. The proposed District is located entirely within Manatee County, Florida, and covers approximately 854.285 acres of land, more or less. **Exhibit 1** depicts the general location of the project. The site is located in the area bounded on the West by 40th Street, on the East by I-75 and Grass Farm Road, on the South by Moccasin Wallow Road and on the North by Buckeye Road. The metes and bounds description of the external boundaries of the District is set forth in **Exhibit 2**.
2. Excluded Parcels. There is one outparcel within the external boundary of the proposed District. The outparcel consist of 2.304 acres and it will be deeded to the North River Fire District. The name and address of the current owner of the outparcel is Taylor Woodrow at Artisan Lakes, L.L.C., 4905 West Laurel Street, Suite 100, Tampa, Florida 33607. The metes and bounds description of this outparcel is depicted in **Exhibit 2**. No negative impact will result from exclusion of this outparcel from the District because the outparcel will be owned by a government body and not subject to District assessments.
3. Landowner Consent. Petitioner has obtained written consent to establish the District from the Landowners of one hundred percent (100%) of the real property located within

the District in accordance with Section 190.005, Florida Statutes. Documentation of this consent is contained in **Exhibit 3**. The owners of the property are Property Reserve, Inc. and Taylor Woodrow Communities at Artisan Lakes, L.L.C. A map showing the respective interest in the proposed District is also contained in **Exhibit 3**. An additional consent has been provided by Suburban Land Reserve, Inc., who has an equitable interest as a contract purchaser of certain lands from Property Reserve, Inc.

4. Initial Board Members. The five persons designated to serve as initial members of the Board of Supervisors of the proposed District are as follows:

Name: Thomas R. Spence
Address: 4905 West Laurel Street, Suite 100
Tampa, Florida 33607

Name: Gregory S. Meath
Address: 4905 West Laurel Street, Suite 100
Tampa, Florida 33607

Name: John Grueter
Address: 4905 West Laurel Street, Suite 100
Tampa, Florida 33607

Name: Ann Cohen
Address: 877 Executive Center Drive West, Suite 205
St. Petersburg, Florida 33702

Name: Will Redd
Address: 4321 Faircount Drive
Valrico, Florida 33594

All of the above-listed persons are residents of the state of Florida and citizens of the United States of America.

5. Name. The proposed name of the District is the Artisan Lakes Community Development District.

6. Existing and Future Land Uses. The existing land use within the proposed District is agricultural. The future general distribution, location, and extent of the public and private land uses proposed for the area within the District by future land use plan element of the effective local comprehensive plan and the Petitioner are shown on **Exhibit 4**.
7. Major Water and Wastewater Facilities. **Exhibit 5** shows existing major trunk water mains, outfall canals and drainage basins within the proposed District. There are currently no sewer interceptors or sewer lines within the proposed District.
8. District facilities and services. **Exhibit 6** describes the type of facilities Petitioner presently expects the District to finance, construct, acquire and/or install, as well as the anticipated owner and entity responsible for maintenance. These facilities will serve the residential development within the District. The estimated costs of constructing the infrastructure serving land within the proposed District are identified in **Exhibit 7**. At present, these improvements are estimated to be made, acquired, constructed, and/or installed in three (3) phases from 2006 – 2011. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions.
9. Statement of Estimated Regulatory Costs. **Exhibit 8** is the statement of estimated regulatory costs (“SERC”) prepared in accordance with the requirements of Section 120.541, Florida Statutes (2005). The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

10. Authorized Agent. The Petitioner is authorized to do business in Florida. **Exhibit 9** identifies the authorized agent for the Petitioner. Copies of all correspondence and official notices should also be sent to:

Michael C. Eckert, Esq.
HOPPING GREEN & SAMS, P.A.
123 South Calhoun Street
Post Office Box 6526
Tallahassee, FL 32314

and

Patricia A. Petruff, Esq.
Dye Deitrich Prather Petruff & St. Paul, P.A.
PO Box 9480
Bradenton Florida 342069480

11. This petition to establish the Artisan Lakes Community Development District should be granted for the following reasons:

a. Establishment of the District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the effective State Comprehensive Plan or the effective local Comprehensive Plan.

b. The area of land within the proposed District is part of a planned community. It is of a sufficient size and is sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. The establishment of the District will prevent the general body of taxpayers in the County from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the District. The District is the best alternative for delivering community development services and facilities to the proposed

community without imposing an additional burden on the general population of the local general-purpose government. Establishment of the District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the District will not be incompatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the District's services and facilities.

e. The area to be served by the proposed District is amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the County Commission of Manatee County, Florida to:

a. schedule a public hearing in accordance with the requirements of Section 190.005(2)(b), Florida Statutes (2006); and

b. grant the petition and adopt an ordinance establishing the District pursuant to Chapter 190, Florida Statutes.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

RESPECTFULLY SUBMITTED, this 30th day of April, 2007, amending and restating the original Petition dated August 29, 2006.



Michael C. Eckert
Florida Bar No. 080314
Jere Earlywine
Florida Bar No. 155527
Hopping Green & Sams, P.A.
123 South Calhoun Street
Tallahassee, Florida 32314
(850) 222-7500 (telephone)
(850) 224-8551 (facsimile)

and

Patricia A. Petruff
Florida Bar No. 260991
Dye Deitrich Prather Petruff & St. Paul, P.A.
PO Box 9480
Bradenton, Florida 342069480

Attorneys for Petitioner

EXHIBIT 1

EXHIBIT 1: GENERAL LOCATION M

REVISIED AND SUBMITTED ON 01/11/11
Exhibit A to Ord. 07-64 Petition - Artisan Lakes CBD - Page 13 of 63

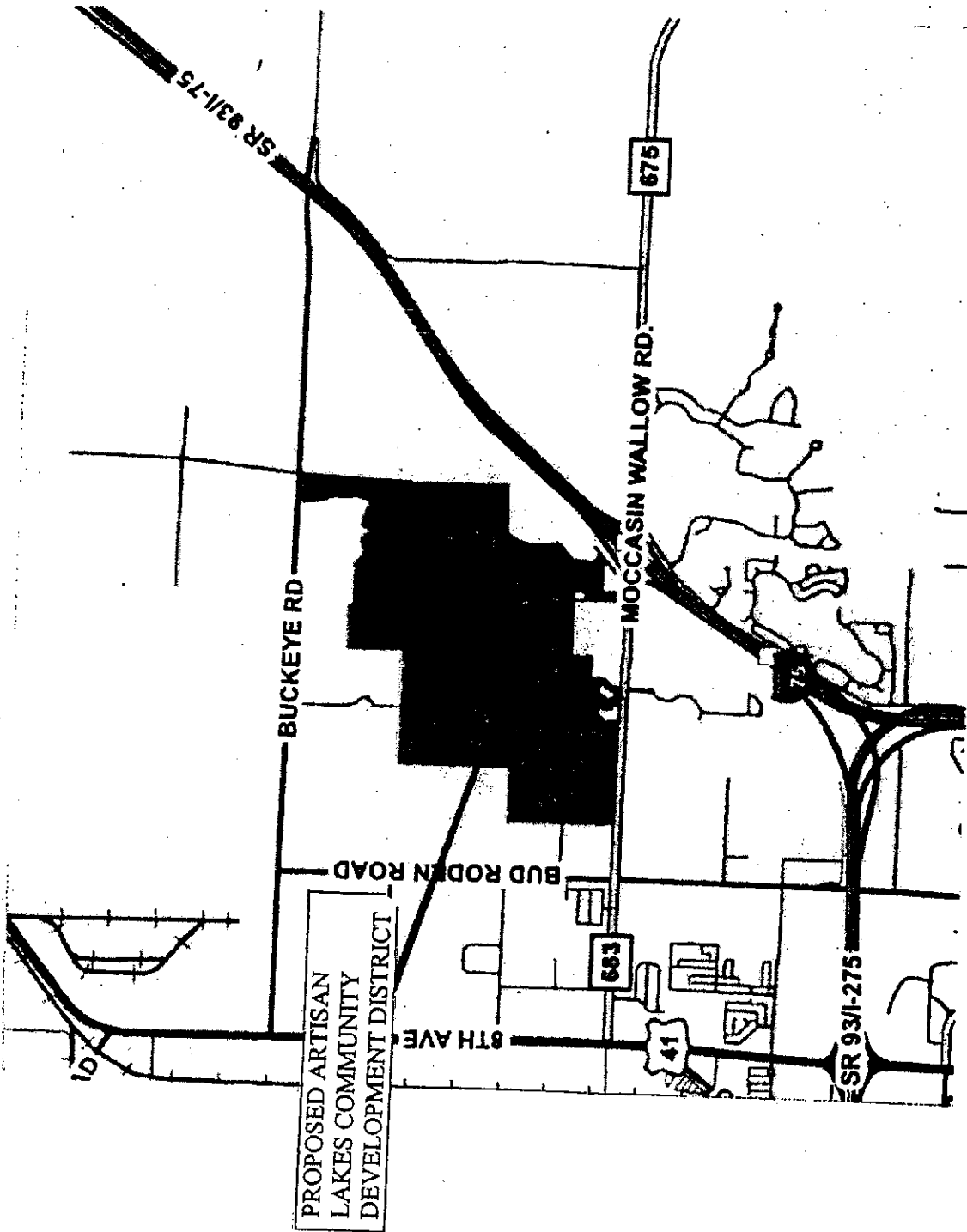
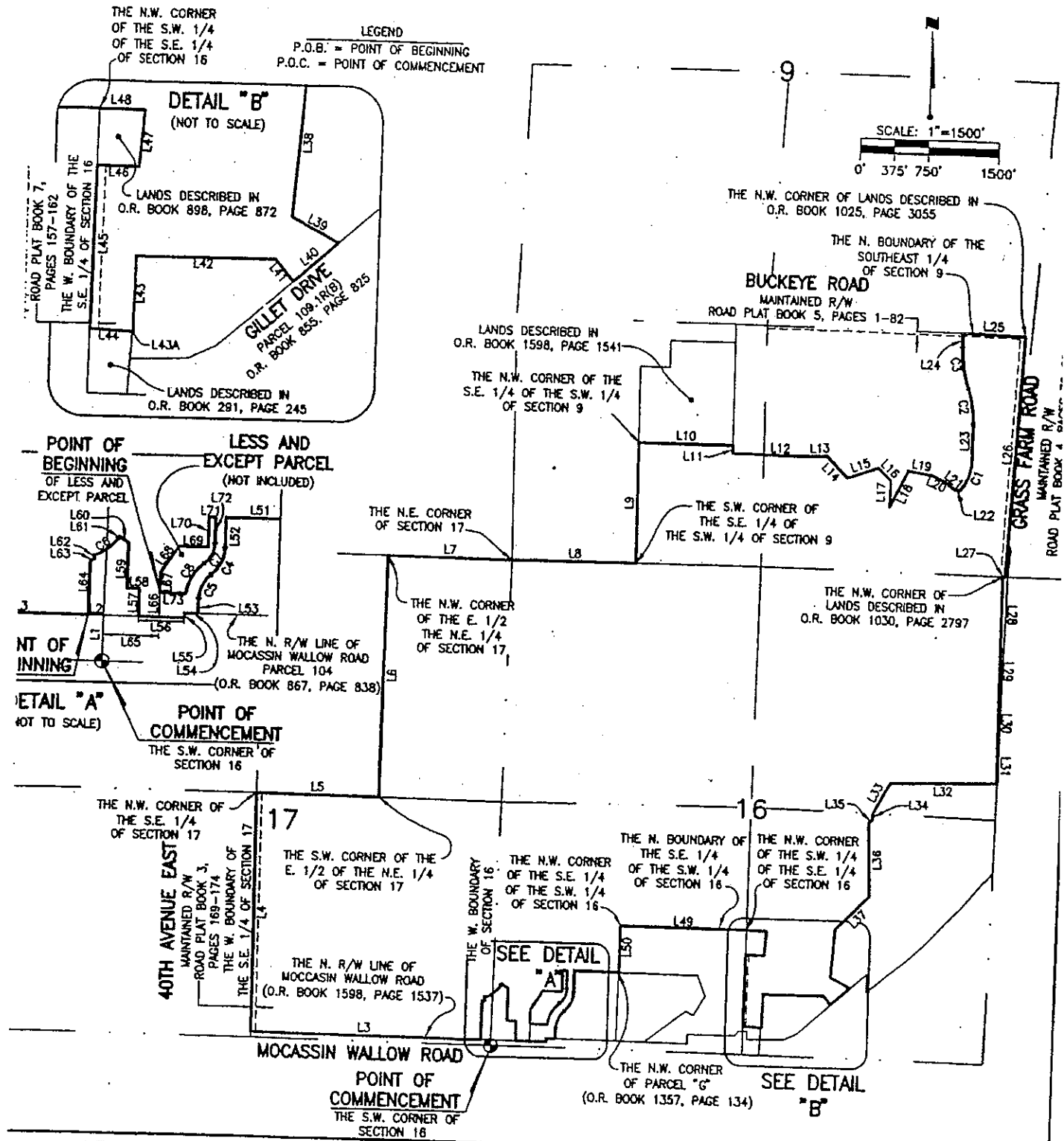


EXHIBIT 2

DESCRIPTION SKETCH - NOT A BOUNDARY SURVEY

Exhibit A to Ord. 07-64 Petition - Artisan Lakes CDD - Page 15 of 65



PROJECT: ARTISAN LAKES CDD
CLIENT: TAYLOR WOODROW COMMUNITIES



Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants

Wilson Miller, Inc.
Naples • Fort Myers • Sarasota • Bradenton • Tampa • Tallahassee
2205 North 20th Street Tampa, Florida 33605 Phone 813-223-9500 Fax 813-223-0009 Web Site www.wilsonmiller.com

MARK H. FOSTER, P.S.M. FLORIDA LICENSE NO. LS5535	
SCALE: 1" = 1500'	DATE: 8/23/06
SEC: 9.16,17	TWP: 33S RGE: 18E REV NO: 00
PROJECT NO: 03160-001-000	INDEX NO: 03160-001-001
DRWN BY/EUP NO: [Signature]	SHEET NO: 1 AT 1400

DESCRIPTION SKETCH - NOT A BOUNDARY SURVEY

Exhibit A to Ord. 07-64 Petition - Artisan Lakes CDD - Page 16 of 65

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 00°54'44"E	60.00'	L31	S 00°13'12"E	392.66'
L2	N 89°33'35"W	110.46'	L32	S 88°02'25"W	1171.02'
L3	N 89°33'35"W	2491.66'	L33	S 28°58'04"W	388.49'
L4	N 00°12'12"W	2617.43'	L34	S 00°05'47"W	66.57'
L5	S 89°18'27"E	1326.53'	L35	S 46°39'28"W	57.82'
L6	N 00°32'19"E	2660.11'	L36	S 01°53'50"E	812.65'
L7	S 89°31'28"E	1343.85'	L37	S 44°37'09"W	520.64'
L8	N 89°59'24"E	1380.88'	L38	S 04°12'24"W	526.73'
L9	N 00°23'32"W	1327.39'	L39	S 62°33'13"E	247.54'
L10	S 89°48'17"E	1040.44'	L40	S 48°37'44"W	280.27'
L11	S 00°12'03"E	85.55'	L41	N 41°22'16"W	126.09'
L12	S 89°19'36"E	887.08'	L42	S 89°58'22"W	665.46'
L13	N 86°32'28"E	152.47'	L43	S 00°37'55"W	362.47'
L14	S 44°21'33"E	328.11'	L43A	N 86°57'02"W	7.31'
L15	N 70°30'46"E	361.28'	L44	N 86°57'02"W	197.87'
L16	S 46°38'53"E	195.39'	L45	N 00°37'55"E	778.36'
L17	S 01°31'09"W	293.63'	L46	S 89°12'45"E	199.78'
L18	N 25°29'24"E	452.24'	L47	N 04°45'20"E	267.26'
L19	S 80°20'33"E	269.65'	L48	N 89°11'22"W	219.00'
L20	S 66°52'19"E	150.23'	L49	N 89°38'23"W	1380.32'
L21	S 52°56'25"E	140.09'	L50	S 01°06'10"W	510.56'
L22	S 79°33'33"E	58.13'	L51	N 89°29'28"W	509.23'
L23	N 00°16'09"W	384.99'	L52	S 00°01'36"W	233.34'
L24	N 00°32'14"E	150.00'	L53	S 01°32'01"W	114.60'
L25	S 89°27'46"E	654.80'	L54	N 89°33'56"W	100.02'
L26	S 02°28'37"W	2646.49'	L55	S 00°26'04"W	35.19'
L27	N 89°49'53"W	29.86'	L56	N 89°31'37"W	337.22'
L28	S 00°17'37"E	738.86'	L57	N 00°28'23"E	212.91'
L29	S 00°19'09"E	600.20'	L58	N 89°31'37"W	99.36'
L30	S 00°25'40"E	539.15'	L59	N 00°28'23"E	349.61'
			L60	N 55°59'39"W	83.63'
			L61	S 34°00'21"W	18.51'
			L62	S 19°01'15"E	29.74'
			L63	S 70°58'45"W	34.06'
			L64	S 00°26'25"W	415.05'
			L65	S 89°31'37"E	423.69'
			L66	N 00°17'08"E	185.00'
			L67	N 00°20'25"W	155.34'
			L68	N 32°11'18"E	242.08'
			L69	S 90°00'00"E	215.88'
			L70	N 00°00'00"E	230.99'
			L71	S 89°29'28"E	51.96'
			L72	S 00°01'36"W	201.75'
			L73	N 89°31'43"W	187.17'

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	39°18'50"	560.00	384.25	376.76	200.04	N 19°23'16"E
C2	19°48'12"	1120.00	387.11	385.19	195.51	N 10°10'15"W
C3	20°36'36"	1280.00	460.43	457.95	232.73	N 09°46'03"W
C4	49°47'01"	275.00	238.94	231.50	127.60	S 24°55'06"W
C5	48°16'36"	250.00	210.65	204.47	112.03	S 25°40'19"W
C6	36°58'31"	355.90	229.68	225.71	119.00	S 52°29'30"W
C7	51°57'06"	200.00	181.35	175.20	97.44	S 26°00'09"W
C8	44°58'40"	350.00	274.75	267.75	144.89	S 29°29'22"W

OBJECT: ARTISAN LAKES CDD
 SUBJECT: TAYLOR WOODROW COMMUNITIES



Planners - Engineers - Ecologists - Surveyors - Landscape Architects - Transportation Consultants

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 2205 North 20th Street Tampa, Florida 33605 Phone: 813-223-9500 Fax: 813-223-0009 Web-Site: www.wilsonmiller.com

[Signature]
 MARK H. FOSTER, P.S.M.
 FLORIDA LICENSE NO. LS5535

SCALE:	N/A	DATE:	8/23/06
SEC:	9,16,17	TWP:	33S
PROJECT NO.:	03160-001-000	REV NO.:	18E
INDEX NO.:	03160-001-001	INDEX NO.:	00
DRWN BY/EMP NO.:		SHEET NO.:	

DESCRIPTION SKETCH - NOT A BOUNDARY SURVEY

DESCRIPTION:

