

# MEMORANDUM



To: Ed Hunzeker  
County Administrator

Thru: Chad Butzow, Interim Director  
Public Works Department

From: Carmen Mosley, Sr. Fiscal Services Mgr./  
Jane Oliver, Bond Coordinator  
Public Works Department

Date: November 27, 2018

Subject: **ARTISAN LAKES ESPLANADE, PHASE III**  
**SUBPHASE A, B, C, D & E**  
**SUBPHASE D ONLY**  
**PDMU-91-01/16-S-52 (F)**  
**RELEASE PORTION OF PERFORMANCE AGREEMENT**  
**RELEASE SURETY BOND**  
**ACCEPT DEFECT SECURITY PORTION OF AGREEMENT**  
**ACCEPT SURETY BOND**  
**ACCEPT BILL OF SALE**

On April 25, 2017, the Board of County Commissioners accepted the *Agreement for Private Subdivision with Public Improvements* for Subphase D only, securing potable water, wastewater and surveying improvements for the above referenced project. The developer has provided all necessary documentation and completed and passed all inspections for those required public improvements in order to release the performance portion (public improvements); and accept the defect security portion of the Agreement which will warrant these improvements for this project. A Bill of Sale is also required for this project which has publicly maintained utilities under private roadway. We therefore, per Resolution R-14-86, respectively request the County Administrator to approve the following:

**NOTE: PUBLIC IMPROVEMENTS AGREEMENT** remains in place securing the defect security portions of agreement.

- **Authorization to release and return** the Surety Bond, and any riders associated with this Surety for Subphase D, in conjunction with the performance portion of the *Agreement for Private Subdivision with Public Improvements*. Documents will be returned to Danielle Ellis with Grimes Goebel Attorneys at Law located at 1023 Manatee Avenue West, Bradenton, FL 34205;

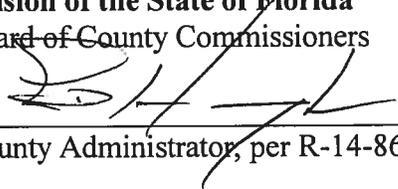
Public Works Department  
Fiscal Division  
1022 26<sup>th</sup> Avenue East, Bradenton, FL 34208  
Phone number: (941) 708-7450

- **Surety Bond** No. SU1143694 issued through Arch Insurance;
- **Amount** of Performance Bond \$223,405.72;
- **Accept, and Execute Surety Bond** securing Section 1.5 “Maintenance, Defects” of the *Agreement for Private Subdivision with Public Improvements* accepted by the Board of County Commissioners on April 25, 2017 for **Subphase D** only, securing potable water and wastewater improvements;
- **Surety Bond No.** SU1151370 issued through Arch Insurance Company;
- **Amount** of Defect Security \$14,340.06;
- **Accept and Execute** Bill of Sale.

**Instructions to Board Records**

Copies of release request to: Julie Jensvold ([Julie.jensvold@manateeclerk.com](mailto:Julie.jensvold@manateeclerk.com)), Danielle Heaton ([Danielle.heaton@manateeclerk.com](mailto:Danielle.heaton@manateeclerk.com)), Robin Hamilton ([Robin.hamilton@manateeclerk.com](mailto:Robin.hamilton@manateeclerk.com)), Danielle Ellis ([DEllis@grimesgoebel.com](mailto:DEllis@grimesgoebel.com)), and Jane Oliver ([jane.oliver@mymanatee.org](mailto:jane.oliver@mymanatee.org)).

**MANATEE COUNTY, a political  
subdivision of the State of Florida**  
By: Board of County Commissioners

By:   
County Administrator, per R-14-86

CB/CM/mjo

cc: Records Management  
Claudia Campos, General Accounting - Finance  
Sia Mollanazar, P.E., Deputy Director – Engineering Services  
Myra Prater, Maintenance Operations Division Manager  
Ken LaBarr, Infrastructure Inspections Division Manager  
Danielle Ellis, Agent for the Developer

Attachments

Artisan Lakes Esplanade, Phase III, Subphases A, B, C, D & E –  
Private Residential Project w/Public Improvement  
DEFECT – A, B, C & E - Potable Water, Wastewater  
DEFECT – D – Potable Water, Wastewater

**EXHIBIT “B-1”  
IMPROVEMENTS**

	Improvement	Estimated Cost
1	<b><u>Subphase A</u></b> Potable Water, Wastewater, Surveying	<u>\$93,125.96</u>
2	<b><u>Subphase B</u></b> Potable Water, Wastewater, Surveying	<u>\$167,294.86</u>
3	<b><u>Subphase C</u></b> Potable Water, Wastewater, Surveying	<u>\$296,444.98</u>
4	<b><u>Subphase D</u></b> Potable Water, Wastewater, Surveying	<u>\$223,405.72</u>
5	<b><u>Subphase E</u></b> Potable Water, Wastewater, Surveying	<u>\$308,855.17</u>

