

#17



INTEROFFICE MEMORANDUM

October 8, 2019

TO: Mayor Jerry L. Demings
-AND-
Board of County Commissioners

FROM: Christopher R. Testerman, AICP, Deputy County Administrator *CT*

SUBJECT: October 22, 2019 - Public Hearing
Grande Pines - Community Development District

The County has received a Petition (attached) to establish a Community Development District (CDD) for Grande Pines, which is located on Westwood Boulevard, west of International Drive and South of Central Florida Parkway (see attached location map). The approximately 118 acre property is designated Activity Center Residential (ACR) on the Future Land Use Map and zoned Planned Development. The permitted uses include 423 short-term rental units.

CDD's are independent special districts created pursuant to Ch.190 Florida Statutes. These districts typically provide developers with a mechanism to fund certain infrastructure via tax-exempt bonds and special assessments. The primary use of the bond proceeds for this project will be to fund infrastructure improvements such as, roadways, stormwater facilities, utilities, landscaping and amenities.

As you may recall, a work session on CDDs was held on February 26, 2019, which provided an overview of CDD's and the statutory framework and factors to be considered during the review process. The Board is required to consider the following factors in determining whether to grant a CDD petition: 1) the accuracy of statement in the petition; 2) whether the CDD is consistent with the comprehensive plan; 3) whether the land is developable as one functional community; 4) whether the CDD is the best alternative available for delivering the services and infrastructure; 5) whether the services and infrastructure are compatible with existing services and infrastructure; and 6) whether the area amenable to special district governance.

In order for the BCC to approve this CDD, three actions are required. First, an ordinance must be approved at a public hearing granting the petition to establish the Grande Pines CDD. The ordinance includes the boundaries of the CDD, granting of powers and functions, and designating an initial board of supervisors.

Second, an Agreement for the CDD between the County and the Petitioner must be approved. Since the CDD will not be in existence or able to approve the Interlocal Agreement at the time of the public hearing, this agreement obligates the Petitioner, in this case Park Square Enterprises, LLC to seek approval for the Interlocal Agreement from the CDD at a public meeting of the CDD.

In the Agreement for this CDD the Petitioner also accepts the condition waiving the right of the CDD to impose taxes or special assessments on residentially zoned or used property. For the purposes of this agreement, the term residential use does not include condominium hotel, time-share units, hotels, resort residential, short-term rental, transient rental or similar uses.

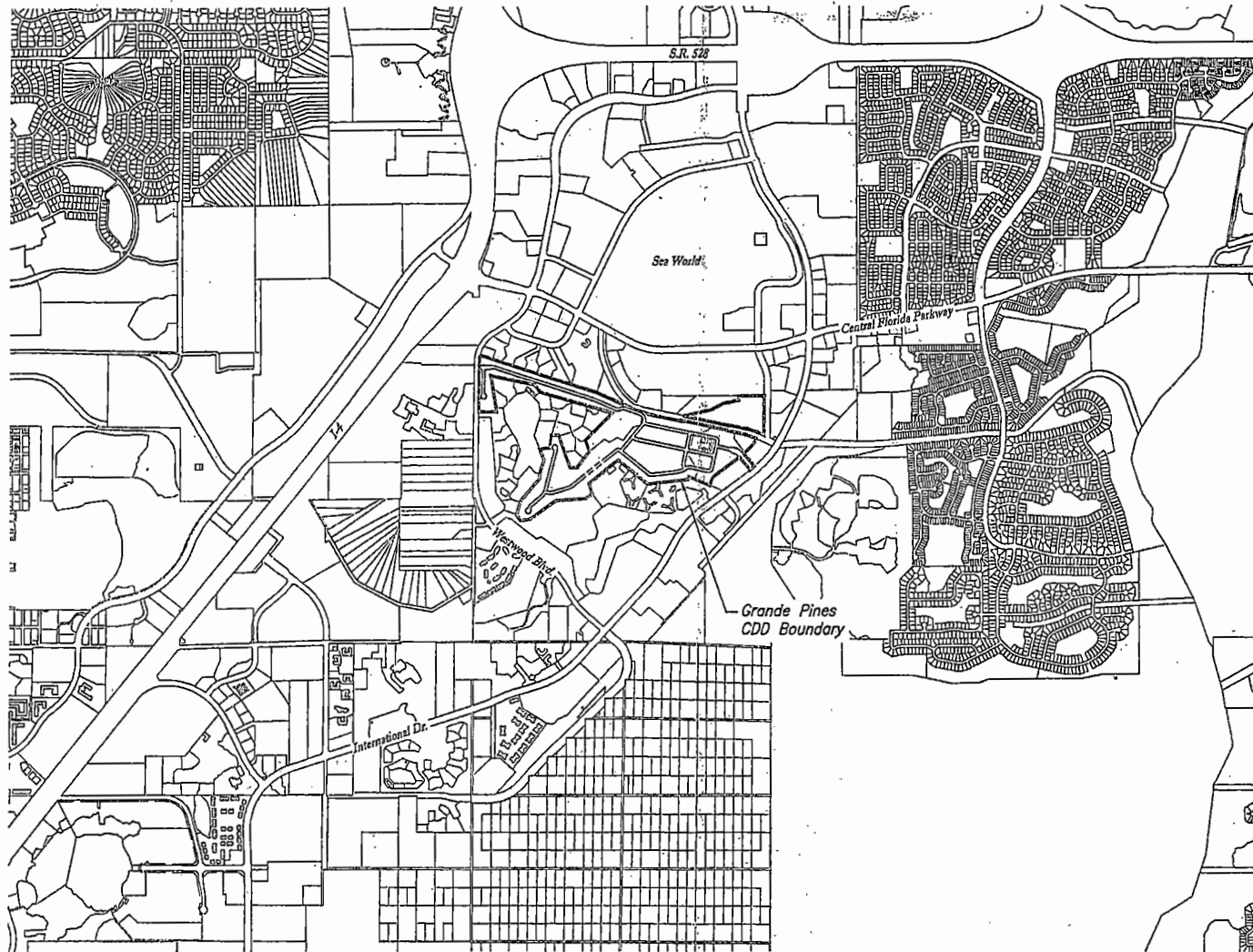
Lastly, an Interlocal Agreement between the County and the CDD is required to be approved. For this project, the Interlocal Agreement limits the amount of bonds the CDD can issue to \$23,000,000 and such debt shall not be issued with a final maturity greater than 33 years from the date amortization begins.

Attached are the Location Map, Petition, Ordinance, Agreement for Community Development District and Interlocal Agreement.

ACTION REQUESTED: Approval to conduct a Public Hearing to create the Community Development District and adopt an ordinance of the Board of County Commissioners for Orange County Florida, creating "Grande Pines Community Development District" pursuant to Chapter 190, Florida Statutes providing for the establishment and naming of the district; providing for the legal description of the external boundaries of the district; providing for findings of fact; providing the functions and powers of the district; designating the members of the district's Board of Supervisors; providing for the applicable filing fee; providing for an interlocal agreement; providing for compliance with Chapter 190, Florida Statutes, and all other applicable laws and ordinances; providing for repeal in the absence of bonds being issued; providing for severability; and providing an effective date.

Approval of an Agreement for the Community Development District.

Approval of an Interlocal Agreement between Orange County, Florida and Grande Pines Community Development District regarding the Exercise of Powers and Cooperation on Various Projects.
District 1.

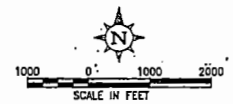


LEGEND

— CDD Boundary

Location Map

Grande Pines CDD



July 12, 2018
P & B Job No.: 18-007

2692 E. Livingston St.
Orlando, Florida 32803-407487-2594

POULOS & BENNETT

www.poulosandbennett.com
Certificate of Authorization No. 28507

SCALE IN FEET
Exhibit 1-2

**BEFORE THE
BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY, FLORIDA**

IN RE: **AN ORDINANCE PURSUANT TO)
 **SECTION 190.005(2), FLORIDA STATUTES,)
 **TO ESTABLISH THE GRANDE PINES)
 COMMUNITY DEVELOPMENT DISTRICT)******

**PETITION TO ESTABLISH THE
GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, Park Square Enterprises, LLC, a Delaware limited liability company, authorized to do business in the State of Florida (the "Petitioner"), by and through its attorneys, hereby petitions the Board of County Commissioners of Orange County, Florida, pursuant to the "Uniform Community Development District Act of 1980", Chapter 190, *Florida Statutes*, to adopt an ordinance establishing the Grande Pines Community Development District (the "District") with respect to the lands described herein. In support thereof, the Petitioner submits:

1. Petitioner. Petitioner has its principal place of business at 5200 Vineland Road, Suite 200, Orlando, FL 32811.

2. Location and Size of the Land. The land for the District is located entirely within the boundaries of Orange County (the "County"). Exhibit 1 depicts the general location of the District within Orange County, Florida. The proposed District covers approximately 118.79 acres of land, more or less. The metes and bounds description of the proposed external boundaries of the District, together with a sketch of said description, is set forth in Exhibit 2 attached hereto. There is no real property within the external boundaries of the District that is excluded from the District.

3. Petitioner and Current Landowner Consent. The Petitioner is the option holder and future landowner which will own or controls all of the property located within the boundaries of the proposed District. AG-RW Grande Pines, LLC, a Delaware limited liability company (the "Current Landowner") Attached to and made a part of this Petition as Composite Exhibit 3 is the written consent to the establishment of the District by both the Petitioner, as option holder and future landowner, and the consent of the Current Landowner, which accounts for 100% of the real property to be included in the District.

4. Initial Board Members. The names and addresses of those persons designated to be the five initial members of the Board of Supervisors of the District, all of whom are residents of the State of Florida and citizens of the United States, are as follows:

	<u>Name</u>	<u>Address</u>
a)	Scott Johnston	5200 Vineland Road, Suite 200 Orlando, FL 32811
b)	Steve Smith	5200 Vineland Road, Suite 200 Orlando, FL 32811
c)	Brian Pak	5200 Vineland Road, Suite 200 Orlando, FL 32811
d)	Jennifer McLendon	5200 Vineland Road, Suite 200 Orlando, FL 32811
e)	Linda Kepfer	5200 Vineland Road, Suite 200 Orlando, FL 32811

5. Name. The name of the proposed District will be the "GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT."

6. Water and Sewer Interceptors. There are currently no major trunk water mains, sewer interceptors and/or outfalls within the boundaries of the proposed District and the nearest locations of such facilities with regard to the proposed District (but outside of the proposed District boundaries) are shown on Exhibit 4.

7. District Facilities and Services. Based upon currently available data, the proposed timetable for the construction of the District services and the estimated cost of constructing the proposed services, based on available data, is shown on Composite Exhibit 5. This is a good faith estimate but is not binding on the Petitioner and the District and is subject to change.

8. Land Uses: All of the land within the proposed District is presently vacant. The proposed land uses within the District are residential, conservation and recreational. By virtue of that certain Orange County Land Use Plan approved on April 13, 2016, PSP number PSP-15-03-060, CDR number 14-05-128, and 18-07-230 approved February 26, 2019. The real property comprising the District is currently zoned for "Planned Development," and the proposed uses for the land included within the District are consistent with the Orange County's Comprehensive Land Use Plan (the "County Comprehensive Plan"). The current, proposed future general distribution, location and extent of public and private uses within the District, which are subject to change but shall at all times remain in compliance with all applicable statutes, ordinances, agreements, orders and regulations, are shown on Exhibit 6.

9. Statement of Estimated Regulatory Costs. A Statement of Estimated Regulatory Costs prepared in accordance with the requirements of Section 120.541, *Florida Statutes*, is attached hereto as Exhibit 7 and incorporated herein.

10. Powers Requested. The District is seeking and hereby requests the right to exercise all powers provided for in Section 190.011, Section 190.012(1), and Sections 190.012(2)(a) and (d), *Florida Statutes*, as well as Section 190.012(2)(f), *Florida Statutes*, to the extent required by the County.

11. Address of the Petitioner and its Authorized Agent. The Petitioner is: Park Square Enterprises, LLC, 5200 Vineland Road, Suite 200, Orlando, FL 32811. Copies of all correspondence and official notices should be sent to: Jan A. Carpenter, Esq. and Andrew d'Adesky, Esq. at Latham, Shuker, Eden & Beaudine, LLP, 111 N. Magnolia Avenue, Suite 1400, Orlando, Florida 32801.

12. Justification Statement. The property within the District is amenable to operating as an independent special district for the following reasons:

a. All statements contained in this Petition are true and correct.

b. The establishment of the District is not inconsistent with any applicable element or portions of the effective Orange County Comprehensive Land Use Plan, as amended, or any applicable elements of the state comprehensive plan.

c. The area of land within the District is part of a unified plan of development for which a development plan has been or will be, at the time of the County Commission of Orange County consideration of this Petition, approved by the County Commission of Orange County [as part of the LUP] The land encompassing the District is of sufficient size and is sufficiently compact and contiguous to be developed as one functional interrelated community.

d. The community development services and facilities of the District will be compatible with the capacity and use of existing local and regional community development services and facilities, allows for a more efficient use of resources, provides the opportunity for new growth to pay for itself, and provides a perpetual entity capable of making provisions for the operation and maintenance of the District services and facilities.

e. The proposed District is the best alternative available for delivering community development services to the area to be served because the District provides a governmental entity for delivering those services and facilities in a manner that does not financially impact persons residing outside the District, and provides a responsible perpetual public entity capable of making reasonable provisions for the operation and maintenance of the District services and facilities in the future. The establishment of the District will prevent the general body of taxpayers in Orange County from bearing the burden for installation of the infrastructure within and without the lands of the proposed District.

f. For the foregoing reasons, the area to be served by the District is amenable to separate special district government.

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

1. Direct that a local public hearing be held, as required by Section 190.005(2)(b), *Florida Statutes*, to consider the establishment of the Grande Pines Community Development District.

2. Adopt an ordinance pursuant to Chapter 190, *Florida Statutes*, granting this Petition and establishing the Grande Pines Community Development District.

3. Consent to the District's exercise of the statutory powers requested herein, as those powers are set forth in Chapter 190, *Florida Statutes*.

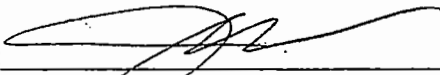
[SIGNATURES ON FOLLOWING PAGE]

**SIGNATURE PAGE TO
PETITION TO ESTABLISH THE
GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT**

Respectfully submitted this 7^m day of May, 2019.


**ATTORNEYS FOR
PETITIONER:**

LATHAM, SHUKER, EDEN & BEAUDINE, LLP

By: 
Jan Albanese Carpenter, Esquire
Florida Bar No. 767158
Andrew d'Adesky, Esquire
Florida Bar No. 0117586
111 N. Magnolia Avenue, Suite 1400
Orlando, Florida 32801
407-581-5800 (telephone)

PETITIONER:

PARK SQUARE ENTERPRISES, LLC,
a Delaware limited liability company

By: 
Print: Scott Johnson
Title: Vice President Land Development & Acquisitions



Location Map
Grande Pines

July 12, 2018
P & D Job No. 18-007

2002 E. Livingston St.
Orlando, Florida 32803 - 407.487.2594

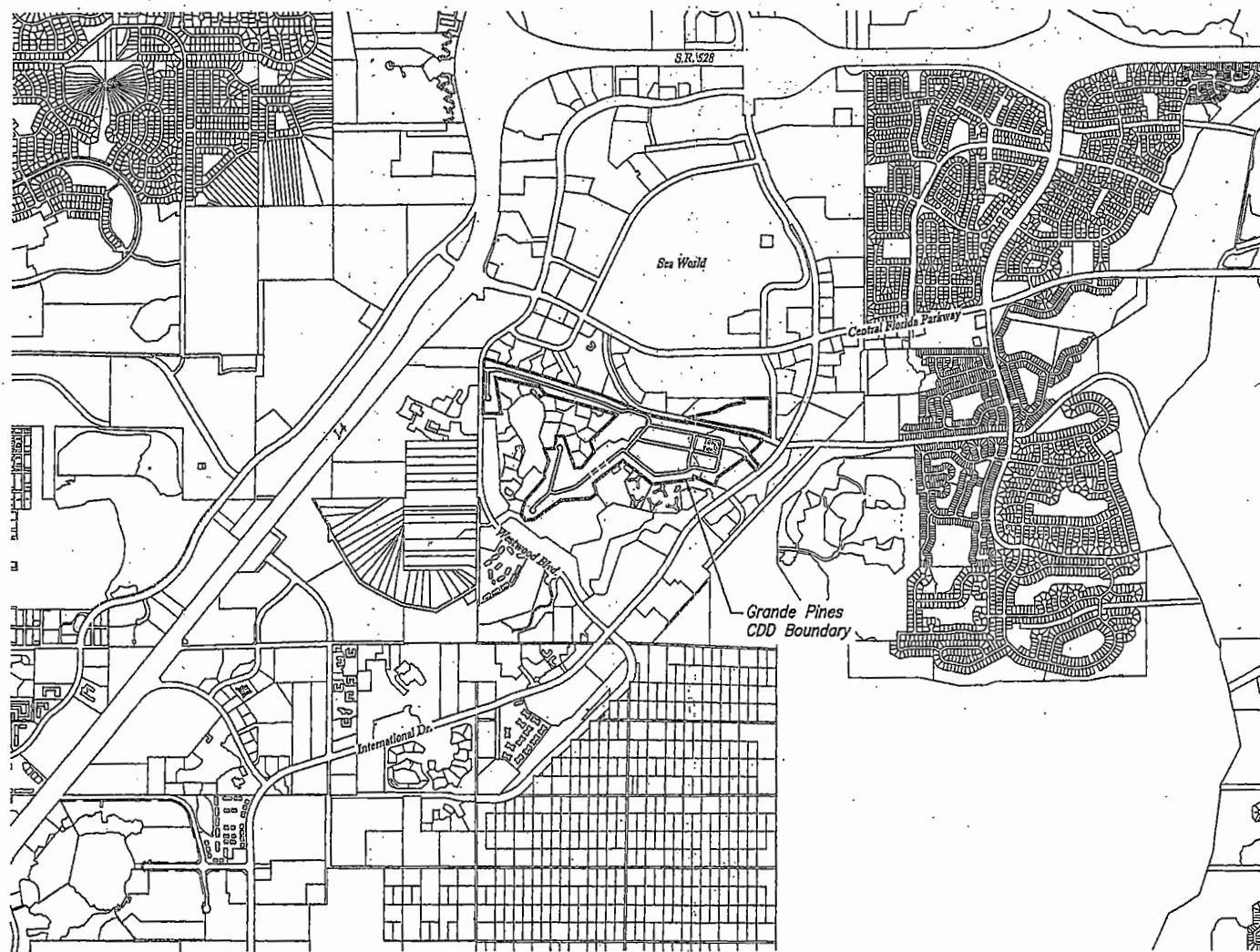
POULOS & BENNETT

www.poulosandbennett.com
Certificate of Authorization No. 24567



SCALE IN FEET
Exhibit 1-1

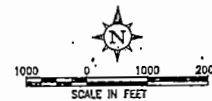
180111-00 PARK SQUARE - GRANDE PINES SITE/CD/DO & PG&D-001 CDD LOCATION MAP DOCS



LEGEND

———— CDD Boundary

Location Map
Grande Pines CDD



July 12, 2018
 P & B Job No. 18-007

2002 E. Livingston St.
 Orlando, Florida 32803-4071, 407.2524

POULOS & BENNETT

www.poulosandbennett.com
 Certificate of Authorization No. 28567

Exhibit 1-2

20201818-007 P&B SOURCE - GRANDE PINES SURVEYOR # 18518-007 CDD LOCATION MAP (DWG)

EXHIBIT 2

**METES AND BOUNDS LEGAL DESCRIPTION OF THE
GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT,
TOGETHER WITH A SKETCH OF SAID DESCRIPTION**

[ATTACHED]

**LEGAL DESCRIPTION OF THE
GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT
SHALL CONSIST OF THE FOLLOWING FIVE PARCELS**

<u>PARCEL</u>	<u>ACRES</u>
Phase 1 & 2:	55.55 acres
Phase 3:	30.31 acres
Phase 4 (Part 1):	6.48 acres
Phase 4 (Part 2):	14.44 acres
Conservation Area:	12.01 acres
Total Acreage of CDD:	118.79 acres

[SKETCHES AND DESCRIPTIONS FOLLOW]

SKETCH OF DESCRIPTION

SHEET 1 OF 8

LEGAL DESCRIPTION OF PHASE 1¹/₂

A parcel of land comprising a portion of Lake 9, a portion of Lake 4, a portion of Golf Course Parcel 3, a portion of Parcel 11, Orangewood Neighborhood 2, as recorded in Plat Book 17, Pages 81 through 87, Public Records of Orange County, Florida.

Being more particularly described as follows:

Commencing at the Northwestern most corner of Lake 9 and the Northeastern most corner of Golf Course Parcel 1 being a point on a non tangent curve, concave Northeasterly having a radius of 1137.00 feet, with a chord bearing of South 55°09'04" East, and a chord distance of 26.30 feet, thence run Southeasterly along the arc of said curve through a central angle of 01°19'32" for a distance of 26.30 feet to a point of tangency; thence run South 55°48'50" East for a distance of 12.73 feet; thence run South 70°42'36" East for a distance of 31.76 feet to the point of curvature of a curve, concave Northeasterly having a radius of 2814.51 feet, with a chord bearing of South 73°02'24" East, and a chord distance of 228.88 feet, thence run Southeasterly along the arc of said curve through a central angle of 04°39'38" for a distance of 228.94 feet to a point on a non tangent line; thence run South 14°37'46" West for a distance of 8.00 feet to a point on a non tangent curve and the POINT OF BEGINNING; said curve being concave Northeasterly having a radius of 2822.51 feet, with a chord bearing of South 76°51'03" East, and a chord distance of 145.83 feet, thence run Southeasterly along the arc of said curve through a central angle of 02°57'38" for a distance of 145.85 feet to a point of tangency; thence run South 78°19'52" East for a distance of 506.47 feet; thence run North 11°40'08" East for a distance of 10.00 feet; thence run South 78°19'52" East for a distance of 850.00 feet; thence run South 11°40'08" West for a distance of 10.00 feet thence run South 78°19'52" East for a distance of 319.37 feet to the point of curvature of a curve, concave Southwesterly having a radius of 873.93 feet, with a chord bearing of South 77°22'34" East, and a chord distance of 29.13 feet, thence run Southeasterly along the arc of said curve through a central angle of 01°54'36" for a distance of 29.13 feet to a point on a non tangent line; thence run South 13°34'43" West for a distance of 5.00 feet to the point of curvature of a curve, concave Southwesterly having a radius of 868.42 feet, with a chord bearing of South 71°10'08" East, and a chord distance of 159.10 feet, thence run Southeasterly along the arc of said curve through a central angle of 10°30'41" for a distance of 159.32 feet to a point of tangency; thence run South 65°54'36" East for a distance of 61.40 feet to a point on non tangent curve, concave Northwesterly having a radius of 1549.86 feet, with a chord bearing of South 42°32'54" West, and a chord distance of 352.89 feet, thence run Southwesterly along the arc of said curve through a central angle of 13°04'27" for a distance of 353.66 to a point on a non tangent curve; concave Southwesterly having a radius of 371.33 feet, with a chord bearing of South 40°42'40" East, and a chord distance of 19.32 feet, thence run Southeasterly along the arc of said curve through a central angle of 02°58'53" for a distance of 19.32 feet to a point of tangency; thence run South 39°13'13" East for a distance of 280.78 feet to a point on the Northwesterly right-of-way line of International Drive and a point on a non tangent curve, concave Northwesterly having a radius of 1849.86 feet, with a chord bearing of South 50°53'36" West, and a chord distance of 100.00 feet, thence run Southwesterly along the arc of said curve through a central angle of 03°05'52" for a distance of

CONTINUED ON SHEET 2



16 East Plant Street
Winter Garden, Florida 34787 * (407) 654-5355

SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.
THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
BEARINGS SHOWN HEREON ARE BASED ON THE NORTH/SOUTH CENTERLINE OF SECTION 13-24-28 BEING AN ASSUMED BEARING OF S00°24'42"E.

SK14
REV 1-25-16
REV 7-26-18

JOB NO. 20130298
DATE: 9-21-2015
SCALE: 1" = 300 FEET
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: DY/PJR
CHECKED BY: EGT

FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RICKMAN P.S.M. # 5633

SKETCH OF DESCRIPTION

SHEET 2 OF 8

CONTINUED FROM SHEET 1

100.01 feet to a point on a non tangent line; thence run North 39°13'13" West for a distance of 280.59 feet to the point of curvature of a curve, concave Southwesterly having a radius of 271.33 feet, with a chord bearing of North 41°17'25" West, and a chord distance of 19.60 feet; thence run Northwesterly along the arc of said curve through a central angle of 04°08'24" for a distance of 19.61 feet to a point on a non tangent line; thence run South 52°53'14" West for a distance of 600.38 feet; thence run South 22°07'41" West for a distance of 123.20 feet; thence run South 67°52'19" East for a distance of 189.74 feet to the point of curvature of a curve, concave Southwesterly having a radius of 83.00 feet, with a chord bearing of South 53°59'08" East; and a chord distance of 39.84 feet; thence run Southeasterly along the arc of said curve through a central angle of 27°46'21" for a distance of 40.23 feet to a point of tangency; thence run South 40°05'58" East for a distance of 24.55 feet; thence run South 52°53'14" West for a distance of 35.05 feet; thence run North 40°05'58" West for a distance of 34.59 feet; thence run North 67°52'19" West for a distance of 616.97 feet; thence run South 15°33'00" West for a distance of 54.05 feet; thence run South 83°39'09" West for a distance of 731.02 feet; thence run North 50°55'34" West for a distance of 681.39 feet; thence run South 51°33'18" West for a distance of 11.65 feet; thence run North 38°26'42" West for a distance of 130.01 feet; thence run North 51°33'18" East for a distance of 90.92 feet to the point of curvature of a curve, concave Southerly having a radius of 30.00 feet, with a chord bearing of North 81°51'49" East, and a chord distance of 30.28 feet; thence run Easterly along the arc of said curve through a central angle of 60°37'02" for a distance of 31.74 feet to a point on a non tangent line; thence run North 39°04'26" East for a distance of 172.66 feet to a point on a non tangent curve, concave Southerly having a radius of 190.00 feet, with a chord bearing of North 89°50'08" West, and a chord distance of 237.12 feet; thence run Westerly along the arc of said curve through a central angle of 77°13'08" for a distance of 256.07 feet to a point of tangency; thence run South 51°33'18" West for a distance of 74.04 feet; thence run North 16°41'39" West for a distance of 41.3 feet; thence run North 44°29'36" East for a distance of 340.87 feet to a point on a non tangent curve, concave Northerly having a radius of 130.00 feet, with a chord bearing of South 89° 25' 08" East, and a chord distance of 100.47 feet; thence run Easterly along the arc of said curve through a central angle of 45° 27' 53" for a distance of 103.16 feet to a point of reverse curvature of a curve, concave Southerly having a radius of 125.00 feet, with a chord bearing of North 88° 27' 37" East, and a chord distance of 88.01 feet; thence run Easterly along the arc of said curve through a central angle of 41° 13' 22" for a distance of 89.93 feet to a point of tangency; thence run South 70° 55' 42" East for a distance of 259.79 feet to the point of curvature of a curve, concave Southwesterly having a radius of 100.00 feet, with a chord bearing of South 54° 25' 15" East, and a chord distance of 56.83 feet; thence run Southeasterly along the arc of said curve through a central angle of 33° 00' 55" for a distance of 57.62 feet to a point on a non tangent line; thence run North 52°00'27" East for a distance of 91.30 feet to the POINT OF BEGINNING;

contains 55.55 acres, more or less.



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654 5355

THIS IS NOT A SURVEY:

N.T. DENOTES NON TANGENT

⊙ DENOTES CHANGE IN DIRECTION
R/W DENOTES RIGHT-OF-WAY
C DENOTES CENTERLINE
P.C. DENOTES POINT OF CURVATURE
P.T. DENOTES POINT OF TANGENCY
P.R.C. DENOTES POINT OF REVERSE CURVATURE
P.C.C. DENOTES POINT OF COMPOUND CURVATURE

SK14
REV 1-25-16
REV 7-26-18

JOB NO. 20130298
DATE: 9-21-2015
SCALE: 1" = 300 FEET
FIELD BY: N/A

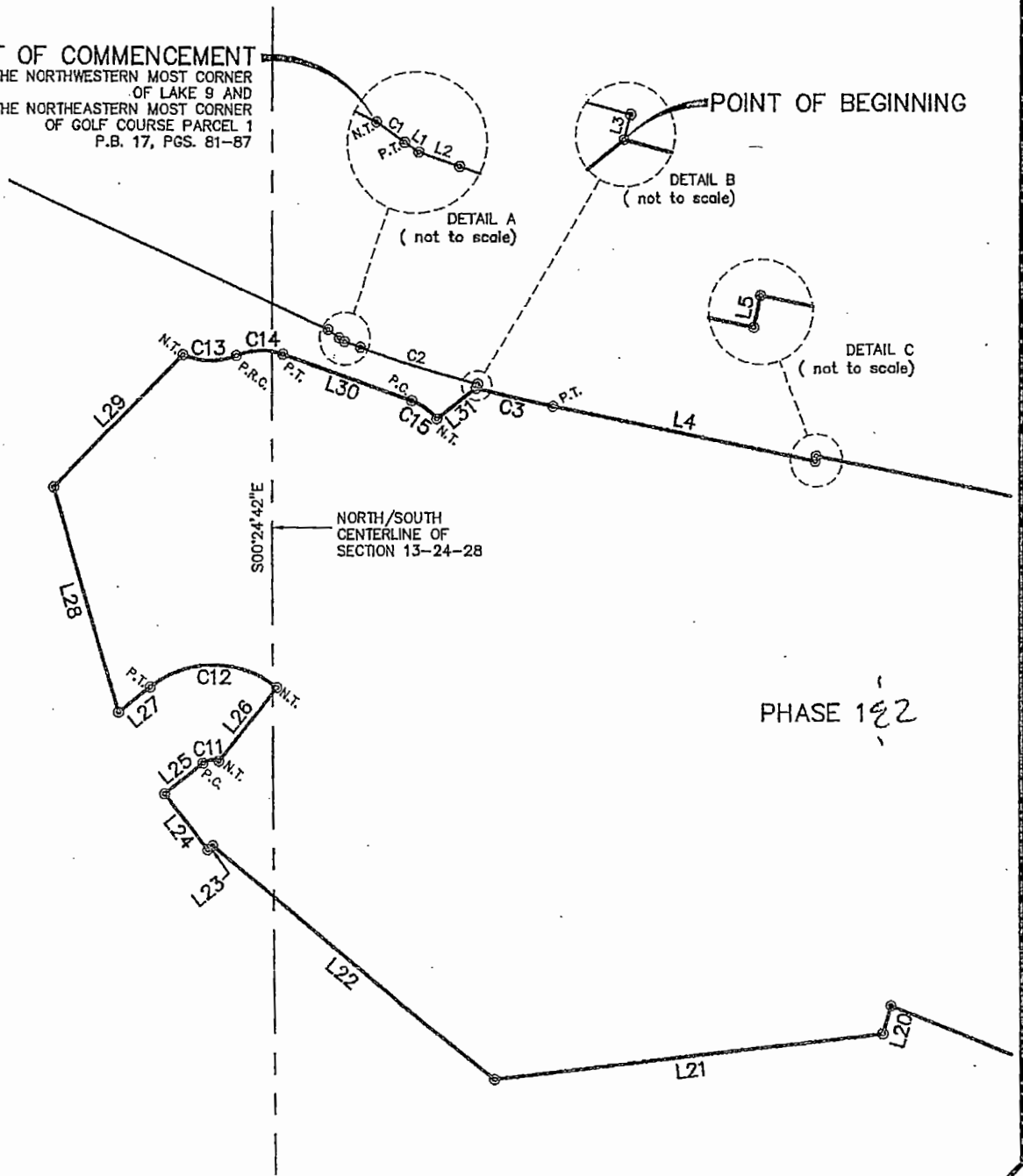
CALCULATED BY: JLR
DRAWN BY: DY/PJR
CHECKED BY: EGT

SKETCH OF DESCRIPTION

SHEET 3 OF 8

POINT OF COMMENCEMENT
 THE NORTHWESTERN MOST CORNER
 OF LAKE 9 AND
 THE NORTHEASTERN MOST CORNER
 OF GOLF COURSE PARCEL 1
 P.B. 17, PGS. 81-87

POINT OF BEGINNING



PHASE 1 & 2



16 East Plant Street
 Winter Garden, Florida 34787 • (407) 654-5355

THIS IS NOT A SURVEY:

N.T. DENOTES NON TANGENT

- DENOTES CHANGE IN DIRECTION
- R/W DENOTES RIGHT-OF-WAY
- ⊙ DENOTES CENTERLINE
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- P.C.C. DENOTES POINT OF COMPOUND CURVATURE

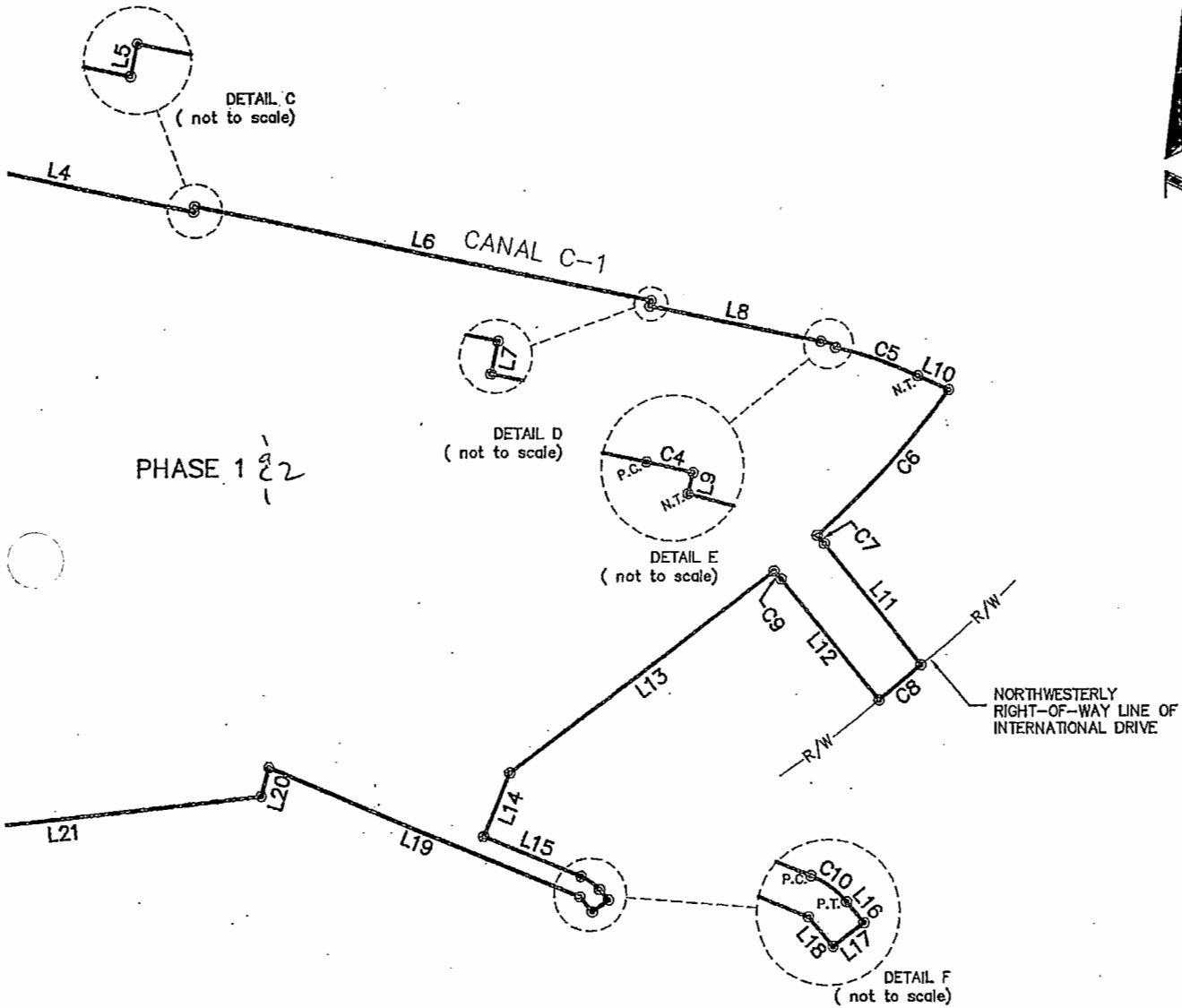
SK14
 REV 1-25-16
 REV 7-26-18

JOB NO. 20130298
 DATE: 9-21-2015
 SCALE: 1" = 300 FEET
 FIELD BY: N/A

CALCULATED BY: JLR
 DRAWN BY: DY/PJR
 CHECKED BY: EGT

SKETCH OF DESCRIPTION

SHEET 4 OF 8



PHASE 1
22

NORTHWESTERLY
RIGHT-OF-WAY LINE OF
INTERNATIONAL DRIVE

THIS IS NOT A SURVEY:

N.T. DENOTES NON TANGENT

- ⊙ DENOTES CHANGE IN DIRECTION
- R/W DENOTES RIGHT-OF-WAY
- ⊕ DENOTES CENTERLINE
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- P.C.C. DENOTES POINT OF COMPOUND CURVATURE

SK14
REV 1-25-16
REV 7-26-18



**ALLEN
&
COMPANY**

Professional Surveyors & Mappers

16 East Plant Street
Winter Garden, Florida 34787 • (407) 654 5355

JOB NO. 20130298
DATE: 9-21-2015
SCALE: 1" = 300 FEET
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: DY/PJR
CHECKED BY: EGT

SKETCH OF DESCRIPTION

SHEET 5 OF 8

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.73'	S55°48'50"E
L2	31.76'	S70°42'36"E
L3	8.00'	S14°37'46"W
L4	506.47'	S78°19'52"E
L5	10.00'	N11°40'08"E
L6	850.00'	S78°19'52"E
L7	10.00'	S11°40'08"W
L8	319.37'	S78°19'52"E
L9	5.00'	S13°34'43"W
L10	61.40'	S65°54'36"E
L11	280.78'	S39°13'13"E
L12	280.59'	N39°13'13"W
L13	600.38'	S52°53'14"W
L14	123.20'	S22°07'41"W
L15	189.74'	S67°52'19"E
L16	24.55'	S40°05'58"E
L17	35.05'	S52°53'14"W
L18	34.59'	N40°05'58"W
L19	616.97'	N67°52'19"W
L20	54.05'	S15°33'00"W
L21	731.02'	S83°39'09"W
L22	681.39'	N50°55'34"W

LINE TABLE		
LINE	LENGTH	BEARING
L23	11.65'	S51°33'18"W
L24	130.01'	N38°26'42"W
L25	90.92'	N51°33'18"E
L26	172.66'	N39°04'26"E
L27	74.04'	S51°33'18"W
L28	429.93'	N16°41'39"W
L29	340.87'	N44°29'36"E
L30	259.79'	S70°55'42"E
L31	91.30'	N52°00'27"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	1137.00'	26.30'	26.30'	S55°09'04"E	1°19'32"
C2	2814.51'	228.94'	228.88'	S73°02'24"E	4°39'38"
C3	2822.51'	145.85'	145.83'	S76°51'03"E	2°57'38"
C4	873.93'	29.13'	29.13'	S77°22'34"E	1°54'36"
C5	868.42'	159.32'	159.10'	S71°10'08"E	10°30'41"
C6	1549.86'	353.66'	352.89'	S42°32'54"W	13°04'27"
C7	371.33'	19.32'	19.32'	S40°42'40"E	2°58'53"
C8	1849.86'	100.01'	100.00'	S50°53'36"W	3°05'52"
C9	271.33'	19.61'	19.60'	N41°17'25"W	4°08'24"
C10	83.00'	40.23'	39.84'	S53°59'08"E	27°46'21"
C11	30.00'	31.74'	30.28'	N81°51'49"E	60°37'02"
C12	190.00'	256.07'	237.12'	N89°50'08"W	77°13'08"
C13	130.00'	103.16'	100.47'	S89°25'08"E	45°27'53"
C14	125.00'	89.93'	88.01'	N88°27'37"E	41°13'22"
C15	100.00'	57.62'	56.83'	S54°25'15"E	33°00'55"



ALLEN & COMPANY
Professional Surveyors & Mapmakers

16 East Plant Street
Winter Garden, Florida 34787 * (407) 654 5355

THIS IS NOT A SURVEY:

N.T. DENOTES NON TANGENT.