LEGAL DESCRIPTION

ARTISAN LAKES - CDD

A PARCEL OF LAND LYING WITHIN SECTIONS 9, 16 AND 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 33 SOUTH, RANGE 18 EAST AND RUN THENCE N00°54'44"E ALONG THE WEST BOUNDARY OF SAID SECTION 16, A DISTANCE OF 60.00 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF MOCCASIN WALLOW ROAD AS RECORDED IN OFFICIAL RECORD BOOK 1598, PAGE 1537 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N89°33'35"W, ALONG SAID RIGHT-OF-WAY LINE, 110.46 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE N89°33'35"W, 2,491.66 FEET TO A POINT OF INTERSECTION WITH THE WEST BOUNDARY OF THE SOUTHEAST 1/4 OF AFOREMENTIONED SECTION 17; THENCE N00°12'12"W, ALONG SAID WEST BOUNDARY, 2,617.43 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4; THENCE S89°18'27"E, 1,326.53 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 17; THENCE N00°32'19"E, 2,660.11 FEET TO THE NORTHWEST CORNER OF THE EAST 1/2 OF SAID NORTHEAST 1/4; THENCE S89°31'28"E, 1,343.85 FEET TO THE NORTHEAST CORNER OF SAID SECTION 17; THENCE N89°59'24"E, 1,380.88 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF AFOREMENTIONED SECTION 9; THENCE N00°23'32"W, 1,327.39 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SOUTHWEST 1/4 OF SECTION 9, SAID POINT BEING THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1598, PAGE 1541 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S89°48'17"E, 1,040.44 FEET (S88°54'50"E, 1040.38 FEET PER DEED) TO THE SOUTHEAST CORNER SAID LANDS; THENCE S00°12'03"E, 85.55 FEET; THENCE S89°19'36"E, 887.08 FEET; THENCE N86°32'28"E, 152.47 FEET; THENCE S44°21'33"E, 328.11 FEET; THENCE N70°30'46"E, 361.28 FEET; THENCE S46°38'53"E, 195.39 FEET; THENCE S01°31'09"W, 293.63 FEET; THENCE N25°29'24"E, 452.24 FEET; THENCE S80°20'33"E, 269.65 FEET; THENCE S66°52'19"E, 150.23 FEET; THENCE S52°56'25"E, 140.09 FEET; THENCE S79°33'33"E, 58.13 FEET TO A POINT ON THE ARC OF A CURVE; THENCE 384.25 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 39°18'50", SAID CURVE HAVING A RADIUS OF 560.00 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS N19°23'16"E, 376.76 FEET; THENCE N00°16'09"W, 384.99 FEET TO A POINT OF CURVATURE; THENCE 387.11 FEET ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 19°48'12", SAID CURVE HAVING A RADIUS OF 1,120.00 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS N10°10'15"W, 385.19 FEET TO A POINT OF REVERSE CURVATURE; THENCE 460.43 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 20°36'36", SAID CURVE HAVING A RADIUS OF 1,280.00 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS N09°46'03"W, 457.95 FEET; THENCE N00°32'14"E, 150.00 FEET TO A POINT OF INTERSECTION WITH THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF AFOREMENTIONED SECTION 9; THENCE S89°27'46"E, ALONG SAID BOUNDARY, 654.80 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1025, PAGE 3055 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA;

(CONTINUED)

PROJECT: ARTISAN LAKES CDD
 CLIENT: TAYLOR WOODROW COMMUNITIES



Planners - Engineers - Ecologists - Surveyors - Landscape Architects - Transportation Consultants

Wilson Miller, Inc.
 Naples - Fort Myers - Sarasota - Bradenton - Tampa - Tallahassee
 2205 North 20th Street Tampa, Florida 33605 Phone: 813-223-9500 Fax: 813-223-0008 Web-Gite: www.wilsonmiller.com

Wilson Miller, Inc. - P.L. Lic. LC-02000
 Wilson Miller, Inc. - Certificate of Authorization #0

MARK H. FOSTER, P.S.M.
 FLORIDA LICENSE NO. LSS535

SCALE:	N/A	DATE:	8/23/06
SEC:	9, 16, 17	TWP:	33S
PROJECT NO.	03160-001-000	RGE:	18E
INDEX NO.	03160-001-001	REV NO.	00
DRWN BY/CWP NO.		SHEET NO.	

DESCRIPTION SKETCH - NOT A BOUNDARY SURVEY

(CONTINUED)

THENCE S02°28'37"W, 2,646.49 FEET (S02°28'51"W, 2,646.54 FEET PER DEED) TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE N89°49'53"W, 29.86 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1030, PAGE 2797 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY OF SAID LANDS BY THE FOLLOWING FOUR (4) COURSES: (1) S00°17'37"E, 738.86 FEET (S00°17'15"E, 739.10 FEET PER DEED), (2) S00°19'09"E, 600.20 FEET (S00°19'00"E, 600.00 FEET PER DEED), (3) S00°25'40"E, 539.15 FEET (S00°25'54"E, 539.17 FEET PER DEED), (4) S00°13'12"E (S00°14'00"E PER DEED), 392.66 FEET; THENCE DEPARTING SAID WEST BOUNDARY, S88°02'25"W, 1,171.02 FEET; THENCE S28°58'04"W, 388.49 FEET; THENCE S00°05'47"W, 66.57 FEET; THENCE S46°39'28"W, 57.82 FEET; THENCE S01°53'50"E, 812.65 FEET; THENCE S44°37'09"W, 520.64 FEET; THENCE S04°12'24"W, 526.73 FEET; THENCE S62°33'13"E, 247.54 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY BOUNDARY OF PARCEL 109.1-R(B) (FRONTAGE ROAD - ALSO KNOWN AS GILLET DRIVE) AS RECORDED IN OFFICIAL RECORD BOOK 855, PAGE 25 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S48°37'44"W, ALONG SAID BOUNDARY, 280.27 FEET; THENCE DEPARTING SAID BOUNDARY, N41°22'16"W, 126.09 FEET; THENCE S89°58'22"W, 665.46 FEET; THENCE S00°37'55"W, 362.47 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY PROLONGATION OF THE NORTHERLY BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 291, PAGE 245 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N86°57'02"W, ALONG SAID EASTERLY PROLONGATION, 7.31 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE N86°57'02"W, ALONG SAID NORTH BOUNDARY, 197.87 FEET TO THE NORTHWEST CORNER OF SAID LANDS, SAID CORNER BEING A POINT ON THE WEST BOUNDARY OF THE SOUTHEAST 1/4 OF AFOREMENTIONED SECTION 16; THENCE N00°37'55"E, ALONG SAID WEST BOUNDARY, 778.36 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 898, PAGE 872 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S89°12'45"E, 199.78 FEET ("EAST" 200 FEET PER DEED) TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE N04°45'20"E, 267.26 FEET (N04°04'13"E, 267.68 FEET PER DEED) TO THE NORTHEAST CORNER OF SAID LANDS; THENCE N89°11'22"W, 219.00 FEET ("WEST" 219 FEET PER DEED) TO THE NORTHWEST CORNER OF SAID LANDS, SAID CORNER BEING THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF AFOREMENTIONED SECTION 16; THENCE N89°38'23"W, ALONG THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16, A DISTANCE OF 1,380.32 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE S01°06'10"W, 510.56 FEET TO THE NORTHWEST CORNER OF PARCEL G AS RECORDED IN OFFICIAL RECORD BOOK 1357, PAGE 134 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N89°29'28"W, 509.23 FEET; THENCE S00°01'36"W, 233.34 FEET TO A POINT OF CURVATURE; THENCE 238.94 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 49°47'01", SAID CURVE HAVING A RADIUS OF 275.00 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS S24°55'06"W, 231.50 FEET TO A POINT OF REVERSE CURVATURE; THENCE 210.65 FEET ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 48°16'36", SAID CURVE HAVING A RADIUS OF 250.00 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS S25°40'19"W, 204.47 FEET; THENCE S01°32'01"W, 114.60 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY OF MOCCASIN WALLOW ROAD (PARCEL 104) AS RECORDED IN OFFICIAL RECORD BOOK 867, PAGE 838 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N89°33'56"W, ALONG SAID RIGHT-OF-WAY LINE, 100.02 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 104; THENCE S00°26'04"W, ALONG THE WEST BOUNDARY OF SAID PARCEL 104, A DISTANCE OF 35.19 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF MOCCASIN WALLOW ROAD AS RECORDED IN OFFICIAL RECORD BOOK 1598, PAGE 1537 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA;

(CONTINUED)

PROJECT: ARTISAN LAKES CDD
 CLIENT: TAYLOR WOODROW COMMUNITIES



Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants

Wilson Miller, Inc.

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 2205 North 20th Street Tampa, Florida 33605 Phone: 813-223-9500 Fax: 813-223-0009 Web: www.wilsonmiller.com

Wilson Miller, Inc. - FL L&J LC-00009
 Wilson Miller, Inc. - Certificate of Authorization #02

[Signature]
 MARK H. FOSTER, P.S.M.
 FLORIDA LICENSE NO. LS5535

SCALE:	N/A	DATE:	8/23/06
SEC:	9, 16, 17	TWP:	33S
PROJECT NO:	03160-001-000	RGE:	18E
INDEX NO:	03160-001-001	REV NO:	00
DRWN BY/ENR NO:	1 AT / 1005	SHEET NO:	

DESCRIPTION SKETCH - NOT A BOUNDARY SURVEY

(CONTINUED)

THENCE N89°31'37"W, ALONG SAID RIGHT-OF-WAY LINE, 337.22 FEET; THENCE DEPARTING SAID LINE, N00°28'23"E, 212.91 FEET; THENCE N89°31'37"W, 99.36 FEET; THENCE N00°28'23"E, 349.61 FEET; THENCE N55°59'39"W, 83.63 FEET; THENCE S34°00'21"W, 18.51 FEET TO A POINT ON THE ARC OF A CURVE; THENCE 229.68 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 36°58'31", SAID CURVE HAVING A RADIUS OF 355.90 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS S52°29'30"W, 225.71 FEET; THENCE S19°01'15"E, 29.74 FEET; THENCE S70°58'45"W, 34.06 FEET; THENCE S00°26'25"W, 415.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 856.589 ACRES (37,313,011 SQUARE FEET), MORE OR LESS.

LESS AND EXCEPT THAT PART THEREOF LYING WITHIN THE FOLLOWING METES AND BOUNDS DESCRIPTION:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 33 SOUTH, RANGE 18 EAST AND RUN THENCE N00°54'44"E ALONG THE WEST BOUNDARY OF SAID SECTION 16, A DISTANCE OF 60.00 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF MOCCASIN WALLOW ROAD AS RECORDED IN OFFICIAL RECORD BOOK 1598, PAGE 1537 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S89°31'37"E, ALONG SAID RIGHT-OF-WAY, 423.69 FEET; THENCE DEPARTING SAID LINE, N00°17'08"E, 185.00 FEET TO THE POINT OF BEGINNING; THENCE N00°20'25"W, 155.34 FEET; THENCE N32°11'18"E, 242.08 FEET; THENCE S90°00'00"E, 215.88 FEET; THENCE N00°00'00"E, 230.99 FEET; THENCE S89°29'28"E, 51.96 FEET; THENCE S00°01'36"W, 201.75 FEET TO A POINT OF CURVATURE; THENCE 181.35 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 51°57'06", SAID CURVE HAVING A RADIUS OF 200.00 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS S26°00'09"W, 175.20 FEET TO A POINT OF REVERSE CURVATURE; THENCE 274.75 FEET ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 44°58'40", SAID CURVE HAVING A RADIUS OF 350.00 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS S29°29'22"W, 267.75 FEET; THENCE N89°31'43"W, 187.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.304 ACRES (100,344 SQUARE FEET), MORE OR LESS.

ALL CONTAINING 854.285 NET ACRES (37,212,667 NET SQUARE FEET), MORE OR LESS AND BEING SUBJECT TO RIGHTS-OF-WAY FOR BUCKEYE ROAD, GRASS FARM ROAD, 40TH AVENUE EAST AND GILLET ROAD (A/K/A 56TH AVENUE EAST).

PROJECT: ARTISAN LAKES CDD

CLIENT: TAYLOR WOODROW COMMUNITIES

WilsonMiller

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2205 North 20th Street, Tampa, Florida 33605 Phone 813.221.0500 Fax 813.221.0000 Website

WilsonMiller, Inc. - FL Lic# LC-000096
WilsonMiller, Inc. - Certificate of Authorization #48

MARK H. FOSTER, P.S.M.
FLORIDA LICENSE NO. LS5535

SCALE:	N/A	DATE:	8/23/08
SEC:	TWP:	RGE:	REV NO:
9, 16, 17	33S	18E	00
PROJECT NO.	INDEX NO:		
03160-001-000	03160-001-001		
DRWN BY/EMP NO.	SHEET NO:		

EXHIBIT 3

Consent and Joinder of Landowners
for Establishment of a Community Development District

The undersigned is the owner of certain lands portions of which are more fully described in Exhibit A hereto (the "Property").

The undersigned understands and acknowledges that Petitioner, Taylor Woodrow Communities at Artisan Lakes, L.L.C., intends to submit a petition to establish a Community Development District in accordance with the provisions of Chapter 190 of the Florida Statutes.

As an owner of lands that are intended to constitute the Community Development District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, Petitioner is required to include the written consent to the establishment of the Community Development District of one hundred percent (100%) of the owners of the lands to be included within the Community Development District.


The undersigned hereby consents to the establishment of a Community Development District that will include the Property within the lands to be a part of the Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the Community Development District.


The undersigned acknowledges that the consent will remain in full force and effect until the Community Development District is established or three years from the date hereof, which ever shall first occur, and unless revoked in a writing delivered to the Office of the County Attorney for Manatee County, Florida prior to the adoption of an ordinance by the Board of County Commissioners of Manatee County establishing a Community Development District over the Property. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, consent to establishment of the Community Development District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

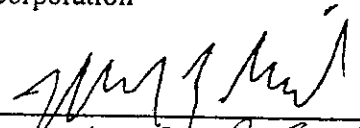
Executed this 5th day of June, 2006.

Witnessed:


Print Name: S. SCOTT DEAN


Print Name: DONALD CARRINGTON

PROPERTY RESERVE, INC.,
a Utah corporation

By: 
Print Name: MARK B GIBBONS *MB*
Its: PRESIDENT *BEC*

CDD minus Phase 1.txt

LEGAL DESCRIPTION

ARTISAN LAKES - CDD

A parcel of land lying within Sections 9, 16 and 17, Township 33 South, Range 18 East, Manatee County, Florida and being more particularly described as follows:

Commence at the Southwest corner of Section 16, Township 33 South, Range 18 East and run thence N00°54'44"E along the west boundary of said Section 16, a distance of 60.00 feet to a point of intersection with the North right-of-way line of Moccasin Wallow Road as recorded in Official Record Book 1598, page 1537 of the Public Records of Manatee County, Florida; thence N89°33'35"W, along said right-of-way line, 110.46 feet to the POINT OF BEGINNING; thence continue along said line N89°33'35"W, 2,491.66 feet to a point of intersection with the west boundary of the Southeast 1/4 of aforementioned Section 17; Thence N00°12'12"W, along said west boundary, 2,617.43 feet to the Northwest corner of said Southeast 1/4; Thence S89°18'27"E, 1,326.53 feet to the Southwest corner of the East 1/2 of the Northeast 1/4 of said Section 17; Thence N00°32'19"E, 2,660.11 feet to the Northwest corner of the East 1/2 of said Northeast 1/4; Thence S89°31'28"E, 1,343.85 feet to the Northeast corner of said Section 17; Thence N89°59'24"E, 1,380.88 feet to the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of aforementioned Section 9; Thence N00°23'32"W, 1,327.39 feet to the Northwest corner of the Southeast 1/4 of said Southwest 1/4 of Section 9, said point being the Southwest corner of those lands described in Official Record Book 1598, page 1541 of the Public Records of Manatee County, Florida; Thence S89°48'17"E, 1,040.44 feet (S88°54'50"E, 1040.38 feet per deed) to the Southeast corner said lands; Thence S00°12'03"E, 85.55 feet; Thence S89°19'36"E, 887.08 feet; Thence N86°32'28"E, 152.47 feet; Thence S44°21'33"E, 328.11 feet; Thence N70°30'46"E, 361.28 feet; Thence S46°38'53"E, 195.39 feet; Thence S01°31'09"W, 293.63 feet; Thence N25°29'24"E, 452.24 feet; Thence S80°20'33"E, 269.65 feet; Thence S66°52'19"E, 150.23 feet; Thence S52°56'25"E, 140.09 feet; Thence S79°33'33"E, 58.13 feet to a point on the arc of a curve; Thence 384.25 feet along the arc of said curve to the left through a central angle of 39°18'50", said curve having a radius of 560.00 feet and being subtended by a chord which bears N19°23'16"E, 376.76 feet; Thence N00°16'09"W, 384.99 feet to a point of curvature; Thence 387.11 feet along the arc of a curve to the left through a central angle of 19°48'12", said curve having a radius of 1,120.00 feet and being subtended by a chord which bears N10°10'15"W, 385.19 feet to a point of reverse curvature; Thence 460.43 feet along the arc of a curve to the right through a central angle of 20°36'36", said curve having a radius of 1,280.00 feet and being subtended by a chord which bears N09°46'03"W, 457.95 feet; Thence N00°32'14"E, 150.00 feet to a point of intersection with the North boundary of the Southeast 1/4 of aforementioned Section 9; Thence S89°27'46"E, along said boundary, 654.80 feet to the Northwest corner of those lands described in Official Record Book 1025, page 3055 of the Public Records of Manatee County, Florida; Thence S02°28'37"W, 2,646.49 feet (S02°28'51"W, 2,646.54 feet per deed) to the Southwest corner of said lands; Thence N89°49'53"W, 29.86 feet to the Northwest corner of those lands described in Official Record Book 1030, page 2797 of the Public Records of Manatee County, Florida; Thence along the west boundary of said lands by the following four (4) courses: (1) S00°17'37"E, 738.86 feet (S00°17'15"E, 739.10 feet per deed), (2) S00°19'09"E, 600.20 feet (S00°19'00"E, 600.00 feet per deed), (3) S00°25'40"E, 539.15 feet (S00°25'54"E, 539.17 feet per deed), (4) S00°13'12"E (S00°14'00"E per deed), 392.66 feet; Thence departing said west boundary, S88°02'25"W, 1,171.02 feet; Thence S28°58'04"W, 388.49 feet; Thence S00°05'47"W, 66.57 feet; Thence S46°39'28"W, 57.82 feet; Thence S01°53'50"E, 812.65 feet; Thence S44°37'09"W, 520.64 feet; Thence S04°12'24"W, 526.73 feet; Thence S62°33'13"E, 247.54 feet to a point of intersection with the Northwesterly boundary of Parcel 109.1-R(B) (Frontage Road - also known as Gillet Drive) as recorded in Official Record Book 855, page 25 of the Public Records of Manatee County, Florida; thence S48°37'44"W, along said boundary, 280.27 feet; thence departing said boundary, N41°22'16"W, 126.09 feet; thence S89°58'22"W, 665.46 feet; thence S00°37'55"W, 362.47 feet to a point of intersection with the Easterly prolongation of the Northerly boundary of those lands described in Official Record Book 291, page 245 of the Public Records of Manatee County, Florida; thence

CDD minus Phase 1.txt
 N86°57'02"W, along said Easterly prolongation, 7.31 feet to the Northeast corner of said lands; thence N86°57'02"W, along said North boundary, 197.87 feet to the Northwest corner of said lands, said corner being a point on the west boundary of the Southeast 1/4 of aforementioned Section 16; thence N00°37'55"E, along said West boundary, 778.36 feet to the Southwest corner of those lands described in Official Record Book 898, page 872 of the Public Records of Manatee County, Florida; thence S89°12'45"E, 199.78 feet ("East" 200 feet per deed) to the Southeast corner of said lands; thence N04°45'20"E, 267.26 feet (N04°04'13"E, 267.68 feet per deed) to the Northeast corner of said lands; thence N89°11'22"W, 219.00 feet ("west" 219 feet per deed) to the Northwest corner of said lands, said corner being the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of aforementioned Section 16; thence N89°38'23"W, along the North boundary of the Southeast 1/4 of the Southwest 1/4 of said Section 16, a distance of 1,380.32 feet to the Northwest corner of said Southeast 1/4 of the Southwest 1/4; thence S01°06'10"W, 510.56 feet to the Northwest corner of Parcel G as recorded in Official Record Book 1357, page 134 of the Public Records of Manatee County, Florida; thence N89°29'28"W, 509.23 feet; thence S00°01'36"W, 233.34 feet to a point of curvature; thence 238.94 feet along the arc of a curve to the right through a central angle of 49°47'01", said curve having a radius of 275.00 feet and being subtended by a chord which bears S24°55'06"W, 231.50 feet to a point of reverse curvature; thence 210.65 feet along the arc of a curve to the left through a central angle of 48°16'36", said curve having a radius of 250.00 feet and being subtended by a chord which bears S25°40'19"W, 204.47 feet; thence S01°32'01"W, 114.60 feet to a point of intersection with the North right-of-way of Moccasin Wallow Road (Parcel 104) as recorded in Official Record Book 867, page 838 of the Public Records of Manatee County, Florida; thence N89°33'56"W, along said right-of-way line, 100.02 feet to the Northwest corner of said Parcel 104; thence S00°26'04"W, along the west boundary of said Parcel 104, a distance of 35.19 feet to a point of intersection with the North right-of-way line of Moccasin Wallow Road as recorded in Official Record Book 1598, page 1537 of the Public Records of Manatee County, Florida; thence N89°31'37"W, along said right-of-way line, 337.22 feet; thence departing said line, N00°28'23"E, 212.91 feet; thence N89°31'37"W, 99.36 feet; thence N00°28'23"E, 349.61 feet; thence N55°59'39"W, 83.63 feet; thence S34°00'21"W, 18.51 feet to a point on the arc of a curve; thence 229.68 feet along the arc of said curve to the right through a central angle of 36°58'31", said curve having a radius of 355.90 feet and being subtended by a chord which bears S52°29'30"W, 225.71 feet; thence S19°01'15"E, 29.74 feet; thence S70°58'45"W, 34.06 feet; thence S00°26'25"W, 415.05 feet to the POINT OF BEGINNING.

