

12/18/2018



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: December 18, 2018

Subject: **ARTISAN LAKES EAVES BEND, PHASE I, SUBPHASE F & K
PDMU-91-01/17-S-03 (F)
RELEASE PORTION OF PERFORMANCE AGREEMENT
RELEASE SURETY BOND
ACCEPT DEFECT SECURITY PORTION OF AGREEMENT
ACCEPT SURETY BOND
ACCEPT BILL OF SALE**

On November 2, 2017, the Board of County Commissioners accepted the *Agreement for Private Subdivision with Public Improvements* securing potable water 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 associated with **Subphases F and K**, 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 both the performance and defect security portion of the Agreement.

- **Authorization to release and return** the Surety Bond, and any riders associated with this Surety, in conjunction with the performance portion of **Subphases F**, in the *Agreement for Private Subdivision with Public Improvements*. Documents will be returned to Danielle Ellis, Agent for the Developer;
 - **Surety Bond** No. SU1145944 issued through Arch Insurance Company;
 - **Amount of Performance Bond** \$315,963.27;

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

NOTE: No public improvements were bonded in Subphase K, only private improvements were bonded, therefore there is no release required, only acceptance of defect improvements.

- **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 November 2, 2017, for **Subphase F** securing water and wastewater improvements;
 - **Surety Bond No.** SU1153521 issued through Arch Insurance Co.;
 - **Amount of Defect Security** \$27,903.02;
- **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 November 2, 2017, for **Subphase K** securing water and wastewater improvements;
 - **Surety Bond No.** SU1153520 issued through Arch Insurance Co.;
 - **Amount of Defect Security** \$5,156.77;
- **Accept and Execute Bill of Sale.**

Instructions to Board Records

1. Copies of release request to: Claudia Campos (Claudia.campos@ManateeClerk.com), Julie Jensvold (Julie.jensvold@ManateeClerk.com), Abby Lindecamp (abby.lindecamp@ManateeClerk.com), Danielle Ellis (DEllis@grimesgoebel.com), and Jane Oliver (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
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 Eaves Bend, Ph I, Subphases A - K
Private Residential Project w/Public Improvement
Wastewater, Potable Water & Surveying
 Artisan Lakes Parkway – 1) General & Earthwork, Paving, Surveying
 2) Final Lift of Asphalt
DEFECT – SUBPHASE E – Water, Wastewater
DEFECT – SUBPHASE F & K – Water, Wastewater

EXHIBIT “B-1”
IMPROVEMENTS

1	<u>DEFECT – Subphase E</u> Water, Wastewater	\$22,855.50
2	<u>DEFECT – Subphase F</u> Water, Wastewater	\$27,903.02
3	<u>DEFECT – Subphase K</u> Water, Wastewater	\$5,156.77



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

November 09, 2018

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

(Ron.Schwied@waldropengineering.com)

RE: **ARTISAN LAKES EAVES BEND, PHASE I, SUBPHASES A-K-**
(Private Subdivision)
(PDMU-91-01/17-S-03(F)) (DTS #20170067) (MEPS-283)
Subphase F – Defect Security Cost Estimate
Required Public Improvements
Reason – (Water, Wastewater)


Dear Mr. Schwied:

Your cost estimate for the above referenced bond, dated **October 22, 2018**, 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 **\$27,903.02** 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., County Engineer
Deputy Director – Engineering Services

SM/jp/jsh

cc: Record Management
Jane Oliver, Fiscal Analyst, Public Works Department
Carmen Mosley, Fiscal Operations Division Manager, Public Works Dept.
Kenneth LaBarr, Infrastructure Inspection Division Manager, Public Works Dept.
Karla Ripley, Senior Review Specialist, Public Works
Greg Marcotte, Sr. Planning and Zoning Tech., Building and Development Services

Artisan Lakes Eaves Bend, Phase I, Subphases A-K Subphase F - Public Infrastructure