- ⊙ DENOTES CHANGE IN DIRECTION
- R/W DENOTES RIGHT-OF-WAY
- ⊕ DENOTES CENTERLINE
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- P.C.C. DENOTES POINT OF COMPOUND CURVATURE

SK14
REV 1-25-16
REV 7-26-18

JOB NO. 20130298
DATE: 9-21-2015
SCALE: 1" = 300 FEET
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: DY/PJR
CHECKED BY: EGT

SKETCH OF DESCRIPTION

SHEET 1 OF 3

LEGAL DESCRIPTION PHASE *23*

A parcel of land comprising a portion of Golf Course Parcel 3 and Lake 9, Orangewood Neighborhood 2, as recorded in Plat Book 17, Pages 81 through 87, Public Records of Orange County, Florida.

Being more particularly described as follows:

Commencing at the common corner of Golf Course Parcel 1, Parcel 8 and Lake 9, thence run South 44°29'36" West for a distance of 276.16 feet to the POINT OF BEGINNING; thence run South 16°41'39" East for a distance of 429.93 feet; thence run North 51°33'18" East for a distance of 74.04 feet to the point of curvature of a curve, concave Southerly having a radius of 190.00 feet, with a chord bearing of South 89°50'08" East, and a chord distance of 237.12 feet, thence run Easterly along the arc of said curve through a central angle of 77°13'08" for a distance of 256.07 feet to a point on a non tangent line; thence run South 39°04'26" West for a distance of 172.66 feet to a point on a non tangent curve, concave Southerly having a radius of 30.00 feet, with a chord bearing of South 81°51'49" West, and a chord distance of 30.28 feet, thence run Westerly along the arc of said curve through a central angle of 60°37'02" for a distance of 31.74 feet to a point of tangency; thence run South 51°33'18" West for a distance of 90.92 feet; thence run South 38°26'42" East for a distance of 130.01 feet; thence run South 51°33'18" West for a distance of 655.07 feet; thence run South 17°06'30" East for a distance of 198.79 feet; thence run South 52°18'45" West for a distance of 146.36 feet; thence run South 86°42'01" West for a distance of 534.28 feet; thence run South 54°10'08" West for a distance of 590.09 feet; thence run South 83°27'44" West for a distance of 162.24 feet; thence run North 36°09'00" West for a distance of 129.41 feet; thence run North 16°16'12" East for a distance of 264.03 feet; thence run North 40°06'30" East for a distance of 533.14 feet; thence run North 01°08'12" West for a distance of 78.37 feet; thence run North 19°00'19" East for a distance of 253.34 feet; thence run North 21°04'47" West for a distance of 225.00 feet; thence run North 83°57'03" East for a distance of 185.00 feet; thence run North 06°54'15" East for a distance of 230.00 feet; thence run South 89°52'40" East for a distance of 130.70 feet; thence run South 19°31'03" East for a distance of 620.58 feet; thence run North 89°51'45" East for a distance of 122.55 feet; thence run North 37°24'11" East for a distance of 372.06 feet; thence run North 20°17'21" West for a distance of 212.30 feet; thence run North 44°29'36" East for a distance of 411.32 feet to the POINT OF BEGINNING;

Containing 1320423 square feet, 30.31 acres, more or less.



**ALLEN
&
COMPANY**

Professional Surveyors & Mappers

16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

SURVEYOR'S NOTES:

sk15

THIS IS NOT A SURVEY.

THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH/SOUTH CENTERLINE OF SECTION 13-24-28 BEING AN ASSUMED BEARING OF S00°24'42"E.

JOB NO. 20130298
DATE: 9-21-2015
SCALE: 1" = 300 FEET
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: DY/PJR
CHECKED BY: EGT

FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RICKMAN P.S.M. # 5633

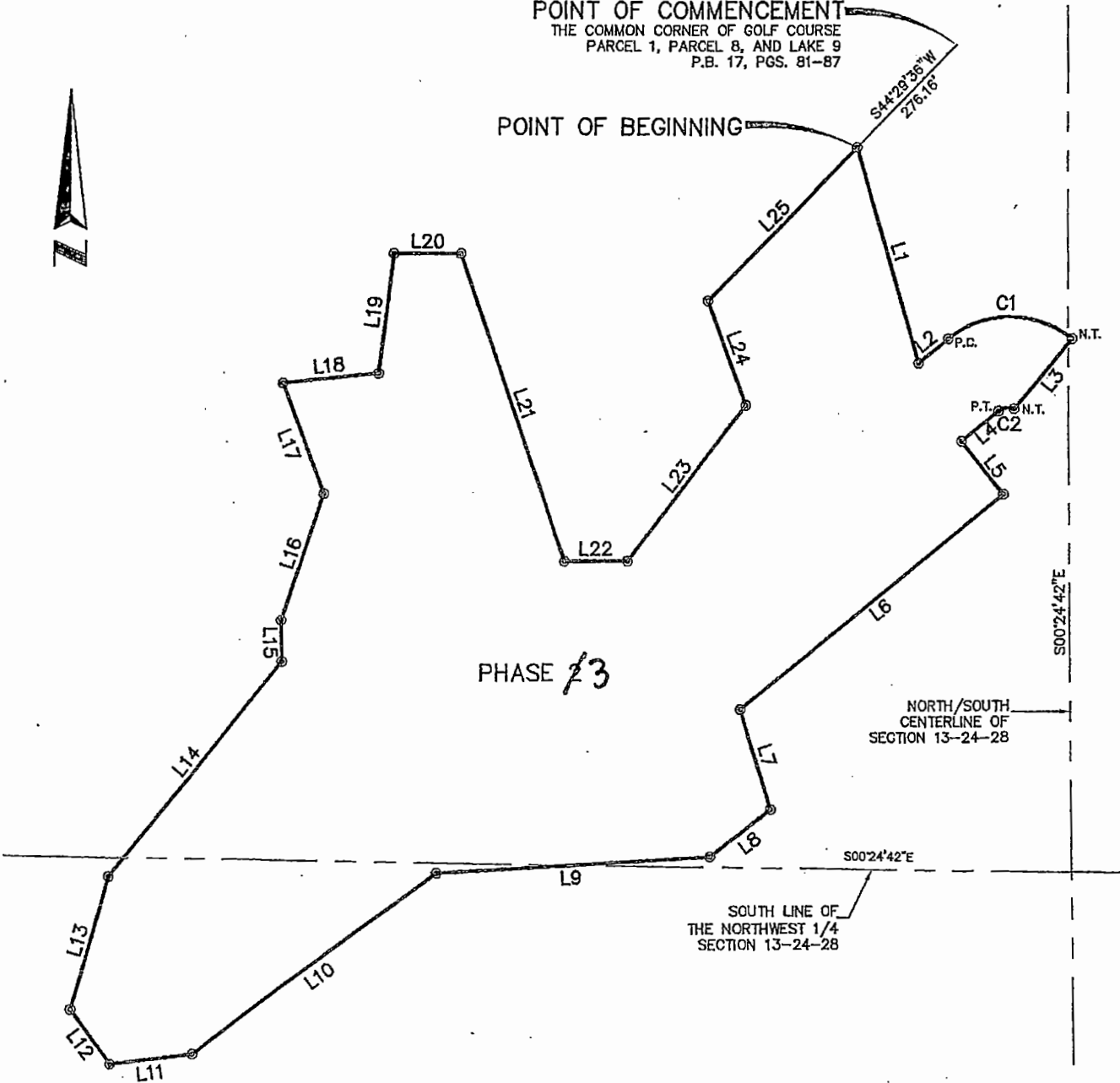
SKETCH OF DESCRIPTION

SHEET 2 OF 3



POINT OF COMMENCEMENT
 THE COMMON CORNER OF GOLF COURSE
 PARCEL 1, PARCEL 8, AND LAKE 9
 P.B. 17, PGS. 81-87

POINT OF BEGINNING



PHASE #3

NORTH/SOUTH
 CENTERLINE OF
 SECTION 13-24-28

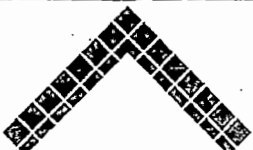
SOUTH LINE OF
 THE NORTHWEST 1/4
 SECTION 13-24-28

THIS IS NOT A SURVEY:

N.T. DENOTES NON TANGENT

- ⊙ DENOTES CHANGE IN DIRECTION
- R/W DENOTES RIGHT-OF-WAY
- ⊕ DENOTES CENTERLINE
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- P.C.C. DENOTES POINT OF COMPOUND CURVATURE

sk15



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16 East Plant Street
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JOB NO. 20130298
 DATE: 9-21-2015
 SCALE: 1" = 300 FEET
 FIELD BY: N/A

CALCULATED BY: JLR
 DRAWN BY: DY/PJR
 CHECKED BY: EGT

SKETCH OF DESCRIPTION

SET 3 OF 3

LINE TABLE		
LINE	LENGTH	BEARING
L1	429.93'	S16°41'39"E
L2	74.04'	N51°33'18"E
L3	172.66'	S39°04'26"W
L4	90.92'	S51°33'18"W
L5	130.01'	S38°26'42"E
L6	655.07'	S51°33'18"W
L7	198.79'	S17°06'30"E
L8	146.36'	S52°18'45"W
L9	534.28'	S86°42'01"W
L10	590.09'	S54°10'08"W
L11	162.24'	S83°27'44"W
L12	129.41'	N36°09'00"W
L13	264.03'	N16°16'12"E
L14	533.14'	N40°06'30"E
L15	78.37'	N01°08'12"W
L16	253.34'	N19°00'19"E
L17	225.00'	N21°04'47"W
L18	185.00'	N83°57'03"E
L19	230.00'	N06°54'15"E
L20	130.70'	S89°52'40"E
L21	620.58'	S19°31'03"E
L22	122.55'	N89°51'45"E
L23	372.06'	N37°24'11"E
L24	212.30'	N20°17'21"W
L25	411.32'	N44°29'36"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	190.00'	256.07'	237.12'	S89°50'08"E	77°13'08"
C2	30.00'	31.74'	30.28'	S81°51'49"W	60°37'02"



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THIS IS NOT A SURVEY:

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- P.C. DENOTES POINT OF CURVATURE
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- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- P.C.C. DENOTES POINT OF COMPOUND CURVATURE

sk15

JOB NO. 20130298
DATE: 9-21-2015
SCALE: 1" = 300 FEET
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: DY/PJR
CHECKED BY: EGT

SKETCH OF DESCRIPTION

SHEET 6 OF 8

Together With:

LEGAL DESCRIPTION PHASE 14 (PART I)

A parcel of land comprising a portion of Golf Course Parcel 1, a portion of Golf Course Parcel 3 and a portion of Lake 9, Orangewood Neighborhood 2, as recorded in Plat Book 17, Pages 81 through 87, Public Records of Orange County, Florida.

Being more particularly described as follows:

Commence at the Northwest corner of Golf Course Parcel 1, thence run South 72°13'51" East along the North line of said Golf Course Parcel 1 for a distance of 1595.92 feet to the Point of Beginning; thence run South 72°13'51" East along the North line of said Golf Course Parcel 1 for a distance of 609.67 feet; thence run South 65°40'02" East for a distance of 661.67 feet to the point on a non tangent curve, concave Northeasterly having a radius of 1137.00 feet, with a chord bearing of South 55°09'04" East, and a chord distance of 26.30 feet, thence run Southeasterly along the arc of said curve through a central angle of 01°19'32" for a distance of 26.30 feet to a point of tangency; thence run South 55°48'50" East for a distance of 12.73 feet; thence run South 70°42'36" East for a distance of 31.76 feet to the point of curvature of a curve, concave Northeasterly having a radius of 2814.51 feet, with a chord bearing of South 73°02'24" East, and a chord distance of 228.88 feet, thence run Southeasterly along the arc of said curve through a central angle of 04°39'38" for a distance of 228.94 feet to a point on a non tangent line; thence run South 14°37'46" West for a distance of 8.00 feet; thence run South 52°00'27" West for a distance of 91.30 feet to a point on a non tangent curve, concave Southwesterly having a radius of 100.00 feet, with a chord bearing of North 54°25'15" West, and a chord distance of 56.83 feet, thence run Northwesterly along the arc of said curve through a central angle of 33°00'55" for a distance of 57.62 feet to a point of tangency; thence run North 70°55'42" West for a distance of 259.79 feet to the point of curvature of a curve, concave Southerly having a radius of 125.00 feet, with a chord bearing of South 88°27'37" West, and a chord distance of 88.01 feet, thence run Westerly along the arc of said curve through a central angle of 41°13'22" for a distance of 89.93 to a point of reverse curvature of a curve concave Northerly having a radius of 130.00 feet, with a chord bearing of North 89°25'08" West, and a chord distance of 100.47 feet, thence run Westerly along the arc of said curve through a central angle of 45°27'53" for a distance of 103.16 feet to a point on a non tangent line; thence run South 44°29'36" West for a distance of 64.71 feet; thence run North 73°52'37" West for a distance of 747.39 feet; thence run North 17°46'44" East, for a distance of 127.49 feet; thence run North 72°13'16" West, for a distance of 245.03 feet; thence run North 17°46'44" East, for a distance of 155.27 feet to the POINT OF BEGINNING.

Containing 282,481 square feet, 6.48 acres, more or less.



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SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.
THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
BEARINGS SHOWN HEREON ARE BASED ON THE NORTH/SOUTH CENTERLINE OF SECTION 13-24-28 BEING AN ASSUMED BEARING OF S00°24'42"E.

JOB NO. 20130298
DATE: 9-21-2015
SCALE: 1" = 300 FEET
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: DY/PJR
CHECKED BY: EGT

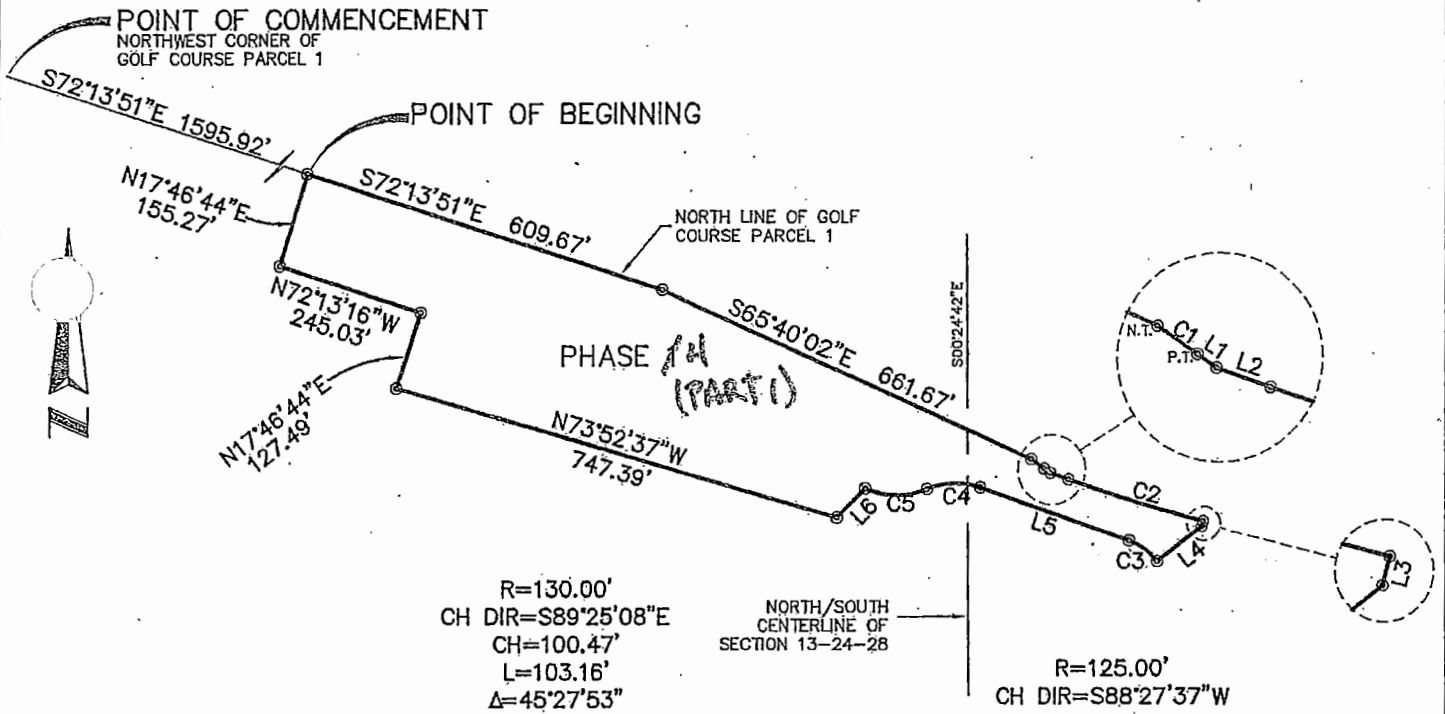
FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RICKMAN P.S.M. # 5633

sk14

SKETCH OF DESCRIPTION

SHEET 7 OF 8



THIS IS NOT A SURVEY:

N.T. DENOTES NON TANGENT

- ⊙ DENOTES CHANGE IN DIRECTION
- R/W DENOTES RIGHT-OF-WAY
- ⊕ DENOTES CENTERLINE
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- P.C.C. DENOTES POINT OF COMPOUND CURVATURE

sk16



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654 5355

JOB NO. 20130298
DATE: 9-21-2015
SCALE: 1" = 300 FEET
FIELD BY: N/A

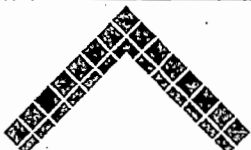
CALCULATED BY: JLR
DRAWN BY: DY/PJR
CHECKED BY: EGT

SKETCH OF DESCRIPTION

SHEET 8 OF 8

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.73'	S55°48'50"E
L2	31.78'	S70°42'36"E
L3	8.00'	S14°37'46"W
L4	91.30'	S52°00'27"W
L5	259.79'	N70°55'42"W
L6	64.71'	S44°29'36"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	1137.00'	26.30'	26.30'	S55°09'04"E	1°19'32"
C2	2814.51'	228.94'	228.88'	S73°02'24"E	4°39'38"
C3	100.00'	57.62'	56.83'	N54°25'15"W	33°00'55"
C4	125.00'	89.93'	88.01'	S88°27'37"W	41°13'22"
C5	130.00'	103.16'	100.47'	N89°25'08"W	45°27'53"



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Professional Surveyors & Mappers

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THIS IS NOT A SURVEY:

N.T. DENOTES NON TANGENT

© DENOTES CHANGE IN DIRECTION
 R/W DENOTES RIGHT-OF-WAY
 C DENOTES CENTERLINE
 P.C. DENOTES POINT OF CURVATURE
 P.T. DENOTES POINT OF TANGENCY
 P.R.C. DENOTES POINT OF REVERSE CURVATURE
 P.C.C. DENOTES POINT OF COMPOUND CURVATURE

sk14

JOB NO. 20130298
 DATE: 9-21-2015
 SCALE: 1" = 300 FEET
 FIELD BY: N/A

CALCULATED BY: JLR
 DRAWN BY: DY/PJR
 CHECKED BY: EGT

SKETCH OF DESCRIPTION

PAGE 2 OF 5

LEGAL DESCRIPTION PHASE 2'4 (PART 2)

A parcel of land comprising a portion of Golf Course Parcel 1, a portion of Golf Course Parcel 3 and a portion of Lake 9, Orangewood Neighborhood 2, as recorded in Plat Book 17, Pages 81 through 87, Public Records of Orange County, Florida.

Being more particularly described as follows:

Beginning at the Northwest corner of Golf Course Parcel 1, run South 72°13'51" East along the North line of said Golf Course Parcel 1 for a distance of 1595.92 feet; thence departing said north line run South 17°46'44" West, for a distance of 155.27 feet; thence run South 72°13'16" East, for a distance of 245.03 feet; thence run South 17°46'44" West, for a distance of 127.49 feet; thence run North 73°52'37" West for a distance of 611.61 feet; thence run North 37°39'42" West for a distance of 167.29 feet; thence run North 78°14'44" West for a distance of 800.54 feet; thence run South 08°48'43" East for a distance of 658.05 feet; thence run South 89°57'50" West for a distance of 319.06 feet to a point on the Easterly right-of-way line of Westwood Boulevard; thence run North 00°29'18" East for a distance of 877.35 feet to the point of curvature of a curve, concave Easterly having a radius of 600.00 feet, with a chord bearing of North 07°11'21" East, and a chord distance of 140.03 feet, thence run Northerly along the arc of said curve through a central angle of 13°24'07" for a distance of 140.34 to the POINT OF BEGINNING.

Containing 628,853 square, feet, 14.44 acres, more or less.

SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.
THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
BEARINGS SHOWN HEREON ARE BASED ON THE NORTH/SOUTH CENTERLINE OF SECTION 13-24-28 BEING AN ASSUMED BEARING OF S00°24'42"E.

sk15



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654 5355

JOB NO. 20130298
DATE: 9-21-2015
SCALE: 1" = 300 FEET
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: DY/PJR
CHECKED BY: EGT

FOR THE LICENSED BUSINESS # 6723 BY:

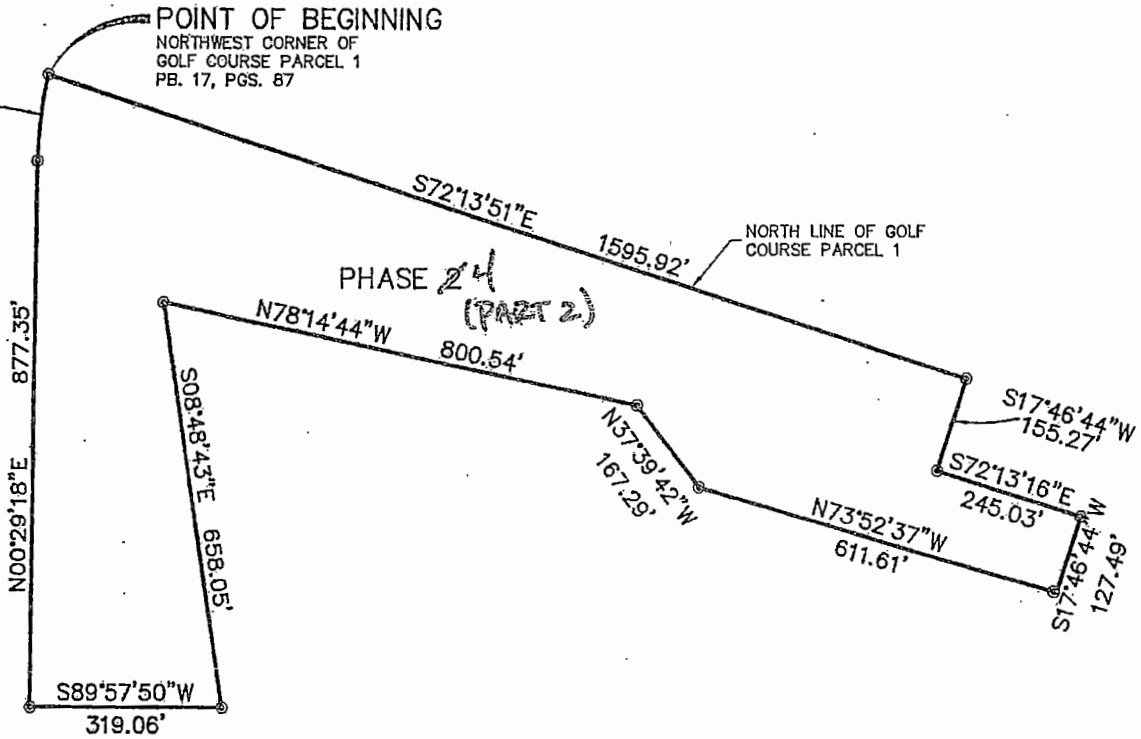
JAMES L. RICKMAN P.S.M. # 5633

SKETCH OF DESCRIPTION

SHEET 4 OF 5

R=600.00'
 $\Delta=13^{\circ}24'07''$
 L=140.34'
 C=140.03'
 CB=N07°11'21"E

POINT OF BEGINNING
 NORTHWEST CORNER OF
 GOLF COURSE PARCEL 1
 PB. 17, PGS. 87



THIS IS NOT A SURVEY:

N.T. DENOTES NON TANGENT

- ⊙ DENOTES CHANGE IN DIRECTION
- R/W DENOTES RIGHT-OF-WAY
- ⊙ DENOTES CENTERLINE
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- P.C.C. DENOTES POINT OF COMPOUND CURVATURE

sk15



16 East Plant Street
 Winter Garden, Florida 34787 • (407) 654-5355

JOB NO. 20130298
 DATE: 9-21-2015
 SCALE: 1" = 300 FEET
 FIELD BY: N/A

CALCULATED BY: JLR
 DRAWN BY: DY/PJR
 CHECKED BY: EGT

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

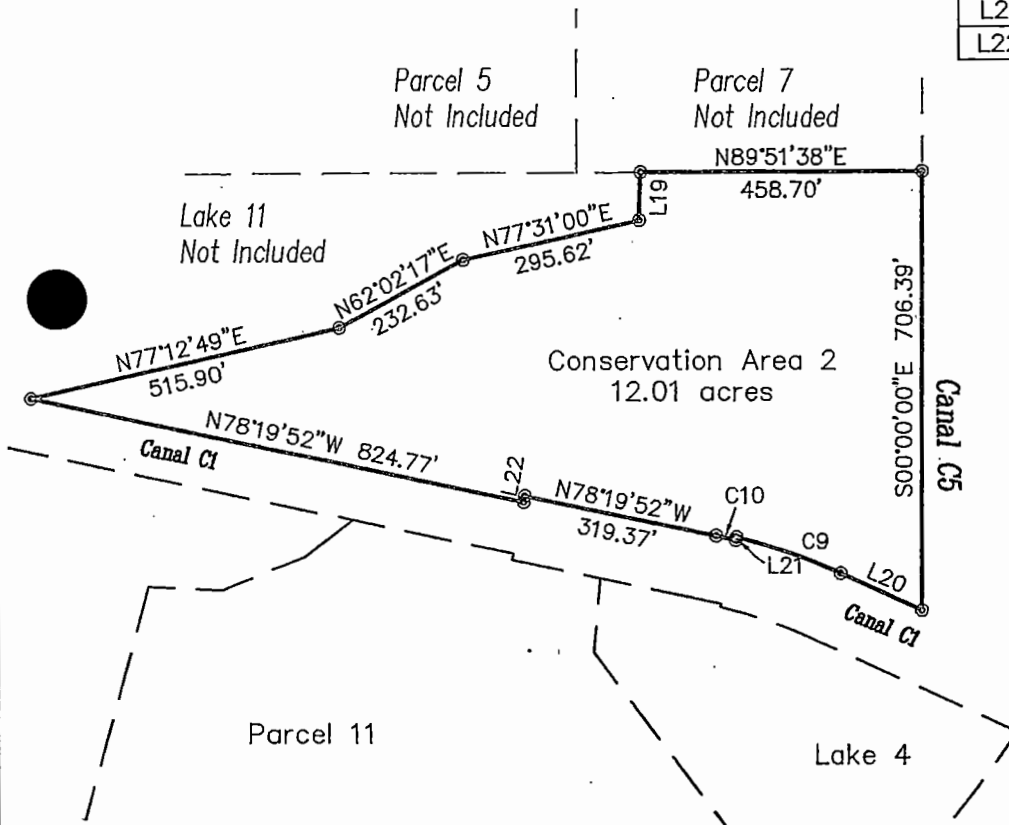
CONSERVATION AREA #2, ORANGEWOOD NEIGHBORHOOD - 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 87, INCLUSIVE, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

CURVE TABLE

CURVE	RADIUS	BEARING	CHORD	DELTA	LENGTH
C9	983.93'	N71°09'56"W	180.26'	10°30'41"	180.51'
C10	978.93'	N77°23'21"W	32.63'	1°54'36"	32.63'

LINE TABLE

LINE	BEARING	LENGTH
L19	N01°34'14"E	77.12'
L20	N65°54'36"W	144.43'
L21	S13°34'43"W	5.00'
L22	S11°40'08"W	10.00'



SURVEYOR'S NOTES:

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF GOLF COURSE PARCEL 1 AS BEING S 72°13'51"E. (AN ASSUMED BEARING FOR ANGULAR DESIGNATION ONLY)

JOB NO. 20130298
 DATE: 09/04/2018
 SCALE: 1" = 300'

CALCULATED BY: DY
 DRAWN BY: DY/JLR
 CHECKED BY: EGT

FOR THE LICENSED BUSINESS #6723 BY:

JAMES L. RICKMAN, P.S.M. #5633



16 EAST PLANT STREET
 Winter Garden, Florida 34787 * (407) 654-5355

COMPOSITE EXHIBIT 3

**WRITTEN CONSENT OF THE PETITIONER AND CURRENT LANDOWNER
WHICH ENTITIES OWN OR CONTROL 100%
OF THE REAL PROPERTY WITHIN THE PROPOSED
GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT.**

[ATTACHED]

**PETITIONER CONSENT AND JOINDER
TO PETITION TO ESTABLISH THE
GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT**

THE UNDERSIGNED, PARK SQUARE ENTERPRISES, LLC, is the option holder and future landowner of certain lands located in Orange County, Florida, and more fully described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

The above-described land is hereinafter referred to as the "Property".

The undersigned understands and acknowledges that it, as Petitioner under that certain Petition to Establish the Grande Pines Community Development District, intends to submit an application to establish the **GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT** (the "District") in accordance with the provisions of Chapter 190 of the Florida Statutes.

The undersigned owns or controls, through deed, trust agreement, contract or option, of all of the lands which are intended to constitute the District, and the undersigned understands and acknowledges that, pursuant to the provisions of Section 190.005(2), *Florida Statutes*, the undersigned, as Petitioner, is required to demonstrate that undersigned has control by deed, trust agreement, contract or option of one hundred percent (100%) of the real property to be included in the District.

The undersigned hereby consents to the inclusion of its Property into the District, which will include the Property within the lands to be a part of the District and agrees to further execute any other documentation necessary or convenient to evidence this consent and joinder.

The undersigned hereby acknowledges and agrees that the foregoing consent and obligation to execute additional documentation is and shall be a covenant running with the land which shall bind the undersigned's heirs, personal representatives, administrators, successors-in-title and assigns and shall remain in full force and effect three (3) years from the date hereof.

[SIGNATURE ON FOLLOWING PAGE]

**SIGNATURE PAGE FOR PETITIONER CONSENT AND JOINDER
TO PETITION TO ESTABLISH THE
GRAND PINES COMMUNITY DEVELOPMENT DISTRICT**

Executed this 01st day of August 2018.

PARK SQUARE ENTERPRISES, LLC,
a Delaware limited liability company,
authorized to business in the State of Florida

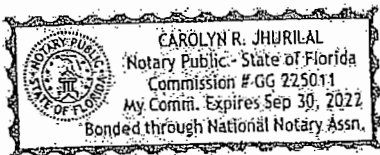
By: _____

Name: SURESH GUPTA

Title: Manager

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 01 day of August, 2018 by Suresh Gupta, as Manager of PARK SQUARE ENTERPRISES, LLC, an Delaware limited liability company, authorized to do business in the State of Florida, on behalf of said corporation. Said person is personally known to me or has produced a valid driver's license as identification.