Containing 856.589 acres (37,313,011 square feet), more or less.

LESS AND EXCEPT THE FOLLOWING:

ARTISAN LAKES - PHASE 1

A parcel of land lying within Sections 16 and 17, Township 33 South, Range 18 East, Manatee County, Florida and being more particularly described as follows:

Commence at the Southwest corner of Section 16, Township 33 South, Range 18 East and run thence N00°54'44"E along the west boundary of said Section 16, a distance of 60.00 feet to a point of intersection with the North right-of-way line of Moccasin Wallow Road as recorded in Official Record Book 1598, page 1537 of the Public Records of Manatee County, Florida; thence N89°33'35"W, along said right-of-way line, 110.46 feet to the POINT OF BEGINNING; thence continue along said line N89°33'35"W, 2,407.66 feet to a point of intersection with a line being 84.00 feet East of and parallel with the west boundary of the Southeast 1/4 of aforementioned Section 17; thence N00°12'12"W, along said parallel line, 1,476.37 feet; thence departing said line, N89°47'48"E, 190.00 feet; thence N00°12'12"W, 133.13 feet; thence N89°47'48"E, 135.00 feet; thence N00°12'12"W, 49.32 feet to a point of curvature; thence 84.68 feet along the arc of a curve to the right through a central angle of 11°01'36", said curve having a radius of 440.00 feet and being subtended by a chord which bears N05°18'36"E, 84.55 feet to a point of reverse curvature; thence 438.59 feet along the arc of a curve to the left through a central angle of 21°12'23", said curve having a radius of 1,185.00 feet and being subtended by a

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chord which bears N00°13'13"E, 436.09 feet; thence N10°22'59"W, 99.55 feet; thence S89°18'27"E, 888.27 feet; thence S00°00'00"E, 159.08 feet; thence S19°51'03"W, 71.23 feet; thence N90°00'00"E, 149.10 feet; thence S88°39'28"E, 83.44 feet to a point on the arc of a curve; thence 163.18 feet along the arc of said curve to the left through a central angle of 40°38'56", said curve having a radius of 230.00 feet and being subtended by a chord which bears N73°52'18"E, 159.77 feet; thence N36°27'10"W, 53.55 feet; thence N00°00'00"E, 138.00 feet; thence N08°38'53"E, 83.97 feet; thence N53°43'45"E, 88.01 feet; thence N43°58'37"E, 88.02 feet; thence N38°13'47"E, 66.77 feet; thence N46°20'32"E, 63.79 feet; thence N66°06'40"E, 64.96 feet; thence S56°23'49"E, 32.88 feet to a point on the arc of a curve; thence 303.38 feet along the arc of said curve to the right through a central angle of 22°34'27", said curve having a radius of 770.00 feet and being subtended by a chord which bears N44°53'24"E, 301.42 feet; thence N56°10'38"E, 36.36 feet; thence N33°49'22"W, 55.24 feet to a point of curvature; thence 243.95 feet along the arc of a curve to the left through a central angle of 76°22'42", said curve having a radius of 183.00 feet and being subtended by a chord which bears N72°00'43"W, 226.28 feet; thence S69°47'56"W, 203.87 feet; thence S61°04'04"W, 91.61 feet; thence N00°32'19"E, 67.00 feet; thence N23°23'16"E, 145.41 feet; thence N03°31'14"E, 43.49 feet to a point of curvature; thence 529.85 feet along the arc of a curve to the left through a central angle of 166°36'34", said curve having a radius of 182.21 feet and being subtended by a chord which bears N79°47'03"W, 361.93 feet; thence N73°05'21"W, 5.40 feet to a point of intersection with a line being 35.00 feet East of and parallel with the West boundary of the East 1/2 of the Northeast 1/4 of aforementioned section 17; thence N00°32'19"E, along said parallel line, 254.62 feet; thence departing said parallel line, S89°27'41"E, 97.93 feet; thence N72°55'44"E, 99.16 feet; thence S89°27'41"E, 192.69 feet; thence S49°44'27"E, 90.21 feet to a point on the arc of a curve; thence 278.09 feet along the arc of said curve to the left through a central angle of 24°12'53", said curve having a radius of 658.00 feet and being subtended by a chord which bears S49°16'54"E, 276.02 feet; thence S61°23'20"E, 75.75 feet to a point of curvature; thence 116.43 feet along the arc of a curve to the right through a central angle of 27°33'58", said curve having a radius of 242.00 feet and being subtended by a chord which bears S47°36'21"E, 115.31 feet; thence S33°49'22"E, 198.97 feet; thence N56°10'38"E, 129.62 feet; thence continue along said line N56°10'38"E, 83.74 feet to a point on the arc of a curve; thence 49.96 feet along the arc of said curve to the left through a central angle of 81°47'12", said curve having a radius of 35.00 feet and being subtended by a chord which bears S82°55'46"E, 45.83 feet; thence N56°10'38"E, 34.33 feet; thence N72°52'35"E, 52.20 feet; thence N56°10'38"E, 12.67 feet; thence N33°49'22"W, 186.50 feet to a point of curvature; thence 267.98 feet along the arc of a curve to the left through a central angle of 27°33'58", said curve having a radius of 557.00 feet and being subtended by a chord which bears N47°36'21"W, 265.41 feet; thence N61°23'20"W, 36.05 feet; thence N28°36'40"E, 96.57 feet; thence N74°21'20"E, 17.88 feet; thence N48°17'10"E, 115.42 feet; thence N57°13'42"E, 40.98 feet; thence S89°51'14"E, 96.78 feet to a point on the arc of a curve; thence 352.72 feet along the arc of said curve to the left through a central angle of 35°38'35", said curve having a radius of 567.00 feet and being subtended by a chord which bears S17°40'31"E, 347.06 feet; thence N54°30'11"E, 142.00 feet to a point on the arc of a curve; thence 35.29 feet along the arc of said curve to the right through a central angle of 04°45'28", said curve having a radius of 425.00 feet and being subtended by a chord which bears N33°07'05"W, 35.28 feet; thence N59°15'39"E, 192.00 feet to a point on the arc of a curve; thence 150.59 feet along the arc of said curve to the right through a central angle of 37°01'54", said curve having a radius of 233.00 feet and being subtended by a chord which bears N12°13'25"W, 147.99 feet to a point on the arc of a curve; thence 256.48 feet along the arc of said curve to the left through a central angle of 21°46'15", said curve having a radius of 675.00 feet and being subtended by a chord which bears N67°48'05"E, 254.94 feet; thence N69°27'04"E, 95.25 feet; thence N54°28'37"E, 52.83 feet to a point of curvature; thence 625.18 feet along the arc of a curve to the left through a central angle of 180°00'00", said curve having a radius of 199.00 feet and being subtended by a chord which bears N35°31'23"W, 398.00 feet; thence S54°28'37"W, 215.61 feet to a point on the arc of a curve; thence 704.79 feet along the arc of said curve to the left through a central angle of 56°19'13", said curve having a radius of 717.00 feet and being subtended by a chord which bears N48°50'41"W, 676.76 feet; thence N77°00'18"W, 76.73 feet to a point of curvature;

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thence 222.50 feet along the arc of a curve to the right through a central angle of 98°25'05", said curve having a radius of 129.53 feet and being subtended by a chord which bears N27°47'45"W, 196.13 feet to a point of reverse curvature; thence 308.09 feet along the arc of a curve to the left through a central angle of 20°16'45", said curve having a radius of 870.47 feet and being subtended by a chord which bears N11°16'25"E, 306.49 feet; thence S89°31'28"E, 135.91 feet; thence S16°32'42"W, 90.54 feet; thence S07°12'07"W, 87.60 feet; thence S00°28'32"W, 22.85 feet to a point of curvature; thence 625.18 feet along the arc of a curve to the left through a central angle of 180°00'00", said curve having a radius of 199.00 feet and being subtended by a chord which bears S89°31'28"E, 398.00 feet; thence N00°28'32"E, 79.25 feet; thence N18°33'00"W, 92.03 feet; thence N00°28'32"E, 145.59 feet to a point of curvature; thence 254.61 feet along the arc of a curve to the left through a central angle of 66°36'48", said curve having a radius of 219.00 feet and being subtended by a chord which bears N32°49'52"W, 240.51 feet; thence N23°51'44"E, 15.24 feet; thence S89°31'28"E, 88.08 feet; thence N00°28'32"E, 20.00 feet to a point of intersection with a line being 15.00 feet South of and parallel with the North boundary of the Northeast 1/4 of aforementioned Section 17; thence S89°31'28"E, along said parallel line, 24.89 feet to a point of intersection with the East boundary of the Northeast 1/4 of said Section 17; thence N89°59'24"E, along a line being 15.00 feet South of and parallel with the North boundary of the Northwest 1/4 of aforementioned Section 16, a distance of 316.48 feet; thence departing said parallel line, S11°01'35"E, 8.23 feet; thence S63°32'46"W, 102.11 feet; thence S32°41'21"W, 107.17 feet; thence S00°00'36"E, 249.01 feet; thence N89°59'24"E, 111.00 feet; thence N00°00'36"W, 6.29 feet; thence N89°59'24"E, 161.00 feet; thence N00°00'36"W, 104.00 feet; thence N89°59'24"E, 64.00 feet; thence S84°46'04"E, 104.44 feet; thence N89°59'24"E, 301.37 feet to a point of curvature; thence 93.50 feet along the arc of a curve to the right through a central angle of 25°02'04", said curve having a radius of 214.00 feet and being subtended by a chord which bears S77°29'34"E, 92.76 feet; thence S64°58'32"E, 295.09 feet to a point of curvature; thence 113.13 feet along the arc of a curve to the left through a central angle of 12°33'41", said curve having a radius of 516.00 feet and being subtended by a chord which bears S71°15'23"E, 112.90 feet; thence S89°41'29"E, 217.28 feet to a point on the arc of a curve; thence 425.41 feet along the arc of said curve to the left through a central angle of 47°14'13", said curve having a radius of 516.00 feet and being subtended by a chord which bears N54°32'08"E, 413.47 feet; thence N88°28'05"E, 32.40 feet to a point on the arc of a curve; thence 249.28 feet along the arc of said curve to the left through a central angle of 85°01'00", said curve having a radius of 168.00 feet and being subtended by a chord which bears S44°02'26"E, 227.03 feet; thence S86°32'56"E, 65.08 feet; thence N84°18'31"E, 65.31 feet; thence S63°25'09"E, 57.09 feet; thence S52°42'04"E, 139.22 feet; thence S38°10'31"W, 7.17 feet; thence S39°42'37"W, 124.00 feet; thence S50°17'23"E, 111.00 feet; thence S39°42'37"W, 2.56 feet; thence S50°17'23"E, 75.00 feet; thence S39°42'37"W, 50.00 feet; thence S50°17'23"E, 91.92 feet; thence S43°59'29"E, 404.78 feet; thence S85°30'08"E, 49.49 feet; thence S17°01'09"E, 57.24 feet to a point on the arc of a curve; thence 65.25 feet along the arc of said curve to the left through a central angle of 12°53'30", said curve having a radius of 290.00 feet and being subtended by a chord which bears S44°11'43"E, 65.11 feet; thence S71°22'16"E, 57.24 feet to a point on the arc of a curve; thence 135.72 feet along the arc of said curve to the left through a central angle of 28°16'34", said curve having a radius of 275.00 feet and being subtended by a chord which bears S76°00'16"E, 134.34 feet; thence N89°51'27"E, 10.41 feet to a point of curvature; thence 54.42 feet along the arc of a curve to the right through a central angle of 89°04'57", said curve having a radius of 35.00 feet and being subtended by a chord which bears S45°36'05"E, 49.10 feet; thence S89°36'27"E, 120.04 feet; thence N88°56'24"E, 20.00 feet; thence S01°03'36"E, 377.82 feet to a point of curvature; thence 128.99 feet along the arc of a curve to the right through a central angle of 09°28'31", said curve having a radius of 780.00 feet and being subtended by a chord which bears S03°40'39"W, 128.85 feet; thence S76°48'35"E, 85.90 feet; thence S15°51'16"W, 158.57 feet to a point of curvature; thence 527.80 feet along the arc of a curve to the left through a central angle of 170°55'23", said curve having a radius of 176.93 feet and being subtended by a chord which bears S69°36'26"E, 352.75 feet; thence N88°59'45"E, 54.58 feet to a point on the arc of a curve; thence 124.30 feet along the arc of said curve to the left through a central angle of 16°55'32", said curve having a radius of 420.76 feet and being subtended by

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 a chord which bears S33°50'04"E, 123.84 feet; thence S42°17'50"E, 122.81 feet; thence S47°34'46"E, 62.53 feet; thence S67°56'22"E, 129.57 feet; thence S09°15'38"E, 76.18 feet; thence S17°37'37"E, 63.97 feet; thence S09°54'29"E, 136.26 feet; thence S00°05'47"W, 66.57 feet; thence S46°39'28"W, 57.82 feet; thence S01°53'50"E, 812.65 feet; thence S44°37'09"W, 520.64 feet; thence S04°12'24"W, 526.73 feet; thence S62°33'13"E, 247.54 feet to a point of intersection with the Northwesterly boundary of Parcel 109.1-R(B) (Frontage Road - also known as Gillet Drive) as recorded in Official Record Book 855, page 25 of the Public Records of Manatee County, Florida; thence S48°37'44"W, along said boundary, 280.27 feet; thence departing said boundary, N41°22'16"W, 126.09 feet; thence S89°58'22"W, 665.46 feet; thence S00°37'55"W, 362.47 feet to a point of intersection with the Easterly prolongation of the Northerly boundary of those lands described in Official Record Book 291, page 245 of the Public Records of Manatee County, Florida; thence N86°57'02"W, along said Easterly prolongation, 7.31 feet to the Northeast corner of said lands; thence N86°57'02"W, along said North boundary, 197.87 feet to the Northwest corner of said lands, said corner being a point on the west boundary of the Southeast 1/4 of said aforementioned section 16; thence N00°37'55"E, along said west boundary, 778.36 feet to the Southwest corner of those lands described in Official Record Book 898, page 872 of the Public Records of Manatee County, Florida; thence S89°12'45"E, 199.78 feet ("East" 200 feet per deed) to the Southeast corner of said lands; thence N04°45'20"E, 267.26 feet (N04°04'13"E, 267.68 feet per deed) to the Northeast corner of said lands; thence N89°11'22"W, 219.00 feet ("West" 219 feet per deed) to the Northwest corner of said lands, said corner being the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of aforementioned section 16; thence N89°38'23"W, along the North boundary of the Southeast 1/4 of the Southwest 1/4 of said section 16, a distance of 1,380.32 feet to the Northwest corner of said Southeast 1/4 of the Southwest 1/4; thence S01°06'10"W, 510.56 feet to the Northwest corner of Parcel G as recorded in Official Record Book 1357, page 134 of the Public Records of Manatee County, Florida; thence N89°29'28"W, 509.23 feet; thence S00°01'36"W, 233.34 feet to a point of curvature; thence 238.94 feet along the arc of a curve to the right through a central angle of 49°47'01", said curve having a radius of 275.00 feet and being subtended by a chord which bears S24°55'06"W, 231.50 feet to a point of reverse curvature; thence 210.65 feet along the arc of a curve to the left through a central angle of 48°16'36", said curve having a radius of 250.00 feet and being subtended by a chord which bears S25°40'19"W, 204.47 feet; thence S01°32'01"W, 114.60 feet to a point of intersection with the North right-of-way of Moccasin Wallow Road (Parcel 104) as recorded in Official Record Book 867, page 838 of the Public Records of Manatee County, Florida; thence N89°33'56"W, along said right-of-way line, 100.02 feet to the Northwest corner of said Parcel 104; thence S00°26'04"W, along the west boundary of said Parcel 104, a distance of 35.19 feet to a point of intersection with the North right-of-way line of Moccasin Wallow Road as recorded in Official Record Book 1598, page 1537 of the Public Records of Manatee County, Florida; thence N89°31'37"W, along said right-of-way line, 337.22 feet; thence departing said line, N00°28'23"E, 212.91 feet; thence N89°31'37"W, 99.36 feet; thence N00°28'23"E, 349.61 feet; thence N55°59'39"W, 83.63 feet; thence S34°00'21"W, 18.51 feet to a point on the arc of a curve; thence 229.68 feet along the arc of said curve to the right through a central angle of 36°58'31", said curve having a radius of 355.90 feet and being subtended by a chord which bears S52°29'30"W, 225.71 feet; thence S19°01'15"E, 29.74 feet; thence S70°58'45"W, 34.06 feet; thence S00°26'25"W, 415.05 feet to the POINT OF BEGINNING.

Containing 473.323 acres (20,617,966 square feet), more or less.

All containing 383.265 net acres (16,695,045 net square feet), more or less and being subject to rights-of-way for Buckeye Road, Grass Farm Road and 40th Street.

Consent and Joinder of Landowners
for Establishment of a Community Development District

The undersigned is the holder of an equitable interest as a contract purchase of certain lands portions of which are more fully described in Exhibit A hereto (the "Property").

