

THIS INSTRUMENT PREPARED BY:  
Charles Meador, Real Property Specialist  
Manatee County Government  
Property Management Department, Property Acquisition Division  
1112 Manatee Avenue West, Suite 800  
Bradenton, Florida 34205



PROJECT NAME: Artisan Lakes Phase IV (Subphase A, B, C & D)  
PID: 604500159

=====SPACE ABOVE THIS LINE FOR RECORDING DATA=====

**PERMANENT UTILITY EASEMENT**

**THIS PERMANENT UTILITY EASEMENT** (hereinafter Easement) is made this 25 day of September, 2019, **TAYLOR WOODROW COMMUNITES AT ARTISAN LAKES, LLC.**, a Florida limited liability company, whose mailing address is 4900 North Scottsdale Road, Suite 2000, Scottsdale, Arizona 85251 (hereinafter the **Grantor**), and **MANATEE COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, (hereinafter the **Grantee**).

As used herein, the term “Grantor” shall include any and all heirs, legal representatives, successors or assigns of the Grantor, and all subsequent owners of the “**Easement Area**” (as hereinafter defined) and the term “Grantee” shall include any successor or assignee of Grantee.

Grantor, for and in consideration of the sum of **ONE DOLLAR (\$1.00)** and other valuable consideration paid, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and transfer unto Grantee, a *nonexclusive, permanent easement for the purposes of ingress and egress for the construction, installation and maintenance of underground utility facilities and other related improvements* across, in, over, under and upon the real property of the Grantor situated, lying and being in the County of Manatee, State of Florida, particularly described as **Exhibit A** attached hereto and incorporated herein by this reference (hereinafter the **Easement Area**).

Grantor reserves the right to the continued free use and enjoyment of the Easement Area for any purposes which are not inconsistent with the rights granted herein unto the Grantee.

Grantor covenants with Grantee that Grantor is lawfully seized of said lands and has good, right, and lawful authority to grant this Easement, and shall take no action to interfere with the Grantee’s lawful use of said Easement. Grantor hereby fully warrants the Easement being granted and will defend the same against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, the Grantor has caused these presents to be executed in its name and its seal to be hereunto affixed, by its proper agent or officer thereunto duly authorized, the day and year first above written.

**SIGNATURE PAGE AND ACKNOWLEDGMENT FOLLOW ON NEXT PAGE.**

Signed, sealed and delivered in the presence of two (2) witnesses as required by law:

Tijo Ammakuzhiyil

First Witness Signature

**Tijo Ammakuzhiyil**

First Witness Printed Name

Betsy E. Martinez-Bruce

Second Witness Signature

Betsy E. Martinez-Bruce

Second Witness Printed Name

**GRANTOR:**

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

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

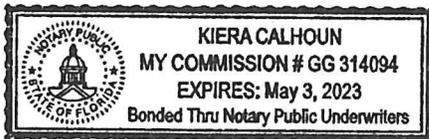
By: Andrew "Drew" Miller

Andrew "Drew" Miller, Vice President

STATE OF FLORIDA  
COUNTY OF Manatee

The foregoing instrument was acknowledged before me this 25 day of September, 2019, by Andrew "Drew" Miller, as Vice President of Taylor Morrison of Florida, Inc., a Florida corporation, as the managing member of TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC., a Florida limited liability company, on behalf of the company, who X is personally known to me or \_\_\_\_\_ has produced \_\_\_\_\_ as identification.

Affix seal below:



Kiera Calhoun

Notary Public Signature

**Kiera Calhoun**

Printed Name

GG314094

Commission Number

May 3, 2023

Expiration Date

# Description Sketch

(Not A Survey)

## EXHIBIT "A"

### PERMANENT UTILITIES EASEMENT - ARTISAN LAKES IV

**DESCRIPTION:** A parcel of land lying in the North 1/2 of Section 16, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