Carolyn R. Jhurilal
Notary Public, State of Florida
Print Name: CAROLYN R. JHURILAL
My Commission Expires: 9-30-22
My Commission No.: GG 225011

EXHIBIT "A"

SKETCH AND LEGAL DESCRIPTION

[SKETCH AND LEGAL DESCRIPTION ATTACHED]

**LEGAL DESCRIPTION OF THE
GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT
SHALL CONSIST OF THE FOLLOWING FIVE PARCELS**

<u>PARCEL</u>	<u>ACRES</u>
Phase 1 & 2:	55.55 acres
Phase 3:	30.31 acres
Phase 4 (Part 1):	6.48 acres
Phase 4 (Part 2):	14.44 acres
Conservation Area:	12.01 acres
Total Acreage of CDD:	118.79 acres

[SKETCHES AND DESCRIPTIONS FOLLOW]

SKETCH OF DESCRIPTION

SHEET 1 OF 8

LEGAL DESCRIPTION OF PHASE 1 ¹/₂

A parcel of land comprising a portion of Lake 9, a portion of Lake 4, a portion of Golf Course Parcel 3, a portion of Parcel 11, Orangewood Neighborhood 2, as recorded in Plat Book 17, Pages 81 through 87, Public Records of Orange County, Florida.

Being more particularly described as follows:

Commencing at the Northwestern most corner of Lake 9 and the Northeastern most corner of Golf Course Parcel 1 being a point on a non tangent curve, concave Northeasterly having a radius of 1137.00 feet, with a chord bearing of South 55°09'04" East, and a chord distance of 26.30 feet, thence run Southeasterly along the arc of said curve through a central angle of 01°19'32" for a distance of 26.30 feet to a point of tangency; thence run South 55°48'50" East for a distance of 12.73 feet; thence run South 70°42'36" East for a distance of 31.76 feet to the point of curvature of a curve, concave Northeasterly having a radius of 2814.51 feet, with a chord bearing of South 73°02'24" East, and a chord distance of 228.88 feet, thence run Southeasterly along the arc of said curve through a central angle of 04°39'38" for a distance of 228.94 feet to a point on a non tangent line; thence run South 14°37'46" West for a distance of 8.00 feet to a point on a non tangent curve and the POINT OF BEGINNING; said curve being concave Northeasterly having a radius of 2822.51 feet, with a chord bearing of South 76°51'03" East, and a chord distance of 145.83 feet, thence run Southeasterly along the arc of said curve through a central angle of 02°57'38" for a distance of 145.85 feet to a point of tangency; thence run South 78°19'52" East for a distance of 506.47 feet; thence run North 11°40'08" East for a distance of 10.00 feet; thence run South 78°19'52" East for a distance of 850.00 feet; thence run South 11°40'08" West for a distance of 10.00 feet thence run South 78°19'52" East for a distance of 319.37 feet to the point of curvature of a curve, concave thwesterly having a radius of 873.93 feet, with a chord bearing of South 77°22'34" East, and a chord distance of 29.13 feet, thence run Southeasterly along the arc of said curve through a central angle of 01°54'36" for a distance of 29.13 feet to a point on a non tangent line; thence run South 13°34'43" West for a distance of 5.00 feet to the point of curvature of a curve, concave Southwesterly having a radius of 868.42 feet, with a chord bearing of South 71°10'08" East, and a chord distance of 159.10 feet, thence run Southeasterly along the arc of said curve through a central angle of 10°30'41" for a distance of 159.32 feet to a point of tangency; thence run South 65°54'36" East for a distance of 61.40 feet to a point on non tangent curve, concave Northwesterly having a radius of 1549.86 feet, with a chord bearing of South 42°32'54" West, and a chord distance of 352.89 feet, thence run Southwesterly along the arc of said curve through a central angle of 13°04'27" for a distance of 353.66 to a point on a non tangent curve; concave Southwesterly having a radius of 371.33 feet, with a chord bearing of South 40°42'40" East, and a chord distance of 19.32 feet, thence run Southeasterly along the arc of said curve through a central angle of 02°58'53" for a distance of 19.32 feet to a point of tangency; thence run South 39°13'13" East for a distance of 280.78 feet to a point on the Northwesterly right-of-way line of International Drive and a point on a non tangent curve, concave Northwesterly having a radius of 1849.86 feet, with a chord bearing of South 50°53'36" West, and a chord distance of 100.00 feet, thence run Southwesterly along the arc of said curve through a central angle of 03°05'52" for a distance of

CONTINUED ON SHEET 2



16 East Plant Street
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SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.
THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
BEARINGS SHOWN HEREON ARE BASED ON THE NORTH/SOUTH CENTERLINE OF SECTION 13-24-28 BEING AN ASSUMED BEARING OF S00°24'42"E.

SK14
REV 1-25-16
REV 7-26-18

JOB NO. 20130298
DATE: 9-21-2015
SCALE: 1" = 300 FEET
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: DY/PJR
CHECKED BY: EGT

FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RICKMAN P.S.M. # 5833

SKETCH OF DESCRIPTION

SHEET 2 OF 8

CONTINUED FROM SHEET 1

100.01 feet to a point on a non tangent line; thence run North 39°13'13" West for a distance of 280.59 feet to the point of curvature of a curve, concave Southwesterly having a radius of 271.33 feet, with a chord bearing of North 41°17'25" West, and a chord distance of 19.60 feet, thence run Northwesterly along the arc of said curve through a central angle of 04°08'24" for a distance of 19.61 feet to a point on a non tangent line; thence run South 52°53'14" West for a distance of 600.38 feet; thence run South 22°07'41" West for a distance of 123.20 feet; thence run South 67°52'19" East for a distance of 189.74 feet to the point of curvature of a curve, concave Southwesterly having a radius of 83.00 feet, with a chord bearing of South 53°59'08" East, and a chord distance of 39.84 feet, thence run Southeasterly along the arc of said curve through a central angle of 27°46'21" for a distance of 40.23 feet to a point of tangency; thence run South 40°05'58" East for a distance of 24.55 feet; thence run South 52°53'14" West for a distance of 35.05 feet; thence run North 40°05'58" West for a distance of 34.59 feet; thence run North 67°52'19" West for a distance of 616.97 feet; thence run South 15°33'00" West for a distance of 54.05 feet; thence run South 83°39'09" West for a distance of 731.02 feet; thence run North 50°55'34" West for a distance of 681.39 feet; thence run South 51°33'18" West for a distance of 11.65 feet; thence run North 38°26'42" West for a distance of 130.01 feet; thence run North 51°33'18" East for a distance of 90.92 feet to the point of curvature of a curve, concave Southerly having a radius of 30.00 feet, with a chord bearing of North 81°51'49" East, and a chord distance of 30.28 feet, thence run Easterly along the arc of said curve through a central angle of 60°37'02" for a distance of 31.74 feet to a point on a non tangent line; thence run North 39°04'26" East for a distance of 172.66 feet to a point on a non tangent curve, concave Southerly having a radius of 190.00 feet, with a chord bearing of North 89°50'08" West, and a chord distance of 237.12 feet, thence run Westerly along the arc of said curve through a central angle of 77°13'08" for a distance of 256.07 feet to a point of tangency; thence run South 51°33'18" West for a distance of 74.04 feet; thence run North 16°41'39" West for a distance of 429.93 feet; thence run North 44°29'36" East for a distance of 340.87 feet to a point on a non tangent curve, concave Northerly having a radius of 130.00 feet, with a chord bearing of South 89° 25' 08" East, and a chord distance of 100.47 feet, thence run Easterly along the arc of said curve through a central angle of 45° 27' 53" for a distance of 103.16 feet to a point of reverse curvature of a curve, concave Southerly having a radius of 125.00 feet, with a chord bearing of North 88° 27' 37" East, and a chord distance of 88.01 feet, thence run Easterly along the arc of said curve through a central angle of 41° 13' 22" for a distance of 89.93 feet to a point of tangency; thence run South 70° 55' 42" East for a distance of 259.79 feet to the point of curvature of a curve, concave Southwesterly having a radius of 100.00 feet, with a chord bearing of South 54° 25' 15" East, and a chord distance of 56.83 feet, thence run Southeasterly along the arc of said curve through a central angle of 33° 00' 55" for a distance of 57.62 feet to a point on a non tangent line; thence run North 52°00'27" East for a distance of 91.30 feet to the POINT OF BEGINNING;

contains 55.55 acres, more or less.

THIS IS NOT A SURVEY:

N.T. DENOTES NON TANGENT

© DENOTES CHANGE IN DIRECTION
 R/W DENOTES RIGHT-OF-WAY
 C DENOTES CENTERLINE
 P.C. DENOTES POINT OF CURVATURE
 P.T. DENOTES POINT OF TANGENCY
 P.R.C. DENOTES POINT OF REVERSE CURVATURE
 P.C.C. DENOTES POINT OF COMPOUND CURVATURE

SK14
 REV 1-25-16
 REV 7-26-18

JOB NO. 20130298

CALCULATED BY: JLR

DATE: 9-21-2015

DRAWN BY: DY/PJR

SCALE: 1" = 300 FEET

CHECKED BY: EGT

FIELD BY: N/A



**ALLEN
&
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Professional Surveyors & Mappers

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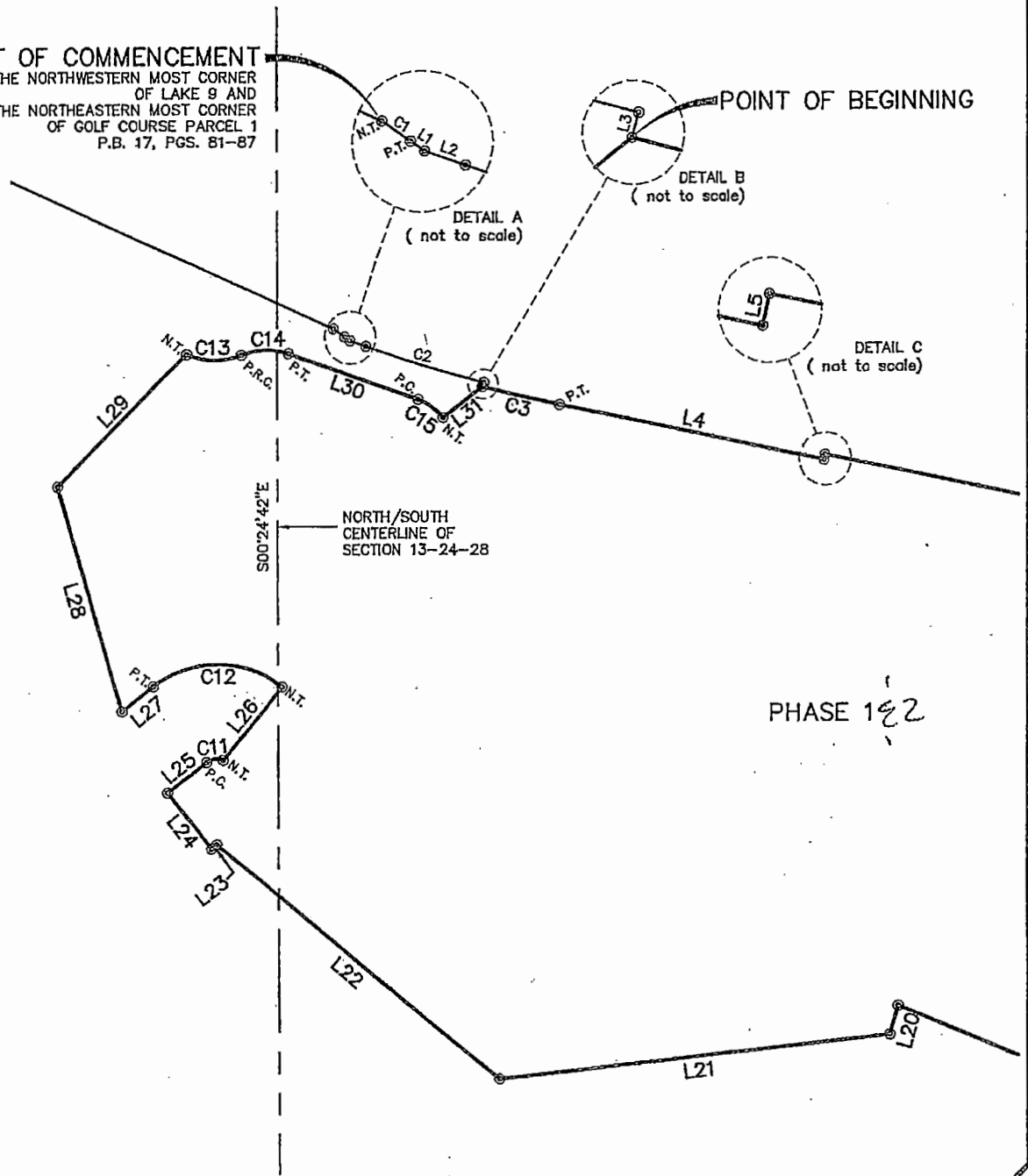
SKETCH OF DESCRIPTION

SHEET 3 OF 8

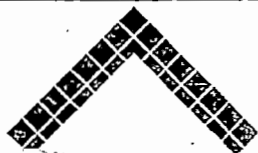
POINT OF COMMENCEMENT

THE NORTHWESTERN MOST CORNER
OF LAKE 9 AND
THE NORTHEASTERN MOST CORNER
OF GOLF COURSE PARCEL 1
P.B. 17, PGS. 81-87

POINT OF BEGINNING



PHASE 1 & 2



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THIS IS NOT A SURVEY:

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● DENOTES CHANGE IN DIRECTION
 R/W DENOTES RIGHT-OF-WAY
 C DENOTES CENTERLINE
 P.C. DENOTES POINT OF CURVATURE
 P.T. DENOTES POINT OF TANGENCY
 P.R.C. DENOTES POINT OF REVERSE CURVATURE
 P.C.C. DENOTES POINT OF COMPOUND CURVATURE

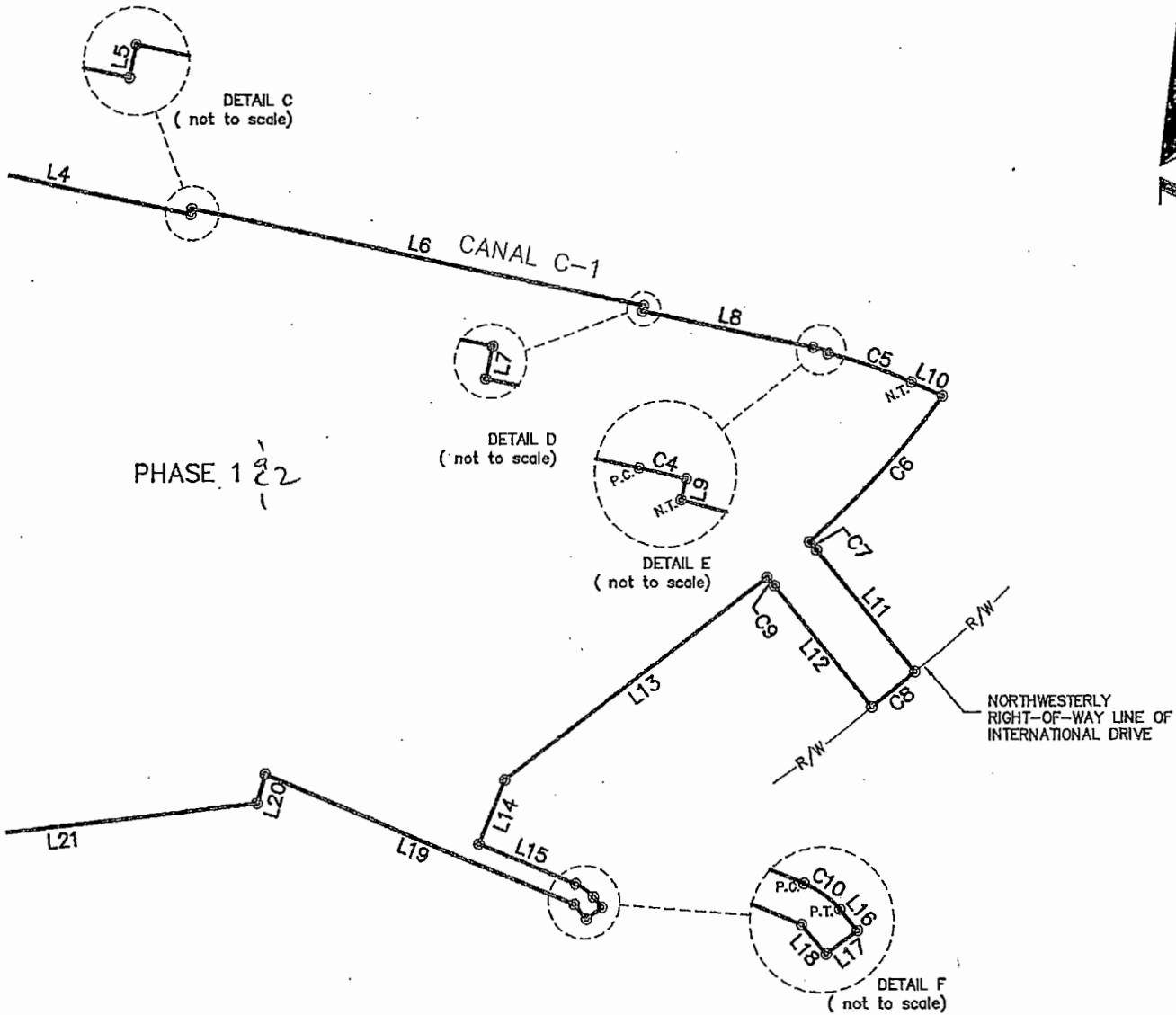
SK14
REV 1-25-16
REV 7-26-18

JOB NO. 20130298
DATE: 9-21-2015
SCALE: 1" = 300 FEET
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: DY/PJR
CHECKED BY: EGT

SKETCH OF DESCRIPTION

SHEET 4 OF 8



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THIS IS NOT A SURVEY:

N.T. DENOTES NON TANGENT

- ⊙ DENOTES CHANGE IN DIRECTION
- R/W DENOTES RIGHT-OF-WAY
- ⊙ DENOTES CENTERLINE
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- P.C.C. DENOTES POINT OF COMPOUND CURVATURE

SK14
REV 1-25-16
REV 7-26-18

JOB NO. 20130298
DATE: 9-21-2015
SCALE: 1" = 300 FEET
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: DY/PJR
CHECKED BY: EGT

SKETCH OF DESCRIPTION

SHEET 5 OF 8

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.73'	S55°48'50"E
L2	31.76'	S70°42'36"E
L3	8.00'	S14°37'46"W
L4	506.47'	S78°19'52"E
L5	10.00'	N11°40'08"E
L6	850.00'	S78°19'52"E
L7	10.00'	S11°40'08"W
L8	319.37'	S78°19'52"E
L9	5.00'	S13°34'43"W
L10	61.40'	S65°54'36"E
L11	280.78'	S39°13'13"E
L12	280.59'	N39°13'13"W
L13	600.38'	S52°53'14"W
L14	123.20'	S22°07'41"W
L15	189.74'	S67°52'19"E
L16	24.55'	S40°05'58"E
L17	35.05'	S52°53'14"W
L18	34.59'	N40°05'58"W
L19	616.97'	N67°52'19"W
L20	54.05'	S15°33'00"W
L21	731.02'	S83°39'09"W
L22	681.39'	N50°55'34"W

LINE TABLE		
LINE	LENGTH	BEARING
L23	11.65'	S51°33'18"W
L24	130.01'	N38°26'42"W
L25	90.92'	N51°33'18"E
L26	172.66'	N39°04'26"E
L27	74.04'	S51°33'18"W
L28	429.93'	N16°41'39"W
L29	340.87'	N44°29'36"E
L30	259.79'	S70°55'42"E
L31	91.30'	N52°00'27"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	1137.00'	26.30'	26.30'	S55°09'04"E	1°19'32"
C2	2814.51'	228.94'	228.88'	S73°02'24"E	4°39'38"
C3	2822.51'	145.85'	145.83'	S76°51'03"E	2°57'38"
C4	873.93'	29.13'	29.13'	S77°22'34"E	1°54'36"
C5	868.42'	159.32'	159.10'	S71°10'08"E	10°30'41"
C6	1549.86'	353.66'	352.89'	S42°32'54"W	13°04'27"
C7	371.33'	19.32'	19.32'	S40°42'40"E	2°58'53"
C8	1849.86'	100.01'	100.00'	S50°53'36"W	3°05'52"
C9	271.33'	19.61'	19.60'	N41°17'25"W	4°08'24"
C10	83.00'	40.23'	39.84'	S53°59'08"E	27°46'21"
C11	30.00'	31.74'	30.28'	N81°51'49"E	60°37'02"
C12	190.00'	256.07'	237.12'	N89°50'08"W	77°13'08"
C13	130.00'	103.16'	100.47'	S89°25'08"E	45°27'53"
C14	125.00'	89.93'	88.01'	N88°27'37"E	41°13'22"
C15	100.00'	57.62'	56.83'	S54°25'15"E	33°00'55"



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THIS IS NOT A SURVEY:

N.T. DENOTES NON TANGENT.

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- ⊙ DENOTES CENTERLINE
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- P.C.C. DENOTES POINT OF COMPOUND CURVATURE

SK14
REV 1-25-16
REV 7-26-18

JOB NO. 20130298
DATE: 9-21-2015
SCALE: 1" = 300 FEET
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: DY/PJR
CHECKED BY: EGT

SKETCH OF DESCRIPTION

SHEET 1 OF 3

LEGAL DESCRIPTION PHASE 23

A parcel of land comprising a portion of Golf Course Parcel 3 and Lake 9, Orangewood Neighborhood 2, as recorded in Plat Book 17, Pages 81 through 87, Public Records of Orange County, Florida.

Being more particularly described as follows:

Commencing at the common corner of Golf Course Parcel 1, Parcel 8 and Lake 9, thence run South 44°29'36" West for a distance of 276.16 feet to the POINT OF BEGINNING; thence run South 16°41'39" East for a distance of 429.93 feet; thence run North 51°33'18" East for a distance of 74.04 feet to the point of curvature of a curve, concave Southerly having a radius of 190.00 feet, with a chord bearing of South 89°50'08" East, and a chord distance of 237.12 feet, thence run Easterly along the arc of said curve through a central angle of 77°13'08" for a distance of 256.07 feet to a point on a non tangent line; thence run South 39°04'26" West for a distance of 172.66 feet to a point on a non tangent curve, concave Southerly having a radius of 30.00 feet, with a chord bearing of South 81°51'49" West, and a chord distance of 30.28 feet, thence run Westerly along the arc of said curve through a central angle of 60°37'02" for a distance of 31.74 feet to a point of tangency; thence run South 51°33'18" West for a distance of 90.92 feet; thence run South 38°26'42" East for a distance of 130.01 feet; thence run South 51°33'18" West for a distance of 655.07 feet; thence run South 17°06'30" East for a distance of 198.79 feet; thence run South 52°18'45" West for a distance of 146.36 feet; thence run South 86°42'01" West for a distance of 534.28 feet; thence run South 54°10'08" West for a distance of 590.09 feet; thence run South 83°27'44" West for a distance of 162.24 feet; thence run North 36°09'00" West for a distance of 129.41 feet; thence run North 16°16'12" East for a distance of 264.03 feet; thence run North 40°06'30" East for a distance of 533.14 feet; thence run North 01°08'12" West for a distance of 78.37 feet; thence run North 19°00'19" East for a distance of 253.34 feet; thence run North 21°04'47" West for a distance of 225.00 feet; thence run North 83°57'03" East for a distance of 185.00 feet; thence run North 06°54'15" East for a distance of 230.00 feet; thence run South 89°52'40" East for a distance of 130.70 feet; thence run South 19°31'03" East for a distance of 620.58 feet; thence run North 89°51'45" East for a distance of 122.55 feet; thence run North 37°24'11" East for a distance of 372.06 feet; thence run North 20°17'21" West for a distance of 212.30 feet; thence run North 44°29'36" East for a distance of 411.32 feet to the POINT OF BEGINNING;

Containing 1320423 square feet, 30.31 acres, more or less.



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SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.

THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH/SOUTH CENTERLINE OF SECTION 13-24-28 BEING AN ASSUMED BEARING OF S00°24'42"E.

JOB NO. 20130298
DATE: 9-21-2015
SCALE: 1" = 300 FEET
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: DY/PJR
CHECKED BY: EGT

FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L RICKMAN P.S.M. # 5633

sk15

SKETCH OF DESCRIPTION

SHEET 2 OF 3

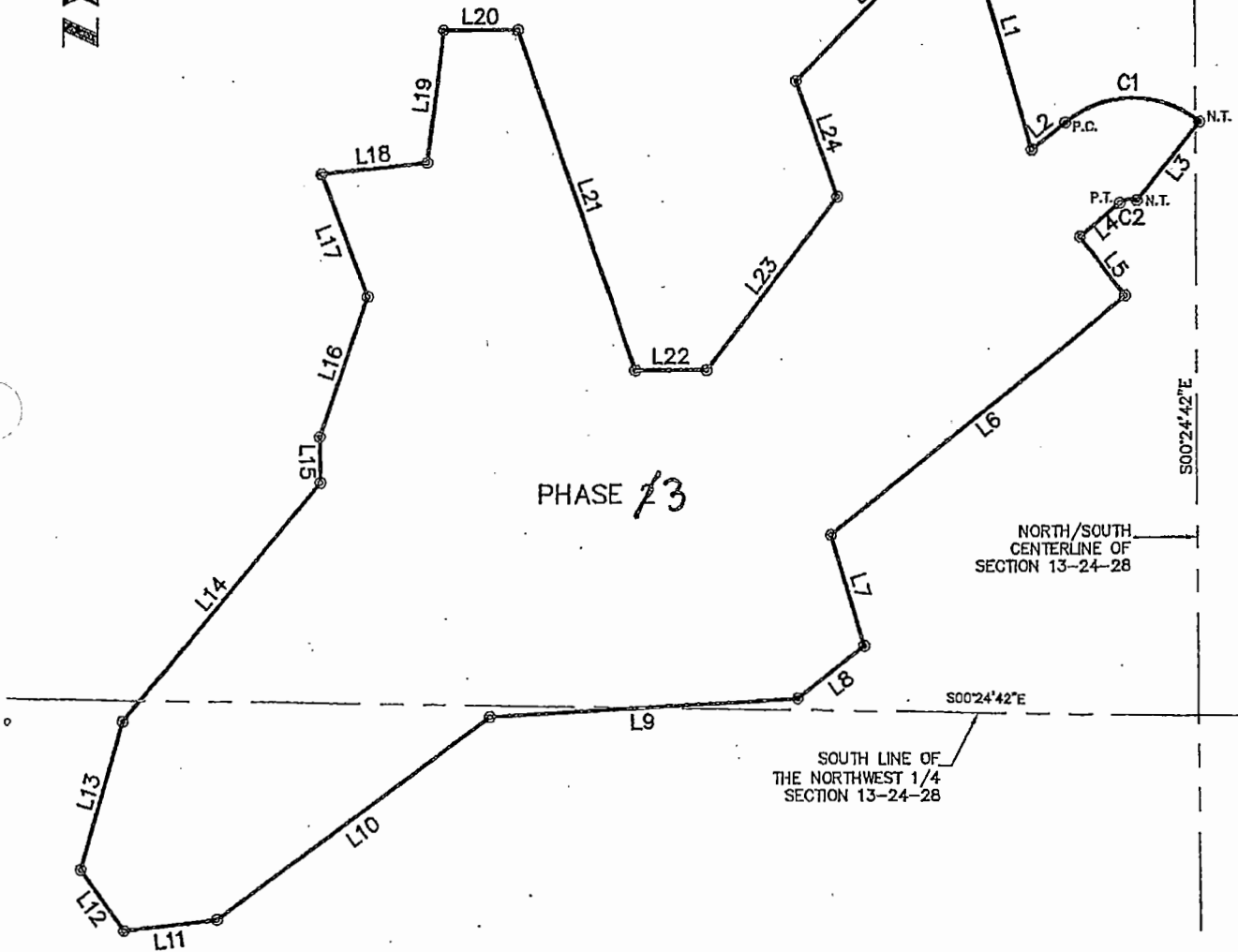


POINT OF COMMENCEMENT

THE COMMON CORNER OF GOLF COURSE
PARCEL 1, PARCEL 8, AND LAKE 9
P.B. 17, PGS. 81-87

POINT OF BEGINNING

S44°29'35"W
276.16'



PHASE 13

NORTH/SOUTH
CENTERLINE OF
SECTION 13-24-28

S00°24'42"E
SOUTH LINE OF
THE NORTHWEST 1/4
SECTION 13-24-28

THIS IS NOT A SURVEY:

N.T. DENOTES NON TANGENT

- ⊙ DENOTES CHANGE IN DIRECTION
- R/W DENOTES RIGHT-OF-WAY
- ⊙ DENOTES CENTERLINE
- P.C. DENOTES POINT OF CURVATURE
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- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- P.C.C. DENOTES POINT OF COMPOUND CURVATURE

sk15



ALLEN & COMPANY

Professional Surveyors & Mappers

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JOB NO. 20130298
DATE: 9-21-2015
SCALE: 1" = 300 FEET
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: DY/PJR
CHECKED BY: EGT

SKETCH OF DESCRIPTION

SHEET 3 OF 3

LINE TABLE		
LINE	LENGTH	BEARING
L1	429.93'	S16°41'39"E
L2	74.04'	N51°33'18"E
L3	172.66'	S39°04'26"W
L4	90.92'	S51°33'18"W
L5	130.01'	S38°26'42"E
L6	655.07'	S51°33'18"W
L7	198.79'	S17°06'30"E
L8	146.36'	S52°18'45"W
L9	534.28'	S86°42'01"W
L10	590.09'	S54°10'08"W
L11	162.24'	S83°27'44"W
L12	129.41'	N36°09'00"W
L13	264.03'	N16°16'12"E
L14	533.14'	N40°06'30"E
L15	78.37'	N01°08'12"W
L16	253.34'	N19°00'19"E
L17	225.00'	N21°04'47"W
L18	185.00'	N83°57'03"E
L19	230.00'	N06°54'15"E
L20	130.70'	S89°52'40"E
L21	620.58'	S19°31'03"E
L22	122.55'	N89°51'45"E
L23	372.06'	N37°24'11"E
L24	212.30'	N20°17'21"W
L25	411.32'	N44°29'36"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	190.00'	256.07'	237.12'	S89°50'08"E	77°13'08"
C2	30.00'	31.74'	30.28'	S81°51'49"W	60°37'02"



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

THIS IS NOT A SURVEY:

N.T. DENOTES NON TANGENT

sk15
 © DENOTES CHANGE IN DIRECTION
 R/W DENOTES RIGHT-OF-WAY
 CL DENOTES CENTERLINE
 P.C. DENOTES POINT OF CURVATURE
 P.T. DENOTES POINT OF TANGENCY
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 P.C.C. DENOTES POINT OF COMPOUND CURVATURE

JOB NO. 20130298
 DATE: 9-21-2015
 SCALE: 1" = 300 FEET
 FIELD BY: N/A

CALCULATED BY: JLR
 DRAWN BY: DY/PJR
 CHECKED BY: EGT

SKETCH OF DESCRIPTION

SHEET 6 OF 8

Together With:

LEGAL DESCRIPTION PHASE ~~4~~ (PART 1)

A parcel of land comprising a portion of Golf Course Parcel 1, a portion of Golf Course Parcel 3 and a portion of Lake 9, Orangewood Neighborhood 2, as recorded in Plat Book 17, Pages 81 through 87, Public Records of Orange County, Florida.

Being more particularly described as follows:

Commence at the Northwest corner of Golf Course Parcel 1, thence run South 72°13'51" East along the North line of said Golf Course Parcel 1 for a distance of 1595.92 feet to the Point of Beginning; thence run South 72°13'51" East along the North line of said Golf Course Parcel 1 for a distance of 609.67 feet; thence run South 65°40'02" East for a distance of 661.67 feet to the point on a non tangent curve, concave Northeasterly having a radius of 1137.00 feet, with a chord bearing of South 55°09'04" East, and a chord distance of 26.30 feet, thence run Southeasterly along the arc of said curve through a central angle of 01°19'32" for a distance of 26.30 feet to a point of tangency; thence run South 55°48'50" East for a distance of 12.73 feet; thence run South 70°42'36" East for a distance of 31.76 feet to the point of curvature of a curve, concave Northeasterly having a radius of 2814.51 feet, with a chord bearing of South 73°02'24" East, and a chord distance of 228.88 feet, thence run Southeasterly along the arc of said curve through a central angle of 04°39'38" for a distance of 228.94 feet to a point on a non tangent line; thence run South 14°37'46" West for a distance of 8.00 feet; thence run South 52°00'27" West for a distance of 91.30 feet to a point on a non tangent curve, concave Southwesterly having a radius of 100.00 feet, with a chord bearing of North 54°25'15" West, and a chord distance of 56.83 feet, thence run Northwesterly along the arc of said curve through a central angle of 33°00'55" for a distance of 57.62 feet to a point of tangency; thence run North 70°55'42" West for a distance of 259.79 feet to the point of curvature of a curve, concave Southerly having a radius of 125.00 feet, with a chord bearing of South 88°27'37" West, and a chord distance of 88.01 feet, thence run Westerly along the arc of said curve through a central angle of 41°13'22" for a distance of 89.93 feet to a point of reverse curvature of a curve concave Northerly having a radius of 130.00 feet, with a chord bearing of North 89°25'08" West, and a chord distance of 100.47 feet, thence run Westerly along the arc of said curve through a central angle of 45°27'53" for a distance of 103.16 feet to a point on a non tangent line; thence run South 44°29'36" West for a distance of 64.71 feet; thence run North 73°52'37" West for a distance of 747.39 feet; thence run North 17°46'44" East, for a distance of 127.49 feet; thence run North 72°13'16" West, for a distance of 245.03 feet; thence run North 17°46'44" East, for a distance of 155.27 feet to the POINT OF BEGINNING.

Containing 282,481 square feet, 6.48 acres, more or less.