**DEFECT ADDENDUM**

	Improvement	Estimated Cost
1	<b><u>Subphase A</u></b> Potable Water and Wastewater	<u>\$6,248.54</u>
2	<b><u>Subphase B</u></b> Potable Water and Wastewater	<u>\$16,153.55</u>
3	<b><u>Subphase C</u></b> Potable Water and Wastewater	<u>\$20,613.46</u>
4	<b><u>Subphase E</u></b> Potable Water and Wastewater	<u>\$20,823.09</u>
5	<b><u>Subphase D</u></b> Potable Water and Wastewater	<u>\$14,340.06</u>



Manatee County Public Works Department  
Engineering Services  
1022 26<sup>th</sup> Avenue East  
Bradenton, FL 34208  
Phone: (941) 708-7462  
www.mymanatee.org

July 07, 2017

Waldrop Engineering  
Attn: Mr. Ron J. Schwied, P.E.  
551 N. Cattlemen Road, Suite 100  
Sarasota, FL 34232

(Ron.Schwied@waldropengineering.com)

RE: **ARTISAN LAKES, ESPLANADE, PHASE III, SUBPHASES A, B, C, D & E –  
Private Subdivision**  
**PDMU-91-01/16-S-52(F) DTS #20160495 (MEPS-283)**  
**Subphase D – Defect Security Cost Estimate**  
**Required Public Improvements**  
**Reason – (Potable Water, Wastewater)**

Dear Mr. Schwied:

Your cost estimate for the above referenced bond, dated **June 08, 2017**, for the completion of site improvements to serve the above referenced development, is approved for the appropriate surety.

A Defect Security in the amount of **\$14,340.06** which is 10%, of the submitted actual cost, would be sufficient to assure the County correction of any defects or failures.

If we can be of further assistance, please contact me at (941) 708-7462.

Sincerely,

\_\_\_\_\_  
Sia Mollanazar, P.E.  
Deputy Director – Engineering Services

SM/jp/jh

cc: Record Management  
Jane Oliver, Fiscal Analyst, Public Works Department  
Carmen Mosley, Fiscal Operations Division Manager, Public Works Dept.  
Ken LaBarr, Infrastructure Inspection Division Manager, Public Works Department  
Karla Ripley, Senior Review Specialist, Public Works Dept.  
Diana Lonergan, Planner, Building and Development Services  
Fred Goodrich, Sr. Development Review Specialist, Building and Development Services

# Artisan Lakes Esplanade, Phase III Subphases D - Public Infrastructure

## ACTUAL CONSTRUCTION COST

Date : Thursday, June 8, 2017

Permit: MEPS#:283;PDMU-91-01/16-S-06(P)/FSP-16-13;DTS#:20130129

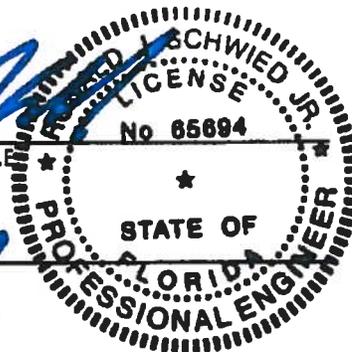
SUMMARY	
Potable Water	\$65,664.30
Wastewater	\$77,736.25
Construction Cost:	<b>\$143,400.55</b>
10% of Construction Cost:	<b>\$14,340.06</b>
Defect Surety Amount:	<b>\$14,340.06</b>

**Notes:**

- 1.) This OPC is based on the engineer's understanding of the current rules, regulations, ordinances, and construction costs in effect on the date of this document. Interpretations of these construction costs may affect this OPC, and may require adjustments to delete, decrease, or increase portions of this OPC.
- 2.) All costs provided in this OPC are based on recent contract prices, or the engineer's latest known unit costs. These costs cannot be guaranteed at this time due to unpredictable and uncontrollable increases in the cost of concrete, petroleum, or the availability of materials and labor.

  
Ronald Schwied, Jr., P.E.

  
Date  
Florida License # 65694



Artisan Lakes Esplanade, Phase III, Subphases A, B, C, D & E –  
Private Residential Project w/Public Improvement  
DEFECT – A, B, C & E - Potable Water, Wastewater  
DEFECT – D – Potable Water, Wastewater

**EXHIBIT “B-2”  
IMPROVEMENTS**

PROVIDE A MAP SHOWING LAYOUT OF THE PUBLIC POTABLE WATER RECLAIMED  
WATER AND SANITARY SEWER INFRASTRUCTURE FACILITIES FOR THE ENTIRE  
DEVELOPMENT

**REQUIRED AT TIME OF DEFECT**



Artisan Lakes Esplanade, Phase III, Subphases A, B, C, D & E –  
Private Residential Project w/Public Improvement  
**DEFECT – A, B, C & E - Potable Water, Wastewater**  
**DEFECT – D – Potable Water, Wastewater**

**EXHIBIT “C”**  
**PERFORMANCE SECURITIES**

	Bond / LoC	Amount
1	<b><u>Subphase A</u></b> Surety Bond No. SU1143690 Issued through Arch Insurance Company	<u>\$93,125.96</u>
2	<b><u>Subphase B</u></b> Surety Bond No. SU1143684 Issued through Arch Insurance Company	<u>\$167,294.86</u>
3	<b><u>Subphase C</u></b> Surety Bond No. SU1143682 Issued through Arch Insurance Company	<u>\$296,444.98</u>
4	<b><u>Subphase D</u></b> Surety Bond No. SU1143694 Issued through Arch Insurance Company	<u>\$223,405.72</u>
5	<b><u>Subphase E</u></b> Surety Bond No. SU1143698 Issued through Arch Insurance Company	<u>\$308,855.17</u>