Defect Bond Calculation Construction costs for the water and sanitary sewer system

SUMMARY

Water	\$140,856.25
Wastewater	\$138,173.90
Total	\$279,030.15

Defect Bond Amount (10% of total)

\$27,903.02

10/20/10
Ronald J Schwied, Sr. P.E.
Florida License # 85894



WATER

Description	Quantity	Unit	Unit Price	Amount
2" PVC Watermain (HDPE)	195	LF	\$9.25	\$1,803.75
4" PVC Watermain (DR 18)	292	LF	\$13.75	\$4,015.00
6" PVC Watermain (DR 18)	2,015	LF	\$20.10	\$40,501.50
6" DIP Watermain (DR 18)	80	LF	\$33.70	\$2,696.00
Fire Hydrant Assembly - Manatee	3	EA	\$5,500.00	\$16,500.00
Single Service Short Manatee	53	EA	\$730.00	\$38,690.00
Single Service Long - Manatee	3	EA	\$890.00	\$2,670.00
Double Service Long - Manatee County	19	EA	\$1,400.00	\$26,600.00
4" Gate Valve Assembly	1	EA	\$830.00	\$830.00
6" Gate Valve Assembly	5	EA	\$970.00	\$4,850.00
Permanent Blowoff Assembly	1	EA	\$1,700.00	\$1,700.00

Total = \$140,856.25

WASTEWATER

Description	Quantity	Unit	Unit Price	Amount
8" PVC (0-6' Cut)	110	LF	\$29.95	\$3,294.50
8" PVC (6'-8' Cut)	1,518	LF	\$31.30	\$47,513.40
8" PVC (8'-10' Cut)	327	LF	\$33.00	\$10,791.00
Sanitary Manhole (0'-6' Cut)	1	EA	\$2,850.00	\$2,850.00
Sanitary Manhole (6'-8' Cut)	4	EA	\$3,100.00	\$12,400.00
Sanitary Manhole (8'-10' Cut)	1	EA	\$3,300.00	\$3,300.00
Single Service - Manatee County	5	EA	\$805.00	\$4,025.00
Double Service - Manatee County	45	EA	\$1,200.00	\$54,000.00
			Total =	\$138,173.90



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

November 09, 2018

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

(Ron.Schwied@waldropengineering.com)

RE: **ARTISAN LAKES EAVES BEND, PHASE I, SUBPHASES A-K-**
(Private Subdivision)
(PDMU-91-01/17-S-03(F)) (DTS #20170067) (MEPS-283)
Subphase K – Defect Security Cost Estimate
Required Public Improvements
Reason – (Water, Wastewater)


Dear Mr. Schwied:

Your cost estimate for the above referenced bond, dated **October 22, 2018**, 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 **\$5,156.77** 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 Mofazzar, P.E., County Engineer
Deputy Director – Engineering Services

SM/jp/jsh

cc: **Record Management**
Jane Oliver, Fiscal Analyst, Public Works Department
Carmen Mosley, Fiscal Operations Division Manager, Public Works Dept.
Kenneth LaBarr, Infrastructure Inspection Division Manager, Public Works Dept.
Karla Ripley, Senior Review Specialist, Public Works
Greg Marcotte, Sr. Planning and Zoning Tech, Building and Development Services

Artisan Lakes Eaves Bend, Phase I, Subphases A-K Subphase K - Public Infrastructure

Defect Bond Calculation Construction costs for the water and sanitary sewer system

SUMMARY

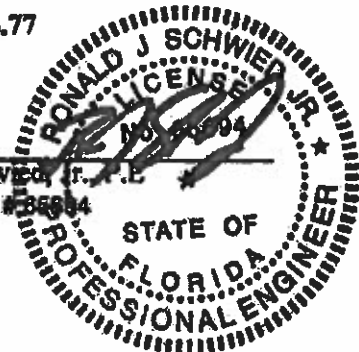
Water	\$23,029.75
Wastewater	\$28,537.90
Total	\$51,567.65