The undersigned understands and acknowledges that Petitioner, Taylor Woodrow Communities at Artisan Lakes, L.L.C., intends to submit a petition to establish a Community Development District in accordance with the provisions of Chapter 190 of the Florida Statutes.

As an owner of lands that are intended to constitute the Community Development District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, Petitioner is required to include the written consent to the establishment of the Community Development District of one hundred percent (100%) of the owners of the lands to be included within the Community Development District.


The undersigned hereby consents to the establishment of a Community Development District that will include the Property within the lands to be a part of the Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the Community Development District.

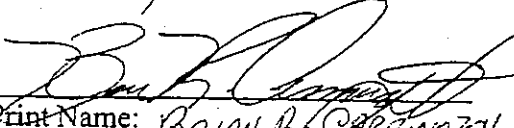
The undersigned acknowledges that the consent will remain in full force and effect until the Community Development District is established or three years from the date hereof, which ever shall first occur, and unless revoked in a writing delivered to the Office of the County Attorney for Manatee County, Florida prior to the adoption of an ordinance by the Board of County Commissioners of Manatee County establishing a Community Development District over the Property. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, consent to establishment of the Community Development District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

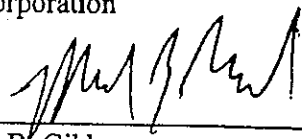
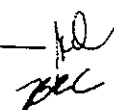
Executed this 5th day of June, 2006.

Witnessed:


Print Name: G. Scott Dean


Print Name: BRIAN R. GARCIA

SUBURBAN LAND RESERVE, INC.,
a Utah corporation

By: 
Mark B. Gibbons
Its: President 

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LEGAL DESCRIPTION

ARTISAN LAKES - CDD

A parcel of land lying within Sections 9, 16 and 17, Township 33 South, Range 18 East, Manatee County, Florida and being more particularly described as follows:

Commence at the Southwest corner of Section 16, Township 33 South, Range 18 East and run thence N00°54'44"E along the west boundary of said Section 16, a distance of 60.00 feet to a point of intersection with the North right-of-way line of Moccasin Wallow Road as recorded in Official Record Book 1598, page 1537 of the Public Records of Manatee County, Florida; thence N89°33'35"W, along said right-of-way line, 110.46 feet to the POINT OF BEGINNING; thence continue along said line N89°33'35"W, 2,491.66 feet to a point of intersection with the west boundary of the Southeast 1/4 of aforementioned Section 17; Thence N00°12'12"W, along said West boundary, 2,617.43 feet to the Northwest corner of said Southeast 1/4; Thence S89°18'27"E, 1,326.53 feet to the Southwest corner of the East 1/2 of the Northeast 1/4 of said Section 17; Thence N00°32'19"E, 2,660.11 feet to the Northwest corner of the East 1/2 of said Northeast 1/4; Thence S89°31'28"E, 1,343.85 feet to the Northeast corner of said Section 17; Thence N89°59'24"E, 1,380.88 feet to the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of aforementioned Section 9; Thence N00°23'32"W, 1,327.39 feet to the Northwest corner of the Southeast 1/4 of said Southwest 1/4 of Section 9, said point being the Southwest corner of those lands described in Official Record Book 1598, page 1541 of the Public Records of Manatee County, Florida; Thence S89°48'17"E, 1,040.44 feet (S88°54'50"E, 1040.38 feet per deed) to the Southeast corner said lands; Thence S00°12'03"E, 85.55 feet; Thence S89°19'36"E, 887.08 feet; Thence N86°32'28"E, 152.47 feet; Thence S44°21'33"E, 328.11 feet; Thence N70°30'46"E, 361.28 feet; Thence S46°38'53"E, 195.39 feet; Thence S01°31'09"W, 293.63 feet; Thence N25°29'24"E, 452.24 feet; Thence S80°20'33"E, 269.65 feet; Thence S66°52'19"E, 150.23 feet; Thence S52°56'25"E, 140.09 feet; Thence S79°33'33"E, 58.13 feet to a point on the arc of a curve; Thence 384.25 feet along the arc of said curve to the left through a central angle of 39°18'50", said curve having a radius of 560.00 feet and being subtended by a chord which bears N19°23'16"E, 376.76 feet; Thence N00°16'09"W, 384.99 feet to a point of curvature; Thence 387.11 feet along the arc of a curve to the left through a central angle of 19°48'12", said curve having a radius of 1,120.00 feet and being subtended by a chord which bears N10°10'15"W, 385.19 feet to a point of reverse curvature; Thence 460.43 feet along the arc of a curve to the right through a central angle of 20°36'36", said curve having a radius of 1,280.00 feet and being subtended by a chord which bears N09°46'03"W, 457.95 feet; Thence N00°32'14"E, 150.00 feet to a point of intersection with the North boundary of the Southeast 1/4 of aforementioned Section 9; Thence S89°27'46"E, along said boundary, 654.80 feet to the Northwest corner of those lands described in Official Record Book 1025, page 3055 of the Public Records of Manatee County, Florida; Thence S02°28'37"W, 2,646.49 feet (S02°28'51"W, 2,646.54 feet per deed) to the Southwest corner of said lands; Thence N89°49'53"W, 29.86 feet to the Northwest corner of those lands described in Official Record Book 1030, page 2797 of the Public Records of Manatee County, Florida; Thence along the west boundary of said lands by the following four (4) courses: (1) S00°17'37"E, 738.86 feet (S00°17'15"E, 739.10 feet per deed), (2) S00°19'09"E, 600.20 feet (S00°19'00"E, 600.00 feet per deed), (3) S00°25'40"E, 539.15 feet (S00°25'54"E, 539.17 feet per deed), (4) S00°13'12"E (S00°14'00"E per deed), 392.66 feet; Thence departing said west boundary, S88°02'25"W, 1,171.02 feet; Thence S28°58'04"W, 388.49 feet; Thence S00°05'47"W, 66.57 feet; Thence S46°39'28"W, 57.82 feet; Thence S01°53'50"E, 812.65 feet; Thence S44°37'09"W, 520.64 feet; Thence S04°12'24"W, 526.73 feet; Thence S62°33'13"E, 247.54 feet to a point of intersection with the Northwesterly boundary of Parcel 109.1-R(B) (Frontage Road - also known as Gillet Drive) as recorded in Official Record Book 855, page 25 of the Public Records of Manatee County, Florida; thence S48°37'44"W, along said boundary, 280.27 feet; thence departing said boundary, N41°22'16"W, 126.09 feet; thence S89°58'22"W, 665.46 feet; thence S00°37'55"W, 362.47 feet to a point of intersection with the Easterly prolongation of the Northerly boundary of those lands described in Official Record Book 291, page 245 of the Public Records of Manatee County, Florida; thence

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 N86°57'02"W, along said Easterly prolongation, 7.31 feet to the Northeast corner of said lands; thence N86°57'02"W, along said North boundary, 197.87 feet to the Northwest corner of said lands, said corner being a point on the west boundary of the Southeast 1/4 of aforementioned Section 16; thence N00°37'55"E, along said West boundary, 778.36 feet to the Southwest corner of those lands described in Official Record Book 898, page 872 of the Public Records of Manatee County, Florida; thence S89°12'45"E, 199.78 feet ("East" 200 feet per deed) to the Southeast corner of said lands; thence N04°45'20"E, 267.26 feet (N04°04'13"E, 267.68 feet per deed) to the Northeast corner of said lands; thence N89°11'22"W, 219.00 feet ("West" 219 feet per deed) to the Northwest corner of said lands, said corner being the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of aforementioned Section 16; thence N89°38'23"W, along the North boundary of the Southeast 1/4 of the Southwest 1/4 of said Section 16, a distance of 1,380.32 feet to the Northwest corner of said Southeast 1/4 of the Southwest 1/4; thence S01°06'10"W, 510.56 feet to the Northwest corner of Parcel G as recorded in Official Record Book 1357, page 134 of the Public Records of Manatee County, Florida; thence N89°29'28"W, 509.23 feet; thence S00°01'36"W, 233.34 feet to a point of curvature; thence 238.94 feet along the arc of a curve to the right through a central angle of 49°47'01", said curve having a radius of 275.00 feet and being subtended by a chord which bears S24°55'06"W, 231.50 feet to a point of reverse curvature; thence 210.65 feet along the arc of a curve to the left through a central angle of 48°16'36", said curve having a radius of 250.00 feet and being subtended by a chord which bears S25°40'19"W, 204.47 feet; thence S01°32'01"W, 114.60 feet to a point of intersection with the North right-of-way of Moccasin Wallow Road (Parcel 104) as recorded in Official Record Book 867, page 838 of the Public Records of Manatee County, Florida; thence N89°33'56"W, along said right-of-way line, 100.02 feet to the Northwest corner of said Parcel 104; thence S00°26'04"W, along the West boundary of said Parcel 104, a distance of 35.19 feet to a point of intersection with the North right-of-way line of Moccasin Wallow Road as recorded in Official Record Book 1598, page 1537 of the Public Records of Manatee County, Florida; thence N89°31'37"W, along said right-of-way line, 337.22 feet; thence departing said line, N00°28'23"E, 212.91 feet; thence N89°31'37"W, 99.36 feet; thence N00°28'23"E, 349.61 feet; thence N55°59'39"W, 83.63 feet; thence S34°00'21"W, 18.51 feet to a point on the arc of a curve; thence 229.68 feet along the arc of said curve to the right through a central angle of 36°58'31", said curve having a radius of 355.90 feet and being subtended by a chord which bears S52°29'30"W, 225.71 feet; thence S19°01'15"E, 29.74 feet; thence S70°58'45"W, 34.06 feet; thence S00°26'25"W, 415.05 feet to the POINT OF BEGINNING.

Containing 856.589 acres (37,313,011 square feet), more or less.

LESS AND EXCEPT THE FOLLOWING:

ARTISAN LAKES - PHASE 1

A parcel of land lying within sections 16 and 17, Township 33 South, Range 18 East, Manatee County, Florida and being more particularly described as follows:

Commence at the Southwest corner of Section 16, Township 33 South, Range 18 East and run thence N00°54'44"E along the West boundary of said Section 16, a distance of 60.00 feet to a point of intersection with the North right-of-way line of Moccasin Wallow Road as recorded in Official Record Book 1598, page 1537 of the Public Records of Manatee County, Florida; thence N89°33'35"W, along said right-of-way line, 110.46 feet to the POINT OF BEGINNING; thence continue along said line N89°33'35"W, 2,407.66 feet to a point of intersection with a line being 84.00 feet East of and parallel with the West boundary of the Southeast 1/4 of aforementioned Section 17; thence N00°12'12"W, along said parallel line, 1,476.37 feet; thence departing said line, N89°47'48"E, 190.00 feet; thence N00°12'12"W, 133.13 feet; thence N89°47'48"E, 135.00 feet; thence N00°12'12"W, 49.32 feet to a point of curvature; thence 84.68 feet along the arc of a curve to the right through a central angle of 11°01'36", said curve having a radius of 440.00 feet and being subtended by a chord which bears N05°18'36"E, 84.55 feet to a point of reverse curvature; thence 438.59 feet along the arc of a curve to the left through a central angle of 21°12'23", said curve having a radius of 1,185.00 feet and being subtended by a

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 chord which bears N00°13'13"E, 436.09 feet; thence N10°22'59"W, 99.55 feet; thence S89°18'27"E, 888.27 feet; thence S00°00'00"E, 159.08 feet; thence S19°51'03"W, 71.23 feet; thence N90°00'00"E, 149.10 feet; thence S88°39'28"E, 83.44 feet to a point on the arc of a curve; thence 163.18 feet along the arc of said curve to the left through a central angle of 40°38'56", said curve having a radius of 230.00 feet and being subtended by a chord which bears N73°52'18"E, 159.77 feet; thence N36°27'10"W, 53.55 feet; thence N00°00'00"E, 138.00 feet; thence N08°38'53"E, 83.97 feet; thence N53°43'45"E, 88.01 feet; thence N43°58'37"E, 88.02 feet; thence N38°13'47"E, 66.77 feet; thence N46°20'32"E, 63.79 feet; thence N66°06'40"E, 64.96 feet; thence S56°23'49"E, 32.88 feet to a point on the arc of a curve; thence 303.38 feet along the arc of said curve to the right through a central angle of 22°34'27", said curve having a radius of 770.00 feet and being subtended by a chord which bears N44°53'24"E, 301.42 feet; thence N56°10'38"E, 36.36 feet; thence N33°49'22"W, 55.24 feet to a point of curvature; thence 243.95 feet along the arc of a curve to the left through a central angle of 76°22'42", said curve having a radius of 183.00 feet and being subtended by a chord which bears N72°00'43"W, 226.28 feet; thence S69°47'56"W, 203.87 feet; thence S61°04'04"W, 91.61 feet; thence N00°32'19"E, 67.00 feet; thence N23°23'16"E, 145.41 feet; thence N03°31'14"E, 43.49 feet to a point of curvature; thence 529.85 feet along the arc of a curve to the left through a central angle of 166°36'34", said curve having a radius of 182.21 feet and being subtended by a chord which bears N79°47'03"W, 361.93 feet; thence N73°05'21"W, 5.40 feet to a point of intersection with a line being 35.00 feet East of and parallel with the west boundary of the East 1/2 of the Northeast 1/4 of aforementioned section 17; thence N00°32'19"E, along said parallel line, 254.62 feet; thence departing said parallel line, S89°27'41"E, 97.93 feet; thence N72°55'44"E, 99.16 feet; thence S89°27'41"E, 192.69 feet; thence S49°44'27"E, 90.21 feet to a point on the arc of a curve; thence 278.09 feet along the arc of said curve to the left through a central angle of 24°12'53", said curve having a radius of 658.00 feet and being subtended by a chord which bears S49°16'54"E, 276.02 feet; thence S61°23'20"E, 75.75 feet to a point of curvature; thence 116.43 feet along the arc of a curve to the right through a central angle of 27°33'58", said curve having a radius of 242.00 feet and being subtended by a chord which bears S47°36'21"E, 115.31 feet; thence S33°49'22"E, 198.97 feet; thence N56°10'38"E, 129.62 feet; thence continue along said line N56°10'38"E, 83.74 feet to a point on the arc of a curve; thence 49.96 feet along the arc of said curve to the left through a central angle of 81°47'12", said curve having a radius of 35.00 feet and being subtended by a chord which bears S82°55'46"E, 45.83 feet; thence N56°10'38"E, 34.33 feet; thence N72°52'35"E, 52.20 feet; thence N56°10'38"E, 12.67 feet; thence N33°49'22"W, 186.50 feet to a point of curvature; thence 267.98 feet along the arc of a curve to the left through a central angle of 27°33'58", said curve having a radius of 557.00 feet and being subtended by a chord which bears N47°36'21"W, 265.41 feet; thence N61°23'20"W, 36.05 feet; thence N28°36'40"E, 96.57 feet; thence N74°21'20"E, 17.88 feet; thence N48°17'10"E, 115.42 feet; thence N57°13'42"E, 40.98 feet; thence S89°51'14"E, 96.78 feet to a point on the arc of a curve; thence 352.72 feet along the arc of said curve to the left through a central angle of 35°38'35", said curve having a radius of 567.00 feet and being subtended by a chord which bears S17°40'31"E, 347.06 feet; thence N54°30'11"E, 142.00 feet to a point on the arc of a curve; thence 35.29 feet along the arc of said curve to the right through a central angle of 04°45'28", said curve having a radius of 425.00 feet and being subtended by a chord which bears N33°07'05"W, 35.28 feet; thence N59°15'39"E, 192.00 feet to a point on the arc of a curve; thence 150.59 feet along the arc of said curve to the right through a central angle of 37°01'54", said curve having a radius of 233.00 feet and being subtended by a chord which bears N12°13'25"W, 147.99 feet to a point on the arc of a curve; thence 256.48 feet along the arc of said curve to the left through a central angle of 21°46'15", said curve having a radius of 675.00 feet and being subtended by a chord which bears N67°48'05"E, 254.94 feet; thence N69°27'04"E, 95.25 feet; thence N54°28'37"E, 52.83 feet to a point of curvature; thence 625.18 feet along the arc of a curve to the left through a central angle of 180°00'00", said curve having a radius of 199.00 feet and being subtended by a chord which bears N35°31'23"W, 398.00 feet; thence S54°28'37"W, 215.61 feet to a point on the arc of a curve; thence 704.79 feet along the arc of said curve to the left through a central angle of 56°19'13", said curve having a radius of 717.00 feet and being subtended by a chord which bears N48°50'41"W, 676.76 feet; thence N77°00'18"W, 76.73 feet to a point of curvature;

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thence 222.50 feet along the arc of a curve to the right through a central angle of 98°25'05", said curve having a radius of 129.53 feet and being subtended by a chord which bears N27°47'45"W, 196.13 feet to a point of reverse curvature; thence 308.09 feet along the arc of a curve to the left through a central angle of 20°16'45", said curve having a radius of 870.47 feet and being subtended by a chord which bears N11°16'25"E, 306.49 feet; thence S89°31'28"E, 135.91 feet; thence S16°32'42"W, 90.54 feet; thence S07°12'07"W, 87.60 feet; thence S00°28'32"W, 22.85 feet to a point of curvature; thence 625.18 feet along the arc of a curve to the left through a central angle of 180°00'00", said curve having a radius of 199.00 feet and being subtended by a chord which bears S89°31'28"E, 398.00 feet; thence N00°28'32"E, 79.25 feet; thence N18°33'00"W, 92.03 feet; thence N00°28'32"E, 145.59 feet to a point of curvature; thence 254.61 feet along the arc of a curve to the left through a central angle of 66°36'48", said curve having a radius of 219.00 feet and being subtended by a chord which bears N32°49'52"W, 240.51 feet; thence N23°51'44"E, 15.24 feet; thence S89°31'28"E, 88.08 feet; thence N00°28'32"E, 20.00 feet to a point of intersection with a line being 15.00 feet south of and parallel with the North boundary of the Northeast 1/4 of aforementioned Section 17; thence S89°31'28"E, along said parallel line, 24.89 feet to a point of intersection with the East boundary of the Northeast 1/4 of said Section 17; thence N89°59'24"E, along a line being 15.00 feet south of and parallel with the North boundary of the Northwest 1/4 of aforementioned section 16, a distance of 316.48 feet; thence departing said parallel line, S11°01'35"E, 8.23 feet; thence S63°32'46"W, 102.11 feet; thence S32°41'21"W, 107.17 feet; thence S00°00'36"E, 249.01 feet; thence N89°59'24"E, 111.00 feet; thence N00°00'36"W, 6.29 feet; thence N89°59'24"E, 161.00 feet; thence N00°00'36"W, 104.00 feet; thence N89°59'24"E, 64.00 feet; thence S84°46'04"E, 104.44 feet; thence N89°59'24"E, 301.37 feet to a point of curvature; thence 93.50 feet along the arc of a curve to the right through a central angle of 25°02'04", said curve having a radius of 214.00 feet and being subtended by a chord which bears S77°29'34"E, 92.76 feet; thence S64°58'32"E, 295.09 feet to a point of curvature; thence 113.13 feet along the arc of a curve to the left through a central angle of 12°33'41", said curve having a radius of 516.00 feet and being subtended by a chord which bears S71°15'23"E, 112.90 feet; thence S89°41'29"E, 217.28 feet to a point on the arc of a curve; thence 425.41 feet along the arc of said curve to the left through a central angle of 47°14'13", said curve having a radius of 516.00 feet and being subtended by a chord which bears N54°32'08"E, 413.47 feet; thence N88°28'05"E, 32.40 feet to a point on the arc of a curve; thence 249.28 feet along the arc of said curve to the left through a central angle of 85°01'00", said curve having a radius of 168.00 feet and being subtended by a chord which bears S44°02'26"E, 227.03 feet; thence S86°32'56"E, 65.08 feet; thence N84°18'31"E, 65.31 feet; thence S63°25'09"E, 57.09 feet; thence S52°42'04"E, 139.22 feet; thence S38°10'31"W, 7.17 feet; thence S39°42'37"W, 124.00 feet; thence S50°17'23"E, 111.00 feet; thence S39°42'37"W, 2.56 feet; thence S50°17'23"E, 75.00 feet; thence S39°42'37"W, 50.00 feet; thence S50°17'23"E, 91.92 feet; thence S43°59'29"E, 404.78 feet; thence S85°30'08"E, 49.49 feet; thence S17°01'09"E, 57.24 feet to a point on the arc of a curve; thence 65.25 feet along the arc of said curve to the left through a central angle of 12°53'30", said curve having a radius of 290.00 feet and being subtended by a chord which bears S44°11'43"E, 65.11 feet; thence S71°22'16"E, 57.24 feet to a point on the arc of a curve; thence 135.72 feet along the arc of said curve to the left through a central angle of 28°16'34", said curve having a radius of 275.00 feet and being subtended by a chord which bears S76°00'16"E, 134.34 feet; thence N89°51'27"E, 10.41 feet to a point of curvature; thence 54.42 feet along the arc of a curve to the right through a central angle of 89°04'57", said curve having a radius of 35.00 feet and being subtended by a chord which bears S45°36'05"E, 49.10 feet; thence S89°36'27"E, 120.04 feet; thence N88°56'24"E, 20.00 feet; thence S01°03'36"E, 377.82 feet to a point of curvature; thence 128.99 feet along the arc of a curve to the right through a central angle of 09°28'31", said curve having a radius of 780.00 feet and being subtended by a chord which bears S03°40'39"W, 128.85 feet; thence S76°48'35"E, 85.90 feet; thence S15°51'16"W, 158.57 feet to a point of curvature; thence 527.80 feet along the arc of a curve to the left through a central angle of 170°55'23", said curve having a radius of 176.93 feet and being subtended by a chord which bears S69°36'26"E, 352.75 feet; thence N88°59'45"E, 54.58 feet to a point on the arc of a curve; thence 124.30 feet along the arc of said curve to the left through a central angle of 16°55'32", said curve having a radius of 420.76 feet and being subtended by