**DEFECT ADDENDUM**

	Bond / LoC	Amount
1	<b><u>Subphase A</u></b> Surety Bond No. SU1145985 Issued through Arch Insurance Company	<u>\$6,248.54</u>
2	<b><u>Subphase B</u></b> Surety Bond No. SU1145981 Issued through Arch Insurance Company	<u>\$16,153.55</u>
3	<b><u>Subphase C</u></b> Surety Bond No. SU1145984 Issued through Arch Insurance Company	<u>\$20,613.46</u>
4	<b><u>Subphase E</u></b> Surety Bond No. SU1145982 Issued through Arch Insurance Company	<u>\$20,823.09</u>
5	<b><u>Subphase D</u></b> Surety Bond No. SU1151370 Issued through Arch Insurance Company	<u>\$14,340.06</u>

**SURETY BOND  
FOR DEFECTS OF REQUIRED IMPROVEMENTS**

(Attachment "A")

**BOND NO.** SU1151370

**PROJECT NAME:** Artisan Lakes, Esplanade, Phase III, Subphase D

**KNOW ALL MEN BY THESE PRESENT:**

That the Developer, Taylor Morrison of Florida, Inc. as Principal,  
and Arch Insurance Company, a Surety Company, duly  
authorized to transact business in the State of Florida, are held and firmly bound unto the County of  
Manatee, State of Florida, as Obligee, in the sum of \$ 14,340.06 (Numbers)  
Fourteen Thousand Three Hundred Forty and 06/100 Dollars (Words) for which sum we  
bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally by  
these presents for the specific benefit of the County in accordance with the conditions set forth herein  
and in "Agreement for Public Subdivision Improvements" dated April 25, 2017  
and recorded in O.R. Book 2671, Page 4111, PRMCF ("Agreement").

**THE CONDITION** of the above obligation is such that, Whereas the Principal has entered  
into the Agreement with the obligation to warrant those Required Improvements which the Principal  
is presently requesting the Obligee to accept for maintenance to be free from defects or failures  
involving construction, design, or materials.

**NOW THEREFORE**, if the Obligee's inspection of the Required Improvements finds no  
defects within thirty six (36) months from the date of the Obligee's approval and acceptance of those  
Required Improvements, then this obligation shall be null and void; otherwise this obligation shall  
remain in full force and effect. In the event the Defects are not remedied in accordance with the  
terms of the "**Agreement**", which is hereby incorporated herein by reference, the Surety will  
forthwith pay to the Obligee the costs of correcting the Defects in an amount not exceeding the said  
sum specified above. The amount of money required to repair the defects shall be at the sole  
discretion of the County. Means of notification of intent to collect shall be by certified mail to the  
Surety at the address on page 2 of 3 (*insert page number for surety address*). Payment will be  
made to the County within thirty (30) days by certified check drawn on behalf of the Board of  
County Commissioners at P.O. Box 1000, Bradenton, FL 34206.

This Surety Bond shall be construed in accordance to the Laws of Florida, and any action of  
whatever nature, in connection with this Bond and the Agreement shall be filed in the Twelfth  
Judicial Circuit in and for Manatee County, Florida.

INSURANCE COMPANY SIGNATURE FORM

FOR: Artisan Lakes Esplanade, Phase III, Subphase D  
(Name of Project)

BOND NO. SU1151370

SIGNED AND SEALED this 5th day of September, 2018

c/o Willis of Florida, Inc.  
4211 W. Boy Scout Blvd., Ste. 1000  
Tampa, FL 33607  
Inquiries: (813) 281-2095

Arch Insurance Company  
Surety Company Name  
By: [Signature]  
Signature - As its Agent  
Bethany Stevenson, Attorney-in-Fact & FL Licensed Non Resident Agent #W480477  
Print Name & Title  
Harborside 3, 210 Hudson Street, Suite 300  
Address  
Jersey City, NJ, 07311 - 1107  
City State Zip

WITNESSES OR CORPORATE SEAL

N/A  
Signature  
Print Name

N/A  
Signature  
Print Name

NOTARY ACKNOWLEDGMENT

STATE OF: Connecticut

COUNTY OF: Hartford

The foregoing instrument was acknowledged before me this 5th day of September, 2018, by Bethany Stevenson as attorney-in-fact (Title), on behalf of the Surety identified herein, and who is personally known to me or who has produced N/A (Type of identification) as identification.