Defect Bond Amount (10% of total)

\$5,156.77

wh2/rb

Ronald J Schwier, Jr., P.E.
Florida License # 35684



WATER

Description	Quantity	Unit	Unit Price	Amount
6" PVC Water Main	463	LF	\$18.25	\$8,449.75
Fire Hydrant Assembly - Manatee	1	EA	\$5,650.00	\$5,650.00
6" Gate Valve	1	EA	\$1,150.00	\$1,150.00
6" x 6" Tee	1	EA	\$400.00	\$400.00
Single Service Long Manatee	2	EA	\$890.00	\$1,780.00
Double Service Long	4	EA	\$1,400.00	\$5,600.00
			Total =	\$23,029.75

WASTEWATER

Description	Quantity	Unit	Unit Price	Amount
8" PVC (6'-8' Cut)	383	LF	\$31.30	\$11,987.90
8" PVC (8'-10' Cut)	110	LF	\$33.00	\$3,630.00
Sanitary Manhole (0'-6' Cut)	1	EA	\$2,850.00	\$2,850.00
Sanitary Manhole (6'-8' Cut)	1	EA	\$3,100.00	\$3,100.00
Single Service	2	EA	\$885.00	\$1,770.00
Double Service	4	EA	\$1,300.00	\$5,200.00