**COMMENCE** at the Center of said Section 16, run thence along the West boundary of the Northeast 1/4 of said Section 16, N.00°13'32"E., a distance of 1745.02 feet to the **POINT OF BEGINNING**; thence Westerly, 128.42 feet along the arc of a non-tangent curve to the left having a radius of 200.00 feet and a central angle of 36°47'26" (chord bearing N.69°33'11"W., 126.23 feet); thence Westerly, 109.86 feet along the arc of a reverse curve to the right having a radius of 250.00 feet and a central angle of 25°10'40" (chord bearing N.75°21'35"W., 108.98 feet); thence Northwesterly, 54.46 feet along the arc of a compound curve to the right having a radius of 250.00 feet and a central angle of 12°28'52" (chord bearing N.56°31'49"W., 54.35 feet); thence N.50°17'23"W., a distance of 34.84 feet; thence Westerly, 36.02 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 82°33'15" (chord bearing S.88°26'00"W., 32.99 feet); thence N.50°17'23"W., a distance of 50.21 feet; thence N.39°42'37"E., a distance of 71.76 feet; thence S.50°17'23"E., a distance of 109.84 feet; thence Easterly, 131.45 feet along the arc of a tangent curve to the left having a radius of 200.00 feet and a central angle of 37°39'32" (chord bearing S.69°07'08"E., 129.10 feet); thence Southeasterly, 324.82 feet along the arc of a reverse curve to the right having a radius of 250.00 feet and a central angle of 74°26'36" (chord bearing S.50°43'36"E., 302.45 feet); thence S.13°30'18"E., a distance of 63.41 feet; thence Southeasterly, 158.03 feet along the arc of a tangent curve to the left having a radius of 225.00 feet and a central angle of 40°14'32" (chord bearing S.33°37'35"E., 154.80 feet); thence Easterly, 70.27 feet along the arc of a compound curve to the left having a radius of 75.00 feet and a central angle of 53°40'45" (chord bearing S.80°35'13"E., 67.72 feet); thence Southeasterly, 83.16 feet along the arc of a reverse curve to the right having a radius of 55.00 feet and a central angle of 86°37'48" (chord bearing S.64°06'41"E., 75.46 feet); thence S.89°11'52"E., a distance of 10.30 feet to a point on the Westerly boundary of a PERMANENT UTILITIES EASEMENT, according to Official Records Book 2749, Page 3309, of the Public Records of Manatee County, Florida; thence along said Westerly boundary, S.00°48'08"W., a distance of 50.01 feet; thence departing said Westerly boundary, N.89°11'52"W., a distance of 15.19 feet; thence Westerly, 111.72 feet along the arc of a non-tangent curve to the right having a radius of 55.00 feet and a central angle of 116°23'12" (chord bearing N.88°14'43"W., 93.48 feet); thence Northwesterly, 42.31 feet along the arc of a reverse curve to the left having a radius of 75.00 feet and a central angle of 32°19'20" (chord bearing N.46°12'47"W., 41.75 feet); thence Northwesterly, 234.55 feet along the arc of a reverse curve to the right having a radius of 275.00 feet and a central angle of 48°52'08" (chord bearing N.37°56'23"W., 227.51 feet); thence N.13°30'18"W., a distance of 63.41 feet; thence Northwesterly, 131.43 feet along the arc of a tangent curve to the left having a radius of 200.00 feet and a central angle of 37°39'10" (chord bearing N.32°19'54"W., 129.08 feet) to the **POINT OF BEGINNING**.

Containing 1.232 acres, more or less.

**NOTES:**

1) Bearings shown hereon are based on the West boundary of the Northeast 1/4 of Section 16, Township 33 South, Range 18 East, Manatee County, Florida, having a grid bearing of N.00°13'32"E. The Grid Bearings shown hereon refer to the State Plane Coordinate System, North America Horizontal Datum of 1983 (NAD 83-2007 Adjustment) for the West zone of Florida.

SEE SHEET 2 FOR SKETCH, AND SHEET 3 FOR LINE & CURVE TABLES.

### ARTISAN LAKES IV PERMANENT UTILITIES EASEMENT



| REVISIONS |      |             |      |
|-----------|------|-------------|------|
| No.       | Date | Description | Dwn. |
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|           |      |             |      |
|           |      |             |      |

Prepared For: TAYLOR MORRISON

(Not A Survey)