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 a chord which bears S33°50'04"E, 123.84 feet; thence S42°17'50"E, 122.81 feet;
 thence S47°34'46"E, 62.53 feet; thence S67°56'22"E, 129.57 feet; thence S09°15'38"E,
 76.18 feet; thence S17°37'37"E, 63.97 feet; thence S09°54'29"E, 136.26 feet; thence
 S00°05'47"W, 66.57 feet; thence S46°39'28"W, 57.82 feet; thence S01°53'50"E, 812.65
 feet; thence S44°37'09"W, 520.64 feet; thence S04°12'24"W, 526.73 feet; thence
 S62°33'13"E, 247.54 feet to a point of intersection with the Northwesterly boundary
 of Parcel 109.1-R(B) (Frontage Road - also known as Gillet Drive) as recorded in
 Official Record Book 855, page 25 of the Public Records of Manatee County, Florida;
 thence S48°37'44"W, along said boundary, 280.27 feet; thence departing said
 boundary, N41°22'16"W, 126.09 feet; thence S89°58'22"W, 665.46 feet; thence
 S00°37'55"W, 362.47 feet to a point of intersection with the Easterly prolongation
 of the Northerly boundary of those lands described in Official Record Book 291, page
 245 of the Public Records of Manatee County, Florida; thence N86°57'02"W, along said
 Easterly prolongation, 7.31 feet to the Northeast corner of said lands; thence
 N86°57'02"W, along said North boundary, 197.87 feet to the Northwest corner of said
 lands, said corner being a point on the West boundary of the Southeast 1/4 of
 aforementioned Section 16; thence N00°37'55"E, along said west boundary, 778.36 feet
 to the southwest corner of those lands described in Official Record Book 898, page
 872 of the Public Records of Manatee County, Florida; thence S89°12'45"E, 199.78
 feet ("East" 200 feet per deed) to the Southeast corner of said lands; thence
 N04°45'20"E, 267.26 feet (N04°04'13"E, 267.68 feet per deed) to the Northeast corner
 of said lands; thence N89°11'22"W, 219.00 feet ("West" 219 feet per deed) to the
 Northwest corner of said lands, said corner being the Northwest corner of the
 Southwest 1/4 of the Southeast 1/4 of aforementioned Section 16; thence N89°38'23"W,
 along the North boundary of the Southeast 1/4 of the Southwest 1/4 of said Section
 16, a distance of 1,380.32 feet to the Northwest corner of said Southeast 1/4 of the
 Southwest 1/4; thence S01°06'10"W, 510.56 feet to the Northwest corner of Parcel G
 as recorded in Official Record Book 1357, page 134 of the Public Records of Manatee
 County, Florida; thence N89°29'28"W, 509.23 feet; thence S00°01'36"W, 233.34 feet to
 a point of curvature; thence 238.94 feet along the arc of a curve to the right
 through a central angle of 49°47'01", said curve having a radius of 275.00 feet and
 being subtended by a chord which bears S24°55'06"W, 231.50 feet to a point of
 reverse curvature; thence 210.65 feet along the arc of a curve to the left through a
 central angle of 48°16'36", said curve having a radius of 250.00 feet and being
 subtended by a chord which bears S25°40'19"W, 204.47 feet; thence S01°32'01"W,
 114.60 feet to a point of intersection with the North right-of-way of Moccasin
 Wallow Road (Parcel 104) as recorded in Official Record Book 867, page 838 of the
 Public Records of Manatee County, Florida; thence N89°33'56"W, along said
 right-of-way line, 100.02 feet to the Northwest corner of said Parcel 104; thence
 S00°26'04"W, along the west boundary of said Parcel 104, a distance of 35.19 feet to
 a point of intersection with the North right-of-way line of Moccasin Wallow Road as
 recorded in Official Record Book 1598, page 1537 of the Public Records of Manatee
 County, Florida; thence N89°31'37"W, along said right-of-way line, 337.22 feet;
 thence departing said line, N00°28'23"E, 212.91 feet; thence N89°31'37"W, 99.36
 feet; thence N00°28'23"E, 349.61 feet; thence N55°59'39"W, 83.63 feet; thence
 S34°00'21"W, 18.51 feet to a point on the arc of a curve; thence 229.68 feet along
 the arc of said curve to the right through a central angle of 36°58'31", said curve
 having a radius of 355.90 feet and being subtended by a chord which bears
 S52°29'30"W, 225.71 feet; thence S19°01'15"E, 29.74 feet; thence S70°58'45"W, 34.06
 feet; thence S00°26'25"W, 415.05 feet to the POINT OF BEGINNING.

Containing 473.323 acres (20,617,966 square feet), more or less.

All containing 383.265 net acres (16,695,045 net square feet), more or less and
 being subject to rights-of-way for Buckeye Road, Grass Farm Road and 40th Street.

**Consent and Joinder of Landowners
for Establishment of Artisan Lakes Community Development District**

The undersigned understands and acknowledges that Petitioner submitted a petition to establish a Community Development District in accordance with the provisions of Chapter 190 of the Florida Statutes.

As an owner of lands that are intended to constitute the Artisan Lakes Community Development District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, Petitioner is required to include the written consent to the establishment of the Artisan Lakes Community Development District of one hundred percent (100%) of the owners of the lands to be included within the Artisan Lakes Community Development District. A description of the lands owned by the undersigned and intended to be included in the Artisan Lakes Community Development District is more fully described in Exhibit "A" attached hereto and made a part hereof (the "Property").

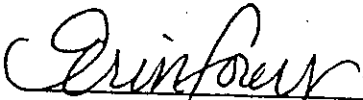
The undersigned hereby consents to the establishment of a Community Development District that will include the Property within the lands to be a part of the Artisan Lakes Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the Artisan Lakes Community Development District.

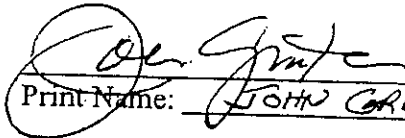
The undersigned acknowledges that the consent will remain in full force and effect until the Artisan Lakes Community Development District is established or three years from the date hereof, which ever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, consent to establishment of the Artisan Lakes Community Development District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

Executed this 23rd day of February, 2007.

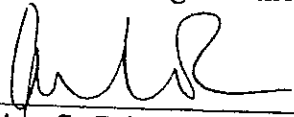
Witnessed:


Print Name: ERIN FOLEY


Print Name: JOHN CRVETER

TAYLOR WOODROW COMMUNITIES AT
ARTISAN LAKES, L.L.C.

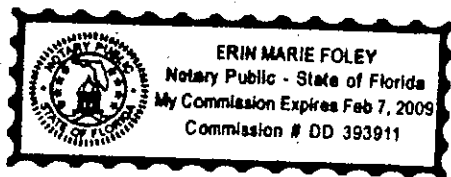
By: TWCF, INC., manager/member

By: 
Ann S. Cohen, Vice President

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I hereby certify that on this day, before me, an officer duly authorized to take acknowledgments, personally appeared Ann S. Cohen, Vice President of TWCF, Inc., a Florida corporation and a manager/member of Taylor Woodrow Communities At Artisan Lakes, L.L.C., a Florida limited liability company, who executed the foregoing instrument, acknowledged before me that she executed the same on behalf of the foregoing entities and was identified in the manner indicated below.

Witness my hand and official seal in the County of Hillsborough and State of Florida this 23rd day of February, 2007.



Erin Marie Foley
Notary Public

Personally known: to me
Produced Identification: _____
Type of Identification: _____

ARTISAN LAKES - PHASE 1

TW Ownership Within CDD.txt

A parcel of land lying within sections 16 and 17, Township 33 South, Range 18 East, Manatee County, Florida and being more particularly described as follows:

Commence at the southwest corner of Section 16, Township 33 South, Range 18 East and run thence $N00^{\circ}54'44''E$ along the west boundary of said Section 16, a distance of 60.00 feet to a point of intersection with the North right-of-way line of Moccasin Wallow Road as recorded in Official Record Book 1598, page 1537 of the Public Records of Manatee County, Florida; thence $N89^{\circ}33'35''W$, along said right-of-way line, 110.46 feet to the POINT OF BEGINNING; thence continue along said line $N89^{\circ}33'35''W$, 2,407.66 feet to a point of intersection with a line being 84.00 feet East of and parallel with the west boundary of the Southeast 1/4 of aforementioned Section 17; thence $N00^{\circ}12'12''W$, along said parallel line, 1,476.37 feet; thence departing said line, $N89^{\circ}47'48''E$, 190.00 feet; thence $N00^{\circ}12'12''W$, 133.13 feet; thence $N89^{\circ}47'48''E$, 135.00 feet; thence $N00^{\circ}12'12''W$, 49.32 feet to a point of curvature; thence 84.68 feet along the arc of a curve to the right through a central angle of $11^{\circ}01'36''$, said curve having a radius of 440.00 feet and being subtended by a chord which bears $N05^{\circ}18'36''E$, 84.55 feet to a point of reverse curvature; thence 438.59 feet along the arc of a curve to the left through a central angle of $21^{\circ}12'23''$, said curve having a radius of 1,185.00 feet and being subtended by a chord which bears $N00^{\circ}13'13''E$, 436.09 feet; thence $N10^{\circ}22'59''W$, 99.55 feet; thence $S89^{\circ}18'27''E$, 888.27 feet; thence $S00^{\circ}00'00''E$, 159.08 feet; thence $S19^{\circ}51'03''W$, 71.23 feet; thence $N90^{\circ}00'00''E$, 149.10 feet; thence $S88^{\circ}39'28''E$, 83.44 feet to a point on the arc of a curve; thence 163.18 feet along the arc of said curve to the left through a central angle of $40^{\circ}38'56''$, said curve having a radius of 230.00 feet and being subtended by a chord which bears $N73^{\circ}52'18''E$, 159.77 feet; thence $N36^{\circ}27'10''W$, 53.55 feet; thence $N00^{\circ}00'00''E$, 138.00 feet; thence $N08^{\circ}38'53''E$, 83.97 feet; thence $N53^{\circ}43'45''E$, 88.01 feet; thence $N43^{\circ}58'37''E$, 88.02 feet; thence $N38^{\circ}13'47''E$, 66.77 feet; thence $N46^{\circ}20'32''E$, 63.79 feet; thence $N66^{\circ}06'40''E$, 64.96 feet; thence $S56^{\circ}23'49''E$, 32.88 feet to a point on the arc of a curve; thence 303.38 feet along the arc of said curve to the right through a central angle of $22^{\circ}34'27''$, said curve having a radius of 770.00 feet and being subtended by a chord which bears $N44^{\circ}53'24''E$, 301.42 feet; thence $N56^{\circ}10'38''E$, 36.36 feet; thence $N33^{\circ}49'22''W$, 55.24 feet to a point of curvature; thence 243.95 feet along the arc of a curve to the left through a central angle of $76^{\circ}22'42''$, said curve having a radius of 183.00 feet and being subtended by a chord which bears $N72^{\circ}00'43''W$, 226.28 feet; thence $S69^{\circ}47'56''W$, 203.87 feet; thence $S61^{\circ}04'04''W$, 91.61 feet; thence $N00^{\circ}32'19''E$, 67.00 feet; thence $N23^{\circ}23'16''E$, 145.41 feet; thence $N03^{\circ}31'14''E$, 43.49 feet to a point of curvature; thence 529.85 feet along the arc of a curve to the left through a central angle of $166^{\circ}36'34''$, said curve having a radius of 182.21 feet and being subtended by a chord which bears $N79^{\circ}47'03''W$, 361.93 feet; thence $N73^{\circ}05'21''W$, 5.40 feet to a point of intersection with a line being 35.00 feet East of and parallel with the west boundary of the East 1/2 of the Northeast 1/4 of aforementioned Section 17; thence $N00^{\circ}32'19''E$, along said parallel line, 254.62 feet; thence departing said parallel line, $S89^{\circ}27'41''E$, 97.93 feet; thence $N72^{\circ}55'44''E$, 99.16 feet; thence $S89^{\circ}27'41''E$, 192.69 feet; thence $S49^{\circ}44'27''E$, 90.21 feet to a point on the arc of a curve; thence 278.09 feet along the arc of said curve to the left through a central angle of $24^{\circ}12'53''$, said curve having a radius of 658.00 feet and being subtended by a chord which bears $S49^{\circ}16'54''E$, 276.02 feet; thence $S61^{\circ}23'20''E$, 75.75 feet to a point of curvature; thence 116.43 feet along the arc of a curve to the right through a central angle of $27^{\circ}33'58''$, said curve having a radius of 242.00 feet and being subtended by a chord which bears $S47^{\circ}36'21''E$, 115.31 feet; thence $S33^{\circ}49'22''E$, 198.97 feet; thence $N56^{\circ}10'38''E$, 129.62 feet; thence continue along said line, $N56^{\circ}10'38''E$, 83.74 feet to a point on the arc of a curve; thence 49.96 feet along the arc of said curve to the left through a central angle of $81^{\circ}47'12''$, said curve having a radius of 35.00 feet and being subtended by a chord which bears $S82^{\circ}55'46''E$, 45.83 feet; thence $N56^{\circ}10'38''E$, 34.33 feet; thence $N72^{\circ}52'35''E$, 52.20 feet; thence $N56^{\circ}10'38''E$, 12.67 feet; thence $N33^{\circ}49'22''W$, 186.50 feet to a point of curvature; thence 267.98 feet along the arc of a curve to the left through a central angle of $27^{\circ}33'58''$, said curve having a radius of 557.00 feet and being subtended by a chord which bears $N47^{\circ}36'21''W$, 265.41 feet; thence $N61^{\circ}23'20''W$, 36.05 feet; thence $N28^{\circ}36'40''E$, 96.57 feet; thence $N74^{\circ}21'20''E$, 17.88 feet; thence $N48^{\circ}17'10''E$, 115.42

TW Ownership within CDD.txt
 feet; thence N57°13'42"E, 40.98 feet; thence S89°51'14"E, 96.78 feet to a point on the arc of a curve; thence 352.72 feet along the arc of said curve to the left through a central angle of 35°38'35", said curve having a radius of 567.00 feet and being subtended by a chord which bears S17°40'31"E, 347.06 feet; thence N54°30'11"E, 142.00 feet to a point on the arc of a curve; thence 35.29 feet along the arc of said curve to the right through a central angle of 04°45'28", said curve having a radius of 425.00 feet and being subtended by a chord which bears N33°07'05"W, 35.28 feet; thence N59°15'39"E, 192.00 feet to a point on the arc of a curve; thence 150.59 feet along the arc of said curve to the right through a central angle of 37°01'54", said curve having a radius of 233.00 feet and being subtended by a chord which bears N12°13'25"W, 147.99 feet to a point on the arc of a curve; thence 256.48 feet along the arc of said curve to the left through a central angle of 21°46'15", said curve having a radius of 675.00 feet and being subtended by a chord which bears N67°48'05"E, 254.94 feet; thence N69°27'04"E, 95.25 feet; thence N54°28'37"E, 52.83 feet to a point of curvature; thence 625.18 feet along the arc of a curve to the left through a central angle of 180°00'00", said curve having a radius of 199.00 feet and being subtended by a chord which bears N35°31'23"W, 398.00 feet; thence S54°28'37"W, 215.61 feet to a point on the arc of a curve; thence 704.79 feet along the arc of said curve to the left through a central angle of 56°19'13", said curve having a radius of 717.00 feet and being subtended by a chord which bears N48°50'41"W, 676.76 feet; thence N77°00'18"W, 76.73 feet to a point of curvature; thence 222.50 feet along the arc of a curve to the right through a central angle of 98°25'05", said curve having a radius of 129.53 feet and being subtended by a chord which bears N27°47'45"W, 196.13 feet to a point of reverse curvature; thence 308.09 feet along the arc of a curve to the left through a central angle of 20°16'45", said curve having a radius of 870.47 feet and being subtended by a chord which bears N11°16'25"E, 306.49 feet; thence S89°31'28"E, 135.91 feet; thence S16°32'42"W, 90.54 feet; thence S07°12'07"W, 87.60 feet; thence S00°28'32"W, 22.85 feet to a point of curvature; thence 625.18 feet along the arc of a curve to the left through a central angle of 180°00'00", said curve having a radius of 199.00 feet and being subtended by a chord which bears S89°31'28"E, 398.00 feet; thence N00°28'32"E, 79.25 feet; thence N18°33'00"W, 92.03 feet; thence N00°28'32"E, 145.59 feet to a point of curvature; thence 254.61 feet along the arc of a curve to the left through a central angle of 66°36'48", said curve having a radius of 219.00 feet and being subtended by a chord which bears N32°49'52"W, 240.51 feet; thence N23°51'44"E, 15.24 feet; thence S89°31'28"E, 88.08 feet; thence N00°28'32"E, 20.00 feet to a point of intersection with a line being 15.00 feet south of and parallel with the North boundary of the Northeast 1/4 of aforementioned Section 17; thence S89°31'28"E, along said parallel line, 24.89 feet to a point of intersection with the East boundary of the Northeast 1/4 of said Section 17; thence N89°59'24"E, along a line being 15.00 feet South of and parallel with the North boundary of the Northwest 1/4 of aforementioned Section 16, a distance of 316.48 feet; thence departing said parallel line, S11°01'35"E, 8.23 feet; thence S63°32'46"W, 102.11 feet; thence S32°41'21"W, 107.17 feet; thence S00°00'36"E, 249.01 feet; thence N89°59'24"E, 111.00 feet; thence N00°00'36"W, 6.29 feet; thence N89°59'24"E, 161.00 feet; thence N00°00'36"W, 104.00 feet; thence N89°59'24"E, 64.00 feet; thence S84°46'04"E, 104.44 feet; thence N89°59'24"E, 301.37 feet to a point of curvature; thence 93.50 feet along the arc of a curve to the right through a central angle of 25°02'04", said curve having a radius of 214.00 feet and being subtended by a chord which bears S77°29'34"E, 92.76 feet; thence S64°58'32"E, 295.09 feet to a point of curvature; thence 113.13 feet along the arc of a curve to the left through a central angle of 12°33'41", said curve having a radius of 516.00 feet and being subtended by a chord which bears S71°15'23"E, 112.90 feet; thence S89°41'29"E, 217.28 feet to a point on the arc of a curve; thence 425.41 feet along the arc of said curve to the left through a central angle of 47°14'13", said curve having a radius of 516.00 feet and being subtended by a chord which bears N54°32'08"E, 413.47 feet; thence N88°28'05"E, 32.40 feet to a point on the arc of a curve; thence 249.28 feet along the arc of said curve to the left through a central angle of 85°01'00", said curve having a radius of 168.00 feet and being subtended by a chord which bears S44°02'26"E, 227.03 feet; thence S86°32'56"E, 65.08 feet; thence N84°18'31"E, 65.31 feet; thence S63°25'09"E, 57.09 feet; thence S52°42'04"E, 139.22 feet; thence S38°10'31"W, 7.17 feet; thence S39°42'37"W, 124.00 feet; thence S50°17'23"E, 111.00 feet; thence S39°42'37"W, 2.56 feet; thence S50°17'23"E, 75.00 feet; thence S39°42'37"W, 50.00 feet; thence S50°17'23"E, 91.92