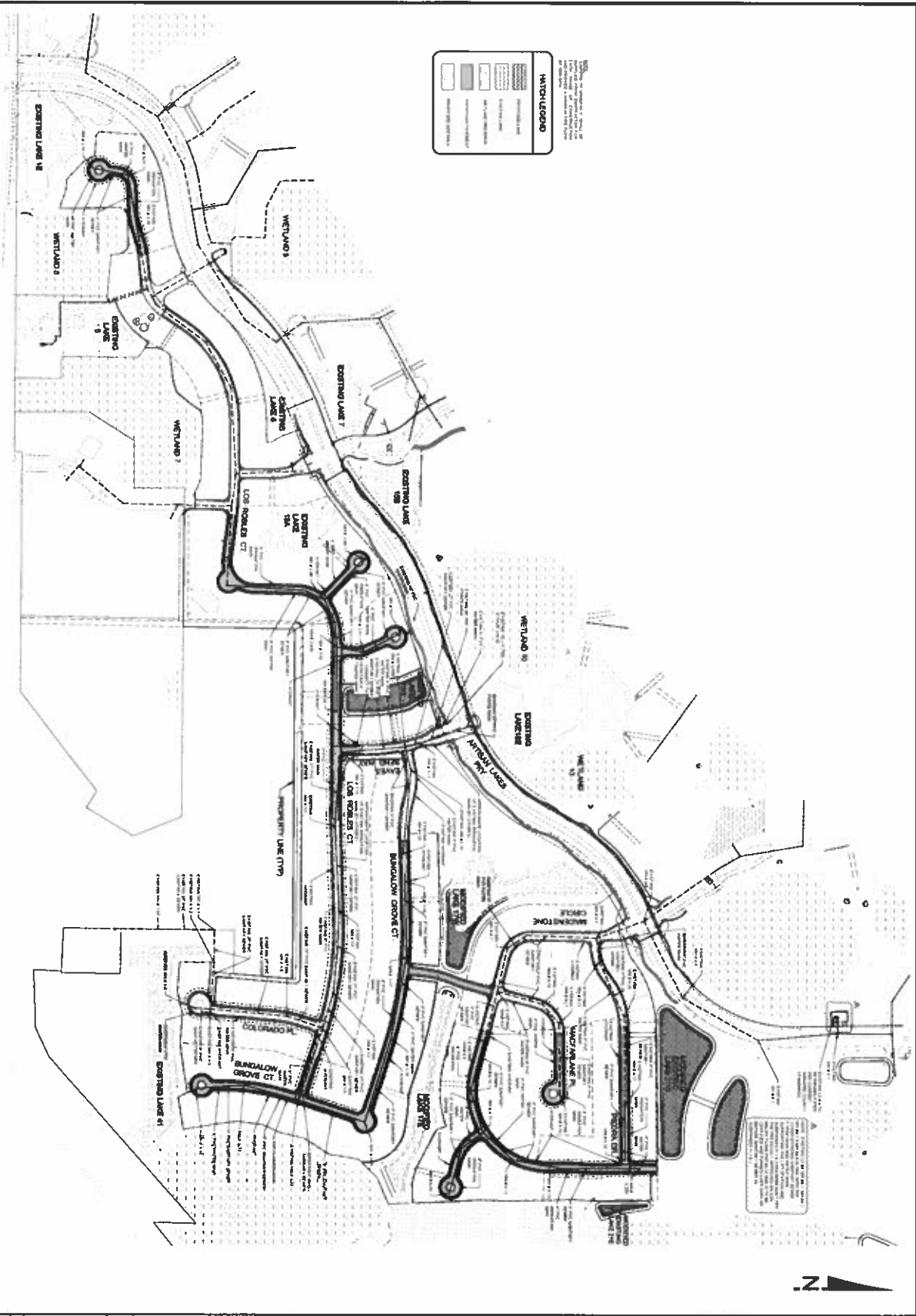
Total = \$28,537.90

Artisan Lakes Eaves Bend, Ph I, Subphases A - K
Private Residential Project w/Public Improvement
Wastewater, Potable Water & Surveying
Artisan Lakes Parkway – 1) General & Earthwork, Paving, Surveying
2) Final Lift of Asphalt
DEFECT – SUBPHASE E – Water, Wastewater
DEFECT – SUBPHASE F & K – 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



HATCH LEGEND

[Stippled Pattern]	Wetland
[Dotted Pattern]	Water
[Dashed Pattern]	Sewer
[Dotted Pattern]	Gas
[Dotted Pattern]	Electric

PLAN REVISIONS

NO.	DATE	DESCRIPTION
1	08/14/14	ISSUED FOR PERMITS
2	08/14/14	ISSUED FOR PERMITS
3	08/14/14	ISSUED FOR PERMITS
4	08/14/14	ISSUED FOR PERMITS
5	08/14/14	ISSUED FOR PERMITS
6	08/14/14	ISSUED FOR PERMITS
7	08/14/14	ISSUED FOR PERMITS
8	08/14/14	ISSUED FOR PERMITS
9	08/14/14	ISSUED FOR PERMITS
10	08/14/14	ISSUED FOR PERMITS

REVISED CONSTRUCTION PLANS
ARTISAN LAKES EAVES BEND
(PHASE I, SUBPHASES A - K)
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
 MASTER UTILITY PLAN

WALDROP ENGINEERING

200 S. HARRIS CANTERBURY ROAD - SUITE 100 - ORLANDO, FL 32835
 P: 407-629-6600 F: 407-670-7700 WWW.WALDROPENGINEERING.COM

Artisan Lakes Eaves Bend, Ph I, Subphases A - K
Private Residential Project w/Public Improvement
Wastewater, Potable Water & Surveying
 Artisan Lakes Parkway – 1) General & Earthwork, Paving, Surveying
 2) Final Lift of Asphalt
DEFECT – SUBPHASE E – Water, Wastewater
DEFECT – SUBPHASE F & K – Water, Wastewater

EXHIBIT “C”
PERFORMANCE SECURITIES

1	<u>DEFECT Subphase E</u> Surety Bond No. SU1148967 Issued through Arch Insurance Company	<u>\$22,855.50</u>
2	<u>DEFECT Subphase F</u> Surety Bond No. SU1153521 Issued through Arch Insurance Company	<u>\$27,903.02</u>
3	<u>DEFECT Subphase K</u> Surety Bond No. SU1153521 Issued through Arch Insurance Company	<u>\$5,156.77</u>