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Winter Garden, Florida 34787 * (407) 654 5355

SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.
THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
BEARINGS SHOWN HEREON ARE BASED ON THE NORTH/SOUTH CENTERLINE OF SECTION 13-24-28 BEING AN ASSUMED BEARING OF S00°24'42"E.

sk14

JOB NO. 20130298
DATE: 9-21-2015
SCALE: 1" = 300 FEET
FIELD BY: N/A

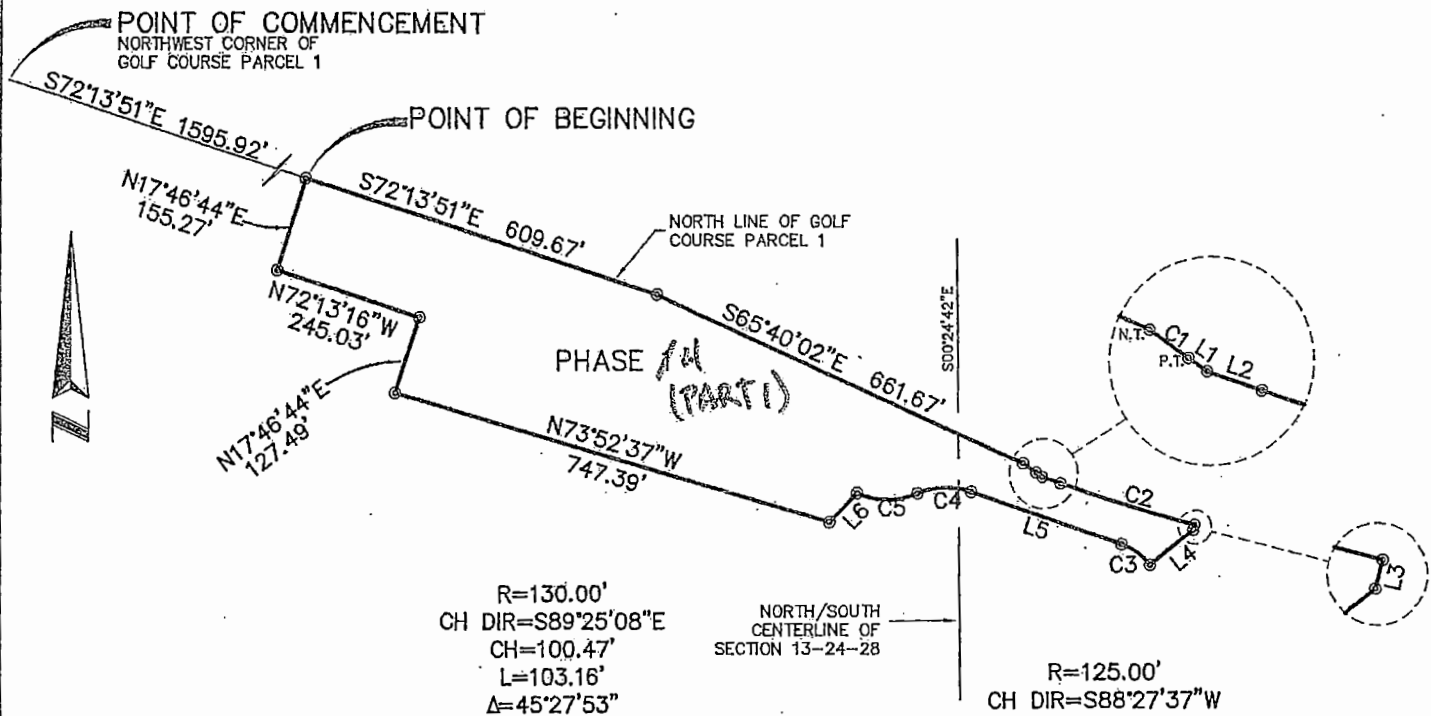
CALCULATED BY: JLR
DRAWN BY: DY/PJR
CHECKED BY: EGT

FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RICKMAN P.S.M. # 5633

SKETCH OF DESCRIPTION

SHEET 7 OF 8



16 East Plant Street
 Winter Garden, Florida 34787 * (407) 654 5385

THIS IS NOT A SURVEY:

N.T. DENOTES NON TANGENT

- ⊙ DENOTES CHANGE IN DIRECTION
- R/W DENOTES RIGHT-OF-WAY
- ⊙ DENOTES CENTERLINE
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- P.C.C. DENOTES POINT OF COMPOUND CURVATURE

sk16

JOB NO. 20130298	CALCULATED BY: JLR
DATE: 9-21-2015	DRAWN BY: DY/PJR
SCALE: 1" = 300 FEET	CHECKED BY: EGT
FIELD BY: N/A	

SKETCH OF DESCRIPTION

SHEET 8 OF 8

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.73'	S55°48'50"E
L2	31.76'	S70°42'36"E
L3	8.00'	S14°37'46"W
L4	91.30'	S52°00'27"W
L5	259.79'	N70°55'42"W
L6	64.71'	S44°29'36"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	1137.00'	26.30'	26.30'	S55°09'04"E	1°19'32"
C2	2814.51'	228.94'	228.88'	S73°02'24"E	4°39'38"
C3	100.00'	57.62'	56.83'	N54°25'15"W	33°00'55"
C4	125.00'	89.93'	88.01'	S88°27'37"W	41°13'22"
C5	130.00'	103.16'	100.47'	N89°25'08"W	45°27'53"



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Winter Garden, Florida 34787 • (407) 654-5355

THIS IS NOT A SURVEY:

N.T. DENOTES NON TANGENT

sk14

⊙ DENOTES CHANGE IN DIRECTION
 R/W DENOTES RIGHT-OF-WAY
 C DENOTES CENTERLINE
 P.C. DENOTES POINT OF CURVATURE
 P.T. DENOTES POINT OF TANGENCY
 P.R.C. DENOTES POINT OF REVERSE CURVATURE
 P.C.C. DENOTES POINT OF COMPOUND CURVATURE

JOB NO.: 20130298
 DATE: 9-21-2015
 SCALE: 1" = 300 FEET
 FIELD BY: N/A

CALCULATED BY: JLR
 DRAWN BY: DY/PJR
 CHECKED BY: EGT

SKETCH OF DESCRIPTION

SHEET 2 OF 5

LEGAL DESCRIPTION PHASE 2'4 (PART 2)

A parcel of land comprising a portion of Golf Course Parcel 1, a portion of Golf Course Parcel 3 and a portion of Lake 9, Orangewood Neighborhood 2, as recorded in Plat Book 17, Pages 81 through 87, Public Records of Orange County, Florida.

Being more particularly described as follows:

Beginning at the Northwest corner of Golf Course Parcel 1, run South 72°13'51" East along the North line of said Golf Course Parcel 1 for a distance of 1595.92 feet; thence departing said north line run South 17°46'44" West, for a distance of 155.27 feet; thence run South 72°13'16" East, for a distance of 245.03 feet; thence run South 17°46'44" West, for a distance of 127.49 feet; thence run North 73°52'37" West for a distance of 611.61 feet; thence run North 37°39'42" West for a distance of 167.29 feet; thence run North 78°14'44" West for a distance of 800.54 feet; thence run South 08°48'43" East for a distance of 658.05 feet; thence run South 89°57'50" West for a distance of 319.06 feet to a point on the Easterly right-of-way line of Westwood Boulevard; thence run North 00°29'18" East for a distance of 877.35 feet to the point of curvature of a curve, concave Easterly having a radius of 600.00 feet, with a chord bearing of North 07°11'21" East, and a chord distance of 140.03 feet, thence run Northerly along the arc of said curve through a central angle of 13°24'07" for a distance of 140.34 to the POINT OF BEGINNING.

Containing 628,853 square, feet, 14.44 acres, more or less.



16 East Plant Street
Winter Garden, Florida 34787 * (407) 654 5355

SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.

THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH/SOUTH CENTERLINE OF SECTION 13-24-28 BEING AN ASSUMED BEARING OF S00°24'42"E.

JOB NO. 20130298
DATE: 9-21-2015
SCALE: 1" = 300 FEET
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: DY/PJR
CHECKED BY: EST

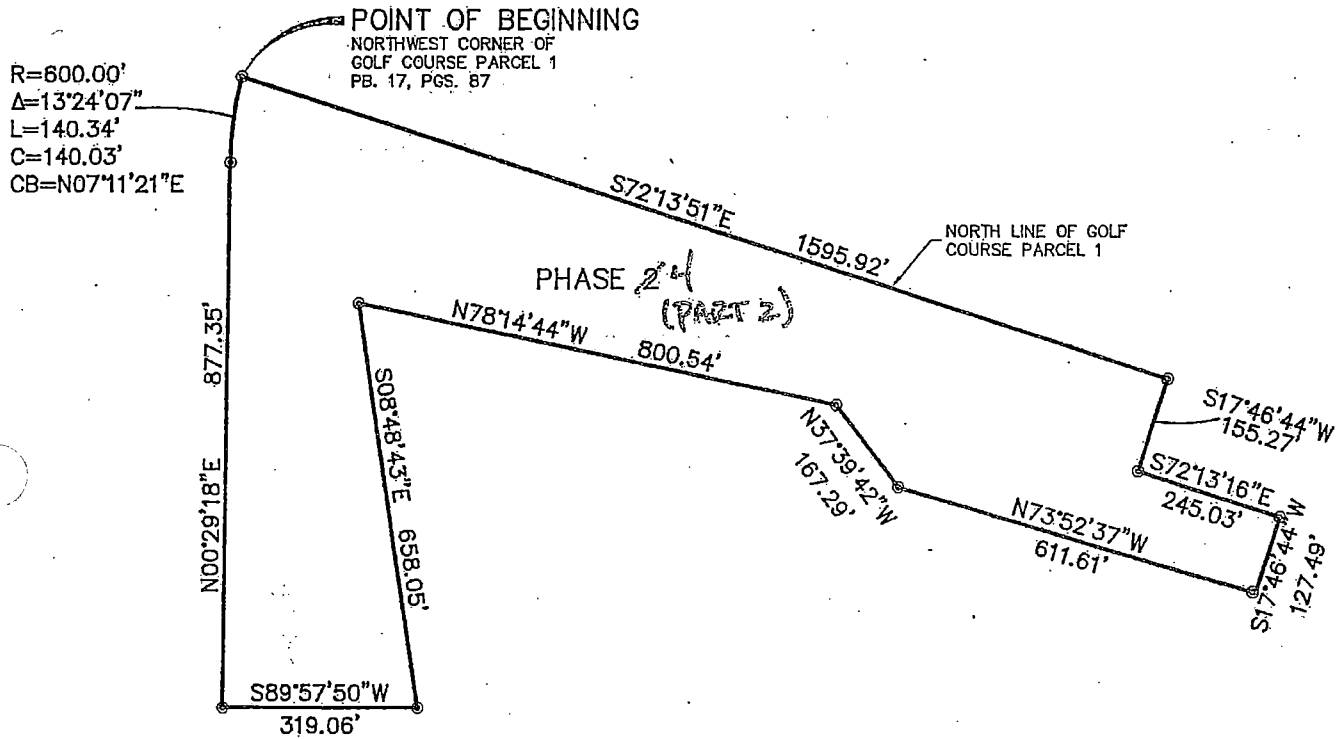
FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RICKMAN P.S.M. # 5633

sk15

SKETCH OF DESCRIPTION

SHEET 4 OF 5



THIS IS NOT A SURVEY:

N.T. DENOTES NON TANGENT

- ⊙ DENOTES CHANGE IN DIRECTION
- R/W DENOTES RIGHT-OF-WAY
- ⊕ DENOTES CENTERLINE
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- P.C.C. DENOTES POINT OF COMPOUND CURVATURE

sk15



16 East Plant Street
Winter Garden, Florida 34787 * (407) 654 5355

JOB NO. 20130298
DATE: 9-21-2015
SCALE: 1" = 300 FEET
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: DY/PJR
CHECKED BY: EGT

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

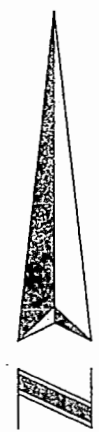
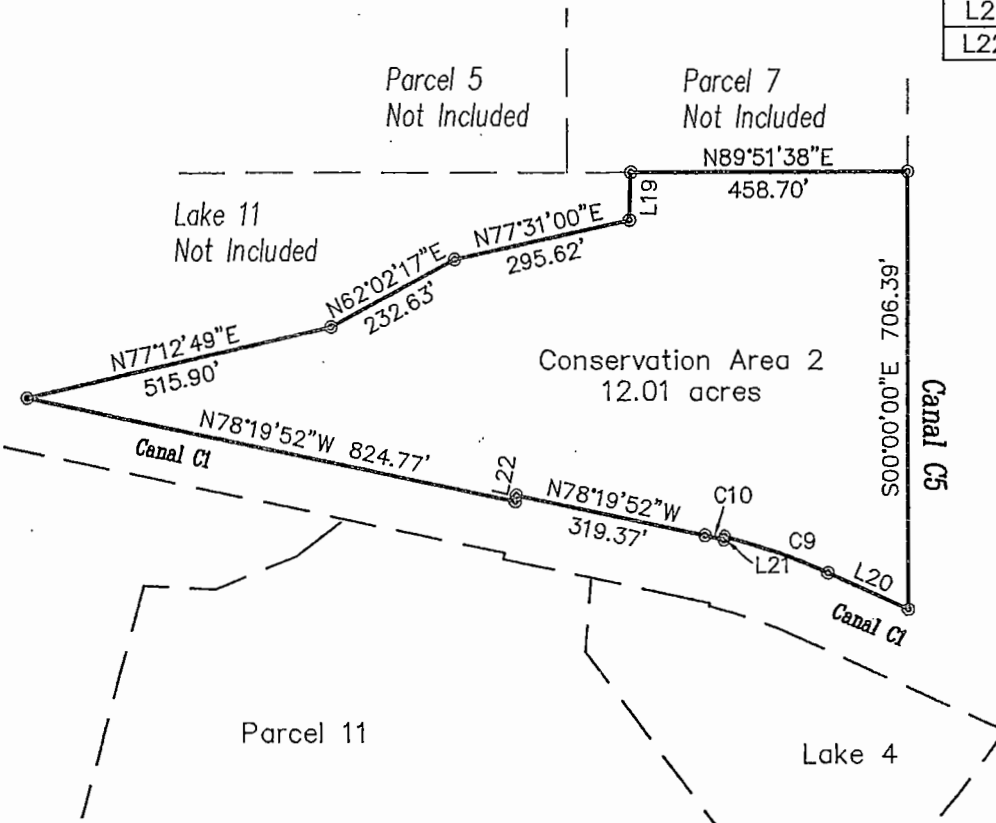
CONSERVATION AREA #2, ORANGEWOOD NEIGHBORHOOD - 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 87, INCLUSIVE, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

CURVE TABLE

CURVE	RADIUS	BEARING	CHORD	DELTA	LENGTH
C9	983.93'	N71°09'56"W	180.26'	10°30'41"	180.51'
C10	978.93'	N77°23'21"W	32.63'	1°54'36"	32.63'

LINE TABLE

LINE	BEARING	LENGTH
L19	N01°34'14"E	77.12'
L20	N65°54'36"W	144.43'
L21	S13°34'43"W	5.00'
L22	S11°40'08"W	10.00'



SURVEYOR'S NOTES:

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF GOLF COURSE PARCEL 1 AS BEING S 72°13'51"E. (AN ASSUMED BEARING FOR ANGULAR DESIGNATION ONLY)



16 EAST PLANT STREET
Winter Garden, Florida 34787 * (407) 654-5355

JOB NO. 20130298
DATE: 09/04/2018
SCALE: 1" = 300'

CALCULATED BY: DY
DRAWN BY: DY/JLR
CHECKED BY: EGT

FOR THE LICENSED BUSINESS #6723 BY:

JAMES L. RICKMAN, P.S.M. #5633

**CURRENT LANDOWNER CONSENT AND JOINDER
TO PETITION TO ESTABLISH THE
GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT**

THE UNDERSIGNED, AG-RW GRANDE PINES, LLC, is the current owner of certain lands located in Orange County, Florida, and more fully described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

The above-described land is hereinafter referred to as the "Property".

The undersigned understands and acknowledges that PARK SQUARE ENTERPRISES, LLC, as Petitioner (hereinafter referred to as the "Petitioner") under that certain Petition to Establish the Grande Pines Community Development District, intends to submit an application to establish the **GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT** (the "District") in accordance with the provisions of Chapter 190 of the Florida Statutes.

The undersigned owns or controls, through deed, trust agreement, contract or option, of all of the lands which are intended to constitute the District, and the undersigned understands and acknowledges that, pursuant to the provisions of Section 190.005(2), *Florida Statutes*, the Petitioner is required to demonstrate that undersigned has control by deed, trust agreement, contract or option of one hundred percent (100%) of the real property to be included in the District.

The undersigned hereby consents to the inclusion of its Property into the District, which will include the Property within the lands to be a part of the District and agrees to further execute any other documentation necessary or convenient to evidence this consent and joinder.

The undersigned hereby acknowledges and agrees that the foregoing consent and obligation to execute additional documentation is and shall be a covenant running with the land which shall bind the undersigned's heirs, personal representatives, administrators, successors-in-title and assigns and shall remain in full force and effect three (3) years from the date hereof.

[SIGNATURE ON FOLLOWING PAGE]

SIGNATURE PAGE FOR CURRENT LANDOWNER CONSENT AND JOINDER
TO PETITION TO ESTABLISH THE
GRAND PINES COMMUNITY DEVELOPMENT DISTRICT

Executed this 27th day of AUGUST 2018.

AG-RW GRANDE PINES, LLC,
a Delaware limited liability company,
authorized to business in the State of Florida

By: 

Name: Jonathan GREBOW

Title: AUTHORIZED SIGNATORY

STATE OF NEW JERSEY
COUNTY OF MORRIS

The foregoing instrument was acknowledged before me this 27th day of AUGUST, 2018 by JONATHAN GREBOW, as AUTHORIZED SIGNATORY of AG-RW GRANDE PINES, LLC, an Delaware limited liability company, authorized to do business in the State of Florida, on behalf of said corporation. Said person is personally known to me or has produced a valid driver's license as identification.

Nanette Vasquez
Notary Public; State of NEW JERSEY
Print Name: NANETTE VASQUEZ
My Commission Expires: 5/17/2022
My Commission No.: 2360125

NANETTE VASQUEZ
NOTARY PUBLIC OF NEW JERSEY
Comm. # 2360125
My Commission Expires 5/17/2022

EXHIBIT "A"

SKETCH AND LEGAL DESCRIPTION

[SKETCH AND LEGAL DESCRIPTION ATTACHED]

**LEGAL DESCRIPTION OF THE
GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT
SHALL CONSIST OF THE FOLLOWING FIVE PARCELS**

<u>PARCEL</u>	<u>ACRES</u>
Phase 1 & 2:	55.55 acres
Phase 3:	30.31 acres
Phase 4 (Part 1):	6.48 acres
Phase 4 (Part 2):	14.44 acres
Conservation Area:	12.01 acres
Total Acreage of CDD:	118.79 acres

[SKETCHES AND DESCRIPTIONS FOLLOW]

SKETCH OF DESCRIPTION

SHEET 1 OF 8

LEGAL DESCRIPTION OF PHASE 1 ¹/₂

A parcel of land comprising a portion of Lake 9, a portion of Lake 4, a portion of Golf Course Parcel 3, a portion of Parcel 11, Orangewood Neighborhood 2, as recorded in Plat Book 17, Pages 81 through 87, Public Records of Orange County, Florida.

Being more particularly described as follows:

Commencing at the Northwestern most corner of Lake 9 and the Northeastern most corner of Golf Course Parcel 1 being a point on a non tangent curve, concave Northeasterly having a radius of 1137.00 feet, with a chord bearing of South 55°09'04" East, and a chord distance of 26.30 feet, thence run Southeasterly along the arc of said curve through a central angle of 01°19'32" for a distance of 26.30 feet to a point of tangency; thence run South 55°48'50" East for a distance of 12.73 feet; thence run South 70°42'36" East for a distance of 31.76 feet to the point of curvature of a curve, concave Northeasterly having a radius of 2814.51 feet, with a chord bearing of South 73°02'24" East, and a chord distance of 228.88 feet, thence run Southeasterly along the arc of said curve through a central angle of 04°39'38" for a distance of 228.94 feet to a point on a non tangent line; thence run South 14°37'46" West for a distance of 8.00 feet to a point on a non tangent curve and the POINT OF BEGINNING; said curve being concave Northeasterly having a radius of 2822.51 feet, with a chord bearing of South 76°51'03" East, and a chord distance of 145.83 feet, thence run Southeasterly along the arc of said curve through a central angle of 02°57'38" for a distance of 145.85 feet to a point of tangency; thence run South 78°19'52" East for a distance of 506.47 feet; thence run North 11°40'08" East for a distance of 10.00 feet; thence run South 78°19'52" East for a distance of 850.00 feet; thence run South 11°40'08" West for a distance of 10.00 feet thence run South 78°19'52" East for a distance of 319.37 feet to the point of curvature of a curve, concave Northwesterly having a radius of 873.93 feet, with a chord bearing of South 77°22'34" East, and a chord distance of 29.13 feet, thence run Southeasterly along the arc of said curve through a central angle of 01°54'36" for a distance of 29.13 feet to a point on a non tangent line; thence run South 13°34'43" West for a distance of 5.00 feet to the point of curvature of a curve, concave Southwesterly having a radius of 868.42 feet, with a chord bearing of South 71°10'08" East, and a chord distance of 159.10 feet, thence run Southeasterly along the arc of said curve through a central angle of 10°30'41" for a distance of 159.32 feet to a point of tangency; thence run South 65°54'36" East for a distance of 61.40 feet to a point on non tangent curve, concave Northwesterly having a radius of 1549.86 feet, with a chord bearing of South 42°32'54" West, and a chord distance of 352.89 feet, thence run Southwesterly along the arc of said curve through a central angle of 13°04'27" for a distance of 353.66 to a point on a non tangent curve; concave Southwesterly having a radius of 371.33 feet, with a chord bearing of South 40°42'40" East, and a chord distance of 19.32 feet, thence run Southeasterly along the arc of said curve through a central angle of 02°58'53" for a distance of 19.32 feet to a point of tangency; thence run South 39°13'13" East for a distance of 280.78 feet to a point on the Northwesterly right-of-way line of International Drive and a point on a non tangent curve, concave Northwesterly having a radius of 1849.86 feet, with a chord bearing of South 50°53'36" West, and a chord distance of 100.00 feet, thence run Southwesterly along the arc of said curve through a central angle of 03°05'52" for a distance of

CONTINUED ON SHEET 2



16 East Plant Street
Winter Garden, Florida 34787 * (407) 654 5355

SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.
THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
BEARINGS SHOWN HEREON ARE BASED ON THE NORTH/SOUTH CENTERLINE OF SECTION 13-24-28 BEING AN ASSUMED BEARING OF S00°24'42"E.

SK14
REV 1-25-16
REV 7-26-18

JOB NO. 20130298
DATE: 9-21-2015
SCALE: 1" = 300 FEET
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: DY/PJR
CHECKED BY: EGT

FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RICKMAN P.S.M. # 5633

SKETCH OF DESCRIPTION

SHEET 2 OF 8

CONTINUED FROM SHEET 1

100.01 feet to a point on a non tangent line; thence run North 39°13'13" West for a distance of 280.59 feet to the point of curvature of a curve, concave Southwesterly having a radius of 271.33 feet, with a chord bearing of North 41°17'25" West, and a chord distance of 19.60 feet, thence run Northwesterly along the arc of said curve through a central angle of 04°08'24" for a distance of 19.61 feet to a point on a non tangent line; thence run South 52°53'14" West for a distance of 600.38 feet; thence run South 22°07'41" West for a distance of 123.20 feet; thence run South 67°52'19" East for a distance of 189.74 feet to the point of curvature of a curve, concave Southwesterly having a radius of 83.00 feet, with a chord bearing of South 53°59'08" East, and a chord distance of 39.84 feet, thence run Southeasterly along the arc of said curve through a central angle of 27°46'21" for a distance of 40.23 feet to a point of tangency; thence run South 40°05'58" East for a distance of 24.55 feet; thence run South 52°53'14" West for a distance of 35.05 feet; thence run North 40°05'58" West for a distance of 34.59 feet; thence run North 67°52'19" West for a distance of 616.97 feet; thence run South 15°33'00" West for a distance of 54.05 feet; thence run South 83°39'09" West for a distance of 731.02 feet; thence run North 50°55'34" West for a distance of 681.39 feet; thence run South 51°33'18" West for a distance of 11.65 feet; thence run North 38°26'42" West for a distance of 130.01 feet; thence run North 51°33'18" East for a distance of 90.92 feet to the point of curvature of a curve, concave Southerly having a radius of 30.00 feet, with a chord bearing of North 81°51'49" East, and a chord distance of 30.28 feet, thence run Easterly along the arc of said curve through a central angle of 60°37'02" for a distance of 31.74 feet to a point on a non tangent line; thence run North 39°04'26" East for a distance of 172.66 feet to a point on a non tangent curve, concave Southerly having a radius of 190.00 feet, with a chord bearing of North 89°50'08" West, and a chord distance of 237.12 feet, thence run Westerly along the arc of said curve through a central angle of 77°13'08" for a distance of 256.07 feet to a point of tangency; thence run South 51°33'18" West for a distance of 74.04 feet; thence run North 16°41'39" West for a distance of 429.93 feet; thence run North 44°29'36" East for a distance of 340.87 feet to a point on a non tangent curve, concave Northerly having a radius of 130.00 feet, with a chord bearing of South 89° 25' 08" East, and a chord distance of 100.47 feet, thence run Easterly along the arc of said curve through a central angle of 45° 27' 53" for a distance of 103.16 feet to a point of reverse curvature of a curve, concave Southerly having a radius of 125.00 feet, with a chord bearing of North 88° 27' 37" East, and a chord distance of 88.01 feet, thence run Easterly along the arc of said curve through a central angle of 41° 13' 22" for a distance of 89.93 feet to a point of tangency; thence run South 70° 55' 42" East for a distance of 259.79 feet to the point of curvature of a curve, concave Southwesterly having a radius of 100.00 feet, with a chord bearing of South 54° 25' 15" East, and a chord distance of 56.83 feet, thence run Southeasterly along the arc of said curve through a central angle of 33° 00' 55" for a distance of 57.62 feet to a point on a non tangent line; thence run North 52°00'27" East for a distance of 91.30 feet to the POINT OF BEGINNING;

contains 55.55 acres, more or less.



**ALLEN
&
COMPANY**

Professional Surveyors & Mappers

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© DENOTES CHANGE IN DIRECTION
 R/W DENOTES RIGHT-OF-WAY
 C DENOTES CENTERLINE
 P.C. DENOTES POINT OF CURVATURE
 P.T. DENOTES POINT OF TANGENCY
 P.R.C. DENOTES POINT OF REVERSE CURVATURE
 P.C.C. DENOTES POINT OF COMPOUND CURVATURE

SK14
 REV 1-25-16
 REV 7-26-18

JOB NO. 20130298
 DATE: 9-21-2015
 SCALE: 1" = 300 FEET
 FIELD BY: N/A

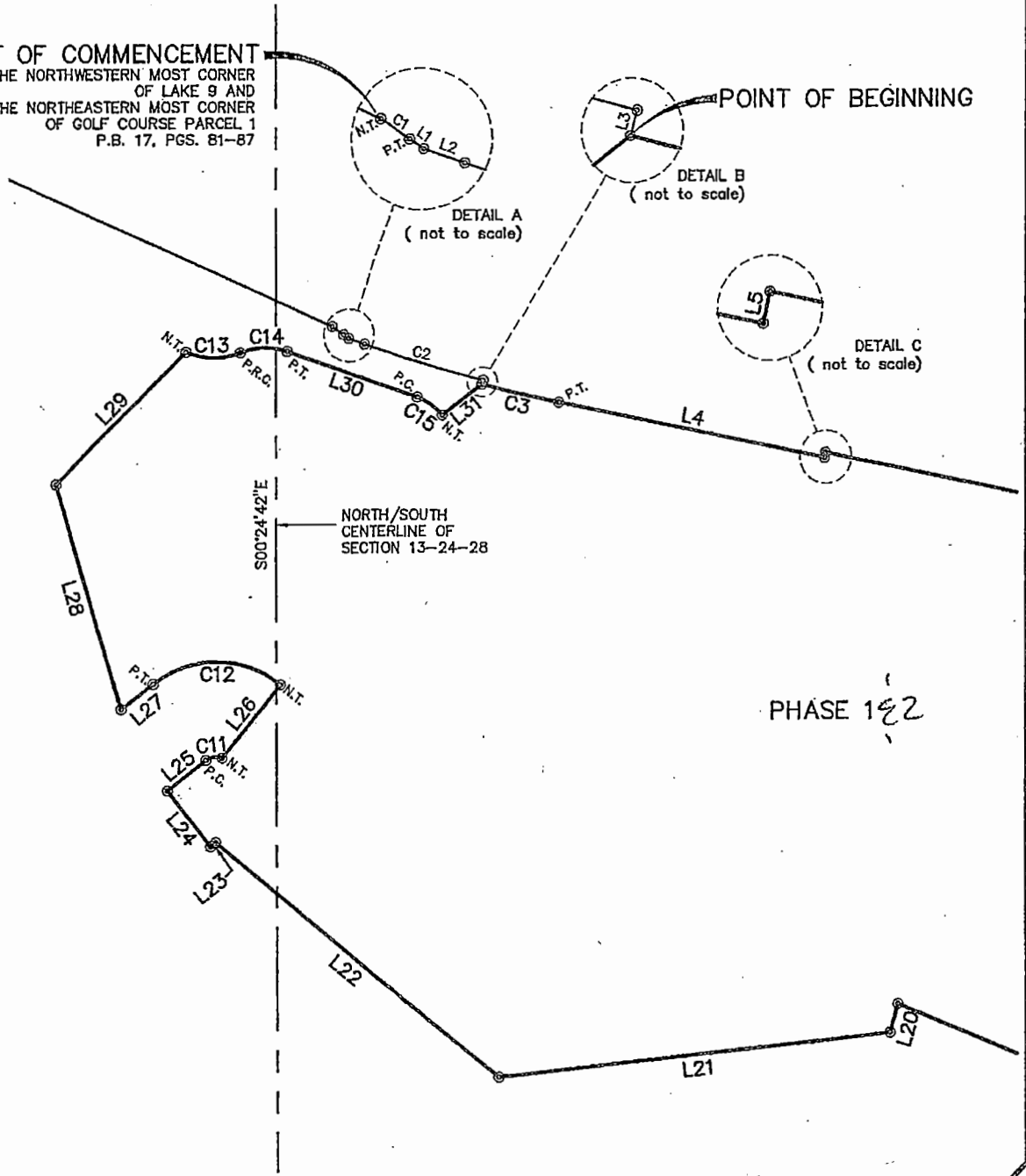
CALCULATED BY: JLR
 DRAWN BY: DY/PJR
 CHECKED BY: EGT

SKETCH OF DESCRIPTION

SHEET 3 OF 8

POINT OF COMMENCEMENT
 THE NORTHWESTERN MOST CORNER
 OF LAKE 9 AND
 THE NORTHEASTERN MOST CORNER
 OF GOLF COURSE PARCEL 1
 P.B. 17, PGS. 81-87

POINT OF BEGINNING



PHASE 1 & 2

THIS IS NOT A SURVEY:

N.T. DENOTES NON TANGENT

- ⊙ DENOTES CHANGE IN DIRECTION
- R/W DENOTES RIGHT-OF-WAY
- C DENOTES CENTERLINE
- P.C. DENOTES POINT OF CURVATURE
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- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- P.C.C. DENOTES POINT OF COMPOUND CURVATURE

SK14
 REV 1-25-16
 REV 7-26-18



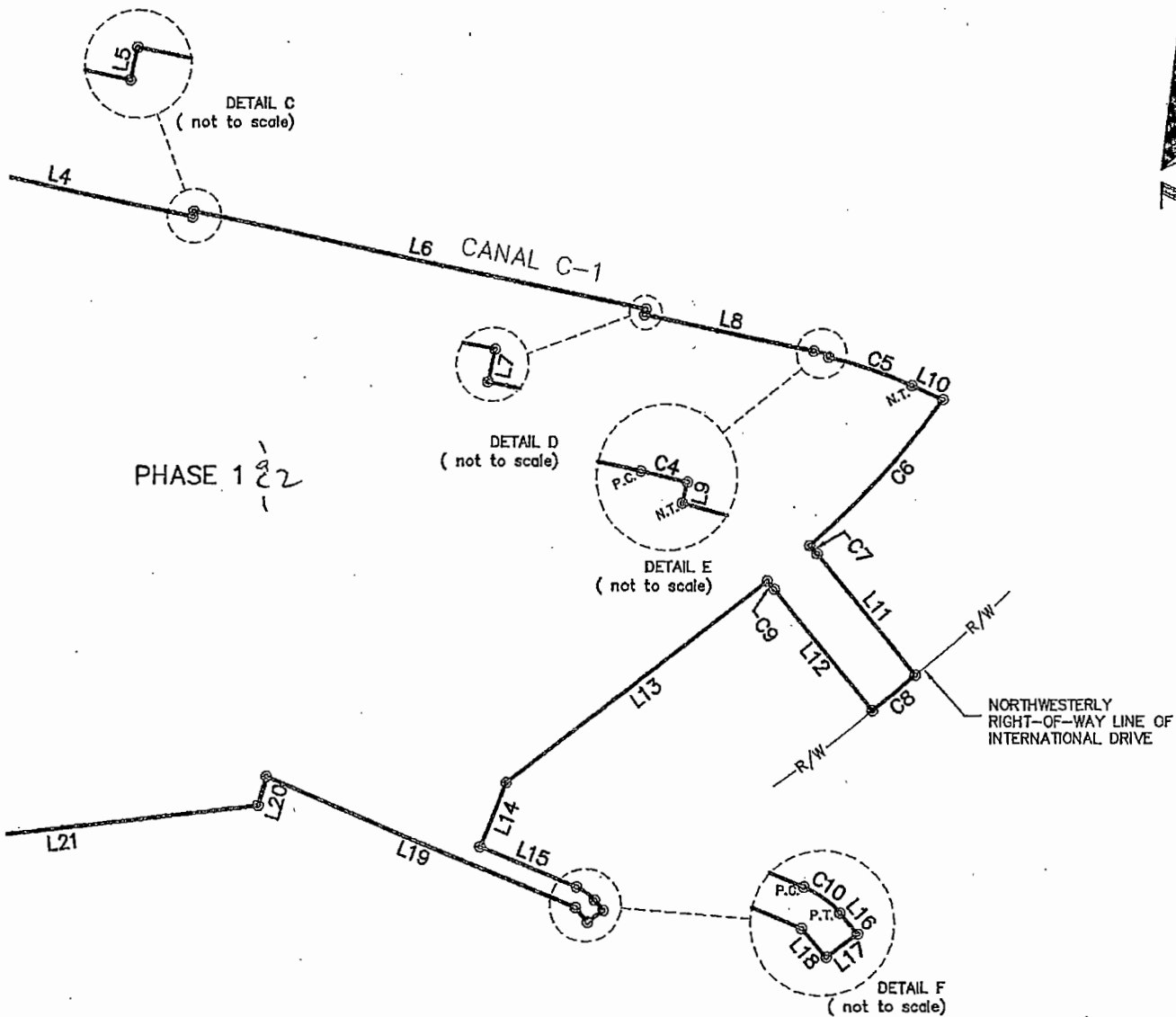
16 East Plant Street
 Winter Garden, Florida 34787 • (407) 654 5355

JOB NO. 20130298
 DATE: 9-21-2015
 SCALE: 1" = 300 FEET
 FIELD BY: N/A

CALCULATED BY: JLR
 DRAWN BY: DY/PJR
 CHECKED BY: EGT.