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feet; thence S43°59'29"E, 404.78 feet; thence S85°30'08"E, 49.49 feet; thence S17°01'09"E, 57.24 feet to a point on the arc of a curve; thence 65.25 feet along the arc of said curve to the left through a central angle of 12°53'30", said curve having a radius of 290.00 feet and being subtended by a chord which bears S44°11'43"E, 65.11 feet; thence S71°22'16"E, 57.24 feet to a point on the arc of a curve; thence 135.72 feet along the arc of said curve to the left through a central angle of 28°16'34", said curve having a radius of 275.00 feet and being subtended by a chord which bears S76°00'16"E, 134.34 feet; thence N89°51'27"E, 10.41 feet to a point of curvature; thence 54.42 feet along the arc of a curve to the right through subtended by a chord which bears S45°36'05"E, 49.10 feet; thence S89°36'27"E, 120.04 feet; thence N88°56'24"E, 20.00 feet; thence S01°03'36"E, 377.82 feet to a point of curvature; thence 128.99 feet along the arc of a curve to the right through a central angle of 09°28'31", said curve having a radius of 780.00 feet and being subtended by a chord which bears S03°40'39"W, 128.85 feet; thence S76°48'35"E, 85.90 feet; thence S15°51'16"W, 158.57 feet to a point of curvature; thence 527.80 feet along the arc of a curve to the left through a central angle of 170°55'23", said curve having a radius of 176.93 feet and being subtended by a chord which bears S69°36'26"E, 352.75 feet; thence N88°59'45"E, 54.58 feet to a point on the arc of a curve; thence 124.30 feet along the arc of said curve to the left through a central angle of 16°55'32", said curve having a radius of 420.76 feet and being subtended by a chord which bears S33°50'04"E, 123.84 feet; thence S42°17'50"E, 122.81 feet; thence S47°34'46"E, 62.53 feet; thence S67°56'22"E, 129.57 feet; thence S09°15'38"E, 76.18 feet; thence S17°37'37"E, 63.97 feet; thence S09°54'29"E, 136.26 feet; thence S00°05'47"W, 66.57 feet; thence S46°39'28"W, 57.82 feet; thence S01°53'50"E, 812.65 feet; thence S44°37'09"W, 520.64 feet; thence S04°12'24"W, 526.73 feet; thence S62°33'13"E, 247.54 feet to a point of intersection with the Northwesterly boundary of Parcel 109.1-R(B) (Frontage Road - also known as Gillet Drive) as recorded in Official Record Book 855, page 25 of the Public Records of Manatee County, Florida; thence S48°37'44"W, along said boundary, 280.27 feet; thence departing said boundary, N41°22'16"W, 126.09 feet; thence S89°58'22"W, 665.46 feet; thence S00°37'55"W, 362.47 feet to a point of intersection with the Easterly prolongation of the Northerly boundary of those lands described in Official Record Book 291, page 245 of the Public Records of Manatee County, Florida; thence N86°57'02"W, along said Easterly prolongation, 7.31 feet to the Northeast corner of said lands; thence N86°57'02"W, along said North boundary, 197.87 feet to the Northwest corner of said lands, said corner being a point on the west boundary of the Southeast 1/4 of said aforementioned Section 16; thence N00°37'55"E, along said west boundary, 778.36 feet to the Southwest corner of those lands described in Official Record Book 898, page 872 of the Public Records of Manatee County, Florida; thence S89°12'45"E, 199.78 feet ("East" 200 feet per deed) to the Southeast corner of said lands; thence N04°45'20"E, 267.26 feet (N04°04'13"E, 267.68 feet per deed) to the Northeast corner of said lands; thence N89°11'22"W, 219.00 feet ("west" 219 feet per deed) to the Northwest corner of said lands, said corner being the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of aforementioned Section 16; thence N89°38'23"W, along the North boundary of the Southeast 1/4 of the Southwest 1/4 of said Section 16, a distance of 1,380.32 feet to the Northwest corner of said Southeast 1/4 of the Southwest 1/4; thence S01°06'10"W, 510.56 feet to the Northwest corner of Parcel G as recorded in Official Record Book 1357, page 134 of the Public Records of Manatee County, Florida; thence N89°29'28"W, 509.23 feet; thence S00°01'36"W, 233.34 feet to a point of curvature; thence 238.94 feet along the arc of a curve to the right through a central angle of 49°47'01", said curve having a radius of 275.00 feet and being subtended by a chord which bears S24°55'06"W, 231.50 feet to a point of reverse curvature; thence 210.65 feet along the arc of a curve to the left through a central angle of 48°16'36", said curve having a radius of 250.00 feet and being subtended by a chord which bears S25°40'19"W, 204.47 feet; thence S01°32'01"W, 114.60 feet to a point of intersection with the North right-of-way of Moccasin Wallow Road (Parcel 104) as recorded in Official Record Book 867, page 838 of the Public Records of Manatee County, Florida; thence N89°33'56"W, along said right-of-way line, 100.02 feet to the Northwest corner of said Parcel 104; thence S00°26'04"W, along the west boundary of said Parcel 104, a distance of 35.19 feet to a point of intersection with the North right-of-way line of Moccasin Wallow Road as recorded in Official Record Book 1598, page 1537 of the Public Records of Manatee County, Florida.

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County, Florida; thence N89°31'37"W, along said right-of-way line, 337.22 feet; thence departing said line, N00°28'23"E, 212.91 feet; thence N89°31'37"W, 99.36 feet; thence N00°28'23"E, 349.61 feet; thence N55°59'39"W, 83.63 feet; thence S34°00'21"W, 18.51 feet to a point on the arc of a curve; thence 229.68 feet along the arc of said curve to the right through a central angle of 36°58'31", said curve having a radius of 355.90 feet and being subtended by a chord which bears S52°29'30"W, 225.71 feet; thence S19°01'15"E, 29.74 feet; thence S70°58'45"W, 34.06 feet; thence S00°26'25"W, 415.05 feet to the POINT OF BEGINNING.

Containing 473.323 acres (20,617,966 square feet), more or less.

LESS AND EXCEPT:

Artisan Lakes Fire Station Parcel:

Commence at the Southwest corner of Section 16, Township 33 South, Range 18 East and run thence N00°54'44"E along the West boundary of said Section 16, a distance of 60.00 feet to a point of intersection with the North right-of-way line of Moccasin Wallow Road as recorded in Official Record Book 1598, page 1537 of the Public Records of Manatee County, Florida; Thence S89°31'37"E, along said right-of-way, 423.69 feet; thence departing said line, N00°17'08"E, 185.00 feet to the POINT OF BEGINNING; Thence N00°20'25"W, 155.34 feet; Thence N32°11'18"E, 242.08 feet; Thence S90°00'00"E, 215.88 feet; Thence N90°00'00"E, 230.99 feet; Thence S89°29'28"E, 51.96 feet; Thence S00°01'36"W, 201.75 feet to a point of curvature; Thence 181.35 feet along the arc of a curve to the right through a central angle of 51°57'06", said curve having a radius of 200.00 feet and being subtended by a chord which bears S26°00'09"W, 175.20 feet to a point of reverse curvature; Thence 274.75 feet along the arc of a curve to the left through a central angle of 44°58'40", said curve having a radius of 350.00 feet and being subtended by a chord which bears S29°29'22"W, 267.75 feet; Thence N89°31'43"W, 187.17 feet to the POINT OF BEGINNING.

Containing 2.304 acres (100,344 square feet), more or less.

All of the above containing 471.020 net acres (20,517,622 net square feet), more or less.

EXHIBIT 4

EXHIBIT 5

EXHIBIT 6

AMENDED AND RESTATED
EXHIBIT 6

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT

PROPOSED FACILITIES AND SERVICES

<u>Facility</u>	<u>Funded by</u>	<u>Constructed by</u>	<u>Operations & Maintenance</u>	<u>Estimated Annual Costs</u>
Stormwater Management System	CDD	CDD	CDD	\$50,000
On-Site Sanitary Sewer System	CDD	CDD	COUNTY	\$20,000*
Off-site Sanitary Sewer System (Force Main and Master Pump Station) (2)	CDD	CDD	COUNTY	\$15,000*
Potable Water System	CDD	CDD	COUNTY	\$15,000*
Reclaimed Water System	CDD	CDD	COUNTY	\$5,000*
Irrigation System	CDD	CDD	CDD	\$550,000**
Public Roadways in "Eves Bend" & Public Collector Roadways (Artisan Lakes Parkway and Gateway Blvd.) (1)	CDD	CDD	COUNTY	\$15,000*
Major Intersection Improvements (Buckeye Road and 40 th Street) (1,2)	CDD	CDD	COUNTY	\$10,000*
I-75 Northbound Off-Ramp Improvements (Dual Left Turn Lanes) (2, 3)	CDD	CDD	FDOT	\$10,000*
Landscaping and Hardscaping in Artisan Lakes Parkway and Gateway Boulevard	CDD	CDD	CDD	\$550,000**
Street Lighting	CDD	CDD	CDD	\$550,000**
Perimeter Buffers	CDD	CDD	CDD	\$550,000**

CDD = Artisan Lakes Community Development District
COUNTY = Manatee County
FDOT = Florida Department of Transportation

*Notes:

1. County expenses after turnover would include street sweeping, patching and resurfacing.
2. Offsite improvements are for the benefit of the County and the Florida Department of Transportation and include intersection improvements, road and ramp improvements and sewer system improvements. There are no CDD operating costs relating to these items.
3. FDOT expenses after turnover would include street sweeping, patching and resurfacing.

*For those items which will be turned over to the County or FDOT, there will be no costs to the County or FDOT for establishing the District. The County and FDOT would incur the same operating costs for these items regardless of whether a District is established over the area.

**The annual cost in this category is included in the cumulative cost of \$550,000 for the landscaping, irrigation and streetlighting for the District.

EXHIBIT 7

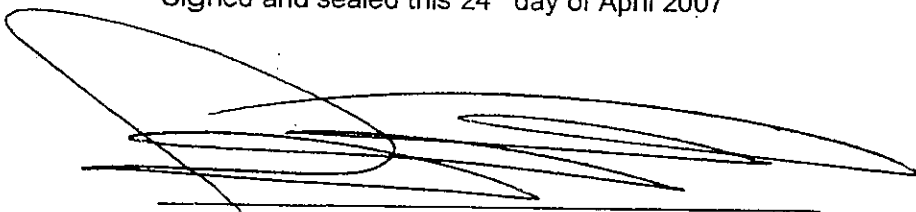
**ENGINEER OF RECORD
CERTIFICATION OF "GOOD FAITH" OPINION OF PROBABLE CONSTRUCTION COST
FOR THE
ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA**

To whom it may concern:

I, BARRY M. BYWALEC, P.E., hereby certify that I am associated with the firm of WilsonMiller, Inc., which has been retained by Taylor Woodrow to provide professional land surveying and civil engineering services for the development of Artisan Lakes located west of I-75 between Moccasin Wallow Road and Buckeye Road in parts of Sections 9, 16 and 17, Township 33 South, Range 18 East in Manatee County, Florida.

I further certify that the "Good Faith" Opinion Of Probable Construction Cost dated August 18, 2006 for the Artisan Lakes Community Development District as required by Section 190.005(1)(a)6 of Florida Statutes was prepared under my direct supervision using generalized unit costs and other generally accepted estimating practices appropriate for preliminary level estimating that is done without the benefit of detailed plans, permits and approvals.

Signed and sealed this 24th day of April 2007



Barry M. Bywalec, P.E.

Florida Professional Engineer No. 32231

(Affix Seal)

Summary of "Good Faith" Cost Estimate
Artisan Lakes Community Development District

Application# 20060150 PDMU-91-01-/05-S-76(P) DPID# 610900052, 611000001, 611200007, 611210055+

No.	Facility	Phase# Construction Timetable No. of Units	Phase I	Phase II	Phase III	Total Cost
			2006	2008	2010	
1	On Site Earthwork & Storm Sewer System	833 Single Family	\$19,490,000	\$12,530,000	\$2,780,000	\$34,800,000
2	On Site Roadways	609 Single Family 184 TownHomes 112 Duplexes	\$12,410,000	\$3,670,000	\$820,000	\$16,900,000
3	On Site Sanitary Sewer System		\$3,920,000	\$2,520,000	\$560,000	\$7,000,000
4	On Site Potable Water System		\$3,700,000	\$2,380,000	\$520,000	\$6,600,000
5	On Site Reclaimed Water System		\$220,000	\$140,000	\$40,000	\$400,000
6	On Site Landscaping/Irrigation/Lighting		\$2,910,000	\$1,870,000	\$420,000	\$5,200,000
	Subtotal On Site		\$42,650,000	\$23,110,000	\$5,140,000	\$70,900,000
7	Off Site Sanitary Sewer System (Force main & Pump Station)		\$7,800,000	-	-	\$7,800,000
8	Off Site 40th Street Widening		-	\$900,000	-	\$900,000
9	Off Site 40th Street Intersection (Public Road)		-	\$250,000	-	\$250,000
10	Off Site Buckeye Rd. Intersection (Public Road)		\$250,000	-	-	\$250,000
11	Off Site Moccasin Wallow Rd. Intersection (Public Road)		\$250,000	-	-	\$250,000
12	Off Site Moccasin Wallow Rd. Improvements		\$13,000,000	-	-	\$13,000,000
13	Off Site I-75 Ramp Improvements		-	\$1,000,000	-	\$1,000,000
	Subtotal Off Site		\$21,300,000	\$2,150,000	\$0	\$23,450,000
	Subtotal On site & Off Site		\$63,950,000	\$25,260,000	\$5,140,000	\$94,350,000
	Contingency (+/-) 15%		\$9,590,000	\$3,780,000	\$780,000	\$14,150,000
	Total On site & Off Site		\$73,540,000	\$29,040,000	\$5,920,000	\$108,500,000
	Professional Fees		\$7,200,000	\$2,700,000	\$600,000	\$10,500,000
	Grand Total		\$80,740,000	\$31,740,000	\$6,520,000	\$119,000,000

EXHIBIT 8

STATEMENT OF ESTIMATED REGULATORY COSTS
FOR
ARTISAN LAKES
COMMUNITY DEVELOPMENT DISTRICT

PREPARED BY:

RIZZETTA & COMPANY, INC.

3434 Colwell Avenue
Suite 200

Tampa, Florida 33614
(813) 933-5571

April 27, 2007

RIZZETTA & COMPANY
INCORPORATED

**ARTISAN LAKES
COMMUNITY DEVELOPMENT DISTRICT**

STATEMENT OF ESTIMATED REGULATORY COSTS

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RIZZETTA & COMPANY
INCORPORATED

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF ESTIMATED REGULATORY COSTS

I. INTRODUCTION

1. PURPOSE AND SCOPE

This Statement of Estimated Regulatory Costs has been prepared as a component of the petition filed with the Board of County Commissioners of Manatee County, Florida, to establish the Artisan Lakes Community Development District ("District") in accordance with Chapter 190.005, Florida Statutes ("F.S."). Specifically, Section 190.005(1)(a)8, F.S., requires, as part of the petition, a Statement of Estimated Regulatory Costs prepared pursuant to Section 120.541 F.S.

A community development district ("CDD") is established under the Uniform Community Development District Act of 1980, Chapter 190 of the Florida Statutes, as amended (the "Act"). A CDD is a local unit of special-purpose government that is limited to the performance of those specialized functions authorized by the Act. Those specialized functions consist of the planning, financing, constructing and maintaining of certain public infrastructure improvements and community development services. As an independent special district, the CDD's governing body establishes its own budget and, within the scope of its authorized powers, operates independently of the local general-purpose governmental entity (i.e., the county or the city) whose boundaries include the CDD.

However, a CDD cannot regulate land use or issue development orders; those powers reside with the local general-purpose government. The Legislature has, in Section 190.004(3), F.S., made this clear by stating:

The establishment of an independent community development district as provided in this act is not a development order within the meaning of chapter 380. All governmental planning, environmental, and land development laws, regulations, and rules apply to all development of the land within a community development district. Community development districts do not have the power of a local government to adopt a comprehensive plan, building code, or land development code, as those terms are defined in the Local Government Comprehensive Planning and Local Development Regulation Act. A district shall take no action which is inconsistent with applicable comprehensive plans, rules, or regulations of the applicable local general-purpose government.

In addition, the parameters for the review and evaluation of community development

**ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF ESTIMATED REGULATORY COSTS**

district petitions are clearly set forth in Section 190.002(2)(d), F.S., as follows:

That the process of establishing such a district pursuant to uniform general law be fair and based only on factors material to managing and financing the service-delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant.

Therefore, the scope of this Statement of Estimated Regulatory Costs is limited to an evaluation of those factors pertinent to the establishment of a CDD as defined by the Legislature and outlined in Section 120.541(2), F.S.

The purpose of Chapter 190, F.S. is to provide another tool to government and private landowners in their efforts to comply with comprehensive plans which require adequate public facilities and services as a pre-condition for future development. See Section 163.3177(10)(h) (the "concurrency" requirement), F.S.

The CDD is a special purpose unit of local government that is established for the purpose of providing an alternative mechanism for financing the construction of public infrastructure. A CDD must be structured to be financially independent as intended by the Legislature. The cost of any additional public improvements to be constructed or any additional services to be provided by the county as a result of this development will be incurred whether the infrastructure is financed through a CDD or any other alternative financing method. These costs have already been evaluated by all appropriate agencies during the approval process for the development. The annual operations and administrative costs of the CDD will be borne entirely by the District and will not require any subsidy from the State of Florida or Manatee County, nor will it place any additional economic burden on those persons not residing within the District.

2. ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT

The proposed District will contain approximately 854.285 acres. The petitioner is seeking authority, as outlined in Section 190.012 F.S., for the District to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain systems, facilities and basic infrastructure that includes, but is not limited to: water management and control, water supply, sewer, wastewater management, bridges or culverts, district roads and street lights, parking improvements, signage, conservation and/or mitigation areas, parks and recreational

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF ESTIMATED REGULATORY COSTS

facilities, or any other project, with or without the boundaries of the District, required by a development order issued by a local government or subject of an agreement between the District and a governmental entity.

If approved, the District will be authorized to finance these types of infrastructure improvements through special or non-ad valorem assessment revenue bonds. Repayment of these bonds will be through special or non-ad valorem assessments levied against all benefited properties within the District. On-going operation and maintenance for District owned facilities is expected to be funded through maintenance assessments levied against all benefited properties within the District.

II. STATUTORY ITEMS:

Section 120.541(2), F.S. (2005), defines the elements a Statement of Estimated Regulatory Costs must contain, as follows:

- (1) A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance;
- (2) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state and local revenues;
- (3) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the ordinance;
- (4) An analysis of the impact on small businesses as defined by Section 288.703, F.S. and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.;
- (5) Any additional information that the agency determines may be useful.

The estimated regulatory impacts for the establishment of the District are summarized below.

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF ESTIMATED REGULATORY COSTS

1. A GOOD FAITH ESTIMATE OF THE NUMBER OF INDIVIDUALS AND ENTITIES LIKELY TO BE REQUIRED TO COMPLY WITH THE ORDINANCE, TOGETHER WITH A GENERAL DESCRIPTION OF THE TYPES OF INDIVIDUALS LIKELY TO BE AFFECTED BY THE ORDINANCE

The individuals and entities likely to be required to comply with the ordinance or affected by the proposed action (i.e., adoption of the ordinance) can be categorized, as follows: A) The State of Florida and its residents, B) Manatee County and its residents, C) current property owners and D) future property owners.

A. THE STATE OF FLORIDA

The State of Florida and its residents and general population will not incur any compliance costs related to the establishment and on-going administration of the District and will only be affected to the extent that the State incurs those nominal administrative costs outlined in Section 2. A. 2 below. The cost of any additional administrative services provided by the state as a result of this development will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

B. MANATEE COUNTY

Manatee County and its residents not residing within the boundaries of the District will not incur any compliance costs related to the on-going administration of the CDD other than any one-time administrative costs outlined in Section 2. A. 1 below. Once the District is established, these residents will not be affected by adoption of the ordinance. The cost of any additional administrative services provided by the county as a result of this development will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

C. CURRENT PROPERTY OWNERS

The current property owners of the lands within the boundaries of the proposed District will be affected by the proposed ordinance to the extent that the District issues debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF ESTIMATED REGULATORY COSTS

D. FUTURE PROPERTY OWNERS

The future property owners are those who will own property in the proposed District. The owners of the approximately 1,888 units will be affected by the proposed ordinance to the extent that the District issues debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

2. **A GOOD FAITH ESTIMATE OF THE COST TO THE AGENCY, AND TO ANY OTHER STATE AND LOCAL ENTITIES, OF IMPLEMENTING AND ENFORCING THE PROPOSED ORDINANCE, AND ANY ANTICIPATED EFFECT ON STATE AND LOCAL REVENUES**

A. **COSTS TO GOVERNMENTAL AGENCIES OF IMPLEMENTING AND ENFORCING THE ORDINANCE**

1. Manatee County (The "Agency")

Because the proposed CDD encompasses less than 1,000 acres, this petition is being submitted to Manatee County (i.e., the "Agency" under Section 120.541(2), F.S.) for approval in accordance with Section 190.005(2) Florida Statutes. The Agency may incur certain one-time administrative costs involved with the review of this petition. To offset these one time administrative costs, the petitioner will submit a filing fee of \$9,085 to Manatee County.

Once the proposed District is established, Manatee County will not incur any quantifiable on-going costs resulting from the on-going administration of the District. As previously stated, the CDD operates independently from the county and all administrative and operating costs incurred by the District relating to the financing and construction of infrastructure are borne entirely by the District. The proposed District will submit, for informational purposes, its annual budget, financial report, audit and public financing disclosures to the County. Since there are no legislative requirements for review or action, any costs incurred by Manatee County are within its control. The Agency may, however, choose to review these documents.

2. State of Florida

Once the District is established, the State of Florida will incur only nominal administrative costs to review the periodic reports required pursuant to Chapters 190 and 189, F.S. These reports include the annual financial report, annual audit and

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF ESTIMATED REGULATORY COSTS

public financing disclosures. To offset these costs, the Legislature has established a maximum fee of \$175 per District per year to pay the costs incurred by the Special Districts Information Program to administer the reporting requirements of Chapter 189, F.S. Because the proposed District, as defined in Chapter 190, F.S., is designed to function as a self-sufficient special-purpose governmental entity, it is responsible for its own management. Therefore, except for the reporting requirements outlined above, or later established by law, no additional burden is placed on the State once the District has been established.

3. The District.

The proposed District will incur costs for operations and maintenance of its facilities and for its administration. These costs will be paid for from annual assessments against all properties within the District benefiting from its facilities and services.

B. IMPACT ON STATE AND LOCAL REVENUES

It is anticipated that approval of this petition will not have any negative effect on state revenues. There is however, the potential for an increase in state sales tax revenue resulting from a stimulated economy although it is not possible to estimate this increase with any degree of certainty. In addition, local ad valorem tax revenues may be increased due to long-lasting increases in property values resulting from the District's construction of infrastructure and on-going maintenance services. Similarly, private development within the District, which will be facilitated by the District's activities, should have a positive impact on property values and therefore ad valorem taxes.

In addition, impact fee and development permit revenue is expected to be generated by private development within the District and, accordingly, should also increase local revenues.

Lastly, some express a concern that a District obligation could become a state or county obligation thereby negatively effecting state or local revenues. This cannot occur as Chapter 190 specifically addresses this issue and expressly states: "It is further the purpose and intent of the Legislature that no debt or obligation of a district shall constitute a burden on any local general-purpose government without its consent." Section 190.002(3), F.S. "A default on the bonds or obligations of a district shall not constitute a debt or obligation of a local general-purpose government or the state." Section 190.016(15), F.S.

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF ESTIMATED REGULATORY COSTS

In summary, establishment of the proposed Artisan Lakes Community Development District will not create any significant economic costs for the State of Florida or for Manatee County.

3. **A GOOD FAITH ESTIMATE OF THE TRANSACTIONAL COSTS LIKELY TO BE INCURRED BY INDIVIDUALS AND ENTITIES, INCLUDING LOCAL GOVERNMENT ENTITIES, REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.**

The transactional costs associated with adoption of an ordinance to establish the District are primarily related to the financing of infrastructure improvements. The District will determine what infrastructure it considers prudent to finance through the sale of bonds. Once the decision is made to issue bonds it is expected that assessments will be levied against benefited property owners within the proposed District. The revenue generated by payment of these assessments will be used to repay the bonds. The obligation to pay the assessments will "run with the land" and will be transferred to new property owners upon sale of any portions of the property.

To fund the cost of maintaining District infrastructure and operating the District, operation and maintenance assessments may be imposed on the District property owners. As with the special assessments for infrastructure acquisition and construction, the property owner will be responsible for payment of these assessments on the basis of the amount of benefited property owned.

All persons choosing to acquire property in the District will be responsible for such assessments in addition to the taxes or assessments imposed by Manatee County or other taxing authorities.

In exchange for the payment of these special assessments, there are benefits to be derived by the future property owners. Specifically, these persons can expect to receive a higher level of services because they, the property owners, will elect the members of the Districts' Board of Supervisors. Further, the District is limited in jurisdiction and responsibility to this single development. Therefore, the District can be extremely responsive to the needs of the property owners within the District.

The table below summarizes estimated annual operating costs for the Community Development District:

**ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF ESTIMATED REGULATORY COSTS**

**ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT
PROPOSED FACILITIES AND SERVICES**

<u>Facility</u>	<u>Funded by</u>	<u>Constructed by</u>	<u>Operations & Maintenance</u>	<u>Estimated Annual Costs</u>
Stormwater Management System	CDD	CDD	CDD	\$50,000
On-Site Sanitary Sewer System	CDD	CDD	COUNTY	\$20,000*
Off-site Sanitary Sewer System (Force Main and Master Pump Station) (2)	CDD	CDD	COUNTY	\$15,000*
Potable Water System	CDD	CDD	COUNTY	\$15,000*
Reclaimed Water System	CDD	CDD	COUNTY	\$5,000*
Irrigation System	CDD	CDD	CDD	\$550,000**
Public Roadways in "Eves Bend" & Public Collector Roadways (Artisan Lakes Parkway and Gateway Blvd.) (1)	CDD	CDD	COUNTY	\$15,000*
Major Intersection Improvements (Buckeye Road and 40 th Street) (1,2)	CDD	CDD	COUNTY	\$10,000*
I-75 Northbound Off-Ramp Improvements (Dual Left Turn Lanes) (2, 3)	CDD	CDD	FDOT	\$10,000*
Landscaping and Hardscaping in Artisan Lakes Parkway and Gateway Boulevard	CDD	CDD	CDD	\$550,000**

**ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF ESTIMATED REGULATORY COSTS**

Street Lighting	CDD	CDD	CDD	\$550,000**
Perimeter Buffers	CDD	CDD	CDD	\$550,000**

CDD = Artisan Lakes Community Development District
 COUNTY = Manatee County
 FDOT = Florida Department of Transportation

***Notes:**

1. County expenses after turnover would include street sweeping, patching and resurfacing.
- 2 Offsite improvements are for the benefit of the County and the Florida Department of Transportation and include intersection improvements, road and ramp improvements and sewer system improvements. There are no CDD operating costs relating to these items.
3. FDOT expenses after turnover would include street sweeping, patching and resurfacing.

*For those items which will be turned over to the County or FDOT, there will be no costs to the County or FDOT for establishing the District. The County and FDOT would incur the same operating costs for these items regardless of whether a District is established over the area.

**The annual cost in this category is included in the cumulative cost of \$550,000 for the landscaping, irrigation and street lighting for the District.

4. AN ANALYSIS OF THE IMPACT ON SMALL BUSINESSES AS DEFINED BY SECTION 288.703, F.S., AND AN ANALYSIS OF THE IMPACT ON SMALL COUNTIES AND SMALL CITIES AS DEFINED BY SECTION 120.52 F.S.

Establishment of the proposed District should not have any negative impact on small businesses. Any business, large or small, has the option of locating in a community development district provided the local governmental authority has issued the appropriate land use approvals. Those that choose this option will be subject to the financial obligations imposed by the District and will accrue the benefits resulting from being in the District.

Furthermore, the District must operate according to Florida's "Sunshine" laws and must follow certain competitive bidding requirements for certain goods and services it will purchase. As a result, small businesses should be better able to compete for District business serving the lands to be included within the District.

A CDD does not discriminate in terms of the size of businesses that can be located within the boundaries or transact business with the District.

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF ESTIMATED REGULATORY COSTS

Establishment of the District should have a positive impact on the small businesses of the local economy. As outlined above, success of the development should generate increased employment and stimulate economic activity in the area through increased construction expenditures related to infrastructure and private development, thus providing enhanced opportunity for small businesses.

Manatee County is not defined as a small county for purposes of this requirement.

In addition, establishment of a CDD should not have a negative impact on small cities or counties, because the cost to construct the infrastructure is borne entirely by the property owners within the District.

5. ANY ADDITIONAL INFORMATION THAT THE AGENCY DETERMINES MAY BE USEFUL

Certain data utilized in this report was provided by the developer/petitioner and represents the best information available at this time. Other data was provided by Rizzetta & Company and was based on observations, analysis and experience with private development and other community development districts in various stages of existence.

EXHIBIT 9

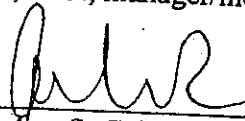
Authorization of Agent

This letter shall serve as a designation of THOMAS R. SPENCE to act as agent for TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES, L.L.C., with regard to any and all matters pertaining to the Petition to the Manatee County Commission to establish the Artisan Lakes Community Development District pursuant to Chapter 190, Florida Statutes. The petition is true and correct. This authorization shall remain in effect until revoked in writing.

DATE: February 23, 2007

TAYLOR WOODROW COMMUNITIES AT
ARTISAN LAKES, L.L.C.

By: TWCF, INC., manager/member

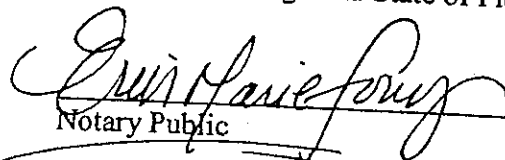
By: 
Ann S. Cohen, Vice President

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I hereby certify that on this day, before me, an officer duly authorized to take acknowledgments, personally appeared Ann S. Cohen, Vice President of TWCF, Inc., a Florida corporation and a manager/member of Taylor Woodrow Communities At Artisan Lakes, L.L.C., a Florida limited liability company, who executed the foregoing instrument, acknowledged before me that she executed the same on behalf of the foregoing entities and was identified in the manner indicated below.

Witness my hand and official seal in the County of Hillsborough and State of Florida this 23rd day of February, 2007.




Notary Public

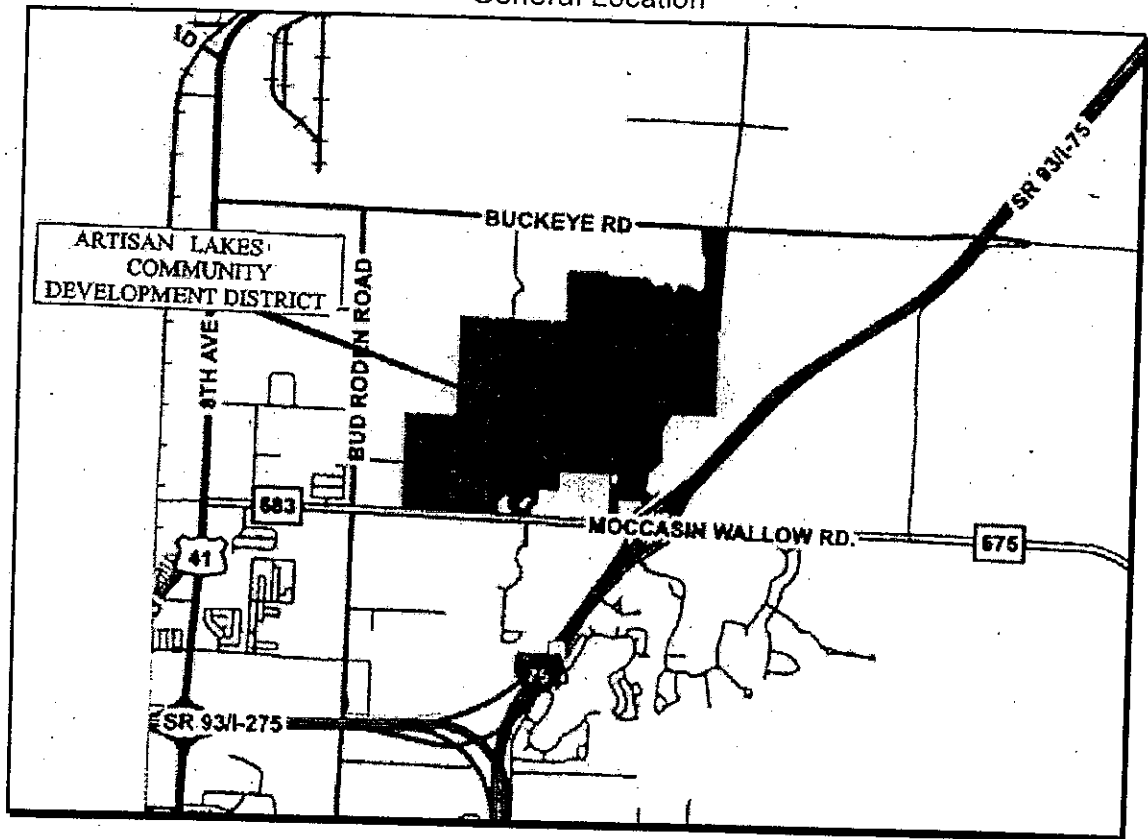
Personally known: to me
Produced Identification: _____
Type of Identification: _____

Exhibit B
to Ordinance 07-64

Boundaries

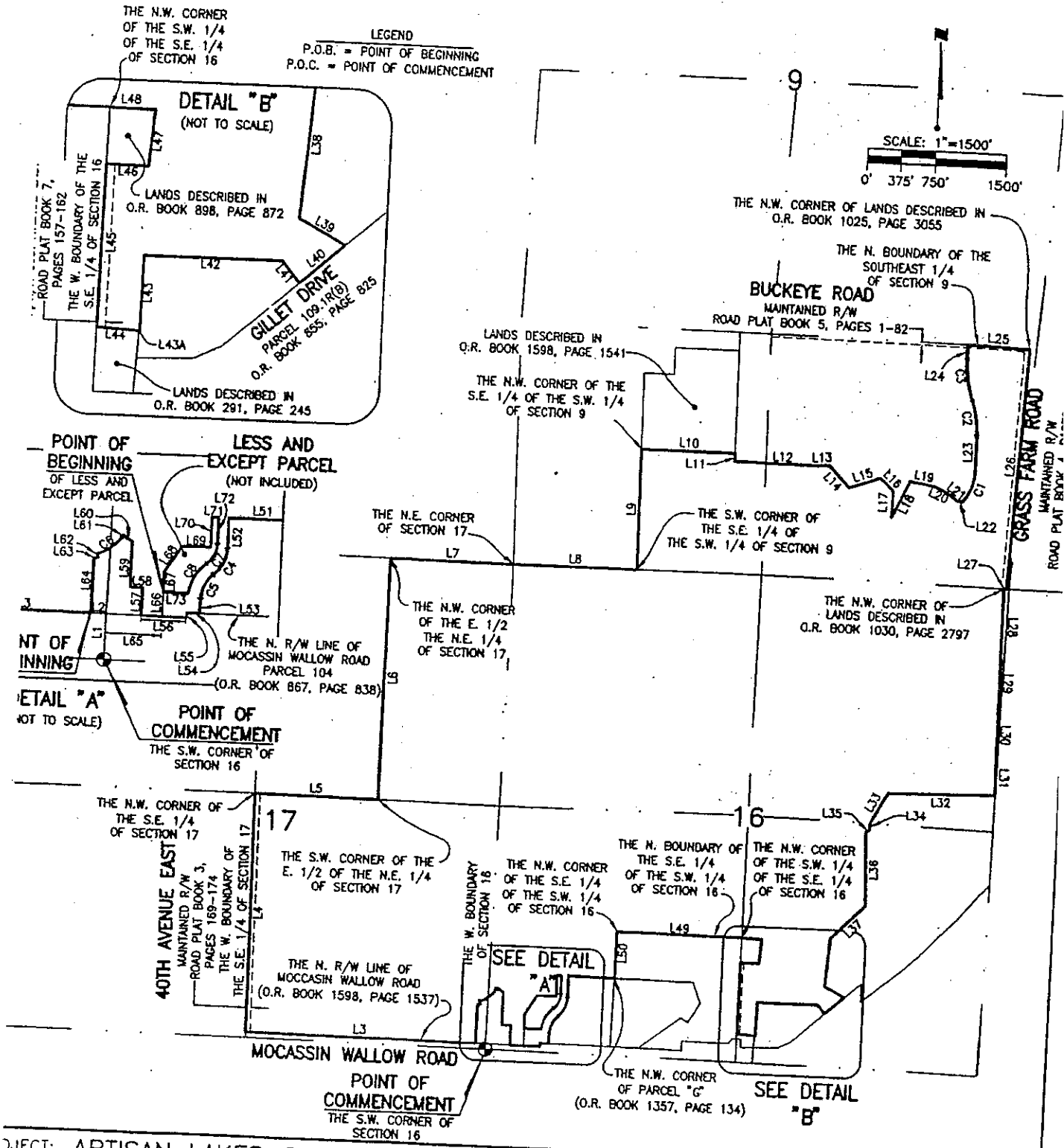
Artisan Lakes
Community Development District

General Location



DESCRIPTION SKETCH - NOT A BOUNDARY SURVEY

Exhibit B to Ord. 07-64 Boundaries - Artisan Lakes CDD - Page 2 of 6



PROJECT: ARTISAN LAKES CDD
 CLIENT: TAYLOR WOODROW COMMUNITIES

Wilson Miller

Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants

Wilson Miller, Inc.
 Naples • Fort Myers • Sarasota • Bradenton • Tampa • Tallahassee
 2205 North 20th Street Tampa, Florida 33605 Phone 813-223-9500 Fax 813-223-0009 Web Site www.wilsonmiller.com

Wilson Miller, Inc. - P.L. LEA LO-CDD09
 Wilson Miller, Inc. - Certificate of Authorization #42

MARK H. FOSTER, P.S.M. FLORIDA LICENSE NO. LS5535	
SCALE: 1" = 1500'	DATE: 8/23/06
SEC: 9, 16, 17	TWP: 33S RGE: 18E
PROJECT NO. 03160-001-000	INDEX NO. 03160-001-001
DRWN BY/EMP NO. 1 AT / 1500	SHEET NO.