NOTARY SEAL:

JOSHUA SANFORD  
NOTARY PUBLIC - 173058  
MY COMMISSION EXPIRES DEC. 31, 2021

[Signature]  
Notary Public  
Joshua Sanford, Notary Public  
Print Name of Notary

Commission No. 173058 My Commission Expires: 12/31/2021

**DEVELOPER SIGNATURE FORM**

FOR: Artisan Lakes Esplanade, Phase III, Subphase D

BOND NO. SU1151370

SIGNED AND SEALED this 6 day of September, 2018

**WITNESSES OR CORPORATE SEAL:**

Rachel M. Bruce  
Witness  
Betsy E. Martinez-Bruce  
Type or Print Name  
[Signature]  
Witness  
Carlos de la Ossa  
Type or Print Name

Taylor Morrison of Florida, Inc.  
Developer  
BY: [Signature]  
Signature  
Jeff Deason  
Type or Print Name

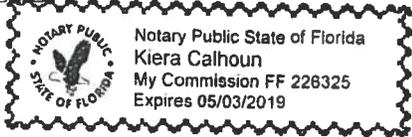
Title (If attorney-in-fact Attach Power of Attorney)

3922 Coconut Palm Drive, Suite 108  
Postal Address  
Tampa FL 33619  
City State Zip

**NOTARY ACKNOWLEDGMENT**

STATE OF: Florida  
COUNTY OF: Hillsborough  
The foregoing instrument was acknowledged before me this 6 day of September, 2018,  
by Jeff Deason, as Vice President, (Title), on behalf of the corporation identified  
herein as Developer and who is personally known to me or who has produced  
\_\_\_\_\_ (Type of Identification) as identification.

NOTARY SEAL:



[Signature]  
Notary Public  
**Kiera Calhoun**  
Print Name of Notary

Approved and accepted for and on behalf of Manatee County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

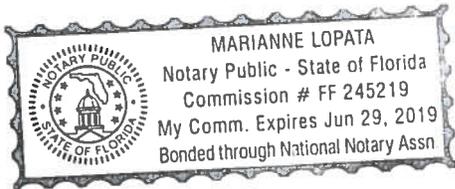
**MANATEE COUNTY**

A political subdivision of the State of Florida  
By: [Signature]  
County Administrator

STATE OF: Florida  
COUNTY OF: Manatee County

The foregoing instrument was acknowledged before me this 27 day of November, 2018,  
by Ed Hunzeker, as County Administrator, (Title), for and on behalf of Manatee County Board of  
County Commissioners, who is personally known to me or who has produced  
\_\_\_\_\_ (Type of Identification) as identification.

NOTARY SEAL:



[Signature]  
Notary Public  
Marianne Lopata  
Print Name of Notary

**THIS POWER OF ATTORNEY IS NOT VALID UNLESS IT IS PRINTED ON BLUE BACKGROUND.**

***This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for Note, Loan, Letter of Credit, Currency Rate, Interest Rate or Residential Value Guarantees.***

## POWER OF ATTORNEY

Know All Persons By These Presents:

That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint:

Aimee R. Perondine, Aiza Anderson, Bethany Stevenson, Brian Peters, Danielle D. Johnson, Donna M. Planeta, Eric Strba, Jenny Rose Belen Phothirath, Joshua Sanford, Jynell Marie Whitehead, Lorina Monique Garcia, Mercedes Phothirath, Michelle Anne McMahon, Samuel E. Begun and Tanya Nguyen of Hartford, CT (EACH)

its true and lawful Attorney(s)in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed:

Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding Ninety Million Dollars (\$90,000,000.00).

This authority does not permit the same obligation to be split into two or more bonds In order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on September 15, 2011, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:

"VOTED, That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on September 15, 2011:

VOTED, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on September 15, 2011, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company.

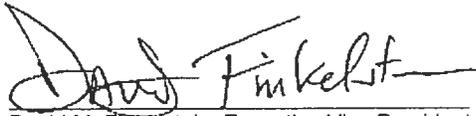
In Testimony Whereof, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this 21<sup>st</sup> day of June, 2018.

Attested and Certified

Arch Insurance Company

  
Patrick K. Nails, Secretary

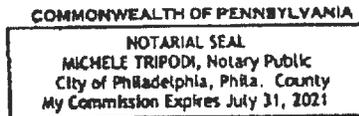


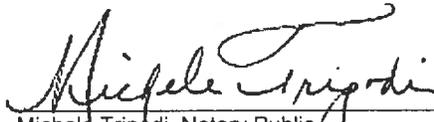
  
David M. Finkelstein, Executive Vice President

STATE OF PENNSYLVANIA SS

COUNTY OF PHILADELPHIA SS

I, Michele Tripodi, a Notary Public, do hereby certify that Patrick K. Nails and David M. Finkelstein personally known to me to be the same persons whose names are respectively as Secretary and Executive Vice President of the Arch Insurance Company, a Corporation organized and existing under the laws of the State of Missouri, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being thereunto duly authorized signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary acts for the uses and purposes therein set forth.

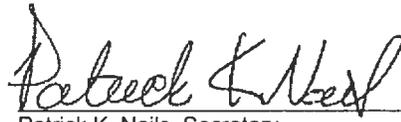


  
Michele Tripodi, Notary Public  
My commission expires 07/31/2021

CERTIFICATION

I, Patrick K. Nails, Secretary of the Arch Insurance Company, do hereby certify that the attached Power of Attorney dated June 21, 2018 on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said David M. Finkelstein, who executed the Power of Attorney as Executive Vice President, was on the date of execution of the attached Power of Attorney the duly elected Executive Vice President of the Arch Insurance Company.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 5 day of September, 2018.