SKETCH OF DESCRIPTION

SHEET 4 OF 8



PHASE 1

THIS IS NOT A SURVEY:

N.T. DENOTES NON TANGENT

- © DENOTES CHANGE IN DIRECTION
- R/W DENOTES RIGHT-OF-WAY
- ⊙ DENOTES CENTERLINE
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- P.C.C. DENOTES POINT OF COMPOUND CURVATURE

SK14
REV 1-25-16
REV 7-26-18



ALLEN & COMPANY
Professional Surveyors & Mappers

16 East Plant Street
Winter Garden, Florida 34787 • (407) 654 5355

JOB NO. 20130298
DATE: 9-21-2015
SCALE: 1" = 300 FEET
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: DY/PJR
CHECKED BY: EGT

SKETCH OF DESCRIPTION

SHEET 5 OF 8

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.73'	S55°48'50"E
L2	31.76'	S70°42'36"E
L3	8.00'	S14°37'46"W
L4	506.47'	S78°19'52"E
L5	10.00'	N11°40'08"E
L6	850.00'	S78°19'52"E
L7	10.00'	S11°40'08"W
L8	319.37'	S78°19'52"E
L9	5.00'	S13°34'43"W
L10	61.40'	S65°54'36"E
L11	280.78'	S39°13'13"E
L12	280.59'	N39°13'13"W
L13	600.38'	S52°53'14"W
L14	123.20'	S22°07'41"W
L15	189.74'	S67°52'19"E
L16	24.55'	S40°05'58"E
L17	35.05'	S52°53'14"W
L18	34.59'	N40°05'58"W
L19	616.97'	N67°52'19"W
L20	54.05'	S15°33'00"W
L21	731.02'	S83°39'09"W
L22	681.39'	N50°55'34"W

LINE TABLE		
LINE	LENGTH	BEARING
L23	11.65'	S51°33'18"W
L24	130.01'	N38°26'42"W
L25	90.92'	N51°33'18"E
L26	172.66'	N39°04'26"E
L27	74.04'	S51°33'18"W
L28	429.93'	N16°41'39"W
L29	340.87'	N44°29'36"E
L30	259.79'	S70°55'42"E
L31	91.30'	N52°00'27"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	1137.00'	26.30'	26.30'	S55°09'04"E	1°19'32"
C2	2814.51'	228.94'	228.88'	S73°02'24"E	4°39'38"
C3	2822.51'	145.85'	145.83'	S76°51'03"E	2°57'38"
C4	873.93'	29.13'	29.13'	S77°22'34"E	1°54'36"
C5	868.42'	159.32'	159.10'	S71°10'08"E	10°30'41"
C6	1549.86'	353.66'	352.89'	S42°32'54"W	13°04'27"
C7	371.33'	19.32'	19.32'	S40°42'40"E	2°58'53"
C8	1849.86'	100.01'	100.00'	S50°53'36"W	3°05'52"
C9	271.33'	19.61'	19.60'	N41°17'25"W	4°08'24"
C10	83.00'	40.23'	39.84'	S53°59'08"E	27°46'21"
C11	30.00'	31.74'	30.28'	N81°51'49"E	60°37'02"
C12	190.00'	256.07'	237.12'	N89°50'08"W	77°13'08"
C13	130.00'	103.16'	100.47'	S89°25'08"E	45°27'53"
C14	125.00'	89.93'	88.01'	N88°27'37"E	41°13'22"
C15	100.00'	57.62'	56.83'	S54°25'15"E	33°00'55"



16 East Plant Street
Winter Garden, Florida 34787 * (407) 654 5355

THIS IS NOT A SURVEY:

N.T. DENOTES NON TANGENT.

- ⊙ DENOTES CHANGE IN DIRECTION
- R/W DENOTES RIGHT-OF-WAY
- ⊕ DENOTES CENTERLINE
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- P.C.C. DENOTES POINT OF COMPOUND CURVATURE

SK14
REV 1-25-16
REV 7-26-18

JOB NO. 20130298
DATE: 9-21-2015
SCALE: 1" = 300 FEET
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: DY/PJR
CHECKED BY: EGT

SKETCH OF DESCRIPTION

SHEET 1 OF 3

LEGAL DESCRIPTION PHASE ~~2~~ 3

A parcel of land comprising a portion of Golf Course Parcel 3 and Lake 9, Orangewood Neighborhood 2, as recorded in Plat Book 17, Pages 81 through 87, Public Records of Orange County, Florida.

Being more particularly described as follows:

Commencing at the common corner of Golf Course Parcel 1, Parcel 8 and Lake 9, thence run South 44°29'36" West for a distance of 276.16 feet to the POINT OF BEGINNING; thence run South 16°41'39" East for a distance of 429.93 feet; thence run North 51°33'18" East for a distance of 74.04 feet to the point of curvature of a curve, concave Southerly having a radius of 190.00 feet, with a chord bearing of South 89°50'08" East, and a chord distance of 237.12 feet, thence run Easterly along the arc of said curve through a central angle of 77°13'08" for a distance of 256.07 feet to a point on a non tangent line; thence run South 39°04'26" West for a distance of 172.66 feet to a point on a non tangent curve, concave Southerly having a radius of 30.00 feet, with a chord bearing of South 81°51'49" West, and a chord distance of 30.28 feet, thence run Westerly along the arc of said curve through a central angle of 60°37'02" for a distance of 31.74 feet to a point of tangency; thence run South 51°33'18" West for a distance of 90.92 feet; thence run South 38°26'42" East for a distance of 130.01 feet; thence run South 51°33'18" West for a distance of 655.07 feet; thence run South 17°06'30" East for a distance of 198.79 feet; thence run South 52°18'45" West for a distance of 146.36 feet; thence run South 86°42'01" West for a distance of 534.28 feet; thence run South 54°10'08" West for a distance of 590.09 feet; thence run South 83°27'44" West for a distance of 162.24 feet; thence run North 36°09'00" West for a distance of 129.41 feet; thence run North 16°16'12" East for a distance of 264.03 feet; thence run North 40°06'30" East for a distance of 533.14 feet; thence run North 01°08'12" West for a distance of 78.37 feet; thence run North 19°00'19" East for a distance of 253.34 feet; thence run North 21°04'47" West for a distance of 225.00 feet; thence run North 83°57'03" East for a distance of 185.00 feet; thence run North 06°54'15" East for a distance of 230.00 feet; thence run South 89°52'40" East for a distance of 130.70 feet; thence run South 19°31'03" East for a distance of 620.58 feet; thence run North 89°51'45" East for a distance of 122.55 feet; thence run North 37°24'11" East for a distance of 372.06 feet; thence run North 20°17'21" West for a distance of 212.30 feet; thence run North 44°29'36" East for a distance of 411.32 feet to the POINT OF BEGINNING;

Containing 1320423 square feet, 30.31 acres, more or less.



**ALLEN
&
COMPANY**

Professional Surveyors & Mappers

16 East Plant Street
Winter Garden, Florida 34787 * (407) 654-5355

SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.

THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH/SOUTH CENTERLINE OF SECTION 13-24-28 BEING AN ASSUMED BEARING OF S00°24'42"E.

JOB NO. 20130298
DATE: 9-21-2015
SCALE: 1" = 300 FEET
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: DY/PJR
CHECKED BY: EGT

FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RICKMAN P.S.M. # 5633

sk15

SKETCH OF DESCRIPTION

SHEET 2 OF 3

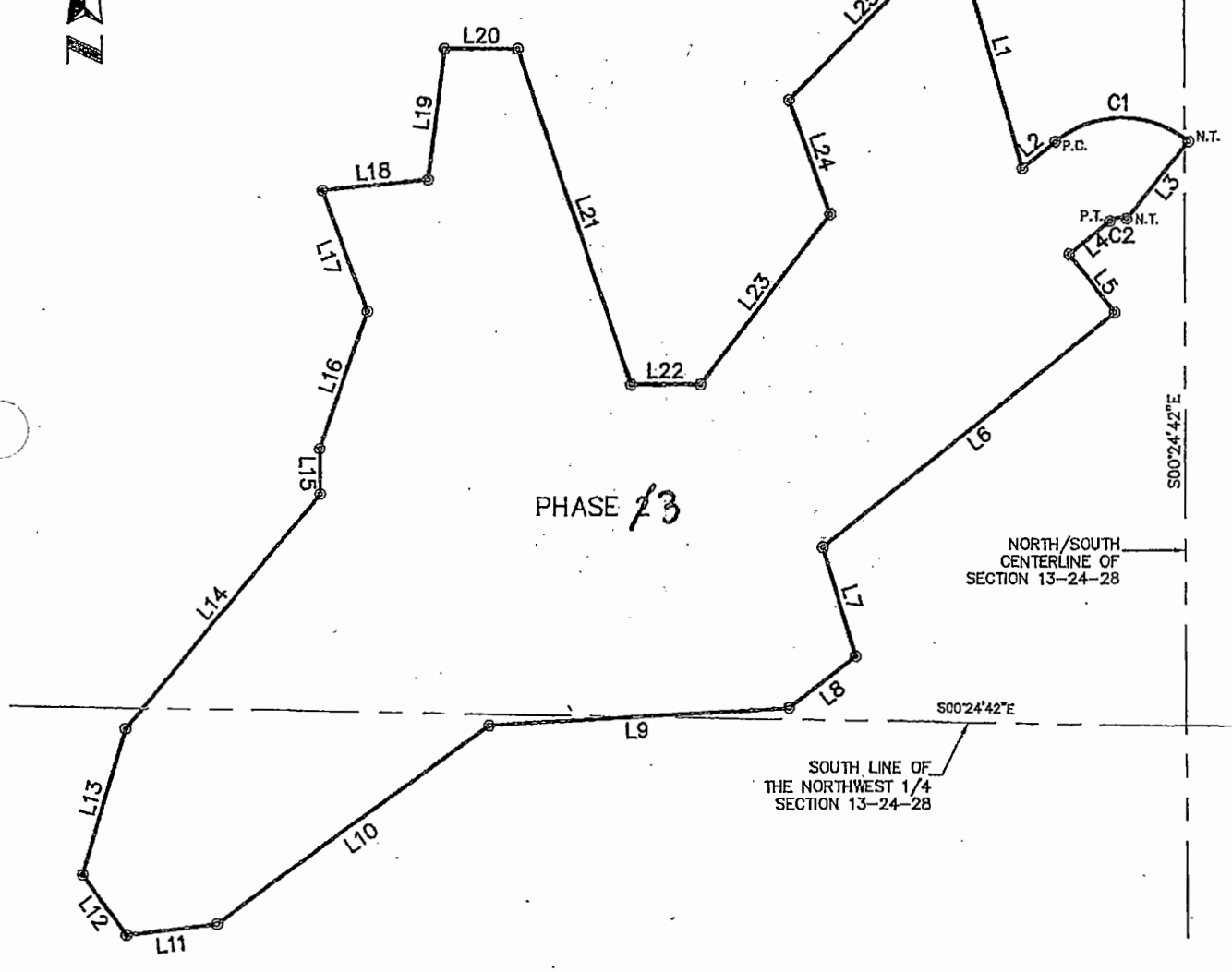


POINT OF COMMENCEMENT

THE COMMON CORNER OF GOLF COURSE
PARCEL 1, PARCEL 8, AND LAKE 9
P.B. 17, PGS. 81-87

POINT OF BEGINNING

S44°29'36"W
276.16'



PHASE 13

NORTH/SOUTH
CENTERLINE OF
SECTION 13-24-28

SOUTH LINE OF
THE NORTHWEST 1/4
SECTION 13-24-28

S00°24'42"E

S00°24'42"E

THIS IS NOT A SURVEY:

N.T. DENOTES NON TANGENT

- DENOTES CHANGE IN DIRECTION
- R/W DENOTES RIGHT-OF-WAY
- ⊕ DENOTES CENTERLINE
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- P.C.C. DENOTES POINT OF COMPOUND CURVATURE

sk15



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654 5355

JOB NO. 20130298
DATE: 9-21-2015
SCALE: 1" = 300 FEET
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: DY/PJR
CHECKED BY: EGT

SKETCH OF DESCRIPTION

SHEET 3 OF 3

LINE TABLE		
LINE	LENGTH	BEARING
L1	429.93'	S16°41'39"E
L2	74.04'	N51°33'18"E
L3	172.66'	S39°04'26"W
L4	90.92'	S51°33'18"W
L5	130.01'	S38°26'42"E
L6	655.07'	S51°33'18"W
L7	198.79'	S17°06'30"E
L8	146.36'	S52°18'45"W
L9	534.28'	S86°42'01"W
L10	590.09'	S54°10'08"W
L11	162.24'	S83°27'44"W
L12	129.41'	N36°09'00"W
L13	264.03'	N16°16'12"E
L14	533.14'	N40°06'30"E
L15	78.37'	N01°08'12"W
L16	253.34'	N19°00'19"E
L17	225.00'	N21°04'47"W
L18	185.00'	N83°57'03"E
L19	230.00'	N06°54'15"E
L20	130.70'	S89°52'40"E
L21	620.58'	S19°31'03"E
L22	122.55'	N89°51'45"E
L23	372.06'	N37°24'11"E
L24	212.30'	N20°17'21"W
L25	411.32'	N44°29'36"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	190.00'	256.07'	237.12'	S89°50'08"E	77°13'08"
C2	30.00'	31.74'	30.28'	S81°51'49"W	60°37'02"



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THIS IS NOT A SURVEY:

N.T. DENOTES NON TANGENT

sk15
 © DENOTES CHANGE IN DIRECTION
 R/W DENOTES RIGHT-OF-WAY
 C DENOTES CENTERLINE
 P.C. DENOTES POINT OF CURVATURE
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JOB NO. 20130298
 DATE: 9-21-2015
 SCALE: 1" = 300 FEET
 FIELD BY: N/A

CALCULATED BY: JLR
 DRAWN BY: DY/PJR
 CHECKED BY: EGT

SKETCH OF DESCRIPTION

SHEET 6 OF 8

Together With:

LEGAL DESCRIPTION PHASE 1/4 (PART 1)

A parcel of land comprising a portion of Golf Course Parcel 1, a portion of Golf Course Parcel 3 and a portion of Lake 9, Orangewood Neighborhood 2, as recorded in Plat Book 17, Pages 81 through 87, Public Records of Orange County, Florida.

Being more particularly described as follows:

Commence at the Northwest corner of Golf Course Parcel 1, thence run South 72°13'51" East along the North line of said Golf Course Parcel 1 for a distance of 1595.92 feet to the Point of Beginning; thence run South 72°13'51" East along the North line of said Golf Course Parcel 1 for a distance of 609.67 feet; thence run South 65°40'02" East for a distance of 661.67 feet to the point on a non tangent curve, concave Northeasterly having a radius of 1137.00 feet, with a chord bearing of South 55°09'04" East, and a chord distance of 26.30 feet, thence run Southeasterly along the arc of said curve through a central angle of 01°19'32" for a distance of 26.30 feet to a point of tangency; thence run South 55°48'50" East for a distance of 12.73 feet; thence run South 70°42'36" East for a distance of 31.76 feet to the point of curvature of a curve, concave Northeasterly having a radius of 2814.51 feet, with a chord bearing of South 73°02'24" East, and a chord distance of 228.88 feet, thence run Southeasterly along the arc of said curve through a central angle of 04°39'38" for a distance of 228.94 feet to a point on a non tangent line; thence run South 14°37'46" West for a distance of 8.00 feet; thence run South 52°00'27" West for a distance of 91.30 feet to a point on a non tangent curve, concave Southwesterly having a radius of 100.00 feet, with a chord bearing of North 54°25'15" West, and a chord distance of 56.83 feet, thence run Northwestery along the arc of said curve through a central angle of 33°00'55" for a distance of 57.62 feet to a point of tangency; thence run North 70°55'42" West for a distance of 259.79 feet to the point of curvature of a curve, concave Southerly having a radius of 125.00 feet, with a chord bearing of South 88°27'37" West, and a chord distance of 88.01 feet, thence run Westerly along the arc of said curve through a central angle of 41°13'22" for a distance of 89.93 to a point of reverse curvature of a curve concave Northerly having a radius of 130.00 feet, with a chord bearing of North 89°25'08" West, and a chord distance of 100.47 feet, thence run Westerly along the arc of said curve through a central angle of 45°27'53" for a distance of 103.16 feet to a point on a non tangent line; thence run South 44°29'36" West for a distance of 64.71 feet; thence run North 73°52'37" West for a distance of 747.39 feet; thence run North 17°46'44" East, for a distance of 127.49 feet; thence run North 72°13'16" West, for a distance of 245.03 feet; thence run North 17°46'44" East, for a distance of 155.27 feet to the POINT OF BEGINNING.

Containing 282,481 square feet, 6.48 acres, more or less.



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SURVEYOR'S NOTES:

sk14

THIS IS NOT A SURVEY.
THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
BEARINGS SHOWN HEREON ARE BASED ON THE NORTH/SOUTH CENTERLINE OF SECTION 13-24-28 BEING AN ASSUMED BEARING OF S00°24'42"E.

JOB NO. 20130298
DATE: 9-21-2015
SCALE: 1" = 300 FEET
FIELD BY: N/A

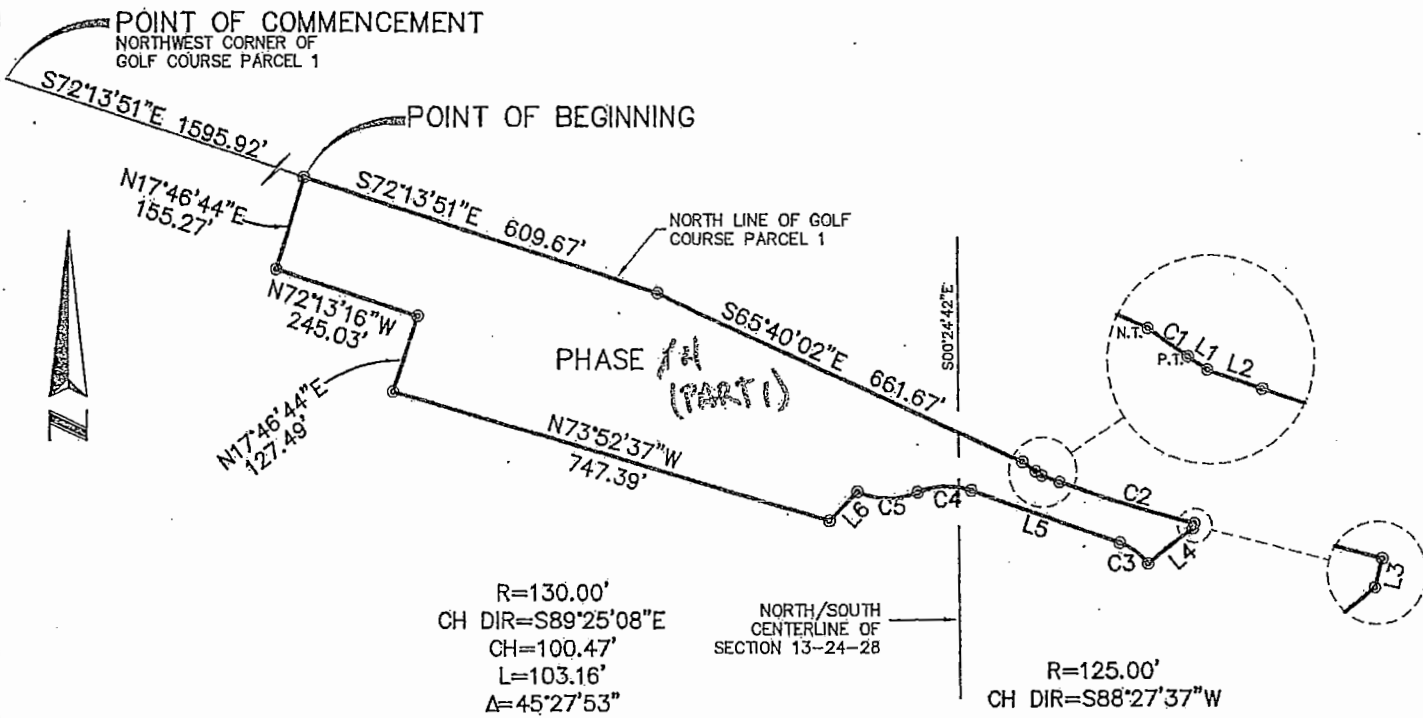
CALCULATED BY: JLR
DRAWN BY: DY/PJR
CHECKED BY: EGT

FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RICKMAN P.S.M. # 5633

SKETCH OF DESCRIPTION

SHEET 7 OF 8



R=130.00'
 CH DIR=S89°25'08"E
 CH=100.47'
 L=103.16'
 Δ=45°27'53"

NORTH/SOUTH
 CENTERLINE OF
 SECTION 13-24-28

R=125.00'
 CH DIR=S88°27'37"W

THIS IS NOT A SURVEY:

N.T. DENOTES NON TANGENT

- ⊙ DENOTES CHANGE IN DIRECTION
- R/W DENOTES RIGHT-OF-WAY
- ⊕ DENOTES CENTERLINE
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- P.C.C. DENOTES POINT OF COMPOUND CURVATURE

sk16

JOB NO. 20130298
 DATE: 9-21-2015
 SCALE: 1" = 300 FEET
 FIELD BY: N/A

CALCULATED BY: JLR
 DRAWN BY: DY/PJR
 CHECKED BY: EGT



16 East Plant Street
 Winter Garden, Florida 34787 • (407) 654-5355

SKETCH OF DESCRIPTION

SHEET 8 OF 8

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.73'	S55°48'50"E
L2	31.76'	S70°42'36"E
L3	8.00'	S14°37'46"W
L4	91.30'	S52°00'27"W
L5	259.79'	N70°55'42"W
L6	64.71'	S44°29'36"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	1137.00'	26.30'	26.30'	S55°09'04"E	1°19'32"
C2	2814.51'	228.94'	228.88'	S73°02'24"E	4°39'38"
C3	100.00'	57.62'	56.83'	N54°25'15"W	33°00'55"
C4	125.00'	89.93'	88.01'	S88°27'37"W	41°13'22"
C5	130.00'	103.16'	100.47'	N89°25'08"W	45°27'53"



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&
COMPANY**

Professional Surveyors & Mappers

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Winter Garden, Florida 34787 * (407) 654-5355

THIS IS NOT A SURVEY:

N.T. DENOTES NON TANGENT

© DENOTES CHANGE IN DIRECTION
 R/W DENOTES RIGHT-OF-WAY
 C DENOTES CENTERLINE
 P.C. DENOTES POINT OF CURVATURE
 P.T. DENOTES POINT OF TANGENCY
 P.R.C. DENOTES POINT OF REVERSE CURVATURE
 P.C.C. DENOTES POINT OF COMPOUND CURVATURE

sk14

JOB NO. 20130298
 DATE: 9-21-2015
 SCALE: 1" = 300 FEET
 FIELD BY: N/A

CALCULATED BY: JLR
 DRAWN BY: DY/PJR
 CHECKED BY: EGT

SKETCH OF DESCRIPTION

SHEET 2 OF 5

LEGAL DESCRIPTION PHASE 2'4 (PART 2)

A parcel of land comprising a portion of Golf Course Parcel 1, a portion of Golf Course Parcel 3 and a portion of Lake 9, Orangewood Neighborhood 2, as recorded in Plat Book 17, Pages 81 through 87, Public Records of Orange County, Florida.

Being more particularly described as follows:

Beginning at the Northwest corner of Golf Course Parcel 1, run South 72°13'51" East along the North line of said Golf Course Parcel 1 for a distance of 1595.92 feet; thence departing said north line run South 17°46'44" West, for a distance of 155.27 feet; thence run South 72°13'16" East, for a distance of 245.03 feet; thence run South 17°46'44" West, for a distance of 127.49 feet; thence run North 73°52'37" West for a distance of 611.61 feet; thence run North 37°39'42" West for a distance of 167.29 feet; thence run North 78°14'44" West for a distance of 800.54 feet; thence run South 08°48'43" East for a distance of 658.05 feet; thence run South 89°57'50" West for a distance of 319.06 feet to a point on the Easterly right-of-way line of Westwood Boulevard; thence run North 00°29'18" East for a distance of 877.35 feet to the point of curvature of a curve, concave Easterly having a radius of 600.00 feet, with a chord bearing of North 07°11'21" East, and a chord distance of 140.03 feet, thence run Northerly along the arc of said curve through a central angle of 13°24'07" for a distance of 140.34 to the POINT OF BEGINNING.

Containing 628,853 square feet, 14.44 acres, more or less.



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654 5355

SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.

THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH/SOUTH CENTERLINE OF SECTION 13-24-28 BEING AN ASSUMED BEARING OF S00°24'42"E.

JOB NO. 20130298
DATE: 9-21-2015
SCALE: 1" = 300 FEET
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: DY/PJR
CHECKED BY: EGT

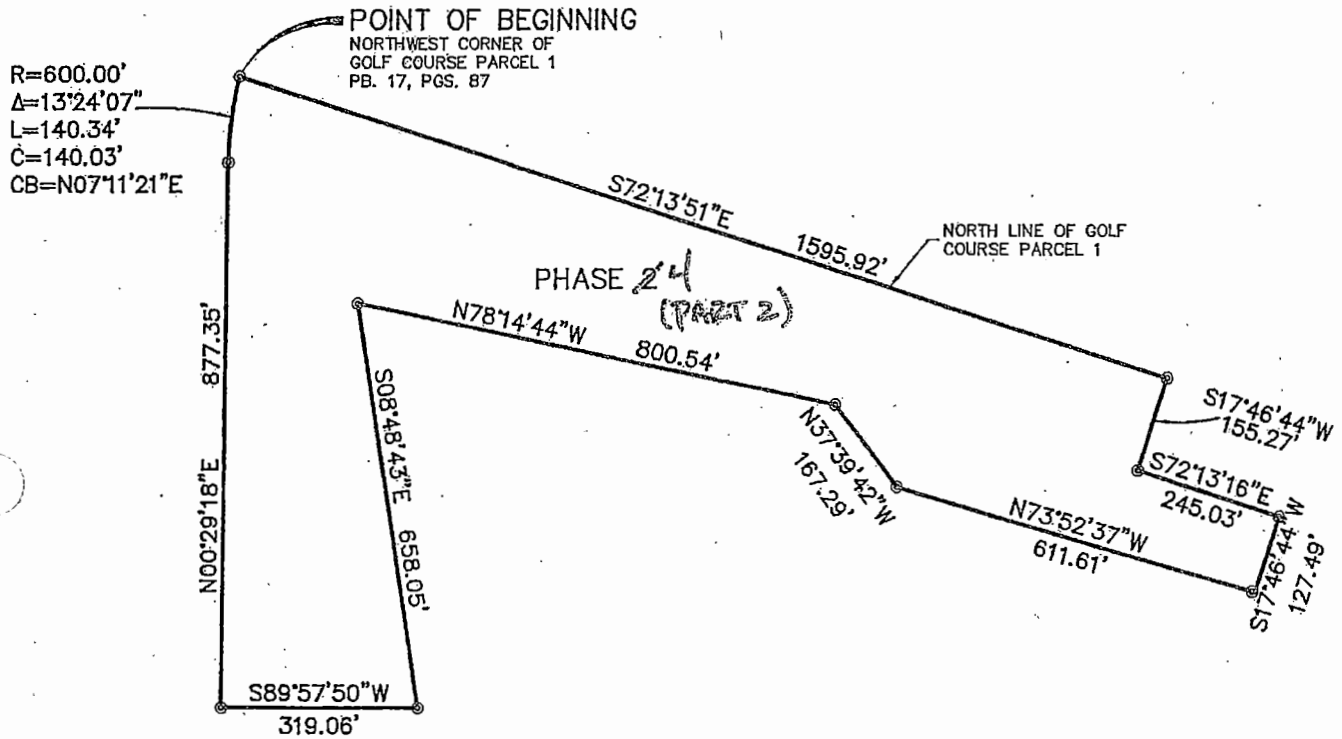
FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RICKMAN P.S.M. # 5633

sk15

SKETCH OF DESCRIPTION

SHEET 4 OF 5



THIS IS NOT A SURVEY:

N.T. DENOTES NON TANGENT

- ⊙ DENOTES CHANGE IN DIRECTION
- R/W DENOTES RIGHT-OF-WAY
- ⊕ DENOTES CENTERLINE
- P.C. DENOTES POINT OF CURVATURE
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- P.C.C. DENOTES POINT OF COMPOUND CURVATURE

sk15



16 East Plant Street
Winter Garden, Florida 34787 • (407) 854 5355

JOB NO. 20130298
 DATE: 9-21-2015
 SCALE: 1" = 300 FEET
 FIELD BY: N/A

CALCULATED BY: JLR
 DRAWN BY: DY/PJR
 CHECKED BY: EGT

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

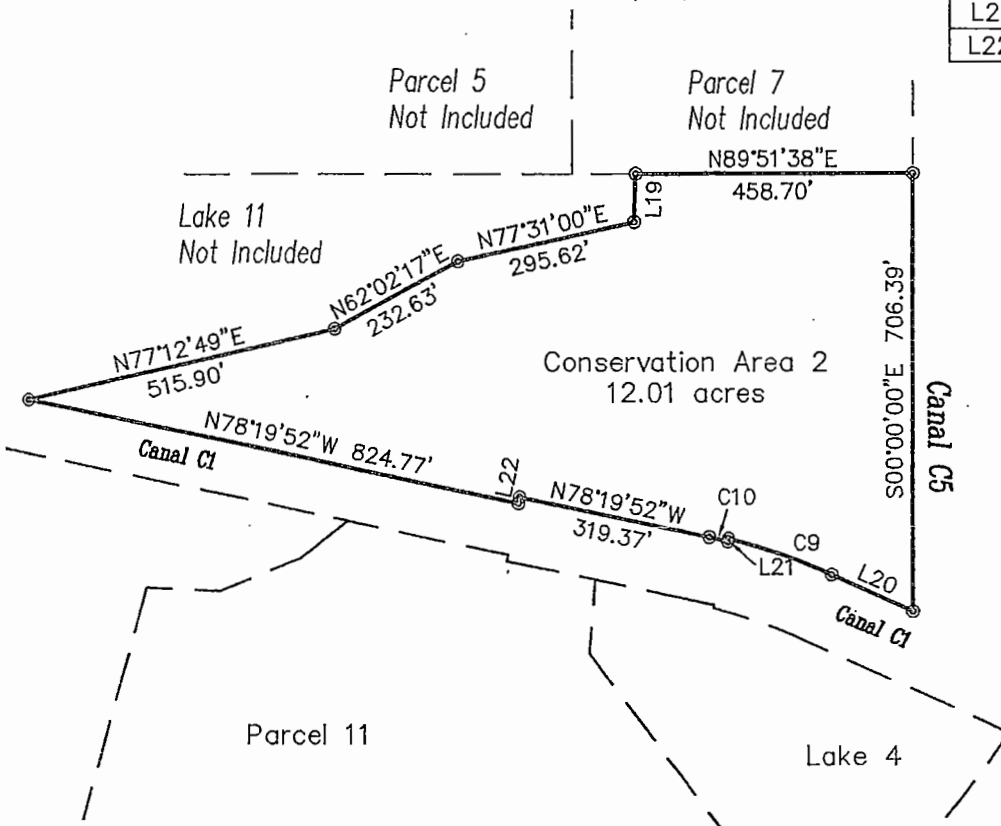
CONSERVATION AREA #2, ORANGEWOOD NEIGHBORHOOD - 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 87, INCLUSIVE, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

CURVE TABLE

CURVE	RADIUS	BEARING	CHORD	DELTA	LENGTH
C9	983.93'	N71°09'56"W	180.26'	10°30'41"	180.51'
C10	978.93'	N77°23'21"W	32.63'	1°54'36"	32.63'

LINE TABLE

LINE	BEARING	LENGTH
L19	N01°34'14"E	77.12'
L20	N65°54'36"W	144.43'
L21	S13°34'43"W	5.00'
L22	S11°40'08"W	10.00'



SURVEYOR'S NOTES:

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF GOLF COURSE PARCEL 1 AS BEING S 72°13'51"E. (AN ASSUMED BEARING FOR ANGULAR DESIGNATION ONLY)

JOB NO. 20130298	CALCULATED BY: DY	FOR THE LICENSED BUSINESS #6723 BY:
DATE: 09/04/2018	DRAWN BY: DY/JLR	
SCALE: 1" = 300'	CHECKED BY: EGT	
		JAMES L. RICKMAN, P.S.M. #5633

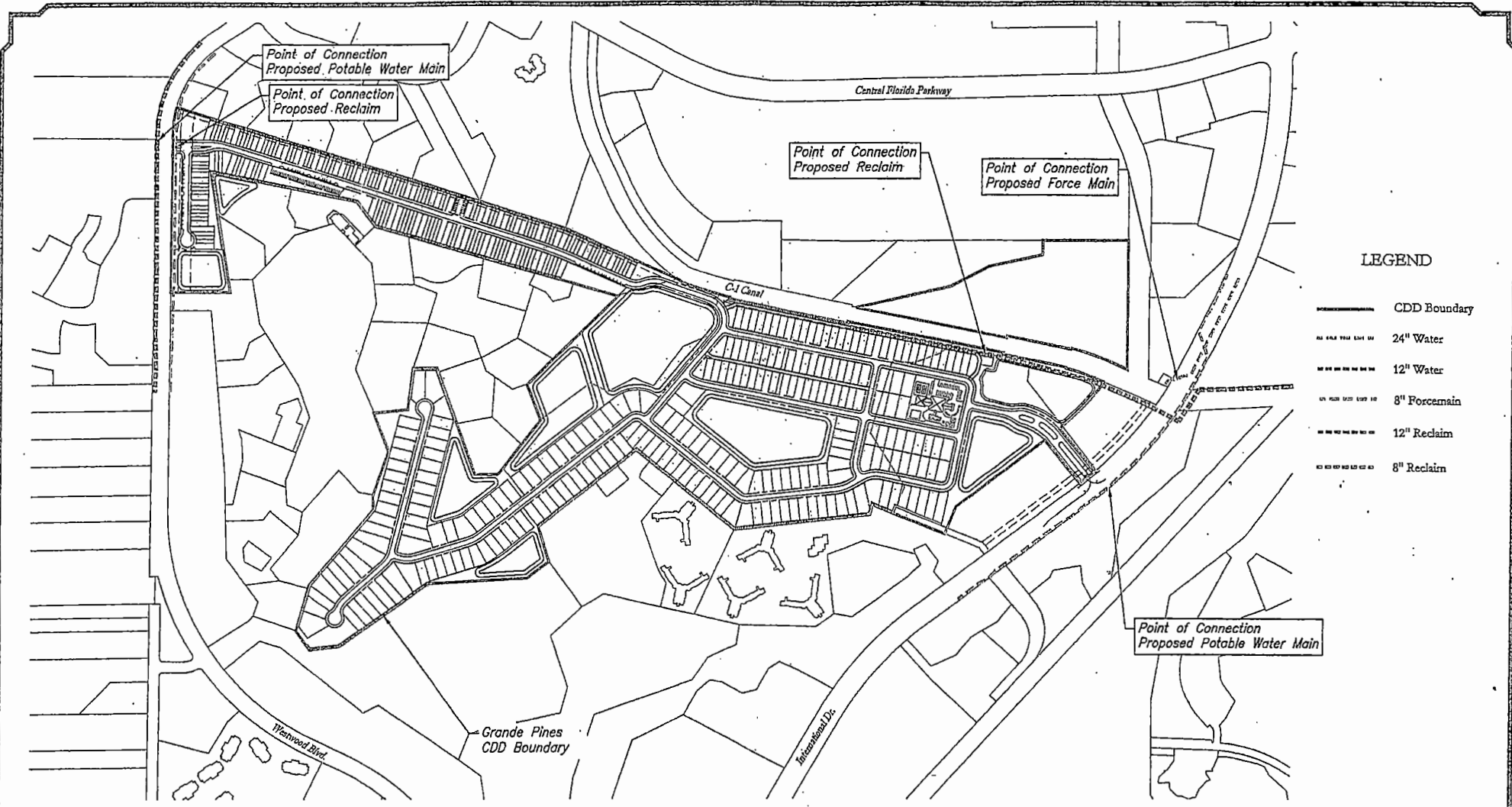


16 EAST PLANT STREET
Winter Garden, Florida 34787 * (407) 654-5355

EXHIBIT 4

**MAP OF THE GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT
SHOWING CURRENT MAJOR TRUNK WATER MAINS, SEWER INTERCEPTORS
AND OUTFALLS, NONE OF WHICH ARE LOCATED WITHIN THE BOUNDARIES
OF THE DISTRICT**

[ATTACHED]



LEGEND

- CDD Boundary
- 24" Water
- 12" Water
- 8" Forcemain
- 12" Reclaim
- 8" Reclaim

Existing Utilities Infrastructure
Grande Pines CDD

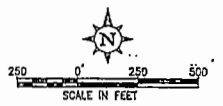


Exhibit 4

July 12, 2018
 P & B Job No: 18-007

2602 E. Livingston St.
 Orlando, Florida 32803-407.487.2594

POULOS & BENNETT

www.poulosandbennett.com
 Certificate of Authorization No. 28507

EXISTING UTILITIES INFRASTRUCTURE - GRANDE PINES CDD (2018) & P&B 18-007 CDD UTILITIES INFRASTRUCTURE MAP SHEET

COMPOSITE EXHIBIT 5

**PROPOSED CONSTRUCTION TIMELINE AND
COST ESTIMATES FOR CONSTRUCTION OF DISTRICT SERVICES**

[ATTACHED]