**SURETY BOND
FOR DEFECTS OF REQUIRED IMPROVEMENTS**

(Attachment "A")

BOND NO. SU1153521

PROJECT NAME: Artisan Lakes, Eaves Bend, Phase I, Subphase F

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 Oblige, in the sum of \$27,903.02 (Numbers) Twenty-Seven Thousand, Nine Hundred Three Dollars and Two Cents (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 November 2, 2017 and recorded in O.R. Book 2700, Page 2911, 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 Oblige to accept for maintenance to be free from defects or failures involving construction, design, or materials.

NOW THEREFORE, if the Oblige's inspection of the Required Improvements finds no defects within thirty six (36) months from the date of the Oblige'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 Oblige 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 (*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, Eaves Bend, Phase I, Subphase F

(Name of Project)

BOND NO. SU1153521

SIGNED AND SEALED this 2nd day of November, 20 18

Arch Insurance Company

Surety Company Name

By: Samuel E. Begun

Signature - As His Agent
Samuel E. Begun, Attorney-in-Fact,
FL Licensed Non-Resident Agent, License No. W480297

Print Name & Title

Harborside 3, 210 Hudson Street, Suite 300

Address

Jersey City, NJ 07311-1107

City

State

Zip

WITNESSES OR CORPORATE SEAL

[Signature]
Signature
Bryan Caneschi, Witness
Print Name

[Signature]
Signature
Joshua Sanford, Witness
Print Name

NOTARY ACKNOWLEDGMENT

STATE OF: Connecticut

COUNTY OF Hartford

The foregoing instrument was acknowledged before me this 2nd day of November, 2018, by Samuel E. Begun 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
AIMEE PERONDINE
NOTARY PUBLIC - CT 174145
MY COMMISSION EXPIRES MAY 31, 2022

[Signature]
Notary Public

Aimee Perondine
Print Name of Notary

Commission No. 174145 My Commission Expires: May 31, 2022

DEVELOPER SIGNATURE FORM

FOR: Artisan Lakes, Eaves Bend, Phase I, Subphase F
BOND NO. SU1153521

SIGNED AND SEALED this 5 day of November, 2018

WITNESSES OR CORPORATE SEAL:

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

Taylor Morrison of Florida, Inc.
Developer

BY: [Signature]
Signature
Jeff Deason
Type or Print Name
Vice President

Title (If attorney-in-fact Attach Power of Attorney)
3922 Coconut Palm Dr., Ste. 108
Postal Address
Tampa, FL 33619
City State Zip

NOTARY ACKNOWLEDGMENT

STATE OF: Florida
COUNTY OF: Manatee

The foregoing instrument was acknowledged before me this 5 day of November, 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: Board of County Commissioners
By: [Signature]
County Administrator

STATE OF: Florida
COUNTY OF: Manatee County

The foregoing instrument was acknowledged before me this 1 day of December, 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.

**SURETY BOND
FOR DEFECTS OF REQUIRED IMPROVEMENTS**

(Attachment "A")

BOND NO. SU1153520

PROJECT NAME: Artisan Lakes, Eaves Bend, Phase I, Subphase K

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 \$ 5,156.77 (Numbers) Five Thousand, One Hundred Fifty-Six Dollars and Seventy-Seven Cents (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 November 2, 2017 and recorded in O.R. Book 2700, Page 2911, 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 (*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, Eaves Bend, Phase I, Subphase K

(Name of Project)

BOND NO. SU1153520

SIGNED AND SEALED this 2nd day of November, 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: Samuel E. Begun
Signature - As Its Agent
Samuel E. Begun, Attorney-in-Fact,
FL Licensed Non-Resident Agent, License No. W480297
Print Name & Title
Harborside 3, 210 Hudson Street, Suite 300
Address
Jersey City, NJ 07311-1107
City State Zip