DESCRIPTION SKETCH - NOT A BOUNDARY SURVEY

Exhibit B to Ord. 07-64 Boundaries - Artisan Lakes CDD - Page 3 of 6

LINE	BEARING	DISTANCE
L1	N 00°54'44"E	60.00'
L2	N 89°33'35"W	110.46'
L3	N 89°33'35"W	2491.66'
L4	N 00°12'12"W	2617.43'
L5	S 89°18'27"E	1326.53'
L6	N 00°32'19"E	2660.11'
L7	S 89°31'28"E	1343.85'
L8	N 89°59'24"E	1380.88'
L9	N 00°23'32"W	1327.39'
L10	S 89°48'17"E	1040.44'
L11	S 00°12'03"E	85.55'
L12	S 89°19'36"E	887.08'
L13	N 86°32'28"E	152.47'
L14	S 44°21'33"E	328.11'
L15	N 70°30'46"E	361.28'
L16	S 46°38'53"E	195.39'
L17	S 01°31'09"W	293.63'
L18	N 25°29'24"E	452.24'
L19	S 80°20'33"E	269.65'
L20	S 66°52'19"E	150.23'
L21	S 52°56'25"E	140.09'
L22	S 79°33'33"E	58.13'
L23	N 00°16'09"W	384.99'
L24	N 00°32'14"E	150.00'
L25	S 89°27'46"E	654.80'
L26	S 02°28'37"W	2646.49'
L27	N 89°49'53"W	29.86'
L28	S 00°17'37"E	738.86'
L29	S 00°19'09"E	600.20'
L30	S 00°25'40"E	539.15'

LINE	BEARING	DISTANCE
L31	S 00°13'12"E	392.66'
L32	S 88°02'25"W	1171.02'
L33	S 28°58'04"W	388.49'
L34	S 00°05'47"W	66.57'
L35	S 46°39'28"W	57.82'
L36	S 01°53'50"E	812.65'
L37	S 44°37'09"W	520.64'
L38	S 04°12'24"W	526.73'
L39	S 62°33'13"E	247.54'
L40	S 48°37'44"W	280.27'
L41	N 41°22'16"W	126.09'
L42	S 89°58'22"W	665.46'
L43	S 00°37'55"W	362.47'
L43A	N 86°57'02"W	7.31'
L44	N 86°57'02"W	197.87'
L45	N 00°37'55"E	778.36'
L46	S 89°12'45"E	199.78'
L47	N 04°45'20"E	267.26'
L48	N 89°11'22"W	219.00'
L49	N 89°38'23"W	1380.32'
L50	S 01°06'10"W	510.56'
L51	N 89°29'28"W	509.23'
L52	S 00°01'36"W	233.34'
L53	S 01°32'01"W	114.60'
L54	N 89°33'56"W	100.02'
L55	S 00°26'04"W	35.19'
L56	N 89°31'37"W	337.22'
L57	N 00°28'23"E	212.91'
L58	N 89°31'37"W	99.36'
L59	N 00°28'23"E	349.61'
L60	N 55°59'39"W	83.63'
L61	S 34°00'21"W	18.51'
L62	S 19°01'15"E	29.74'
L63	S 70°58'45"W	34.06'
L64	S 00°26'25"W	415.05'
L65	S 89°31'37"E	423.69'
L66	N 00°17'08"E	185.00'
L67	N 00°20'25"W	155.34'
L68	N 32°11'18"E	242.08'
L69	S 90°00'00"E	215.88'
L70	N 00°00'00"E	230.99'
L71	S 89°29'28"E	51.96'
L72	S 00°01'36"W	201.75'
L73	N 89°31'43"W	187.17'

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	39°18'50"	560.00	384.25	376.76	200.04	N 19°23'16"E
C2	19°48'12"	1120.00	387.11	385.19	195.51	N 10°10'15"W
C3	20°36'36"	1280.00	460.43	457.95	232.73	N 09°46'03"W
C4	49°47'01"	275.00	238.94	231.50	127.60	S 24°55'06"W
C5	48°16'36"	250.00	210.65	204.47	112.03	S 25°40'19"W
C6	36°58'31"	355.90	229.68	225.71	119.00	S 52°29'30"W
C7	51°57'06"	200.00	181.35	175.20	97.44	S 26°00'09"W
C8	44°58'40"	350.00	274.75	267.75	144.89	S 29°29'22"W

OBJECT: ARTISAN LAKES CDD
 SUBJECT: TAYLOR WOODROW COMMUNITIES

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MARK H. FOSTER, P.S.M.
 FLORIDA LICENSE NO. LS5535

SCALE: N/A DATE: 8/23/06

SEC: 9,16,17 TWP: 33S RGE: 18E REV NO: 00

PROJECT NO: 03160-001-000 INDEX NO: 03160-001-001

DRWN BY: EMP NO: 1571000 SHEET NO:

DESCRIPTION SKETCH - NOT A BOUNDARY SURVEY

Exhibit B to Ord. 07-64 Boundaries - Artisan Lakes CDD - Page 4 of 6

DESCRIPTION:

LEGAL DESCRIPTION

ARTISAN LAKES - CDD

A PARCEL OF LAND LYING WITHIN SECTIONS 9, 16 AND 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 33 SOUTH, RANGE 18 EAST AND RUN THENCE N00°54'44"E ALONG THE WEST BOUNDARY OF SAID SECTION 16, A DISTANCE OF 60.00 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF MOCCASIN WALLOW ROAD AS RECORDED IN OFFICIAL RECORD BOOK 1598, PAGE 1537 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N89°33'35"W, ALONG SAID RIGHT-OF-WAY LINE, 110.46 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE N89°33'35"W, 2,491.66 FEET TO A POINT OF INTERSECTION WITH THE WEST BOUNDARY OF THE SOUTHEAST 1/4 OF AFOREMENTIONED SECTION 17; THENCE N00°12'12"W, ALONG SAID WEST BOUNDARY, 2,617.43 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4; THENCE S89°18'27"E, 1,326.53 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 17; THENCE N00°32'19"E, 2,660.11 FEET TO THE NORTHWEST CORNER OF THE EAST 1/2 OF SAID NORTHEAST 1/4; THENCE S89°31'28"E, 1,343.85 FEET TO THE NORTHEAST CORNER OF SAID SECTION 17; THENCE N89°59'24"E, 1,380.88 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF AFOREMENTIONED SECTION 9; THENCE N00°23'32"W, 1,327.39 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 9, SAID POINT BEING THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1598, PAGE 1541 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S89°48'17"E, 1,040.44 FEET (S88°54'50"E, 1040.38 FEET PER DEED) TO THE SOUTHEAST CORNER SAID LANDS; THENCE S00°12'03"E, 85.55 FEET; THENCE S89°19'36"E, 887.08 FEET; THENCE N86°32'28"E, 152.47 FEET; THENCE S44°21'33"E, 328.11 FEET; THENCE N70°30'46"E, 361.28 FEET; THENCE S46°38'53"E, 195.39 FEET; THENCE S01°31'09"W, 293.63 FEET; THENCE N25°29'24"E, 452.24 FEET; THENCE S80°20'33"E, 269.65 FEET; THENCE S66°52'19"E, 150.23 FEET; THENCE S52°56'25"E, 140.09 FEET; THENCE S79°33'33"E, 58.13 FEET TO A POINT ON THE ARC OF A CURVE; THENCE 384.25 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 39°18'50", SAID CURVE HAVING A RADIUS OF 560.00 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS N19°23'16"E, 376.76 FEET; THENCE N00°16'09"W, 384.99 FEET TO A POINT OF CURVATURE; THENCE 387.11 FEET ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 19°48'12", SAID CURVE HAVING A RADIUS OF 1,120.00 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS N10°10'15"W, 385.19 FEET TO A POINT OF REVERSE CURVATURE; THENCE 460.43 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 20°36'36", SAID CURVE HAVING A RADIUS OF 1,280.00 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS N09°46'03"W, 457.95 FEET; THENCE N00°32'14"E, 150.00 FEET TO A POINT OF INTERSECTION WITH THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF AFOREMENTIONED SECTION 9; THENCE S89°27'46"E, ALONG SAID BOUNDARY, 654.80 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1025, PAGE 3055 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA;

(CONTINUED)

PROJECT: ARTISAN LAKES CDD

CLIENT: TAYLOR WOODROW COMMUNITIES

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[Signature]

MARK H. FOSTER, P.S.M. FLORIDA LICENSE NO. LS5535	
SCALE: N/A	DATE: 8/23/06
SEC: 9, 16, 17	TWP: 33S RGE: 18E
PROJECT NO: 03160-001-000	INDEX NO: 03160-001-001
DRAWN BY/EUP NO.	SHEET NO:

DESCRIPTION SKETCH - NOT A BOUNDARY SURVEY

(CONTINUED)

THENCE S02°28'37"W, 2,646.49 FEET (S02°28'51"W, 2,646.54 FEET PER DEED) TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE N89°49'53"W, 29.86 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1030, PAGE 2797 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY OF SAID LANDS BY THE FOLLOWING FOUR (4) COURSES: (1) S00°17'37"E, 738.86 FEET (S00°17'15"E, 739.10 FEET PER DEED), (2) S00°19'09"E, 600.20 FEET (S00°19'00"E, 600.00 FEET PER DEED), (3) S00°25'40"E, 539.15 FEET (S00°25'54"E, 539.17 FEET PER DEED), (4) S00°13'12"E (S00°14'00"E PER DEED), 392.66 FEET; THENCE DEPARTING SAID WEST BOUNDARY, S88°02'25"W, 1,171.02 FEET; THENCE S28°58'04"W, 388.49 FEET; THENCE S00°05'47"W, 66.57 FEET; THENCE S46°39'28"W, 57.82 FEET; THENCE S01°53'50"E, 812.65 FEET; THENCE S44°37'09"W, 520.64 FEET; THENCE S04°12'24"W, 526.73 FEET; THENCE S62°33'13"E, 247.54 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY BOUNDARY OF PARCEL 109.1-R(B) (FRONTAGE ROAD - ALSO KNOWN AS GILLET DRIVE) AS RECORDED IN OFFICIAL RECORD BOOK 855, PAGE 25 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S48°37'44"W, ALONG SAID BOUNDARY, 280.27 FEET; THENCE DEPARTING SAID BOUNDARY, N41°22'16"W, 126.09 FEET; THENCE S89°58'22"W, 665.46 FEET; THENCE S00°37'55"W, 362.47 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY PROLONGATION OF THE NORTHERLY BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 291, PAGE 245 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N86°57'02"W, ALONG SAID EASTERLY PROLONGATION, 7.31 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE N86°57'02"W, ALONG SAID NORTH BOUNDARY, 197.87 FEET TO THE NORTHWEST CORNER OF SAID LANDS, SAID CORNER BEING A POINT ON THE WEST BOUNDARY OF THE SOUTHEAST 1/4 OF AFOREMENTIONED SECTION 16; THENCE N00°37'55"E, ALONG SAID WEST BOUNDARY, 778.36 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 898, PAGE 872 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S89°12'45"E, 199.78 FEET ("EAST" 200 FEET PER DEED) TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE N04°45'20"E, 267.26 FEET (N04°04'13"E, 267.68 FEET PER DEED) TO THE NORTHEAST CORNER OF SAID LANDS; THENCE N89°11'22"W, 219.00 FEET ("WEST" 219 FEET PER DEED) TO THE NORTHWEST CORNER OF SAID LANDS, SAID CORNER BEING THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF AFOREMENTIONED SECTION 16; THENCE N89°38'23"W, ALONG THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 16, A DISTANCE OF 1,380.32 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE S01°06'10"W, 510.56 FEET TO THE NORTHWEST CORNER OF PARCEL G AS RECORDED IN OFFICIAL RECORD BOOK 1357, PAGE 134 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N89°29'28"W, 509.23 FEET; THENCE S00°01'36"W, 233.34 FEET TO A POINT OF CURVATURE; THENCE 238.94 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 49°47'01", SAID CURVE HAVING A RADIUS OF 275.00 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS S24°55'06"W, 231.50 FEET TO A POINT OF REVERSE CURVATURE; THENCE 210.65 FEET ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 48°16'36", SAID CURVE HAVING A RADIUS OF 250.00 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS S25°40'19"W, 204.47 FEET; THENCE S01°32'01"W, 114.60 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY OF MOCCASIN WALLOW ROAD (PARCEL 104) AS RECORDED IN OFFICIAL RECORD BOOK 867, PAGE 838 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N89°33'56"W, ALONG SAID RIGHT-OF-WAY LINE, 100.02 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 104; THENCE S00°26'04"W, ALONG THE WEST BOUNDARY OF SAID PARCEL 104, A DISTANCE OF 35.19 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF MOCCASIN WALLOW ROAD AS RECORDED IN OFFICIAL RECORD BOOK 1598, PAGE 1537 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA;

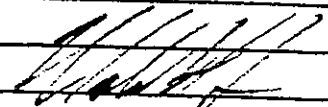
(CONTINUED)

JECT: ARTISAN LAKES CDD

INT: TAYLOR WOODROW COMMUNITIES

Wilson Miller

Wilson Miller, Inc. - P.L.L.C. 00000
Wilson Miller, Inc. - Certificate of Authorization #03



MARK H. FOSTER, P.S.M.
FLORIDA LICENSE NO. LS5535

SCALE:	N/A	DATE:	8/23/06
SEC:	TWP:	RGE:	REV NO:
9,16,17	33S	18E	00
PROJECT NO:	INDEX NO:		
03160-001-000	03160-001-001		
DRAWN BY/EQP NO:	SHEET NO:		
JAT/1000	..		

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DESCRIPTION SKETCH - NOT A BOUNDARY SURVEY

(CONTINUED)

THENCE N89°31'37"W, ALONG SAID RIGHT-OF-WAY LINE, 337.22 FEET; THENCE DEPARTING SAID LINE, N00°28'23"E, 212.91 FEET; THENCE N89°31'37"W, 99.36 FEET; THENCE N00°28'23"E, 349.61 FEET; THENCE N55°59'39"W, 83.63 FEET; THENCE S34°00'21"W, 18.51 FEET TO A POINT ON THE ARC OF A CURVE; THENCE 229.68 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 36°58'31", SAID CURVE HAVING A RADIUS OF 355.90 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS S52°29'30"W, 225.71 FEET; THENCE S19°01'15"E, 29.74 FEET; THENCE S70°58'45"W, 34.06 FEET; THENCE S00°26'25"W, 415.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 856.589 ACRES (37,313,011 SQUARE FEET), MORE OR LESS.

LESS AND EXCEPT THAT PART THEREOF LYING WITHIN THE FOLLOWING METES AND BOUNDS DESCRIPTION:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 33 SOUTH, RANGE 18 EAST AND RUN THENCE N00°54'44"E ALONG THE WEST BOUNDARY OF SAID SECTION 16, A DISTANCE OF 60.00 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF MOCCASIN WALLOW ROAD AS RECORDED IN OFFICIAL RECORD BOOK 1598, PAGE 1537 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S89°31'37"E, ALONG SAID RIGHT-OF-WAY, 423.69 FEET; THENCE DEPARTING SAID LINE, N00°17'08"E, 185.00 FEET TO THE POINT OF BEGINNING; THENCE N00°20'25"W, 155.34 FEET; THENCE N32°11'18"E, 242.08 FEET; THENCE S90°00'00"E, 215.88 FEET; THENCE N00°00'00"E, 230.99 FEET; THENCE S89°29'28"E, 51.96 FEET; THENCE S00°01'36"W, 201.75 FEET TO A POINT OF CURVATURE; THENCE 181.35 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 51°57'06", SAID CURVE HAVING A RADIUS OF 200.00 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS S26°00'09"W, 175.20 FEET TO A POINT OF REVERSE CURVATURE; THENCE 274.75 FEET ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 44°58'40", SAID CURVE HAVING A RADIUS OF 350.00 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS S29°29'22"W, 267.75 FEET; THENCE N89°31'43"W, 187.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.304 ACRES (100,344 SQUARE FEET), MORE OR LESS.

ALL CONTAINING 854.285 NET ACRES (37,212,667 NET SQUARE FEET), MORE OR LESS AND BEING SUBJECT TO RIGHTS-OF-WAY FOR BUCKEYE ROAD, GRASS FARM ROAD, 40TH AVENUE EAST AND GILLET ROAD (A/K/A 56TH AVENUE EAST).

PROJECT: ARTISAN LAKES CDD

CLIENT: TAYLOR WOODROW COMMUNITIES

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FLORIDA LICENSE NO. LS5535

SCALE:	N/A	DATE:	8/23/06
SEC:	9, 16, 17	TWP:	33S
PROJECT NO.	03160-001-000	RGE:	18E
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DRWN BY/EUP NO.		SHEET NO.:	

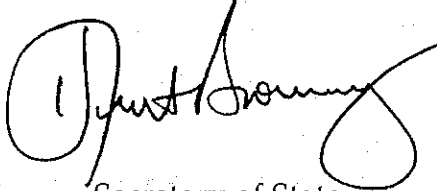
STATE OF FLORIDA DEPARTMENT OF STATE

Division of Library and Information Services

I, Kurt S. Browning, Secretary of State of the State of Florida, do hereby certify that the above and foregoing is a true and correct copy of Manatee County Ordinance No. 07-64, filed in this office on August 16, 2007, 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
16th day of August, A.D., 2007.




Secretary of State

DSDE 99 (3/03)

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.