**Preliminary Development Schedule
Proposed Grande Pines Community Development District**

Phase	Estimated Infrastructure Construction Completion
Phase 1 (Entrance Road & Amenity)	September 2019
Phase 2 (157 units)	December 2019
Phase 3 (90 units)	August 2020
Phase 4 (176 units)	March 2021

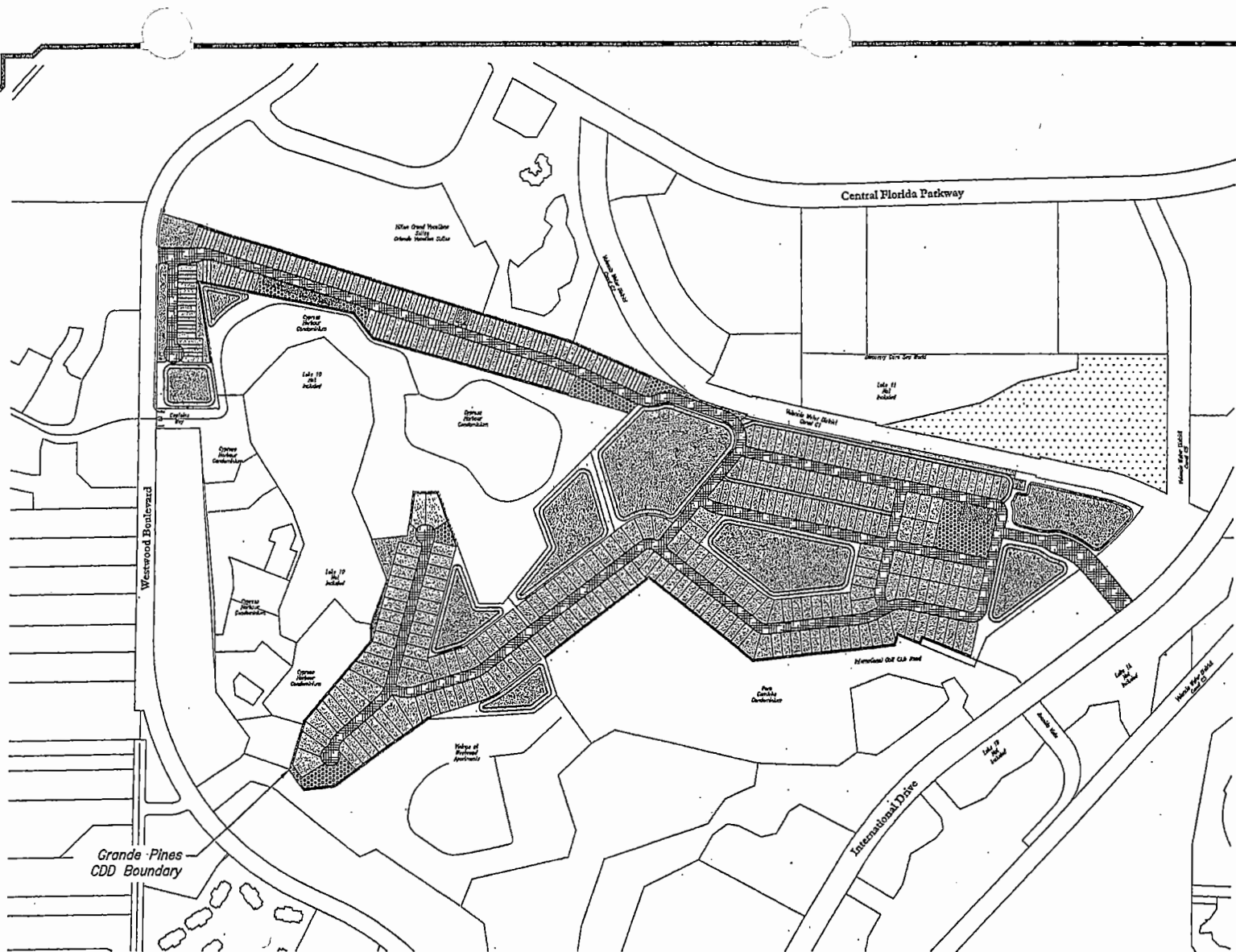
**Preliminary Cost Opinion for
Proposed Grande Pines Community Development District**

Facility	Estimated Cost
Demolition/Clearing (Clubhouse)	\$ 420,000
CDD Roadways and Alleys	\$ 2,200,000
Stormwater Improvements (pipes, drainage structures, outfalls)	\$ 1,500,000
Earthworks (stormwater pond excavation and dewatering)	\$ 2,000,000
Potable Water Distribution (pipes, fittings, valves)	\$ 750,000
Reclaimed Water Distribution (pipes, fittings, valves)	\$ 750,000
Sanitary Sewer System (lift stations, pipes, fittings, valves, forcemains)	\$ 1,500,000
Off-site Improvements (Transportation Proportionate Share)	\$ 500,000
Master Signage and Amenities	\$ 3,375,000
Electrical Distribution & Street Lights	\$ 900,000
Landscape, Hardscape, and Maintenance	\$ 2,760,000
Subtotal	\$ 16,655,000
Soft Costs (10%)	\$ 1,665,500
Subtotal	\$ 18,320,500
Contingency (10% of Hard Costs)	\$ 1,665,500
Total	\$ 19,986,000

EXHIBIT 6

**FUTURE GENERAL DISTRIBUTION, LOCATION AND EXTENT
OF PUBLIC AND PRIVATE USES WITHIN THE DISTRICT**

[ATTACHED]



LEGEND
 Tract Type (Public or Private Designation /Ownership & Maintenance Entity)

- CDD Boundary
- Lots (Private/Individual Lot Owners)
- Utility Tract (Public/Orange County Utilities)
- Open Space Tracts (Public/CDD)
- Park Tracts (Public/CDD)
- Parking Tracts (Public/CDD)
- Stormwater Tracts (Public/Orange County)
- Buffer Tracts (Public/CDD)
- Conservation Area (Public/CDD)
- Alleys (Public/CDD)
- Roads (Public/CDD)

NOTES:
 1. Water, wastewater and reclaimed water utilities will be owned and maintained by Orange County Utilities.

Proposed Public and Private Uses Within CDD

Grande Pines CDD

July 12, 2018
 P & B Job No.: 18-007

2002 E. Livingston St.
 Orlando, Florida 32803-407, 487, 2594

POULOS & BENNETT

www.poulosandbennett.com
 Certificate of Authorization No. 28567

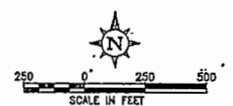


Exhibit 6

20181114-007 PARK SQUARE - GRANDE PINES SUBDIVISION & TRACTS-18-007 PUBLIC AND PRIVATE USE

EXHIBIT 7

STATEMENT OF ESTIMATED REGULATORY COSTS

[ATTACHED]

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to form the **Grande Pines Community Development District** (the "District"). The proposed District comprises approximately 118.79 acres of land located within Orange County, Florida (hereafter "County"). The project is planned for a clubhouse and amenities and 423 short-term rental units to be constructed in four (4) phases. This SERC provides the information required by Sections 190.005 and 120.541, Florida Statutes. The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), Florida Statutes, as follows:

"That the process of establishing such a district pursuant to uniform general law shall 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."

1.2 Overview of the Grande Pines Community Development District

The District is designed to provide infrastructure, services, and facilities along with operation and maintenance of such facilities and services to the lands within the District. The District will encompass approximately 118.79 acres.

The Development plan for the proposed lands within the District includes a clubhouse and amenities and 423 short-term rental units to be constructed in four (4) phases. Such uses are authorized for inclusion within the District. A Community Development District ("CDD") is an independent unit of special purpose local government authorized by Chapter 190, Florida Statutes, to plan, finance, construct, operate and maintain community-wide infrastructure in planned community developments. CDD's provide a "solution to the state's planning, management and financing needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers." Section 190.002(1)(a), Florida Statutes.

A CDD is not a substitute for the local, general purpose, government unit, e.g., the City/County in which the CDD lies. A CDD does not have the permitting, zoning or general police powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating, and maintaining community infrastructure for planned developments, such as Westwood. The scope of this SERC is limited to evaluating the estimated economic consequences of approving the petition to establish the District.

1.3 Requirements for Statement of Estimated Regulatory Costs

According to Section 120.541(2), Florida Statutes, a statement of estimated regulatory costs must contain:

(a) An economic analysis showing whether the rule directly or indirectly: is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency¹, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required to comply with the requirements of the rule. As used in this paragraph, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, and the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by Section 288.703, Florida Statutes, and an analysis of the impact on small counties defined by Section 120.52, Florida Statutes. (Orange County is not defined as a small county for purposes of this requirement). The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses.

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives good faith written proposal submitted under Section 120.541(1)(a), Florida Statutes, and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

2.0 Adverse impact on economic growth, business competitiveness or increased regulatory costs, in excess of \$1 million.

The creation of the District will not meet any of the triggers in Section 120.541(2)(a), Florida Statutes. The basis for this determination is provided in the discussions in Section 3.0 through Section 6.0 of this SERC.

¹ For the purposes of this SERC, the term "agency" means Orange County and the term "rule" means the ordinance(s) which Orange County will enact in connection with the creation of the District.

3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

As noted above, the Grande Pines Community Development District is designed for a clubhouse and amenities and 423 short-term rental units to be constructed in four (4) phases. Formation of the District would put all of these uses under the jurisdiction of the District. Prior to sale of any property, all of the land owned by the Developer and any other landowner will also be under the jurisdiction of the District.

4.0 Good faith estimate of the cost to state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.

4.1 Costs of Governmental Agencies of Implementing and Enforcing Rule

State Government Entities

There will be only modest costs to various State governmental entities to implement and enforce the proposed formation of the District. The District as proposed will encompass under 2,500 acres, therefore the County is the establishing entity under sections 190.005(2), Florida Statutes. The modest costs to various State entities to implement and enforce the proposed rule relate strictly to the receipt and processing of various reports that the proposed District is required to file with the State and its various entities. The costs to those State agencies that will receive and process the District's reports are very small, because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 189.018, Florida Statutes, the proposed District must pay an annual fee to the State of Florida Department of Economic Opportunity, which offsets such costs.

Orange County

The County and its staff will process and analyze the petition, conduct a public hearing with respect to the petition, and vote upon the petition to establish the District. These activities will absorb some resources. However, the filing fee required by Orange County is anticipated to cover the costs for review of the petition for establishment.

These costs to the County are modest for a number of reasons. First, review of the petition to establish the District does not include analysis of the project itself. Second, the petition itself provides much of the information needed for a staff review. Third, the County already possesses the staff needed to conduct the review without the need for new or additional staff. Fourth, there is no capital required to review the petition. Finally, the County routinely processes similar petitions for land uses and zoning charges that are far more complex than is the petition to establish the proposed District.

The annual costs to the County because of the establishment of the District are minimal. The proposed District is an independent unit of local government. The only annual costs the County faces

are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the County. Furthermore, the County will not incur any quantifiable on-going costs resulting from the on-going administration of the District. As previously stated, the District operates independently from the City and 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 and its landowners.

4.2 Impact on State and Local Revenues

Adoption of the proposed ordinance will have no negative impact on State and local revenues. The District is an independent unit of local government. It is designed to provide community facilities and services to serve the development. It has its own sources of revenue. No state or local subsidies are required or expected.

In this regard it is important to note that any debt obligations incurred by the District to construct infrastructure or facilities, or for any other reason, are not debts of the State of Florida or the County. In accordance with Florida law, debts of the District are strictly the District’s own responsibility.

5.0 A good faith estimate of the transactional costs that are likely to be incurred by individuals and entities required to comply with the requirements of the ordinance.

Table 1 provides an outline of the various facilities and services the proposed District may provide. It is anticipated that the roadway improvements; master stormwater management system; utility improvements; clubhouse/amenities and master signage; electrical undergrounding, landscape and hardscape; and offsite improvements will be financed by the District.

**Table 1.
Grande Pines CDD Proposed Facilities and Services**

<u>Facility</u>	<u>Financed By</u>	<u>Ownership</u>	<u>Operation & Maintenance</u>
Roadway Improvements	CDD	CDD	CDD
Stormwater Management Facilities	CDD	CDD/County	CDD/County
Utility Improvements	CDD	County	County
Clubhouse/Amenities and Master Signage	CDD	CDD	CDD
Electrical Undergrounding	CDD	Electric Provider	Electric Provider
Landscape and Hardscape	CDD	CDD	CDD
Offsite Improvements	CDD	County	County

CDD = Grande Pines CDD; County = Orange County; and Electric Provider = Duke Energy

The petitioner has estimated the design and development costs for providing the capital facilities. The cost estimates are shown in Table 2 below. Total development costs for these facilities are

estimated to be approximately \$19,986,000. The District may issue special assessments or other revenue bonds to fund the development of these facilities. These bonds would be repaid through non-ad valorem assessments levied on all properties in the District that may benefit from the District's capital improvement program or from other fees and charges permitted by Florida Law.

Table 2. Cost Estimate for District Facilities

Facility	Estimated Cost
Roadway Improvements	\$2,200,000
Stormwater Management Facilities	3,920,000
Water, Sewer and Reclaimed Utilities	3,000,000
Master Signage and Amenities	3,375,000
Electrical Undergrounding	900,000
Landscape and Hardscape	2,760,000
Offsite Improvements	500,000
Professional Fees and Soft Costs	1,665,500
Contingency	1,665,500
Total	\$19,986,000

Landowners in the District may be required to pay non-ad valorem assessments levied by the District to secure the debt incurred through bond issuance. In addition to the levy of non-ad valorem assessments for debt service, the District may also impose non-ad valorem assessments to fund the operation and maintenance of the District and its facilities and services.

It is important to recognize that buying property in the District is completely voluntary. Ultimately, all owners and users of property within the District choose to accept the non-ad valorem assessments as a tradeoff for the numerous benefits and facilities that the District provides.

A CDD provides property owners with the option of having a higher level of facilities and services financed through self-imposed charges. The District is an alternative means to finance necessary community facilities and services. District financing is no more expensive, and often less expensive, than the alternatives of a municipal service taxing unit (MSTU), a neighborhood association, or through developer equity and/or bank loans.

In considering these costs it shall be noted that occupants of the lands to be included within the District will receive four major classes of benefits.

First, those property owners and businesses in the District will receive a higher level of public services sooner than would otherwise be the case.

Second, a District is a mechanism for assuring that the community services and amenities will be completed concurrently with development of lands within the District. This satisfies the revised growth management legislation, and it assures that growth pays for itself without undue burden on other consumers. Establishment of the District will ensure that these landowners pay for the

provision of facilities, services and improvements to these lands.

Third, a District is the sole form of governance which allows District landowners, through landowner voting and ultimately electoral voting for resident elected boards, to determine the type, quality and expense of the District services they receive, provided they meet the County's overall requirements.

Fourth, the CDD has the ability to maintain infrastructure better than a Homeowners' Association ("HOA") because it is able to offer a more secure funding source for maintenance and repair costs through assessments collected on the County tax bill pursuant to section 197.3632, Florida Statutes.

The cost impact on the ultimate landowners in the District is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above what the landowners would have paid to install infrastructure via an alternative financing mechanism. Given the low cost of capital for a CDD, the cost impact to landowners is negligible. This incremental cost of the high-quality infrastructure provided by the District is likely to be fairly low.

6.0 An analysis of the impact on small businesses as defined by section 288.703, Florida Statutes, and an analysis of the impact on small counties and small cities as defined by section 120.52, Florida Statutes.

There will be no impact on small businesses because of the formation of the District. If anything, the impact may be positive. This is because the District must competitively bid many of its contracts, affording small businesses the opportunity to bid on District work, and may also result in a need for additional retail and commercial services that afford small businesses and opportunity for growth.

The County has an estimated un-incarcerated population that is greater than 75,000 according to the 2010 U.S. Census. Therefore, the County is not defined as a "small county" according to section 120.52(19), Florida Statutes.

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the developer engineer and other professionals associated with the project.

8.0 In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under Section 120.541(1)(a), Florida Statutes, and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

There have been no good faith written proposals of regulatory alternatives submitted to the agency as described in section 120.541(1)(a), Florida Statutes.

*Prepared by:
Governmental Management Services - Central Florida, LLC
September 14, 2018*

ORDINANCE NO. 2019-__

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS FOR ORANGE COUNTY, FLORIDA, CREATING "GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT" PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR THE ESTABLISHMENT AND NAMING OF THE DISTRICT; PROVIDING FOR THE LEGAL DESCRIPTION OF THE EXTERNAL BOUNDARIES OF THE DISTRICT; PROVIDING FOR FINDINGS OF FACT; PROVIDING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR THE APPLICABLE FILING FEE; PROVIDING FOR AN INTERLOCAL AGREEMENT; PROVIDING FOR COMPLIANCE WITH CHAPTER 190, FLORIDA STATUTES, AND ALL OTHER APPLICABLE LAWS AND ORDINANCES; PROVIDING FOR REPEAL IN THE ABSENCE OF BONDS BEING ISSUED; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes (hereinafter, the "Act"), sets forth the exclusive and uniform method for establishing a community development district; and

WHEREAS, Section 190.005(2) of the Act requires that a petition for the establishment of a community development district of less than 2,500 acres be filed by the petitioner with the county commission of the county having jurisdiction over the majority of land in the area in which the district is to be located; and

WHEREAS, Section 190.00S(1)(a) of the Act requires that such petition contain certain information to be considered at a public hearing before the Board of County Commissioners for Orange County, Florida (the "Board"); and

WHEREAS, Park Square Enterprises, LLC, (the "Petitioner"), having obtained written consent to the establishment of the District by the owners of one hundred percent (100%) of the real property to be included in the District, has petitioned Orange County, Florida (the "County") to establish Grande Pines Community Development District (the "District") pursuant to the Act; and

46 **WHEREAS**, Petitioner is a company authorized to conduct business in the State of
Florida and whose address is; and

48
50 **WHEREAS**, the petition submitted on May 7, 2019 (the "Petition") to the County has
been determined to contain the requisite information as mandated by Section 190.005(l)(a) of the
Act; and

52
54 **WHEREAS**, all interested persons and affected units of general-purpose local
government were afforded an opportunity to present oral and written comments on the Petition at
a duly noticed public hearing conducted by the Board on October 22, 2019; and

56
58 **WHEREAS**, on October 22, 2019, the Board considered the record of the public hearing
and the factors set forth in Section 190.005(l)(e) of the Act and, upon such review, has
determined that granting the Petition for Establishment of Grande Pines Community
Development District is in the best interest of the County; and

62 **WHEREAS**, establishment of the District will constitute a timely, efficient, effective,
responsive and economic way to deliver community development services to the subject land
and will provide for the orderly growth of unincorporated Orange County.

66 **NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY
COMMISSIONERS FOR ORANGE COUNTY, FLORIDA THAT:**

68 **SECTION 1. AUTHORITY.** This ordinance is enacted in compliance with and
pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, Florida
70 Statutes.

72 **SECTION 2. ESTABLISHMENT AND DISTRICT NAME.** The Petition is hereby
granted and there is hereby established a community development district situated entirely within
unincorporated Orange County, Florida, which District shall be known as "Grande Pines
74 Community Development District."

76 **SECTION 3. EXTERNAL BOUNDARIES OF THE DISTRICT.** The external
boundaries of the District are legally described in Exhibit A, attached hereto and incorporated
herein by this reference, the overall parcel containing 118.79 contiguous acres, more or less. No
78 real property within the external boundaries of the District is to be excluded.

SECTION 4. FINDINGS OF FACT. The Board hereby finds and determines, pursuant

80 to Section 190.005(2) of the Act, based on the testimony and evidence presented before it and the
record established at the public hearing that:

82 a. All statements within the Petition are true and correct.

b. Establishment of the District and all land uses and services planned within the
84 proposed District are not inconsistent with applicable elements or portions of the State
Comprehensive Plan or the local Comprehensive Plan adopted by the County.

86 c. The area of land within the District, described in **Exhibit A**, is of a sufficient size,
is sufficiently compact and is sufficiently contiguous to be developed as one functional
88 interrelated community.

d. The District provides the best alternative available for delivering community
development services and facilities to the area to be served by the proposed District without
imposing an additional burden on the general population of the local general-purpose
92 government. The establishment of the District will provide for a more efficient use of resources
without burdening the general body of taxpayers in Orange County with the cost of installing the
94 infrastructure and managing, operating and maintaining the community services and facilities.

e. The community development services and facilities of the District will not be
96 incompatible with the capacity and uses of existing local and regional community development
services and facilities. In addition, the establishment of the District will provide an entity capable
98 of making reasonable provisions for the operation and maintenance of the District services and
facilities.

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

102 **SECTION 5. FUNCTIONS AND POWERS.** The District shall have all powers and
functions granted by the Act pursuant to Sections 190.011 and 190.012(1), *Florida Statutes*, as
104 amended from time to time, to include the power to finance, fund, plan, establish, acquire,
construct, reconstruct, enlarge or extend, equip, operate, and maintain systems, facilities and
106 basic infrastructure within, and outside of, the boundaries of the District. Consent is hereby given
to the District's Board of Supervisors having those special powers pertaining to recreation,
108 security, and waste disposal as described, authorized and limited by Section 190.012(2)(a), (d)
and (f), *Florida Statutes*. The District shall not have any zoning or permitting powers governing
110 land development or the use of land. Any debt obligation of the District shall not constitute a
debt or financial burden of any local general-purpose government. This Ordinance shall not, and
112 shall not be construed to, expand, modify, or delete any provisions of the Uniform Community
Development District Act of 1980 as set forth in Chapter 190, *Florida Statutes*.

114 **SECTION 6. BOARD OF SUPERVISORS.** The five persons designated to serve as
initial members of the District's Board of Supervisors are as follows:

- 116 Name: Scott Johnston
- Name: Steve Smith
- 118 Name: Brian Pak
- Name: Jennifer McLendon
- 120 Name: Linda Kepfer

122 All of the above-listed persons shall serve until their successors are chosen and qualified, as
provided in Section 190.006, *Florida Statutes*.

124 **SECTION 7. FILING FEE.** Petitioner has submitted a filing fee of \$12,731.00 with
submission of the Petition covering the County's cost of administration and review of the
126 Petition, the sufficiency of which is hereby acknowledged by the County.

SECTION 8. INTERLOCAL AGREEMENT.

128 a. *Failure to Adopt Interlocal Agreement.* Failure of the District's Board of
Supervisors to adopt the Interlocal Agreement between Orange County and Grande Pines
130 Community Development District (the "Interlocal Agreement") in substantially the form attached
hereto as Exhibit B within ninety (90) days of the effective date of this Ordinance may result in
132 repeal of this Ordinance by the Board of County Commissioners without further notice. Once
approval of the Interlocal Agreement is secured from Orange County and the District, the
134 Interlocal Agreement shall be recorded in the Public Records of Orange County, Florida, at the
District's expense, to indicate fulfillment of this obligation and the County will not endeavor to
136 repeal this Ordinance.

 b. *Challenges Precluded.* To the extent enforceable, the District shall not initiate any
138 action or proceeding following the effective date of this Ordinance in or with any court of
competent jurisdiction or administrative agency the purpose of which is to challenge to the
140 validity of this Ordinance or the Interlocal Agreement.

SECTION 9. COMPLIANCE WITH LAWS AND ORDINANCES. The District
142 shall comply with the provisions of the Act and all applicable federal, state and local laws,
ordinances, statutes, rules and regulations, including the Orange County Comprehensive Plan
144 and all applicable provisions of the Codes and Ordinances of Orange County, Florida.

SECTION 10. SEVERABILITY. If any provision of this Ordinance, or the application
146 thereof, is finally determined by a court of competent jurisdiction to be invalid, illegal or

unenforceable, such provision shall be deemed to be severable and the remaining provisions shall
148 continue in full force and effect, provided that the invalid, illegal or unenforceable provision is
not material to the logical and intended interpretation of this Ordinance.

150 **SECTION 11. EFFECTIVE DATE.** This Ordinance shall take effect pursuant to
general law.

152 **ENACTED BY THE BOARD OF COUNTY COMMISSIONERS, ORANGE**
COUNTY, FLORIDA this _____ day of _____, 2019.

154 **ORANGE COUNTY, FLORIDA**
156 By: Board of County Commissioners

158
160 By: _____
162 Jerry L. Demings
Orange County Mayor

164 ATTEST: Phil Diamond, CPA, County Comptroller
As Clerk to the Board of County Commissioners

166
168
170 By: _____
Deputy Clerk

172

174

176

178

**LEGAL DESCRIPTION OF THE
GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT
SHALL CONSIST OF THE FOLLOWING FIVE PARCELS**

<u>PARCEL</u>	<u>ACRES</u>
Phase 1 & 2:	55.55 acres
Phase 3:	30.31 acres
Phase 4 (Part 1):	6.48 acres
Phase 4 (Part 2):	14.44 acres
Conservation Area:	12.01 acres
Total Acreage of CDD:	118.79 acres

[SKETCHES AND DESCRIPTIONS FOLLOW]

SKETCH OF DESCRIPTION

SHEET 1 OF 8

LEGAL DESCRIPTION OF PHASE 1 & 2

A parcel of land comprising a portion of Lake 9, a portion of Lake 4, a portion of Golf Course Parcel 3, a portion of Parcel 11, Orangewood Neighborhood 2, as recorded in Plat Book 17, Pages 81 through 87, Public Records of Orange County, Florida.

Being more particularly described as follows:

Commencing at the Northwestern most corner of Lake 9 and the Northeastern most corner of Golf Course Parcel 1 being a point on a non tangent curve, concave Northeasterly having a radius of 1137.00 feet, with a chord bearing of South 55°09'04" East, and a chord distance of 26.30 feet, thence run Southeasterly along the arc of said curve through a central angle of 01°19'32" for a distance of 26.30 feet to a point of tangency; thence run South 55°48'50" East for a distance of 12.73 feet; thence run South 70°42'36" East for a distance of 31.76 feet to the point of curvature of a curve, concave Northeasterly having a radius of 2814.51 feet, with a chord bearing of South 73°02'24" East, and a chord distance of 228.88 feet, thence run Southeasterly along the arc of said curve through a central angle of 04°39'38" for a distance of 228.94 feet to a point on a non tangent line; thence run South 14°37'46" West for a distance of 8.00 feet to a point on a non tangent curve and the POINT OF BEGINNING; said curve being concave Northeasterly having a radius of 2822.51 feet, with a chord bearing of South 76°51'03" East, and a chord distance of 145.83 feet, thence run Southeasterly along the arc of said curve through a central angle of 02°57'38" for a distance of 145.85 feet to a point of tangency; thence run South 78°19'52" East for a distance of 506.47 feet; thence run North 11°40'08" East for a distance of 10.00 feet; thence run South 78°19'52" East for a distance of 850.00 feet; thence run South 11°40'08" West for a distance of 10.00 feet thence run South 78°19'52" East for a distance of 319.37 feet to the point of curvature of a curve, concave Southwesterly having a radius of 873.93 feet, with a chord bearing of South 77°22'34" East, and a chord distance of 29.13 feet, thence run Southeasterly along the arc of said curve through a central angle of 01°54'36" for a distance of 29.13 feet to a point on a non tangent line; thence run South 13°34'43" West for a distance of 5.00 feet to the point of curvature of a curve, concave Southwesterly having a radius of 868.42 feet, with a chord bearing of South 71°10'08" East, and a chord distance of 159.10 feet, thence run Southeasterly along the arc of said curve through a central angle of 10°30'41" for a distance of 159.32 feet to a point of tangency; thence run South 65°54'36" East for a distance of 61.40 feet to a point on non tangent curve, concave Northwesterly having a radius of 1549.86 feet, with a chord bearing of South 42°32'54" West, and a chord distance of 352.89 feet, thence run Southwesterly along the arc of said curve through a central angle of 13°04'27" for a distance of 353.86 feet to a point on a non tangent curve; concave Southwesterly having a radius of 371.33 feet, with a chord bearing of South 40°42'40" East, and a chord distance of 19.32 feet, thence run Southeasterly along the arc of said curve through a central angle of 02°58'53" for a distance of 19.32 feet to a point of tangency; thence run South 39°13'13" East for a distance of 280.78 feet to a point on the Northwesterly right-of-way line of International Drive and a point on a non tangent curve, concave Northwesterly having a radius of 1849.86 feet, with a chord bearing of South 50°53'36" West, and a chord distance of 100.00 feet, thence run Southwesterly along the arc of said curve through a central angle of 03°05'52" for a distance of

CONTINUED ON SHEET 2



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654 5355

SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.
THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
BEARINGS SHOWN HEREON ARE BASED ON THE NORTH/SOUTH CENTERLINE OF SECTION 13-24-28 BEING AN ASSUMED BEARING OF S00°24'42"E.

SK14
REV 1-25-16
REV 7-26-18

JOB NO. 20130298
DATE: 9-21-2015
SCALE: 1" = 300 FEET
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: DY/PJR
CHECKED BY: EGT

FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RICKMAN P.S.M. # 5633

SKETCH OF DESCRIPTION

SHEET 2 OF 8

CONTINUED FROM SHEET 1

100.01 feet to a point on a non tangent line; thence run North 39°13'13" West for a distance of 280.59 feet to the point of curvature of a curve, concave Southwesterly having a radius of 271.33 feet, with a chord bearing of North 41°17'25" West, and a chord distance of 19.60 feet, thence run Northwesterly along the arc of said curve through a central angle of 04°08'24" for a distance of 19.61 feet to a point on a non tangent line; thence run South 52°53'14" West for a distance of 600.38 feet; thence run South 22°07'41" West for a distance of 123.20 feet; thence run South 67°52'19" East for a distance of 189.74 feet to the point of curvature of a curve, concave Southwesterly having a radius of 83.00 feet, with a chord bearing of South 53°59'08" East, and a chord distance of 39.84 feet, thence run Southeasterly along the arc of said curve through a central angle of 27°46'21" for a distance of 40.23 feet to a point of tangency; thence run South 40°05'58" East for a distance of 24.55 feet; thence run South 52°53'14" West for a distance of 35.05 feet; thence run North 40°05'58" West for a distance of 34.59 feet; thence run North 67°52'19" West for a distance of 616.97 feet; thence run South 15°33'00" West for a distance of 54.05 feet; thence run South 83°39'09" West for a distance of 731.02 feet; thence run North 50°55'34" West for a distance of 681.39 feet; thence run South 51°33'18" West for a distance of 11.65 feet; thence run North 38°26'42" West for a distance of 130.01 feet; thence run North 51°33'18" East for a distance of 90.92 feet to the point of curvature of a curve, concave Southerly having a radius of 30.00 feet, with a chord bearing of North 81°51'49" East, and a chord distance of 30.28 feet, thence run Easterly along the arc of said curve through a central angle of 60°37'02" for a distance of 31.74 feet to a point on a non tangent line; thence run North 39°04'26" East for a distance of 172.66 feet to a point on a non tangent curve, concave Southerly having a radius of 190.00 feet, with a chord bearing of North 89°50'08" West, and a chord distance of 237.12 feet, thence run Westerly along the arc of said curve through a central angle of 77°13'08" for a distance of 256.07 feet to a point of tangency; thence run South 51°33'18" West for a distance of 74.04 feet; thence run North 16°41'39" West for a distance of 429.93 feet; thence run North 44°29'36" East for a distance of 340.87 feet to a point on a non tangent curve, concave Northerly having a radius of 130.00 feet, with a chord bearing of South 89° 25' 08" East, and a chord distance of 100.47 feet, thence run Easterly along the arc of said curve through a central angle of 45° 27' 53" for a distance of 103.16 feet to a point of reverse curvature of a curve, concave Southerly having a radius of 125.00 feet, with a chord bearing of North 88° 27' 37" East, and a chord distance of 88.01 feet, thence run Easterly along the arc of said curve through a central angle of 41° 13' 22" for a distance of 89.93 feet to a point of tangency; thence run South 70° 55' 42" East for a distance of 259.79 feet to the point of curvature of a curve, concave Southwesterly having a radius of 100.00 feet, with a chord bearing of South 54° 25' 15" East, and a chord distance of 56.83 feet, thence run Southeasterly along the arc of said curve through a central angle of 33° 00' 55" for a distance of 57.62 feet to a point on a non tangent line; thence run North 52°00'27" East for a distance of 91.30 feet to the POINT OF BEGINNING;

contains 55.55 acres, more or less.