WITNESSES OR CORPORATE SEAL

Signature
Bryan Caneschi, Witness
Print Name

Signature
Joshua Sanford, Witness
Print Name

NOTARY ACKNOWLEDGMENT

STATE OF: Connecticut

COUNTY OF Hartford

The foregoing instrument was acknowledged before me this 2nd day of November, 2018, by Samuel E. Begun 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:

AIMEE PERONDINE
NOTARY PUBLIC - CT 174145
MY COMMISSION EXPIRES MAY 31, 2022

Signature
Notary Public

Aimee Perondine
Print Name of Notary

Commission No. 174145 My Commission Expires: May 31, 2022

DEVELOPER SIGNATURE FORM

FOR: Artisan Lakes, Eaves Bend, Phase I, Subphase K
BOND NO. SU1153520

SIGNED AND SEALED this 5 day of November, 2018

WITNESSES OR CORPORATE SEAL:

[Signature]
Witness
Carlos de la Ossa
Type or Print Name
Beth Ant-Bua
Witness
Beth Ant-Bua
Type or Print Name

Taylor Morrison of Florida, Inc.
Developer

BY: [Signature]
Signature
Jeff Deason
Type or Print Name
Vice President

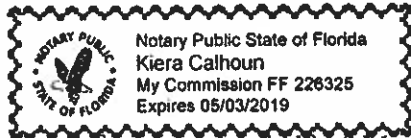
Title (If attorney-in-fact Attach Power of Attorney)
3922 Coconut Palm Dr., Ste. 108
Postal Address
Tampa, FL 33619
City State Zip

NOTARY ACKNOWLEDGMENT

STATE OF: Florida
COUNTY OF: Manatee

The foregoing instrument was acknowledged before me this 5 day of November, 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] Board of County Commissioners

By: _____
County Administrator

STATE OF: Florida
COUNTY OF: Manatee County

The foregoing instrument was acknowledged before me this 7 day of December, 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.

BILL OF SALE
EAVES BEND, PHASE 1, SUBPHASES F & K

KNOW ALL MEN BY THESE PRESENTS, that ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o James P. Ward, District Manager, JPWard & Associates, LLC, 2900 Northeast 12th Terrace, Suite 1, Oakland Park, Florida 33334 (hereinafter referred to as "SELLER"), for and in consideration of the sum of Ten and No Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, from MANATEE COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is Post Office Box 1000, Bradenton, Florida 34206 (hereinafter referred to as "COUNTY") has granted, bargained, sold, transferred, conveyed and delivered to the COUNTY, its executors, administrators, successors and assigns forever, the following property within those portions of Tract A-10 located in Subphases F & K of the plat known as Artisan Lakes Eaves Bend, Phase 1, Subphases A-K, as recorded at Instrument #201741106172, Plat Book 62, Page 56, of the Public Records of Manatee County, Florida, as further described in **Exhibit A** attached hereto.:

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** and **Exhibit B** attached hereto;

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** and **Exhibit B** attached hereto; and

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 2ND day of NOVEMBER, 2018.

WITNESSES:

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT

Signature: [Handwritten Signature]
Print Name: Tanya Krajewski

BY: [Handwritten Signature]
Michael Bachman
Its: Chairman

Signature: [Handwritten Signature]
Print Name: CHERI C. BASS

Signature: [Handwritten Signature]
Print Name: Tanya Krajewski

Attest: [Handwritten Signature]
Scott Himelhoch
Its: Secretary

Signature: [Handwritten Signature]
Print Name: CHERI C. BASS

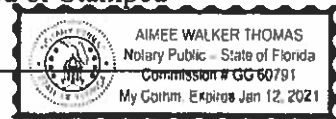
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 2ND day of NOV 2018, by MIKE BACHMAN, as Chairman, of ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT. He is personally known to me or has produced as identification.