  
Patrick K. Nails, Secretary

This Power of Attorney limits the acts of those named therein to the bonds and undertakings specifically named therein and they have no authority to bind the Company except in the manner and to the extent herein stated.

PLEASE SEND ALL CLAIM INQUIRIES RELATING TO THIS BOND TO THE FOLLOWING ADDRESS:

Arch Insurance – Surety Division  
3 Parkway, Suite 1500  
Philadelphia, PA 19102



## BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o James P. Ward, District Manager, JPWard & Associates, LLC, 2900 Northeast 12<sup>th</sup> Terrace, Suite 1, Oakland Park, Florida 33334 (hereinafter referred to as "SELLER"), for and in consideration of the sum of Ten and No Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, from MANATEE COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is Post Office Box 1000, Bradenton, Florida 34206 (hereinafter referred to as "COUNTY") has granted, bargained, sold, transferred, conveyed and delivered to the COUNTY, its executors, administrators, successors and assigns forever, the following property of Artisan Lakes Esplanade, Phase III, Subphase D:

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

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

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

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

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

WITNESSES:

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT

Signature: [Signature]  
Print Name: Jefferson

BY: [Signature]  
Mike Bachman  
Its: Chairman

Signature: [Signature]  
Print Name: Ruby E. Martinez-Bruce

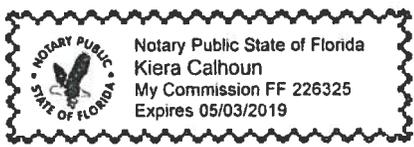
Signature: [Signature]  
Print Name: Katherine Davis

Attest: [Signature]  
JAMES A. WARD  
Its: Secretary

Signature: [Signature]  
Print Name: JERE EARLYWINE

STATE OF FLORIDA  
COUNTY OF Hillsborough

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



[Signature]  
Signature of Notary Public

Kiera Calhoun  
Name Typed, Printed or Stamped

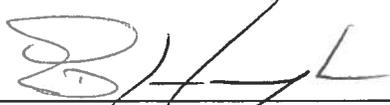
Commission No.: FF226325

My Commission Expires: 5/3/2019

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

**MANATEE COUNTY, a  
political subdivision of the State  
of Florida**

By: Board of County Commissioners

By:   
County Administrator

STATE OF: Florida

COUNTY OF: Manatee

The foregoing instrument was acknowledged before me this 27 day of November, 2018, by Ed Hunziker (County Administrator) for and on behalf of the Manatee County Board of County Commissioners **who is personally known to me** or has produced N/A as identification