**ALLEN
&
COMPANY**

16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

THIS IS NOT A SURVEY:

N.T. DENOTES NON TANGENT

© DENOTES CHANGE IN DIRECTION
R/W DENOTES RIGHT-OF-WAY
C DENOTES CENTERLINE
P.C. DENOTES POINT OF CURVATURE
P.T. DENOTES POINT OF TANGENCY
P.R.C. DENOTES POINT OF REVERSE CURVATURE
P.C.C. DENOTES POINT OF COMPOUND CURVATURE

SK14
REV 1-25-16
REV 7-26-18

JOB NO. 20130298
DATE: 9-21-2015
SCALE: 1" = 300 FEET
FIELD BY: N/A

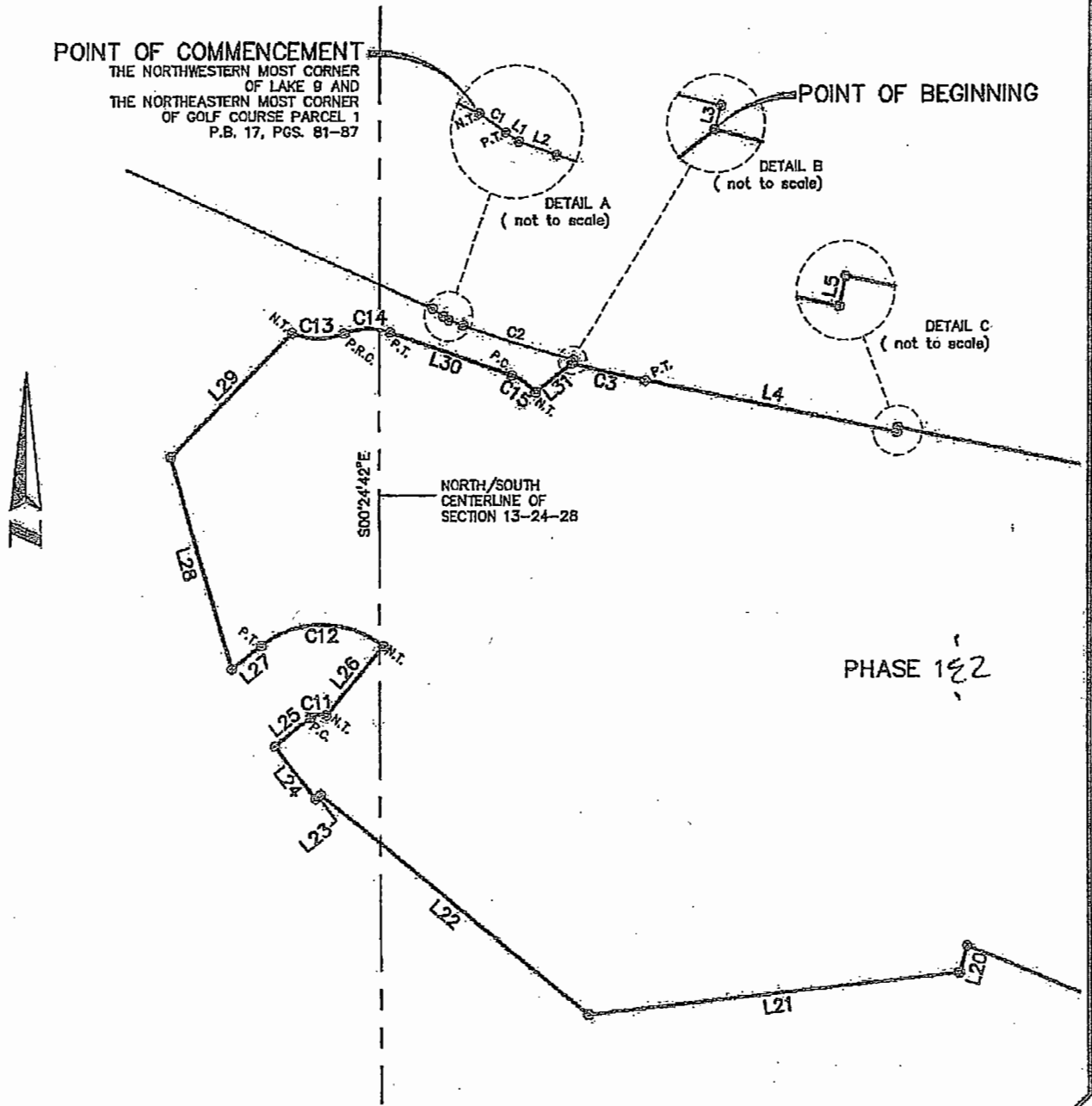
CALCULATED BY: JLR
DRAWN BY: DY/PJR
CHECKED BY: EGT

SKETCH OF DESCRIPTION

SHEET 3 OF 8

POINT OF COMMENCEMENT
 THE NORTHWESTERN MOST CORNER
 OF LAKE 9 AND
 THE NORTHEASTERN MOST CORNER
 OF GOLF COURSE PARCEL 1
 P.B. 17, PGS. 81-87

POINT OF BEGINNING



PHASE 1 & 2



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- © DENOTES CHANGE IN DIRECTION
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- C DENOTES CENTERLINE
- P.C. DENOTES POINT OF CURVATURE
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- P.C.C. DENOTES POINT OF COMPOUND CURVATURE

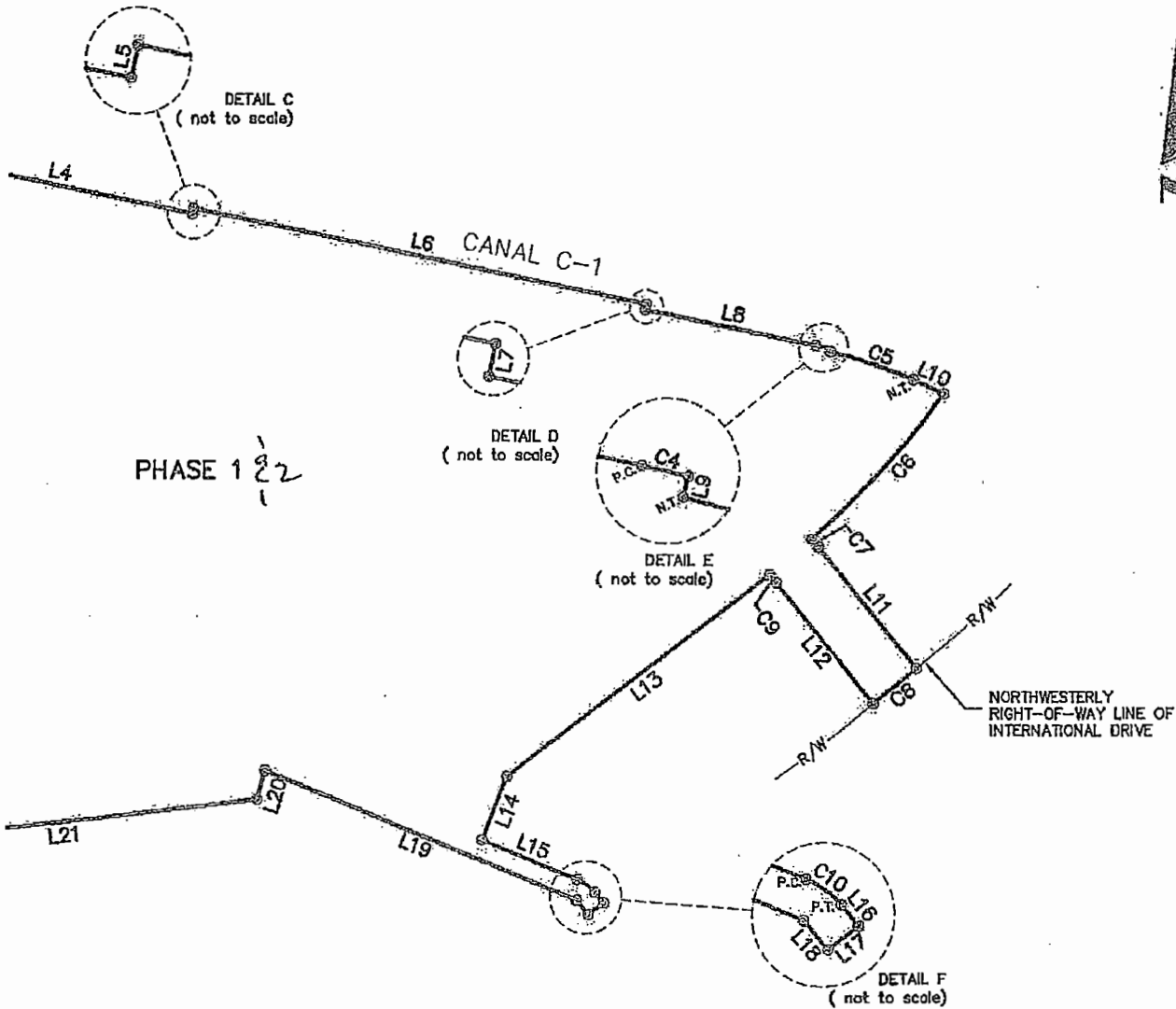
SK14
 REV 1-25-16
 REV 7-28-18

JOB NO. 20130298
 DATE: 8-21-2015
 SCALE: 1" = 300 FEET
 FIELD BY: N/A

CALCULATED BY: JLR
 DRAWN BY: DY/PJR
 CHECKED BY: EGT

SKETCH OF DESCRIPTION

SHEET 4 OF 8



16 East Plant Street
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THIS IS NOT A SURVEY:

N.T. DENOTES NON TANGENT

- ⊙ DENOTES CHANGE IN DIRECTION
- R/W DENOTES RIGHT-OF-WAY
- ⊕ DENOTES CENTERLINE
- ⊙ DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- P.C.C. DENOTES POINT OF COMPOUND CURVATURE

SK14
REV 1-25-18
REV 7-28-18

JOB NO. 20130298
DATE: 9-21-2015
SCALE: 1" = 300 FEET
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: DY/PJR
CHECKED BY: EGT

SKETCH OF DESCRIPTION

SHEET 5 OF 8

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.73'	S55°48'50"E
L2	31.76'	S70°42'36"E
L3	8.00'	S14°37'46"W
L4	506.47'	S78°19'52"E
L5	10.00'	N11°40'08"E
L6	850.00'	S78°19'52"E
L7	10.00'	S11°40'08"W
L8	319.37'	S78°19'52"E
L9	5.00'	S13°34'43"W
L10	61.40'	S65°54'36"E
L11	280.78'	S39°13'13"E
L12	280.59'	N39°13'13"W
L13	600.38'	S52°53'14"W
L14	123.20'	S22°07'41"W
L15	189.74'	S67°52'19"E
L16	24.55'	S40°05'58"E
L17	35.05'	S52°53'14"W
L18	34.59'	N40°05'58"W
L19	616.97'	N67°52'19"W
L20	54.05'	S15°33'00"W
L21	731.02'	S83°39'09"W
L22	681.39'	N50°55'34"W

LINE TABLE		
LINE	LENGTH	BEARING
L23	11.65'	S51°33'18"W
L24	130.01'	N38°26'42"W
L25	90.92'	N51°33'18"E
L26	172.66'	N39°04'26"E
L27	74.04'	S51°33'18"W
L28	429.93'	N16°41'39"W
L29	340.87'	N44°29'36"E
L30	259.79'	S70°55'42"E
L31	91.30'	N52°00'27"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	1137.00'	26.30'	26.30'	S55°09'04"E	1°19'32"
C2	2814.51'	228.94'	228.88'	S73°02'24"E	4°39'38"
C3	2822.51'	145.85'	145.83'	S76°51'03"E	2°57'38"
C4	873.93'	29.13'	29.13'	S77°22'34"E	1°54'36"
C5	868.42'	159.32'	159.10'	S71°10'08"E	10°30'41"
C6	1549.86'	353.66'	352.89'	S42°32'54"W	13°04'27"
C7	371.33'	19.32'	19.32'	S40°42'40"E	2°58'53"
C8	1849.86'	100.01'	100.00'	S50°53'36"W	3°05'52"
C9	271.33'	19.61'	19.60'	N41°17'25"W	4°08'24"
C10	83.00'	40.23'	39.84'	S53°59'08"E	27°46'21"
C11	30.00'	31.74'	30.28'	N81°51'49"E	60°37'02"
C12	190.00'	256.07'	237.12'	N89°50'08"W	77°13'08"
C13	130.00'	103.16'	100.47'	S89°25'08"E	45°27'53"
C14	125.00'	89.93'	88.01'	N88°27'37"E	41°13'22"
C15	100.00'	57.62'	56.83'	S54°25'15"E	33°00'55"



**ALLEN
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Water Garden, Florida 34787 • (407) 654 5355

THIS IS NOT A SURVEY:

N.T. DENOTES NON TANGENT.

- © DENOTES CHANGE IN DIRECTION
- R/W DENOTES RIGHT-OF-WAY
- CL DENOTES CENTERLINE
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- P.C.C. DENOTES POINT OF COMPOUND CURVATURE

SK14
REV 1-25-16
REV 7-26-18

JOB NO. 20130298
DATE: 9-21-2015
SCALE: 1" = 300 FEET
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: DY/PJR
CHECKED BY: EGT

SKETCH OF DESCRIPTION

SHEET 1 OF 3

LEGAL DESCRIPTION PHASE 2/3

A parcel of land comprising a portion of Golf Course Parcel 3 and Lake 9, Orangewood Neighborhood 2, as recorded in Plat Book 17, Pages 81 through 87, Public Records of Orange County, Florida.

Being more particularly described as follows:

Commencing at the common corner of Golf Course Parcel 1, Parcel 8 and Lake 9, thence run South 44°29'36" West for a distance of 276.16 feet to the POINT OF BEGINNING; thence run South 16°41'39" East for a distance of 429.93 feet; thence run North 51°33'18" East for a distance of 74.04 feet to the point of curvature of a curve, concave Southerly having a radius of 190.00 feet, with a chord bearing of South 89°50'08" East, and a chord distance of 237.12 feet, thence run Easterly along the arc of said curve through a central angle of 77°13'08" for a distance of 256.07 feet to a point on a non tangent line; thence run South 39°04'26" West for a distance of 172.66 feet to a point on a non tangent curve, concave Southerly having a radius of 30.00 feet, with a chord bearing of South 81°51'49" West, and a chord distance of 30.28 feet, thence run Westerly along the arc of said curve through a central angle of 60°37'02" for a distance of 31.74 feet to a point of tangency; thence run South 51°33'18" West for a distance of 90.92 feet; thence run South 38°26'42" East for a distance of 130.01 feet; thence run South 51°33'18" West for a distance of 655.07 feet; thence run South 17°06'30" East for a distance of 198.79 feet; thence run South 52°18'45" West for a distance of 146.36 feet; thence run South 86°42'01" West for a distance of 534.28 feet; thence run South 54°10'08" West for a distance of 590.09 feet; thence run South 83°27'44" West for a distance of 162.24 feet; thence run North 36°09'00" West for a distance of 129.41 feet; thence run North 16°16'12" East for a distance of 264.03 feet; thence run North 40°06'30" East for a distance of 533.14 feet; thence run North 01°08'12" West for a distance of 78.37 feet; thence run North 19°00'19" East for a distance of 253.34 feet; thence run North 21°04'47" West for a distance of 225.00 feet; thence run North 83°57'03" East for a distance of 185.00 feet; thence run North 06°54'15" East for a distance of 230.00 feet; thence run South 89°52'40" East for a distance of 130.70 feet; thence run South 19°31'03" East for a distance of 620.58 feet; thence run North 89°51'45" East for a distance of 122.55 feet; thence run North 37°24'11" East for a distance of 372.06 feet; thence run North 20°17'21" West for a distance of 212.30 feet; thence run North 44°29'36" East for a distance of 411.32 feet to the POINT OF BEGINNING;

Containing 1320423 square feet, 30.31 acres, more or less.



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.
THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
BEARINGS SHOWN HEREON ARE BASED ON THE NORTH/SOUTH CENTERLINE OF SECTION 13-24-28 BEING AN ASSUMED BEARING OF S00°24'42"E.

JOB NO. 20130298
DATE: 9-21-2015
SCALE: 1" = 300 FEET
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: DY/PJR
CHECKED BY: EGT

FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RICKMAN P.S.M. # 5633

sk15

SKETCH OF DESCRIPTION

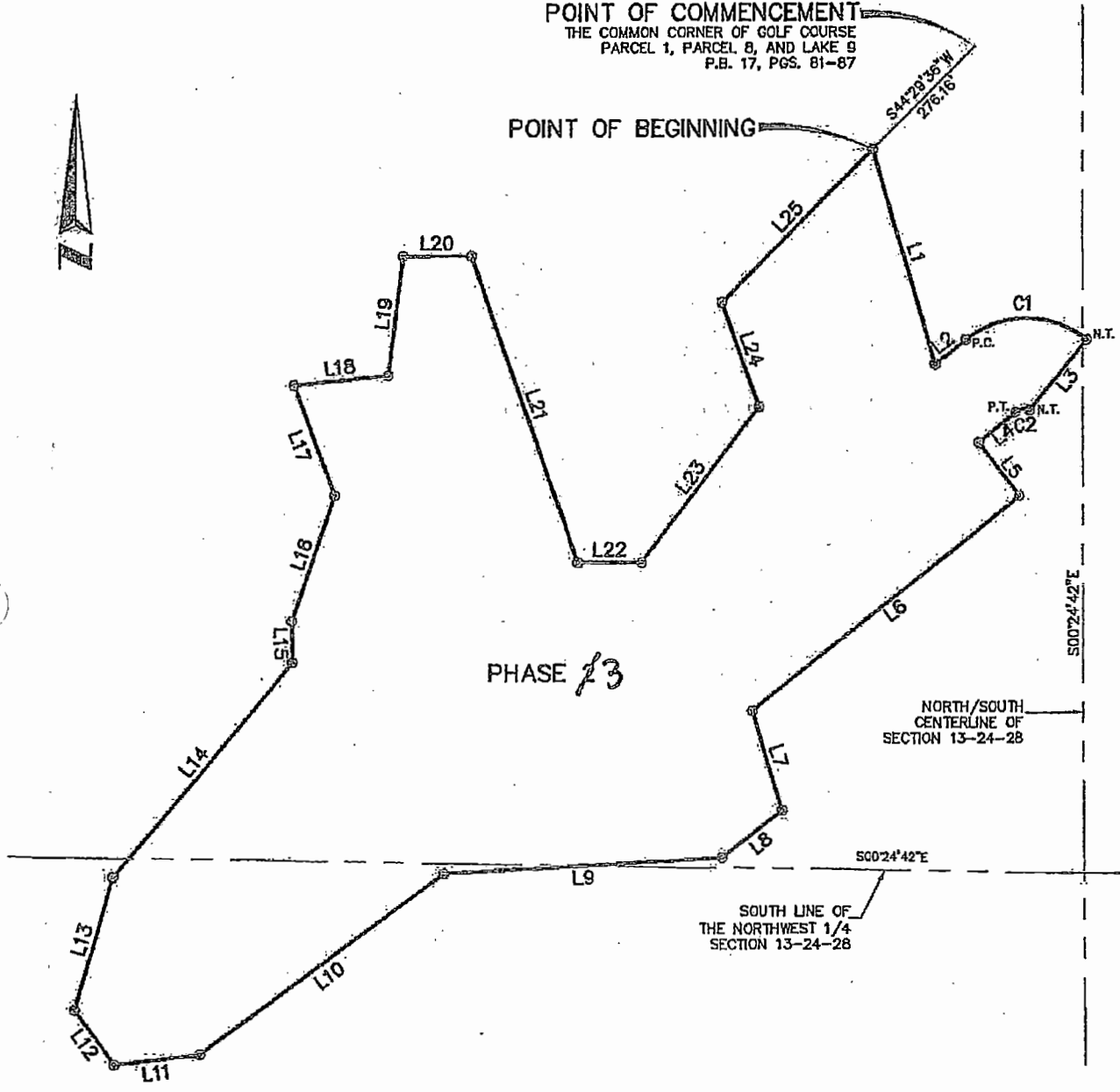
SHEET 2 OF 3



POINT OF COMMENCEMENT

THE COMMON CORNER OF GOLF COURSE
PARCEL 1, PARCEL 8, AND LAKE 9
P.B. 17, PGS. 81-87

POINT OF BEGINNING



PHASE 13

NORTH/SOUTH
CENTERLINE OF
SECTION 13-24-28

SOUTH LINE OF
THE NORTHWEST 1/4
SECTION 13-24-28

THIS IS NOT A SURVEY:

N.T. DENOTES NON TANGENT

- ⊙ DENOTES CHANGE IN DIRECTION
- R/W DENOTES RIGHT-OF-WAY
- ⊥ DENOTES CENTERLINE
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- P.C.C. DENOTES POINT OF COMPOUND CURVATURE

sk15



**ALLEN
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16 East Plant Street
Winter Garden, Florida 34787 * (407) 654 5355

JOB NO. 20130298
DATE: 9-21-2015
SCALE: 1" = 300 FEET
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: DY/PJR
CHECKED BY: EGT

SKETCH OF DESCRIPTION

SHEET 3 OF 3

LINE TABLE		
LINE	LENGTH	BEARING
L1	429.93'	S16°41'39"E
L2	74.04'	N51°33'18"E
L3	172.66'	S39°04'26"W
L4	90.92'	S51°33'18"W
L5	130.01'	S38°26'42"E
L6	655.07'	S51°33'18"W
L7	198.79'	S17°06'30"E
L8	146.36'	S52°18'45"W
L9	534.28'	S86°42'01"W
L10	590.09'	S54°10'08"W
L11	162.24'	S83°27'44"W
L12	129.41'	N36°09'00"W
L13	264.03'	N16°16'12"E
L14	533.14'	N40°06'30"E
L15	78.37'	N01°08'12"W
L16	253.34'	N19°00'19"E
L17	225.00'	N21°04'47"W
L18	185.00'	N83°57'03"E
L19	230.00'	N06°54'15"E
L20	130.70'	S89°52'40"E
L21	620.58'	S19°31'03"E
L22	122.55'	N89°51'45"E
L23	372.06'	N37°24'11"E
L24	212.30'	N20°17'21"W
L25	411.32'	N44°29'36"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	190.00'	256.07'	237.12'	S89°50'08"E	77°13'08"
C2	30.00'	31.74'	30.28'	S81°51'49"W	60°37'02"



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sk15
 © DENOTES CHANGE IN DIRECTION
 R/W DENOTES RIGHT-OF-WAY
 CL DENOTES CENTERLINE
 P.C. DENOTES POINT OF CURVATURE
 P.T. DENOTES POINT OF TANGENCY
 P.R.C. DENOTES POINT OF REVERSE CURVATURE
 P.C.C. DENOTES POINT OF COMPOUND CURVATURE

JOB NO. 20130298
 DATE: 9-21-2015
 SCALE: 1" = 300 FEET
 FIELD BY: N/A

CALCULATED BY: JLR
 DRAWN BY: DY/PJR
 CHECKED BY: EGT

SKETCH OF DESCRIPTION

HEET 6 OF 8

Together With:

LEGAL DESCRIPTION PHASE 1-4 (PART 1)

A parcel of land comprising a portion of Golf Course Parcel 1, a portion of Golf Course Parcel 3 and a portion of Lake 9, Orangewood Neighborhood 2, as recorded in Plat Book 17, Pages 81 through 87, Public Records of Orange County, Florida.

Being more particularly described as follows:

Commence at the Northwest corner of Golf Course Parcel 1, thence run South 72°13'51" East along the North line of said Golf Course Parcel 1 for a distance of 1595.92 feet to the Point of Beginning; thence run South 72°13'51" East along the North line of said Golf Course Parcel 1 for a distance of 609.67 feet; thence run South 65°40'02" East for a distance of 661.67 feet to the point on a non tangent curve, concave Northeasterly having a radius of 1137.00 feet, with a chord bearing of South 55°09'04" East, and a chord distance of 26.30 feet, thence run Southeasterly along the arc of said curve through a central angle of 01°19'32" for a distance of 26.30 feet to a point of tangency; thence run South 55°48'50" East for a distance of 12.73 feet; thence run South 70°42'36" East for a distance of 31.76 feet to the point of curvature of a curve, concave Northeasterly having a radius of 2814.51 feet, with a chord bearing of South 73°02'24" East, and a chord distance of 228.88 feet, thence run Southeasterly along the arc of said curve through a central angle of 04°39'38" for a distance of 228.94 feet to a point on a non tangent line; thence run South 14°37'46" West for a distance of 8.00 feet; thence run South 52°00'27" West for a distance of 91.30 feet to a point on a non tangent curve, concave Southwesterly having a radius of 100.00 feet, with a chord bearing of North 54°25'15" West, and a chord distance of 56.83 feet, thence run Northwesterly along the arc of said curve through a central angle of 33°00'55" for a distance of 57.62 feet to a point of tangency; thence run North 70°55'42" West for a distance of 259.79 feet to the point of curvature of a curve, concave Southerly having a radius of 125.00 feet, with a chord bearing of South 88°27'37" West, and a chord distance of 88.01 feet, thence run Westerly along the arc of said curve through a central angle of 41°13'22" for a distance of 89.93 to a point of reverse curvature of a curve concave Northerly having a radius of 130.00 feet, with a chord bearing of North 89°25'08" West, and a chord distance of 100.47 feet, thence run Westerly along the arc of said curve through a central angle of 45°27'53" for a distance of 103.16 feet to a point on a non tangent line; thence run South 44°29'36" West for a distance of 64.71 feet; thence run North 73°52'37" West for a distance of 747.39 feet; thence run North 17°46'44" East, for a distance of 127.49 feet; thence run North 72°13'16" West, for a distance of 245.03 feet; thence run North 17°46'44" East, for a distance of 155.27 feet to the POINT OF BEGINNING.

Containing 282,481 square feet, 6.48 acres, more or less.



**ALLEN
&
COMPANY**

Surveyors & Engineers

16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.
THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
BEARINGS SHOWN HEREON ARE BASED ON THE NORTH/SOUTH CENTERLINE OF SECTION 13-24-28 BEING AN ASSUMED BEARING OF S00°24'42"E.

sk14

JOB NO. 20130298
DATE: 9-21-2015
SCALE: 1" = 300 FEET
FIELD BY: N/A

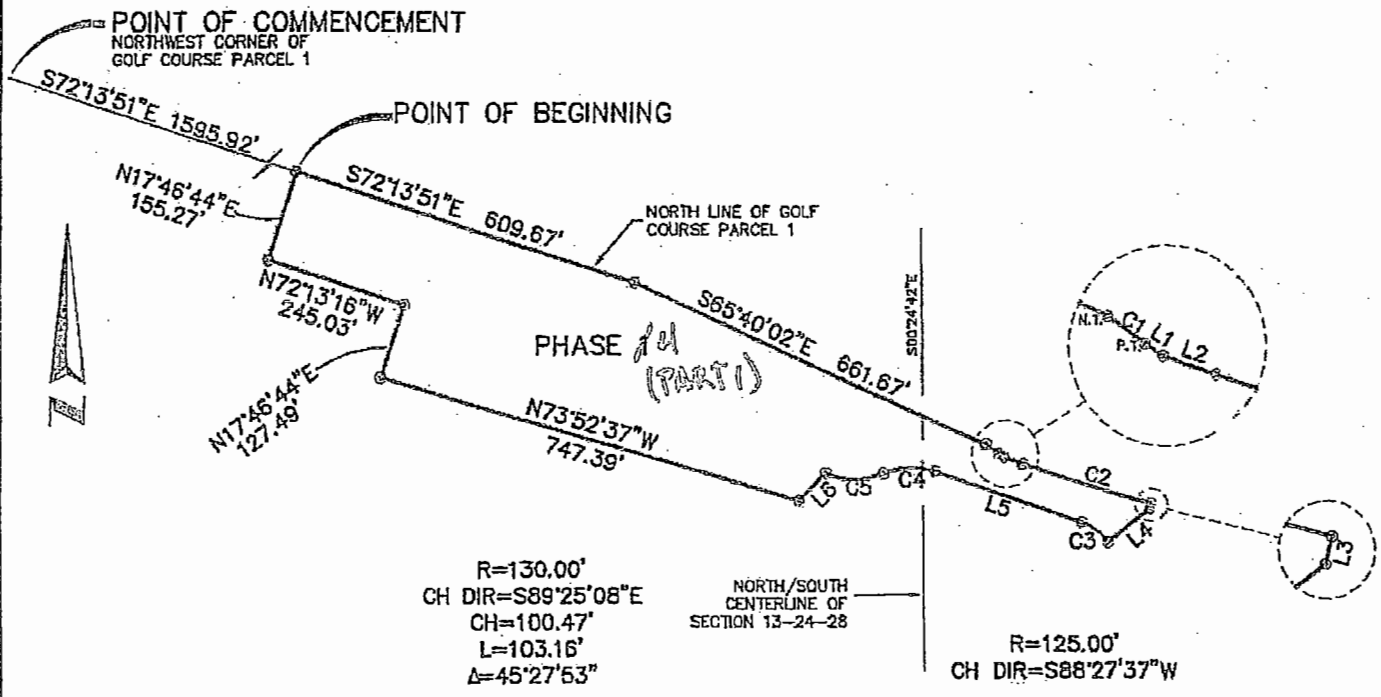
CALCULATED BY: JLR
DRAWN BY: DY/PJR
CHECKED BY: EGT

FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RICKMAN P.S.M. # 5633

SKETCH OF DESCRIPTION

SHEET 7 OF 8



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

THIS IS NOT A SURVEY:

N.T. DENOTES NON-TANGENT

- ⊙ DENOTES CHANGE IN DIRECTION
- R/W DENOTES RIGHT-OF-WAY
- ⊕ DENOTES CENTERLINE
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- P.C.C. DENOTES POINT OF COMPOUND CURVATURE

sk16

JOB NO. 20130298	CALCULATED BY: JLR
DATE: 9-21-2015	DRAWN BY: DY/PJR
SCALE: 1" = 300 FEET	CHECKED BY: EGT
FIELD BY: N/A	

SKETCH OF DESCRIPTION

SHEET 8 OF 8

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.73'	S55°48'50"E
L2	31.76'	S70°42'36"E
L3	8.00'	S14°37'46"W
L4	91.30'	S52°00'27"W
L5	259.79'	N70°55'42"W
L6	64.71'	S44°29'36"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	1137.00'	26.30'	26.30'	S55°09'04"E	1°19'32"
C2	2814.51'	228.94'	228.88'	S73°02'24"E	4°39'38"
C3	100.00'	57.62'	56.83'	N54°25'15"W	33°00'55"
C4	125.00'	89.93'	88.01'	S88°27'37"W	41°13'22"
C5	130.00'	103.16'	100.47'	N89°25'08"W	45°27'53"



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THIS IS NOT A SURVEY:

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© DENOTES CHANGE IN DIRECTION
 R/W DENOTES RIGHT-OF-WAY
 C DENOTES CENTERLINE
 P.C. DENOTES POINT OF CURVATURE
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 P.C.C. DENOTES POINT OF COMPOUND CURVATURE

sk14

JOB NO. 20130298
 DATE: 9-21-2015
 SCALE: 1" = 300 FEET
 FIELD BY: N/A

CALCULATED BY: JLR
 DRAWN BY: DY/PJR
 CHECKED BY: EGT

SKETCH OF DESCRIPTION

SHEET 2 OF 5

LEGAL DESCRIPTION PHASE 2¹/₄ (PART 2)

A parcel of land comprising a portion of Golf Course Parcel 1, a portion of Golf Course Parcel 3 and a portion of Lake 9, Orangewood Neighborhood 2, as recorded in Plat Book 17, Pages 81 through 87, Public Records of Orange County, Florida.

Being more particularly described as follows:

Beginning at the Northwest corner of Golf Course Parcel 1, run South 72°13'51" East along the North line of said Golf Course Parcel 1 for a distance of 1595.92 feet; thence departing said north line run South 17°46'44" West, for a distance of 155.27 feet; thence run South 72°13'16" East, for a distance of 245.03 feet; thence run South 17°46'44" West, for a distance of 127.49 feet; thence run North 73°52'37" West for a distance of 611.61 feet; thence run North 37°39'42" West for a distance of 167.29 feet; thence run North 78°14'44" West for a distance of 800.54 feet; thence run South 08°48'43" East for a distance of 658.05 feet; thence run South 89°57'50" West for a distance of 319.06 feet to a point on the Easterly right-of-way line of Westwood Boulevard; thence run North 00°29'18" East for a distance of 877.35 feet to the point of curvature of a curve, concave Easterly having a radius of 600.00 feet, with a chord bearing of North 07°11'21" East, and a chord distance of 140.03 feet, thence run Northerly along the arc of said curve through a central angle of 13°24'07" for a distance of 140.34 to the POINT OF BEGINNING.

Containing 628,853 square feet, 14.44 acres, more or less.



**ALLEN
&
COMPANY**

16 East Plant Street
Walter Garden, Florida 34787 • (407) 854 5355

SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.
THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH/SOUTH CENTERLINE OF SECTION 13-24-28 BEING AN ASSUMED BEARING OF S00°24'42"E.

JOB NO. 2013029B
DATE: 9-21-2015
SCALE: 1" = 300 FEET
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: DY/PJR
CHECKED BY: EGT

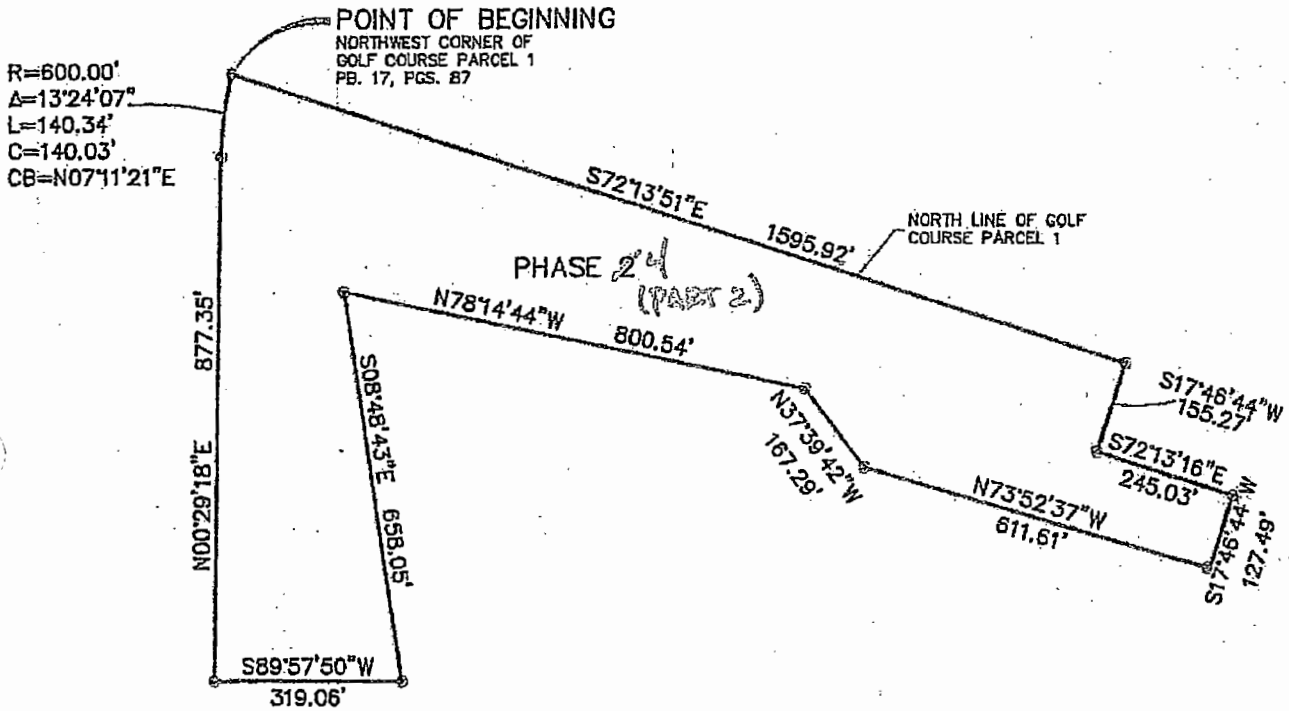
FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RICKMAN P.S.M. # 5633

sk15

SKETCH OF DESCRIPTION

SHEET 4 OF 5



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-6385

THIS IS NOT A SURVEY:

N.T. DENOTES NON TANGENT

- © DENOTES CHANGE IN DIRECTION
- R/W DENOTES RIGHT-OF-WAY
- CL DENOTES CENTERLINE
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- P.C.C. DENOTES POINT OF COMPOUND CURVATURE

JOB NO.	20130298
DATE:	9-21-2015
SCALE:	1" = 300 FEET
FIELD BY:	N/A

CALCULATED BY:	JLR
DRAWN BY:	DY/PJR
CHECKED BY:	EGT

sk15

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

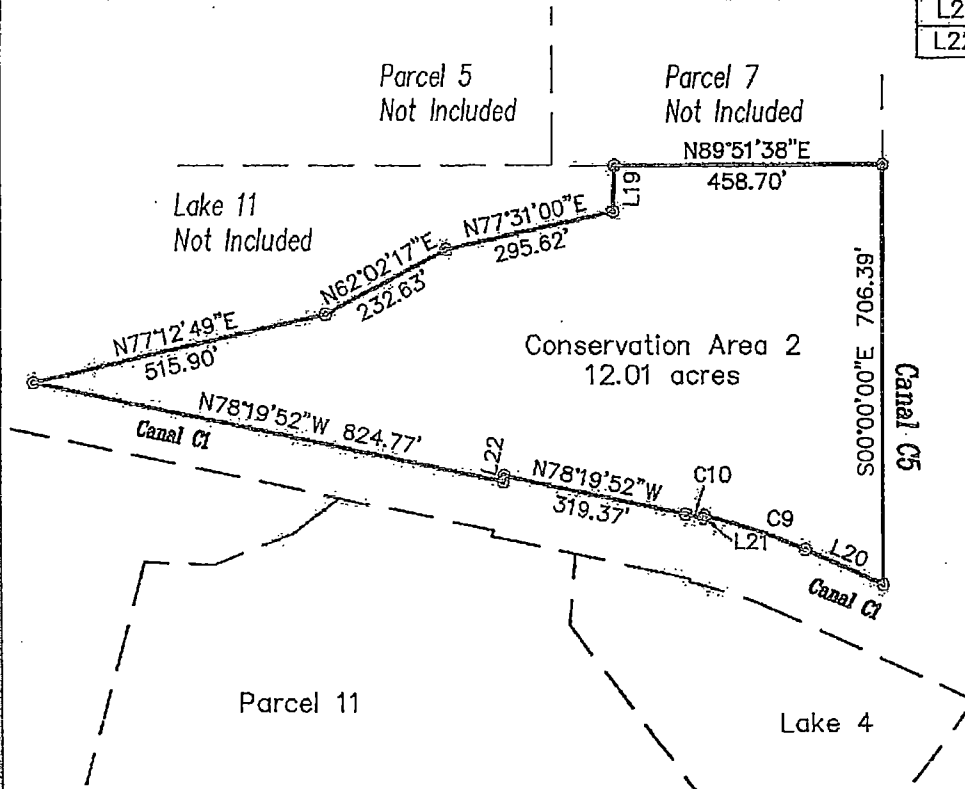
CONSERVATION AREA #2, ORANGEWOOD NEIGHBORHOOD - 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 87, INCLUSIVE, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

CURVE TABLE

CURVE	RADIUS	BEARING	CHORD	DELTA	LENGTH
C9	983.93'	N71°09'56"W	180.26'	10°30'41"	180.51'
C10	978.93'	N77°23'21"W	32.63'	1°54'36"	32.63'

LINE TABLE

LINE	BEARING	LENGTH
L19	N01°34'14"E	77.12'
L20	N65°54'36"W	144.43'
L21	S13°34'43"W	5.00'
L22	S11°40'08"W	10.00'



SURVEYOR'S NOTES:

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF GOLF COURSE PARCEL 1 AS BEING S 72°13'51"E (AN ASSUMED BEARING FOR ANGULAR DESIGNATION ONLY)

JOB NO. 20130298
 DATE: 09/04/2018
 SCALE: 1" = 300'

CALCULATED BY: DY
 DRAWN BY: DY/JLR
 CHECKED BY: EGT

FOR THE LICENSED BUSINESS #6723 BY:

JAMES L. RICKMAN, P.S.M. #5633



16 EAST PLANT STREET
 Winter Garden, Florida 34787 * (407) 654-5355

AGREEMENT FOR COMMUNITY DEVELOPMENT DISTRICT

THIS AGREEMENT is made this _____ day of _____, 2019, by and between Park Square Enterprises, LLC, a Delaware limited liability company (hereinafter called "Petitioner"), and Orange County, Florida, a political subdivision of the State of Florida (hereinafter "County").