[Handwritten Signature]
Signature of Notary Public
Aimee Walker Thomas

Name Typed, Printed or Stamped

Commission No.:

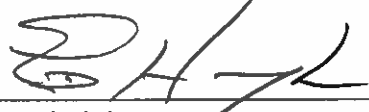


My Commission Expires:

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 7 day of December, 2018, by Ed Hunszicker (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 B: Legal Description of Eaves Bend, Phase 1, Subphases F & K

EXHIBIT A

Those portions of Tract A-10 located within Subphases F & K of the plat known as Artisan Lakes Eaves Bend, Phase 1, Subphases A-K, as recorded at Instrument #201741106172, Plat Book 62, Page 56, of the Public Records of Manatee County, Florida.

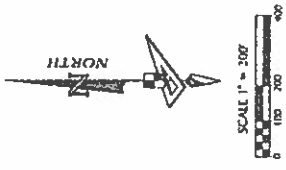
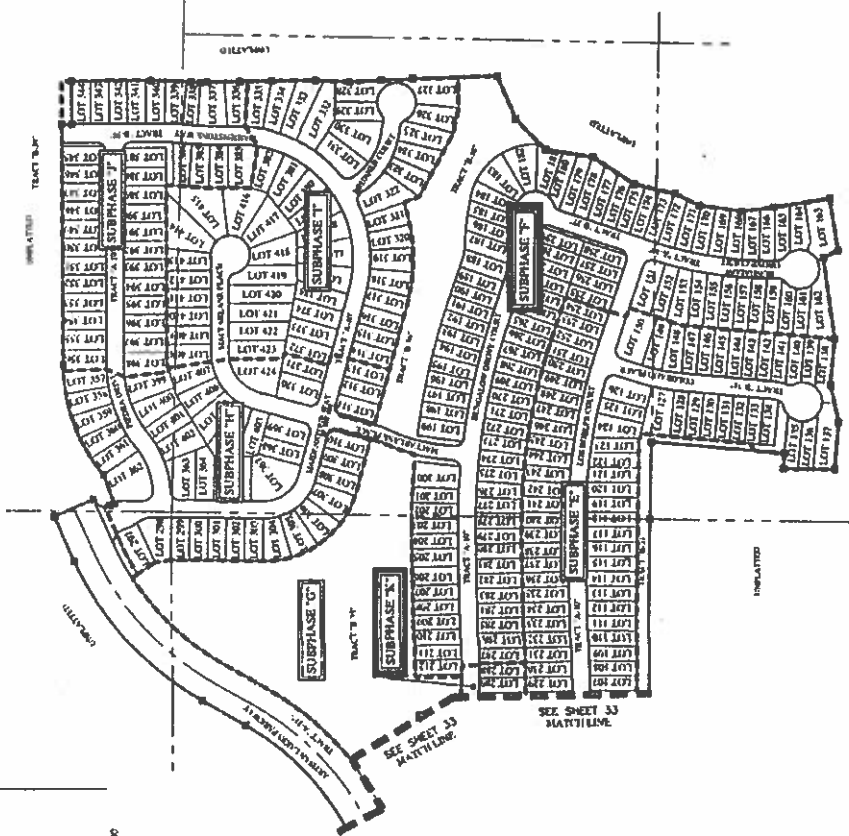
ARTISAN LAKES EAVES BEND, PHASE I, SUBPHASES A-K

A SUBDIVISION BEING A PARTIAL REPEAT OF 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 16 & 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

PLAT BOOK 62 PAGE 91
SHEET 24 OF 24 SHEETS

FILED AND RECORDED
11/28/21 @ 8:58 AM
ANGELINA COLOMBO
CLERK OF CIRCUIT COURT
MANATEE COUNTY, FLA

SUBPHASE DETAIL



GeoPoint
Surveying, Inc.
1401 E. 5th Avenue
Tampa, Florida 33605
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurveying.com
Licensed Surveyor Number 131796