NOTARY PUBLIC Signature

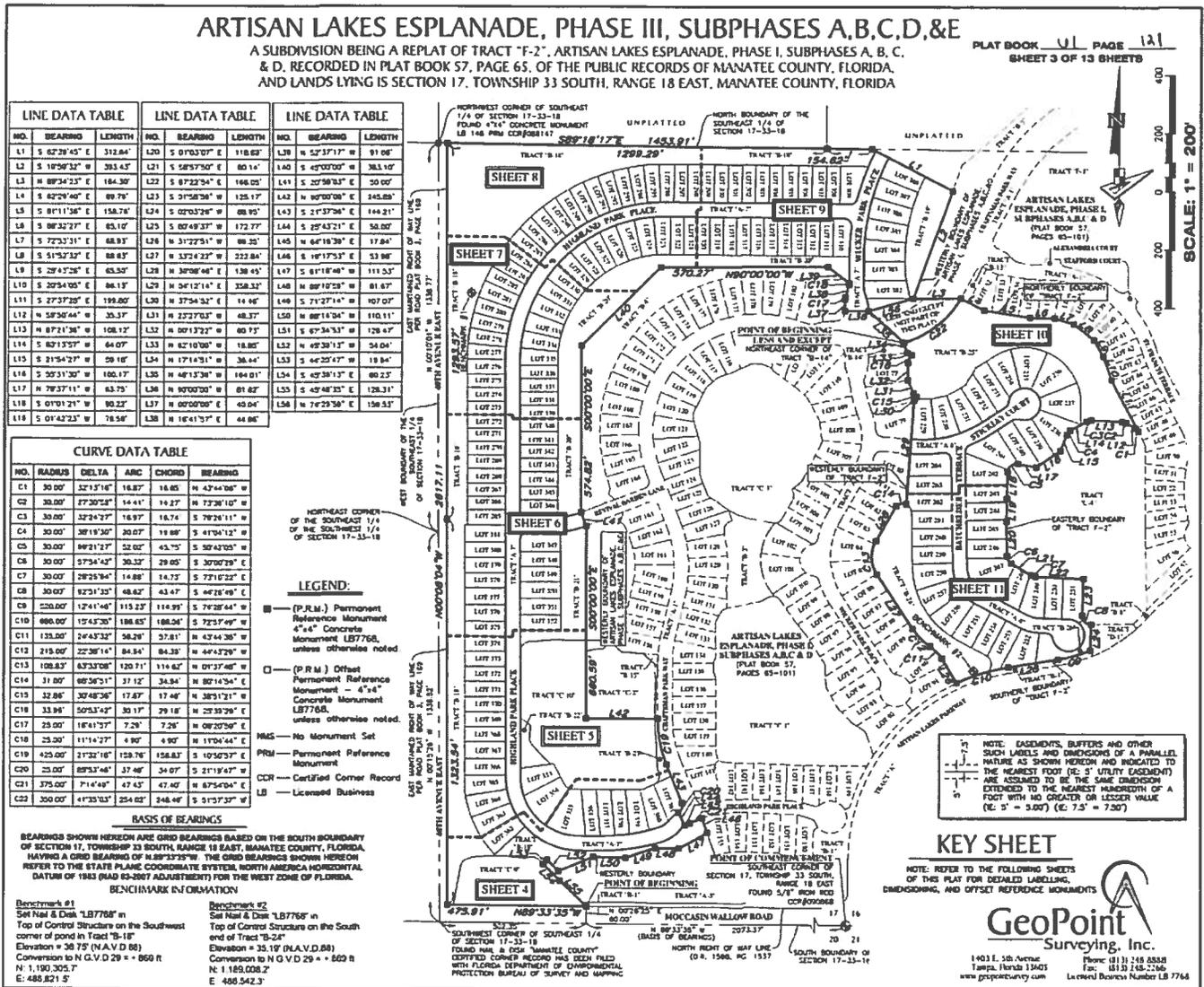
Marianne Lopata

Printed Name

# Exhibit "A"

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

## KEY SHEET

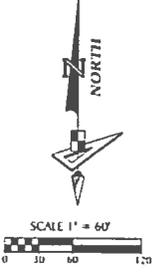




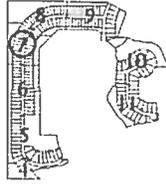
# ARTISAN LAKES ESPLANADE, PHASE III, SUBPHASES A,B,C,D,&E

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

PLAT BOOK 101 PAGE 125  
SHEET 7 OF 13 SHEETS



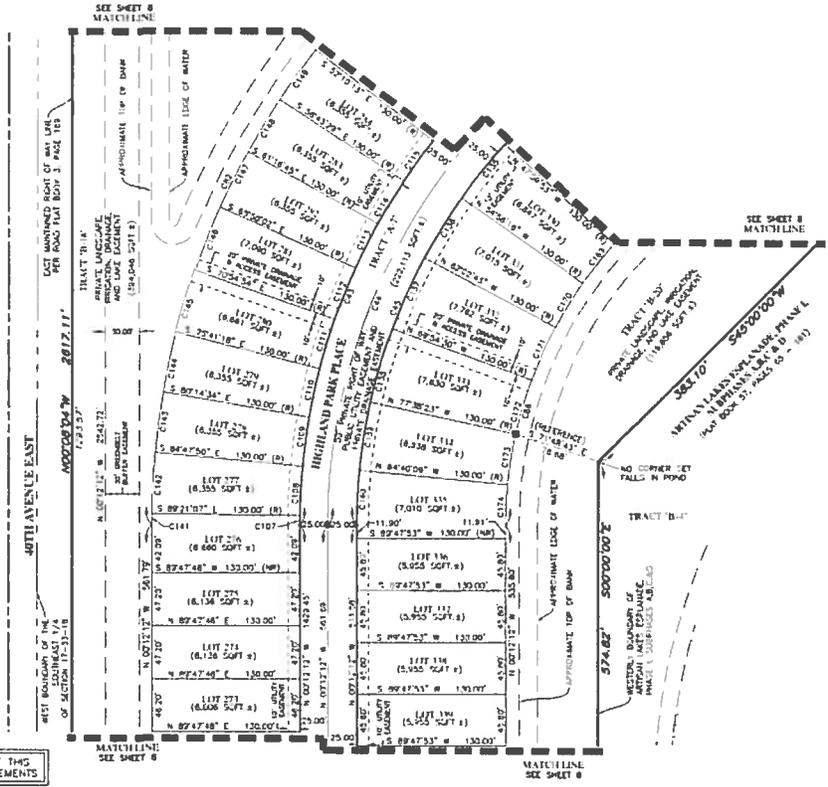
## KEY MAP



SEE NOTE ON SHEET 1 OF 13 FOR BASIS OF BEARINGS

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

- LEGEND:**
- - - - - - indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7766, unless otherwise noted.
  - ⊙ - - - - - indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
  - - - - - - indicates (P.C.P.) Permanent Control Point LB7768
  - (R) - - - - - indicates radial line
  - (NR) - - - - - indicates non-radial line
  - RD - - - - - indicates radial bearing
  - O.R. - - - - - Official Records Book
  - P.D.U.E. - - - - - Private Drainage and Utility Easement
  - (TYP) - - - - - Typical
  - SQ.FT. - - - - - Square Feet
  - (NOV29) - - - - - National Geodetic Vertical Datum of 1929
  - H.O.A. - - - - - Homeowners Association