**David A. Williams**  
FLORIDA PROFESSIONAL  
SURVEYOR & MAPPER NO. 156423

**GeoPoint**  
Surveying, Inc.

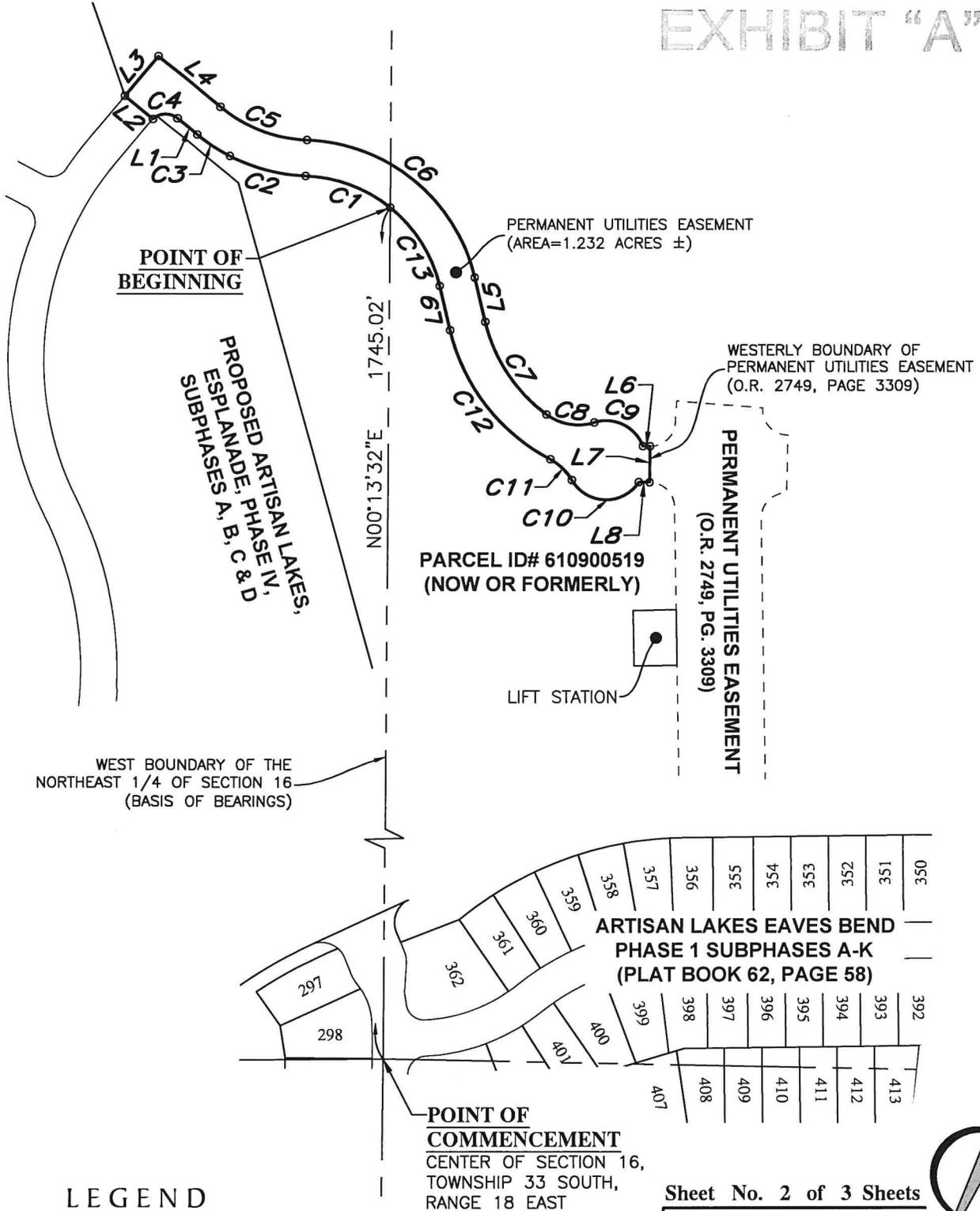
213 Hobbs Street Phone: (813) 248-8888  
Tampa, Florida 33619 Fax: (813) 248-2266  
www.geopointsurveying.com Licensed Business Number LB 7768

|                                   |                |             |
|-----------------------------------|----------------|-------------|
| Drawn: BRC                        | Date: 11/14/18 | Data File:  |
| Check: ASH                        | P.C.:          | Field Book: |
| Section: 16 Twn. 33 S. Rng. 18 E. |                |             |

# Description Sketch

(Not A Survey)

## EXHIBIT "A"



### LEGEND

O.R. ----- Official Records Book  
 PG. ----- Page

SEE SHEET 1 FOR DESCRIPTION, AND SHEET 3 FOR LINE & CURVE TABLES.