CURVE DATA TABLE				
NO	RADIUS	DELTA	ARC	BEARING
C43	550.00'	60°53'45"	872.54'	783.87' S 49°14'41" W
C44	525.00'	60°53'45"	832.88'	748.24' S 49°14'41" W
C45	500.00'	60°53'45"	793.22'	712.61' S 49°14'41" W
C82	650.00'	60°53'45"	1078.77'	869.15' S 49°14'41" W
C86	370.00'	60°53'45"	586.96'	527.53' S 49°14'41" W
C107	550.00'	60°53'45"	872.54'	783.87' S 49°14'41" W
C108	550.00'	60°53'45"	872.54'	783.87' S 49°14'41" W
C109	550.00'	60°53'45"	872.54'	783.87' S 49°14'41" W
C110	550.00'	60°53'45"	872.54'	783.87' S 49°14'41" W
C111	550.00'	60°53'45"	872.54'	783.87' S 49°14'41" W
C112	550.00'	60°53'45"	872.54'	783.87' S 49°14'41" W
C113	550.00'	60°53'45"	872.54'	783.87' S 49°14'41" W
C114	550.00'	60°53'45"	872.54'	783.87' S 49°14'41" W
C115	550.00'	60°53'45"	872.54'	783.87' S 49°14'41" W
C125	500.00'	60°53'45"	800.00'	750.00' S 49°14'41" W
C126	500.00'	60°53'45"	800.00'	750.00' S 49°14'41" W
C127	500.00'	60°53'45"	800.00'	750.00' S 49°14'41" W
C128	500.00'	60°53'45"	800.00'	750.00' S 49°14'41" W
C129	500.00'	60°53'45"	800.00'	750.00' S 49°14'41" W
C130	500.00'	60°53'45"	800.00'	750.00' S 49°14'41" W
C131	500.00'	60°53'45"	800.00'	750.00' S 49°14'41" W
C132	500.00'	60°53'45"	800.00'	750.00' S 49°14'41" W
C133	500.00'	60°53'45"	800.00'	750.00' S 49°14'41" W
C134	500.00'	60°53'45"	800.00'	750.00' S 49°14'41" W
C135	500.00'	60°53'45"	800.00'	750.00' S 49°14'41" W
C136	500.00'	60°53'45"	800.00'	750.00' S 49°14'41" W
C137	500.00'	60°53'45"	800.00'	750.00' S 49°14'41" W
C138	500.00'	60°53'45"	800.00'	750.00' S 49°14'41" W
C139	500.00'	60°53'45"	800.00'	750.00' S 49°14'41" W
C140	500.00'	60°53'45"	800.00'	750.00' S 49°14'41" W
C141	500.00'	60°53'45"	800.00'	750.00' S 49°14'41" W
C142	500.00'	60°53'45"	800.00'	750.00' S 49°14'41" W
C143	500.00'	60°53'45"	800.00'	750.00' S 49°14'41" W
C144	500.00'	60°53'45"	800.00'	750.00' S 49°14'41" W
C145	500.00'	60°53'45"	800.00'	750.00' S 49°14'41" W
C146	500.00'	60°53'45"	800.00'	750.00' S 49°14'41" W
C147	500.00'	60°53'45"	800.00'	750.00' S 49°14'41" W
C148	500.00'	60°53'45"	800.00'	750.00' S 49°14'41" W
C149	500.00'	60°53'45"	800.00'	750.00' S 49°14'41" W
C150	500.00'	60°53'45"	800.00'	750.00' S 49°14'41" W
C151	500.00'	60°53'45"	800.00'	750.00' S 49°14'41" W
C152	500.00'	60°53'45"	800.00'	750.00' S 49°14'41" W
C153	500.00'	60°53'45"	800.00'	750.00' S 49°14'41" W
C154	500.00'	60°53'45"	800.00'	750.00' S 49°14'41" W

**GeoPoint Surveying, Inc.**  
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# ARTISAN LAKES ESPLANADE, PHASE III, SUBPHASES A,B,C,D,&E

PLAT BOOK 101 PAGE 120  
SHEET 8 OF 13 SHEETS

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



## KEY MAP



SEE NOTE ON SHEET 1 OF 11 FOR RASPS OF EASEMENTS

### CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C43	552.00'	90°53'45"	872.04'	783.67'	S 45°14'41" W
C44	525.00'	90°53'45"	823.88'	748.24'	S 45°14'41" W
C45	530.00'	60°53'45"	793.27'	712.61'	S 45°14'41" W
C82	689.00'	92°53'45"	1078.77'	869.15'	S 45°14'41" W
C88	373.00'	92°53'45"	586.08'	527.33'	S 45°14'41" W
C118	550.00'	4°33'18"	43.72'	43.71'	S 40°06'19" W
C117	550.00'	4°33'18"	43.72'	43.71'	S 44°38'34" W
C118	550.00'	4°33'18"	43.72'	43.71'	S 49°12'50" W
C119	550.00'	4°33'18"	43.72'	43.71'	S 53°46'09" W
C120	550.00'	4°33'18"	43.72'	43.71'	S 58°19'21" W
C121	550.00'	4°33'18"	43.72'	43.71'	S 62°52'33" W
C122	550.00'	4°33'18"	43.72'	43.71'	S 67°25'33" W
C123	550.00'	4°33'18"	43.72'	43.71'	S 71°58'06" W
C124	550.00'	4°33'18"	43.72'	43.71'	S 76°32'25" W
C125	550.00'	4°33'18"	43.72'	43.71'	S 81°05'41" W

### CURVE DATA TABLE

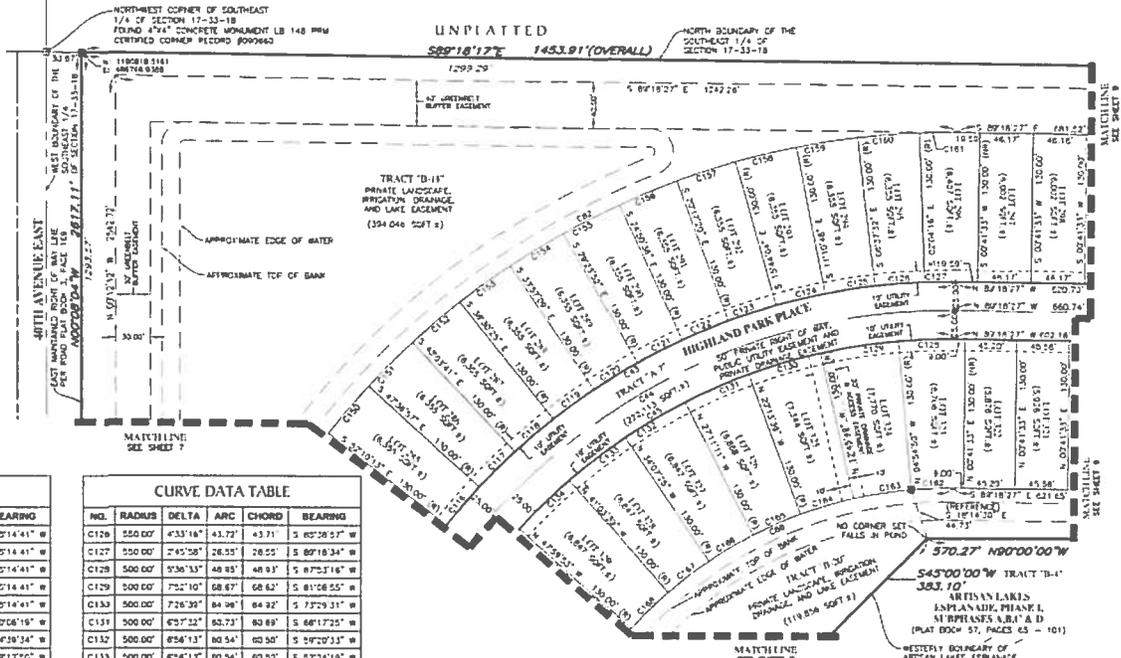
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C126	550.00'	4°33'18"	43.72'	43.71'	S 85°28'27" W
C127	550.00'	2°45'28"	28.55'	28.55'	S 89°18'34" W
C128	500.00'	9°36'33"	48.93'	48.93'	S 87°53'18" W
C129	500.00'	7°52'10"	68.87'	68.87'	S 81°08'55" W
C130	500.00'	7°26'39"	84.96'	84.92'	S 73°29'31" W
C131	500.00'	6°37'22"	102.73'	102.89'	S 68°17'25" W
C132	500.00'	6°58'13"	100.54'	100.50'	S 59°20'33" W
C133	500.00'	6°58'13"	100.54'	100.50'	S 52°24'19" W
C134	500.00'	6°58'13"	100.54'	100.50'	S 45°28'08" W
C150	680.00'	4°33'18"	34.05'	34.04'	S 40°28'20" W
C151	680.00'	4°33'18"	34.05'	34.04'	S 44°38'28" W
C152	680.00'	4°33'18"	34.05'	34.04'	S 49°12'51" W
C153	680.00'	4°33'18"	34.05'	34.04'	S 53°46'07" W
C154	680.00'	4°33'18"	34.05'	34.04'	S 58°19'23" W
C155	680.00'	4°33'18"	34.05'	34.04'	S 62°52'39" W

### CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C156	680.00'	4°33'18"	34.05'	34.04'	S 67°25'54" W
C157	680.00'	4°33'18"	34.05'	34.04'	S 71°58'10" W
C158	680.00'	4°33'18"	34.05'	34.04'	S 76°31'26" W
C159	680.00'	4°33'18"	34.05'	34.04'	S 81°05'42" W
C160	680.00'	4°33'18"	34.05'	34.04'	S 85°38'58" W
C181	680.00'	7°45'58"	32.82'	32.82'	S 89°18'25" W
C162	370.00'	5°36'37"	36.23'	36.22'	N 87°35'14" E
C163	370.00'	7°52'34"	50.86'	50.82'	N 81°08'33" E
C164	370.00'	7°52'34"	48.03'	47.99'	N 73°29'16" E
C165	370.00'	8°57'31"	44.94'	44.91'	N 68°17'22" E
C166	370.00'	8°57'31"	44.80'	44.77'	N 59°20'29" E
C167	370.00'	8°56'13"	44.80'	44.77'	N 52°24'16" E
C168	370.00'	8°56'13"	44.80'	44.77'	N 45°28'03" E

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

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



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