Sheet No. 2 of 3 Sheets

**GeoPoint**  
 Surveying, Inc.

213 Hobbs Street  
 Tampa, Florida 33619  
 www.geopointsurvey.com

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

# Description Sketch

(Not A Survey)

EXHIBIT "A"

| LINE DATA TABLE |             |        |
|-----------------|-------------|--------|
| NO.             | BEARING     | LENGTH |
| L1              | N50°17'23"W | 34.84' |
| L2              | N50°17'23"W | 50.21' |
| L3              | N39°42'37"E | 71.76' |
| L5              | S13°30'18"E | 63.41' |
| L6              | S89°11'52"E | 10.30' |
| L7              | S00°48'08"W | 50.01' |
| L8              | N89°11'52"W | 15.19' |
| L9              | N13°30'18"W | 63.41' |

| CURVE DATA TABLE |         |            |         |         |             |
|------------------|---------|------------|---------|---------|-------------|
| NO.              | RADIUS  | DELTA      | ARC     | CHORD   | BEARING     |
| C1               | 200.00' | 36°47'26"  | 128.42' | 126.23' | N69°33'11"W |
| C2               | 250.00' | 25°10'40"  | 109.86' | 108.98' | N75°21'35"W |
| C3               | 250.00' | 12°28'52"  | 54.46'  | 54.35'  | N56°31'49"W |
| C4               | 25.00'  | 82°33'15"  | 36.02'  | 32.99'  | S88°26'00"W |
| C5               | 200.00' | 37°39'32"  | 131.45' | 129.10' | S69°07'08"E |
| C6               | 250.00' | 74°26'36"  | 324.82' | 302.45' | S50°43'36"E |
| C7               | 225.00' | 40°14'32"  | 158.03' | 154.80' | S33°37'35"E |
| C8               | 75.00'  | 53°40'45"  | 70.27'  | 67.72'  | S80°35'13"E |
| C9               | 55.00'  | 86°37'48"  | 83.16'  | 75.46'  | S64°06'41"E |
| C10              | 55.00'  | 116°23'12" | 111.72' | 93.48'  | N88°14'43"W |
| C11              | 75.00'  | 32°19'20"  | 42.31'  | 41.75'  | N46°12'47"W |
| C12              | 275.00' | 48°52'08"  | 234.55' | 227.51' | N37°56'23"W |
| C13              | 200.00' | 37°39'10"  | 131.43' | 129.08' | N32°19'54"W |

Sheet No. 3 of 3 Sheets



GeoPoint

Surveying, Inc.

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Tampa, Florida 33619  
[www.geopointsurvey.com](http://www.geopointsurvey.com)

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

SEE SHEET 1 FOR DESCRIPTION, AND  
SHEET 2 FOR SKETCH.

**CONSENT AND JOINDER**

**THIS CONSENT AND JOINDER**, made and given this 7<sup>th</sup> day of October, 2019, by Artisan Lakes Community Development District, whose mailing address is 2900 NE 12th Terrace, Suite 1, Oakland Park, Florida 33334 (hereinafter the **Lienor**), being the owner and holder of Notice of the Imposition of Special Assessments and Governmental Lien of Record, made by Taylor Woodrow Communities At Artisan Lakes, L.L.C., a Florida limited liability company, whose mailing address is 4900 North Scottsdale Road, Suite 2000, Scottsdale, Arizona 85251 (hereinafter the **Lienee**), in favor of Lienor, which Notice of the Imposition of Special Assessments and Governmental Lien of Record has been recorded in Official Records Book 2503, Page 7166, of the Public Records of Manatee County, Florida (hereinafter the **Lien**), and encumbers real property.

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

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

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

**SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.**

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

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

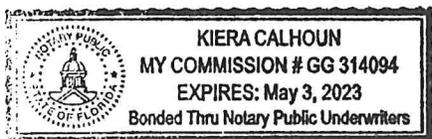
By: Scott Himelhoch  
Scott Himelhoch, as Chairman

Attest: Tracy Briones  
Tracy Briones, as Vice Chairperson

STATE OF FLORIDA  
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this day of October 7, 2019, by Scott Himelhoch, as Chairman and by Tracy Briones, as Vice Chairperson, of Artisan Lakes Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes and located in Manatee County, Florida, on behalf of said community development district, who X are both personally known to me or \_\_\_\_\_ who have both has produced \_\_\_\_\_ as identification.

Affix seal below:



Kiera Calhoun  
Notary Public Signature

Kiera Calhoun  
Printed Name

GG 314094  
Commission Number

May 3, 2023  
Expiration Date