RECITALS

WHEREAS, on May 7, 2019, the Petitioner filed, pursuant to Chapter 190, Florida Statutes, a petition to establish Grande Pines Community Development District (the "District") relating to lands located entirely within unincorporated Orange County, Florida; and

WHEREAS, in accordance with Chapter 190, *Florida Statutes*, the County has reviewed the petition and held the requisite duly noticed public hearing in accordance with section 190.005, *Florida Statutes*; and

WHEREAS, as part of the consideration and approval of the creation of Grande Pines Community Development District, the County requires the execution of this Agreement relating to the land affected by said District and described on **Exhibit A**, attached hereto and by this reference incorporated herein (the "Property"); and

WHEREAS, the County and the Petitioner wish to clarify the intended roles and responsibilities of the County and the proposed District relating to the provision of infrastructure and services serving the Property within the District; and

WHEREAS, the Petitioner certifies that Petitioner has obtained the consent of 100% of the landowners in the proposed District and is willing to present to the District, once it is established, an interlocal agreement (the "Interlocal Agreement") setting forth the respective responsibilities and obligations of the County and the District for certain infrastructure and

services, the form of the Interlocal Agreement being attached hereto as **Exhibit B** and by this reference incorporated herein; and

WHEREAS, the Petitioner has negotiated with the County and agrees to the content of the Interlocal Agreement including, but not limited to, matters with regard to landscaping, hardscaping, signage, irrigation and lighting; public finance and debt; and powers conferred upon the District pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the County has relied upon the representations of the Petitioner regarding the presentation of the Interlocal Agreement to formalize and ratify the District's commitment to provide certain infrastructure in consideration of the County's decision to enact an ordinance to establish the District.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained herein and other good and valuable consideration each to the other provided, the parties agree as follows:

1. **Recitals.** The above recitals are true and correct and are incorporated in this Agreement by this reference.

2. **Obligation of Petitioner.** The Petitioner's obligations shall be as follows:

2.1 The Petitioner agrees that it will present to the District Board of Supervisors (the "Board") for its consideration at a public meeting of the District the Interlocal Agreement in the form attached hereto as **Exhibit B**. The Petitioner agrees to present said Interlocal Agreement to the Board seeking an affirmative vote of the members of the Board approving the Interlocal Agreement and to secure execution of said Interlocal Agreement within ninety (90) days of the effective date of the ordinance establishing the District.

2.2 In the event the District fails to approve the Interlocal Agreement in the form attached hereto and transmit the executed Interlocal Agreement to the County, within

ninety (90) days of the effective date of the ordinance creating the District, Petitioner agrees that it shall not object, and Petitioner hereby waives its right to object, to the County's repeal of said ordinance since the Interlocal Agreement constitutes a significant consideration and inducement to County in creating said District. The Interlocal Agreement shall be recorded in the Public Records of Orange County. If the District fails to execute the Interlocal Agreement in substantially the form attached hereto, and/or takes any action contrary to the terms contained in the Interlocal Agreement prior to its execution by the District, then, in addition to any other remedies the County may have under this Agreement or otherwise, the County shall have the power to withhold development approval or development permits for the property in the District and the Petitioner and the District hereby waive any rights to contest such a denial or withholding of development approval(s) up to and including the effective date of the repeal of said ordinance.

2.3 In the event the Board executes the Interlocal Agreement in substantially the form attached hereto within ninety (90) days of the effective date of the ordinance establishing the District, and returns the executed Interlocal Agreement to the County, then the obligation of the Petitioner under this subsection 2.3 shall be considered executed in full without any further action of the County, the District or the Petitioner. The mailing by certified mail or overnight delivery of two original signed Interlocal Agreements to the County Attorney shall satisfy Petitioner's obligation under this Agreement and shall relieve Petitioner from any liability or obligation in any form contained in subsection 2.2.

2.4 *Disclosure; Assessments.*

2.4.1 Petitioner further agrees that to the extent it is involved in the sale of real estate within the District, once established, it shall comply fully with the

disclosure requirement to purchasers set forth in section 190.048, *Florida Statutes*, as the same may be amended from time to time.

2.4.2 Petitioner further agrees that it will execute a Declaration of Consent to Assessments ("Declaration") which will be recorded in the Official Records of Orange County, Florida within thirty (30) days after the levy of any assessments by the District, which Declaration shall apply to all land in the District being marketed for sale by Petitioner.

2.4.3 [Reserved]

3. **Obligations of County.** The County has considered in good faith the Interlocal Agreement in the form attached hereto, has approved and authorized the execution of the Interlocal Agreement and has transmitted it to the Petitioner. The Interlocal Agreement shall be in effect upon execution and as provided therein

4. **Binding Effect.** This Agreement shall be binding upon and shall inure to the benefit of the parties hereto, and their respective successors and assigns. This Agreement, Ordinance No. 2019-___, and the Interlocal Agreement shall bind the Petitioner to the extent permitted or allowed by law. However, no other third parties may rely upon this Agreement or the Interlocal Agreement unless specifically provided for herein or therein.

5. **Materiality of Interlocal Agreement.** The County and the Petitioner agree that there are certain provisions contained within the Interlocal Agreement between the County and the District that are material to the relationship of the District and the County. More specifically, the terms and conditions set forth in Section 4(A) through 4(E) of the Interlocal Agreement were of vital importance to the County in making the decision to enact Ordinance No. 2019-___ establishing the District and approving the Interlocal Agreement. The County and the Petitioner agree that should any material word, sentence, or other provision contained within the above listed

Sections of the Interlocal Agreement be stricken by a court of competent jurisdiction, the County shall have the right to require renegotiation of the stricken provisions pursuant to Section 6 of this Agreement, and the Petitioner shall not challenge the right of the County to require such renegotiation.

6. *Severability.* The County and the Petitioner agree that should any material word, sentence, or other provision of this Agreement be stricken by a court of competent jurisdiction, the County shall have the right to require renegotiation by the Petitioner of that portion of the Agreement that has been stricken in order to negotiate mutually acceptable replacement language consistent with the ruling of the court while taking into account the contractual rights of the persons or entities to whom the Petitioner is obligated.

7. *Notice; Proper Form.* Any notice required or allowed to be delivered hereunder shall be in writing and be deemed to be delivered (1) when hand delivered to the official hereafter designated, or (2) upon receipt of such notice when deposited in United States certified mail, postage prepaid, return receipt requested or by overnight delivery service, addressed to a party at the address set forth below, or at such other address as the party shall have specified by written notice to the other party delivered in accordance herewith:

Petitioner: Park Square Enterprises, LLC
5200 Vineland Road, Suite 200
Orlando, Florida 32811
Attn: Suresh Gupta

With copy to: AG-RW Grande Pines, LLC
c/o Angelo, Gordon & Co., L.P.
245 Park Avenue, 26th Floor
New York, NY 10167
Attn:

Orange County County Administration
Orange County Board of County Commissioners
P.O. Box 1393
Orlando, Florida 32802

With a copy to: Orange County Attorney
P.O. Box 1393
Orlando, Florida 32802

8. ***Time of the Essence.*** Time is hereby declared of the essence in the performance of the duties and obligation of the respective parties pursuant to this Agreement.

9. ***Applicable Law.*** This Agreement shall be construed, controlled, and interpreted according to the laws of the State of Florida.

10. ***Waiver of Challenge Understandings.*** The County and the Petitioner agree that this Agreement, the Interlocal Agreement, and Ordinance No. 2019-___ shall not be subject to legal challenge by Petitioner or its successors or assigns. If such a challenge is filed in court by Petitioner, or any successor or assign of Petitioner, or an related or affiliated entity or organization of Petitioner on any date prior to the effective date of a final bond validation judgment in favor of the District, the County may, following notice to Petitioner and District, take steps to repeal Ordinance No. 2019-___.

11. ***Residential Comprehensive Plan Designation or Rezoning.*** Should Petitioner, its successors, assigns, or contract purchasers apply to amend its comprehensive plan designation or zoning to permit or allow residential uses other than the currently permitted uses with regard to the Property, Petitioner expressly agrees as follows:

11.1 Petitioner acknowledges that it has participated in the negotiation of the Interlocal Agreement between the County and the Grande Pines Community Development District; and

11.2 Petitioner accepts and acknowledges the condition waiving the right of Grande Pines Community Development District to impose taxes or assessments on residentially zoned or used properties for District operations or to pay or retire District debt (excluding hotel, resort residential and short term rental units, as detailed in 11.4); and

11.3 Petitioner acknowledges that this prohibition on taxation or assessment of residentially zoned or used property is set forth in Section 4(B) of the Interlocal Agreement;

11.4 County and Petitioner agree this prohibition described in this Section 11 does not apply to hotel units, resort residential or short term rental units (which terms "resort residential" or "short term rental" for purposes of this Agreement and the Interlocal Agreement shall mean the use in compliance with those conditions set forth in the Orangewood N-2 Planned Development and Land use Plan approved on April 13, 2016, CDR Number 18-07-230, approved February 23, 2019, and CDR 18-07-231, approved May 21, 2019 as may be amended by further County approvals; and

11.5 Petitioner, or its successors, assigns, and contract purchasers, acknowledges and agrees that should any such current or future property owner apply for a comprehensive plan amendment, rezoning, or DRI development order to permit a residential use (other than the currently permitted timeshare, hotel, resort residential, and short term rental uses), that the County may accept the fact that the property for which such residential use is sought has been or could be subject to District ad valorem taxes or assessments which is prohibited by this Agreement, as substantial and competent evidence to deny any such plan amendment, rezoning, or DRI development order.

11.6 This provision shall survive any other provisions of this Agreement which may expire and shall remain in force for so long as the District is assessing any taxes, assessments, or other charges or has debt outstanding.

12. *Effective Date.* This Agreement shall become effective upon the date of execution by the County and the Petitioner, whichever date is later.

Orange County, Florida
By: Board of County Commissioners

By: Jerry L. Demings, Mayor

Attest: Phil Diamond, County Comptroller
As Clerk to the Board of County Commissioners

[*County Seal*]

**Park Square Enterprises, LLC, a
Delaware limited liability company**

By: _____
Name: _____
Title: _____

STATE OF _____)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by _____ as _____ of Park Square Enterprises, LLC, a Delaware limited liability company, on behalf of said company. He/she is ___ personally known to me OR has ___ produced a valid driver's license as identification.

(Signature of Notary Public)

(Printed Name of Notary Public)

My Commission Number: _____

My Commission Expires: _____

**LEGAL DESCRIPTION OF THE
GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT
SHALL CONSIST OF THE FOLLOWING FIVE PARCELS**

<u>PARCEL</u>	<u>ACRES</u>
Phase 1 & 2:	55.55 acres
Phase 3:	30.31 acres
Phase 4 (Part 1):	6.48 acres
Phase 4 (Part 2):	14.44 acres
Conservation Area:	12.01 acres
Total Acreage of CDD:	118.79 acres

[SKETCHES AND DESCRIPTIONS FOLLOW]

SKETCH OF DESCRIPTION

SHEET 1 OF 8

LEGAL DESCRIPTION OF PHASE 1 ¹/₂

A parcel of land comprising a portion of Lake 9, a portion of Lake 4, a portion of Golf Course Parcel 3, a portion of Parcel 11, Orangewood Neighborhood 2, as recorded in Plat Book 17, Pages 81 through 87, Public Records of Orange County, Florida.

Being more particularly described as follows:

Commencing at the Northwestern most corner of Lake 9 and the Northeastern most corner of Golf Course Parcel 1 being a point on a non tangent curve, concave Northeasterly having a radius of 1137.00 feet, with a chord bearing of South 55°09'04" East, and a chord distance of 26.30 feet, thence run Southeasterly along the arc of said curve through a central angle of 01°19'32" for a distance of 26.30 feet to a point of tangency; thence run South 55°48'50" East for a distance of 12.73 feet; thence run South 70°42'36" East for a distance of 31.76 feet to the point of curvature of a curve, concave Northeasterly having a radius of 2814.51 feet, with a chord bearing of South 73°02'24" East, and a chord distance of 228.88 feet, thence run Southeasterly along the arc of said curve through a central angle of 04°39'38" for a distance of 228.94 feet to a point on a non tangent line; thence run South 14°37'46" West for a distance of 8.00 feet to a point on a non tangent curve and the POINT OF BEGINNING; said curve being concave Northeasterly having a radius of 2822.51 feet, with a chord bearing of South 76°51'03" East, and a chord distance of 145.83 feet, thence run Southeasterly along the arc of said curve through a central angle of 02°57'38" for a distance of 145.85 feet to a point of tangency; thence run South 78°19'52" East for a distance of 506.47 feet; thence run North 11°40'08" East for a distance of 10.00 feet; thence run South 78°19'52" East for a distance of 850.00 feet; thence run South 11°40'08" West for a distance of 10.00 feet thence run South 78°19'52" East for a distance of 319.37 feet to the point of curvature of a curve, concave Southwesterly having a radius of 873.93 feet, with a chord bearing of South 77°22'34" East, and a chord distance of 29.13 feet, thence run Southeasterly along the arc of said curve through a central angle of 01°54'36" for a distance of 29.13 feet to a point on a non tangent line; thence run South 13°34'43" West for a distance of 5.00 feet to the point of curvature of a curve, concave Southwesterly having a radius of 868.42 feet, with a chord bearing of South 71°10'08" East, and a chord distance of 159.10 feet, thence run Southeasterly along the arc of said curve through a central angle of 10°30'41" for a distance of 159.32 feet to a point of tangency; thence run South 65°54'36" East for a distance of 61.40 feet to a point on non tangent curve, concave Northwesterly having a radius of 1549.86 feet, with a chord bearing of South 42°32'54" West, and a chord distance of 352.89 feet, thence run Southwesterly along the arc of said curve through a central angle of 13°04'27" for a distance of 353.66 to a point on a non tangent curve; concave Southwesterly having a radius of 371.33 feet, with a chord bearing of South 40°42'40" East, and a chord distance of 19.32 feet, thence run Southeasterly along the arc of said curve through a central angle of 02°58'53" for a distance of 19.32 feet to a point of tangency; thence run South 39°13'13" East for a distance of 280.78 feet to a point on the Northwesterly right-of-way line of International Drive and a point on a non tangent curve, concave Northwesterly having a radius of 1849.86 feet, with a chord bearing of South 50°53'36" West, and a chord distance of 100.00 feet, thence run Southwesterly along the arc of said curve through a central angle of 03°05'52" for a distance of

CONTINUED ON SHEET 2



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654 5355

SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.

THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH/SOUTH CENTERLINE OF SECTION 13-24-28 BEING AN ASSUMED BEARING OF S00°24'42"E.

SK14
REV 1-25-16
REV 7-26-18

JOB NO. 20130298
DATE: 9-21-2015
SCALE: 1" = 300 FEET
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: DY/PJR
CHECKED BY: EGT

FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RICKMAN P.S.M. # 5633

SKETCH OF DESCRIPTION

SHEET 2 OF 8

CONTINUED FROM SHEET 1

100.01 feet to a point on a non tangent line; thence run North 39°13'13" West for a distance of 280.59 feet to the point of curvature of a curve, concave Southwesterly having a radius of 271.33 feet, with a chord bearing of North 41°17'25" West, and a chord distance of 19.60 feet, thence run Northwesterly along the arc of said curve through a central angle of 04°08'24" for a distance of 19.61 feet to a point on a non tangent line; thence run South 52°53'14" West for a distance of 600.38 feet; thence run South 22°07'41" West for a distance of 123.20 feet; thence run South 67°52'19" East for a distance of 189.74 feet to the point of curvature of a curve, concave Southwesterly having a radius of 83.00 feet, with a chord bearing of South 53°59'08" East, and a chord distance of 39.84 feet, thence run Southeasterly along the arc of said curve through a central angle of 27°46'21" for a distance of 40.23 feet to a point of tangency; thence run South 40°05'58" East for a distance of 24.55 feet; thence run South 52°53'14" West for a distance of 35.05 feet; thence run North 40°05'58" West for a distance of 34.59 feet; thence run North 67°52'19" West for a distance of 616.97 feet; thence run South 15°33'00" West for a distance of 54.05 feet; thence run South 83°39'09" West for a distance of 731.02 feet; thence run North 50°55'34" West for a distance of 681.39 feet; thence run South 51°33'18" West for a distance of 11.65 feet; thence run North 38°26'42" West for a distance of 130.01 feet; thence run North 51°33'18" East for a distance of 90.92 feet to the point of curvature of a curve, concave Southerly having a radius of 30.00 feet, with a chord bearing of North 81°51'49" East, and a chord distance of 30.28 feet, thence run Easterly along the arc of said curve through a central angle of 60°37'02" for a distance of 31.74 feet to a point on a non tangent line; thence run North 39°04'26" East for a distance of 172.66 feet to a point on a non tangent curve, concave Southerly having a radius of 190.00 feet, with a chord bearing of North 89°50'08" West, and a chord distance of 237.12 feet, thence run Westerly along the arc of said curve through a central angle of 77°13'08" for a distance of 256.07 feet to a point of tangency; thence run South 51°33'18" West for a distance of 74.04 feet; thence run North 16°41'39" West for a distance of 429.93 feet; thence run North 44°29'36" East for a distance of 340.87 feet to a point on a non tangent curve, concave Northerly having a radius of 130.00 feet, with a chord bearing of South 89° 25' 08" East, and a chord distance of 100.47 feet, thence run Easterly along the arc of said curve through a central angle of 45° 27' 53" for a distance of 103.16 feet to a point of reverse curvature of a curve, concave Southerly having a radius of 125.00 feet, with a chord bearing of North 88° 27' 37" East, and a chord distance of 88.01 feet, thence run Easterly along the arc of said curve through a central angle of 41° 13' 22" for a distance of 89.93 feet to a point of tangency; thence run South 70° 55' 42" East for a distance of 259.79 feet to the point of curvature of a curve, concave Southwesterly having a radius of 100.00 feet, with a chord bearing of South 54° 25' 15" East, and a chord distance of 56.83 feet, thence run Southeasterly along the arc of said curve through a central angle of 33° 00' 55" for a distance of 57.62 feet to a point on a non tangent line; thence run North 52°00'27" East for a distance of 91.30 feet to the POINT OF BEGINNING;

contains 55.55 acres, more or less.



**ALLEN
&
COMPANY**

16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

THIS IS NOT A SURVEY:

N.T. DENOTES NON TANGENT

⊙ DENOTES CHANGE IN DIRECTION
R/W DENOTES RIGHT-OF-WAY
C DENOTES CENTERLINE
P.C. DENOTES POINT OF CURVATURE
P.T. DENOTES POINT OF TANGENCY
P.R.C. DENOTES POINT OF REVERSE CURVATURE
P.C.C. DENOTES POINT OF COMPOUND CURVATURE

SK14
REV 1-25-16
REV 7-26-18

JOB NO. 20130298
DATE: 9-21-2015
SCALE: 1" = 300 FEET
FIELD BY: N/A

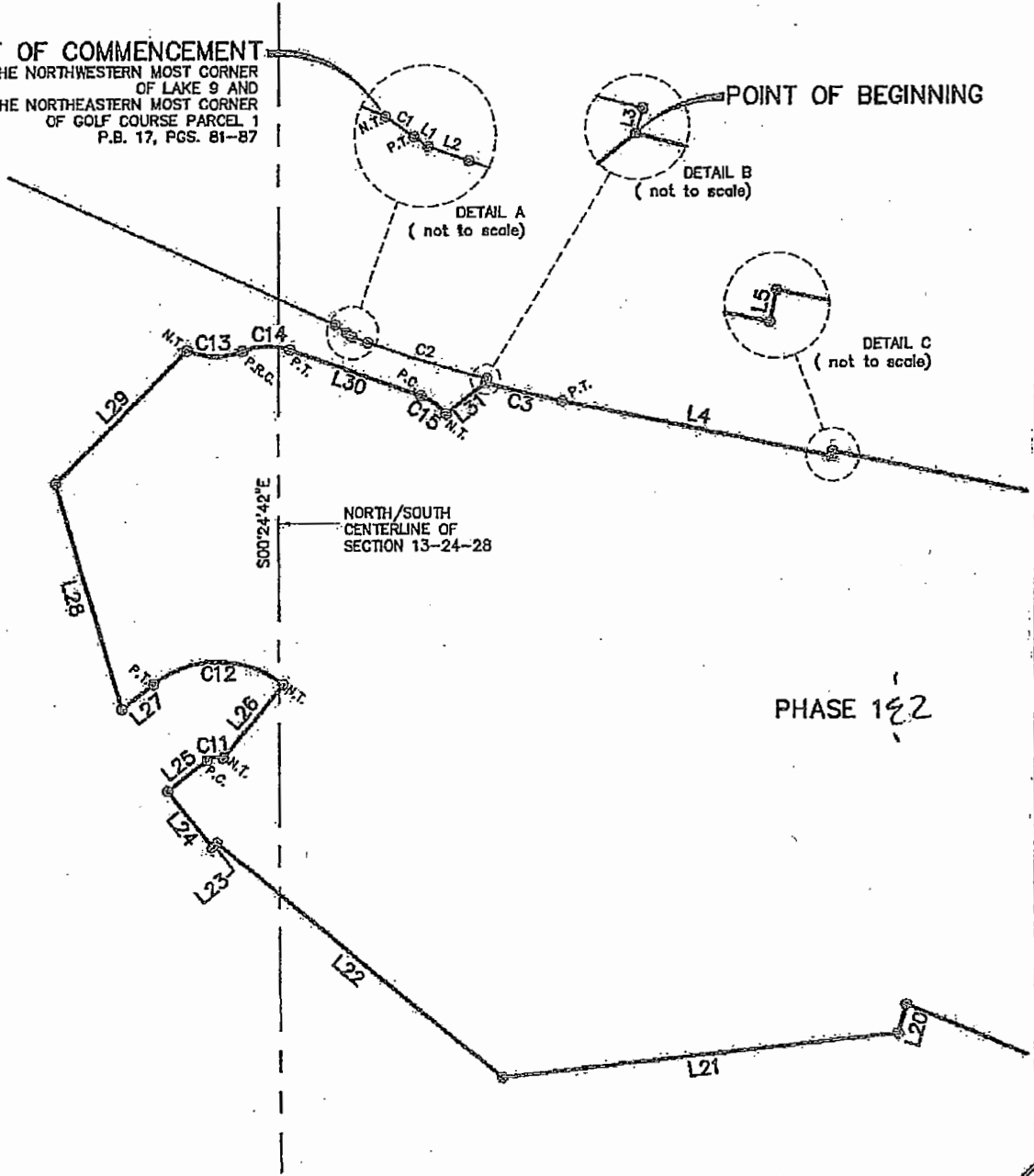
CALCULATED BY: JLR
DRAWN BY: DY/PJR
CHECKED BY: EGT

SKETCH OF DESCRIPTION

SHEET 3 OF 8

POINT OF COMMENCEMENT
 THE NORTHWESTERN MOST CORNER
 OF LAKE 9 AND
 THE NORTHEASTERN MOST CORNER
 OF GOLF COURSE PARCEL 1
 P.B. 17, PGS. 81-87

POINT OF BEGINNING



PHASE 1 & 2

THIS IS NOT A SURVEY:

N.T. DENOTES NON TANGENT

- ⊙ DENOTES CHANGE IN DIRECTION
- R/W DENOTES RIGHT-OF-WAY
- ⊥ DENOTES CENTERLINE
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- P.C.C. DENOTES POINT OF COMPOUND CURVATURE

SK14
 REV 1-25-16
 REV 7-26-18



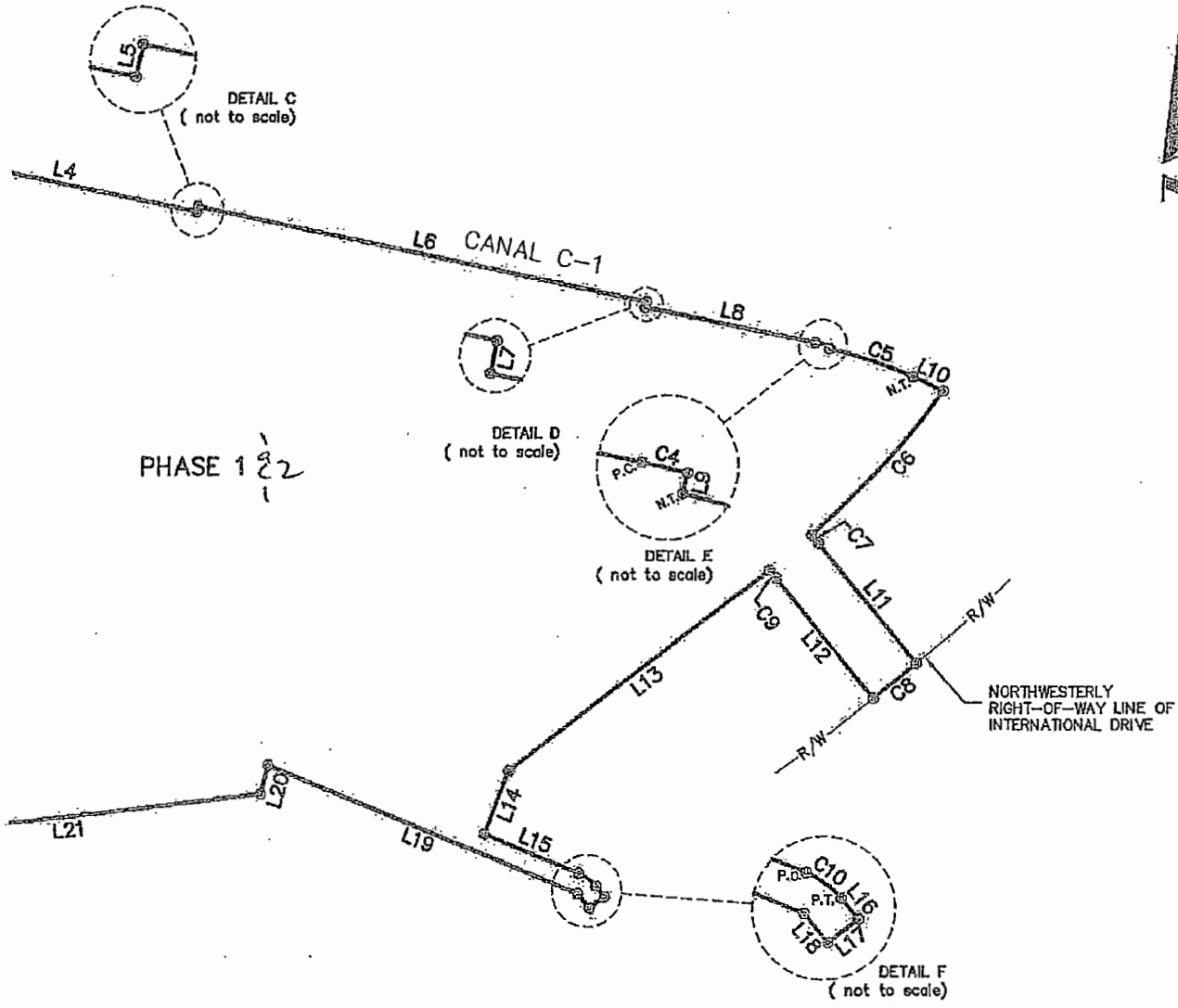
16 East Plant Street
 Water Garden, Florida 34707 • (407) 654 5355

JOB NO. 20130298
 DATE: 9-21-2015
 SCALE: 1" = 300 FEET
 FIELD BY: N/A

CALCULATED BY: JLR
 DRAWN BY: DY/PJR
 CHECKED BY: EGT

SKETCH OF DESCRIPTION

SHEET 4 OF 8



PHASE 1



16 East Plant Street
Winter Garden, Florida 34787 • (407) 854 5355

THIS IS NOT A SURVEY:

N.T. DENOTES NON TANGENT

- ⊙ DENOTES CHANGE IN DIRECTION
- R/W DENOTES RIGHT-OF-WAY
- ⊙ DENOTES CENTERLINE
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- P.C.C. DENOTES POINT OF COMPOUND CURVATURE

SK14
REV 1-25-16
REV 7-26-18

JOB NO. 20130298
DATE: 9-21-2015
SCALE: 1" = 300 FEET
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: DY/PJR
CHECKED BY: EGT

SKETCH OF DESCRIPTION

SHEET 5 OF 8

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.73'	S55°48'50"E
L2	31.76'	S70°42'36"E
L3	8.00'	S14°37'46"W
L4	506.47'	S78°19'52"E
L5	10.00'	N11°40'08"E
L6	850.00'	S78°19'52"E
L7	10.00'	S11°40'08"W
L8	319.37'	S78°19'52"E
L9	5.00'	S13°34'43"W
L10	61.40'	S65°54'36"E
L11	280.78'	S39°13'13"E
L12	280.59'	N39°13'13"W
L13	600.38'	S52°53'14"W
L14	123.20'	S22°07'41"W
L15	189.74'	S67°52'19"E
L16	24.55'	S40°05'58"E
L17	35.05'	S52°53'14"W
L18	34.59'	N40°05'58"W
L19	616.97'	N67°52'19"W
L20	54.05'	S15°33'00"W
L21	731.02'	S83°39'09"W
L22	681.39'	N50°55'34"W

LINE TABLE		
LINE	LENGTH	BEARING
L23	11.65'	S51°33'18"W
L24	130.01'	N38°26'42"W
L25	90.92'	N51°33'18"E
L26	172.66'	N39°04'26"E
L27	74.04'	S51°33'18"W
L28	429.93'	N16°41'39"W
L29	340.87'	N44°29'36"E
L30	259.79'	S70°55'42"E
L31	91.30'	N52°00'27"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	1137.00'	26.30'	26.30'	S55°09'04"E	1°19'32"
C2	2814.51'	228.94'	228.88'	S73°02'24"E	4°39'38"
C3	2822.51'	145.85'	145.83'	S76°51'03"E	2°57'38"
C4	873.93'	29.13'	29.13'	S77°22'34"E	1°54'36"
C5	868.42'	159.32'	159.10'	S71°10'08"E	10°30'41"
C6	1549.86'	353.66'	352.89'	S42°32'54"W	13°04'27"
C7	371.33'	19.32'	19.32'	S40°42'40"E	2°58'53"
C8	1849.86'	100.01'	100.00'	S50°53'36"W	3°05'52"
C9	271.33'	19.61'	19.60'	N41°17'25"W	4°08'24"
C10	83.00'	40.23'	39.84'	S53°59'08"E	27°46'21"
C11	30.00'	31.74'	30.28'	N81°51'49"E	60°37'02"
C12	190.00'	256.07'	237.12'	N89°50'08"W	77°13'08"
C13	130.00'	103.16'	100.47'	S89°25'08"E	45°27'53"
C14	125.00'	89.93'	88.01'	N88°27'37"E	41°13'22"
C15	100.00'	57.62'	56.83'	S54°25'15"E	33°00'55"



ALLEN & COMPANY

16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5353

THIS IS NOT A SURVEY:

N.T. DENOTES NON TANGENT.

- ⊙ DENOTES CHANGE IN DIRECTION
- R/W DENOTES RIGHT-OF-WAY
- ⊕ DENOTES CENTERLINE
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- P.C.C. DENOTES POINT OF COMPOUND CURVATURE

SK14
REV 1-25-16
REV 7-26-18

JOB NO. 20130298
DATE: 9-21-2015
SCALE: 1" = 300 FEET
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: DY/PJR
CHECKED BY: EGT

SKETCH OF DESCRIPTION

SHEET 1 OF 3

LEGAL DESCRIPTION PHASE 2/3

A parcel of land comprising a portion of Golf Course Parcel 3 and Lake 9, Orangewood Neighborhood 2, as recorded in Plat Book 17, Pages 81 through 87, Public Records of Orange County, Florida.

Being more particularly described as follows:

Commencing at the common corner of Golf Course Parcel 1, Parcel 8 and Lake 9, thence run South 44°29'36" West for a distance of 276.16 feet to the POINT OF BEGINNING; thence run South 16°41'39" East for a distance of 429.93 feet; thence run North 51°33'18" East for a distance of 74.04 feet to the point of curvature of a curve, concave Southerly having a radius of 190.00 feet, with a chord bearing of South 89°50'08" East, and a chord distance of 237.12 feet, thence run Easterly along the arc of said curve through a central angle of 77°13'08" for a distance of 256.07 feet to a point on a non tangent line; thence run South 39°04'26" West for a distance of 172.66 feet to a point on a non tangent curve, concave Southerly having a radius of 30.00 feet, with a chord bearing of South 81°51'49" West, and a chord distance of 30.28 feet; thence run Westerly along the arc of said curve through a central angle of 60°37'02" for a distance of 31.74 feet to a point of tangency; thence run South 51°33'18" West for a distance of 90.92 feet; thence run South 38°26'42" East for a distance of 130.01 feet; thence run South 51°33'18" West for a distance of 655.07 feet; thence run South 17°06'30" East for a distance of 198.79 feet; thence run South 52°18'45" West for a distance of 146.36 feet; thence run South 86°42'01" West for a distance of 534.28 feet; thence run South 54°10'08" West for a distance of 590.09 feet; thence run South 83°27'44" West for a distance of 162.24 feet; thence run North 36°09'00" West for a distance of 129.41 feet; thence run North 16°16'12" East for a distance of 264.03 feet; thence run North 40°06'30" East for a distance of 533.14 feet; thence run North 01°08'12" West for a distance of 78.37 feet; thence run North 19°00'19" East for a distance of 253.34 feet; thence run North 21°04'47" West for a distance of 225.00 feet; thence run North 83°57'03" East for a distance of 185.00 feet; thence run North 06°54'15" East for a distance of 230.00 feet; thence run South 89°52'40" East for a distance of 130.70 feet; thence run South 19°31'03" East for a distance of 620.58 feet; thence run North 89°51'45" East for a distance of 122.55 feet; thence run North 37°24'11" East for a distance of 372.06 feet; thence run North 20°17'21" West for a distance of 212.30 feet; thence run North 44°29'36" East for a distance of 411.32 feet to the POINT OF BEGINNING;

Containing 1320423 square feet, 30.31 acres, more or less.



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.
THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH/SOUTH CENTERLINE OF SECTION 13-24-28 BEING AN ASSUMED BEARING OF S00°24'42"E.

JOB NO. 20130298	CALCULATED BY: JLR	FOR THE LICENSED BUSINESS # 6723 BY: JAMES L. RICKMAN P.S.M. # 5633
DATE: 9-21-2015	DRAWN BY: DY/PJR	
SCALE: 1" = 300 FEET	CHECKED BY: EGT	
FIELD BY: N/A		

sk15

SKETCH OF DESCRIPTION

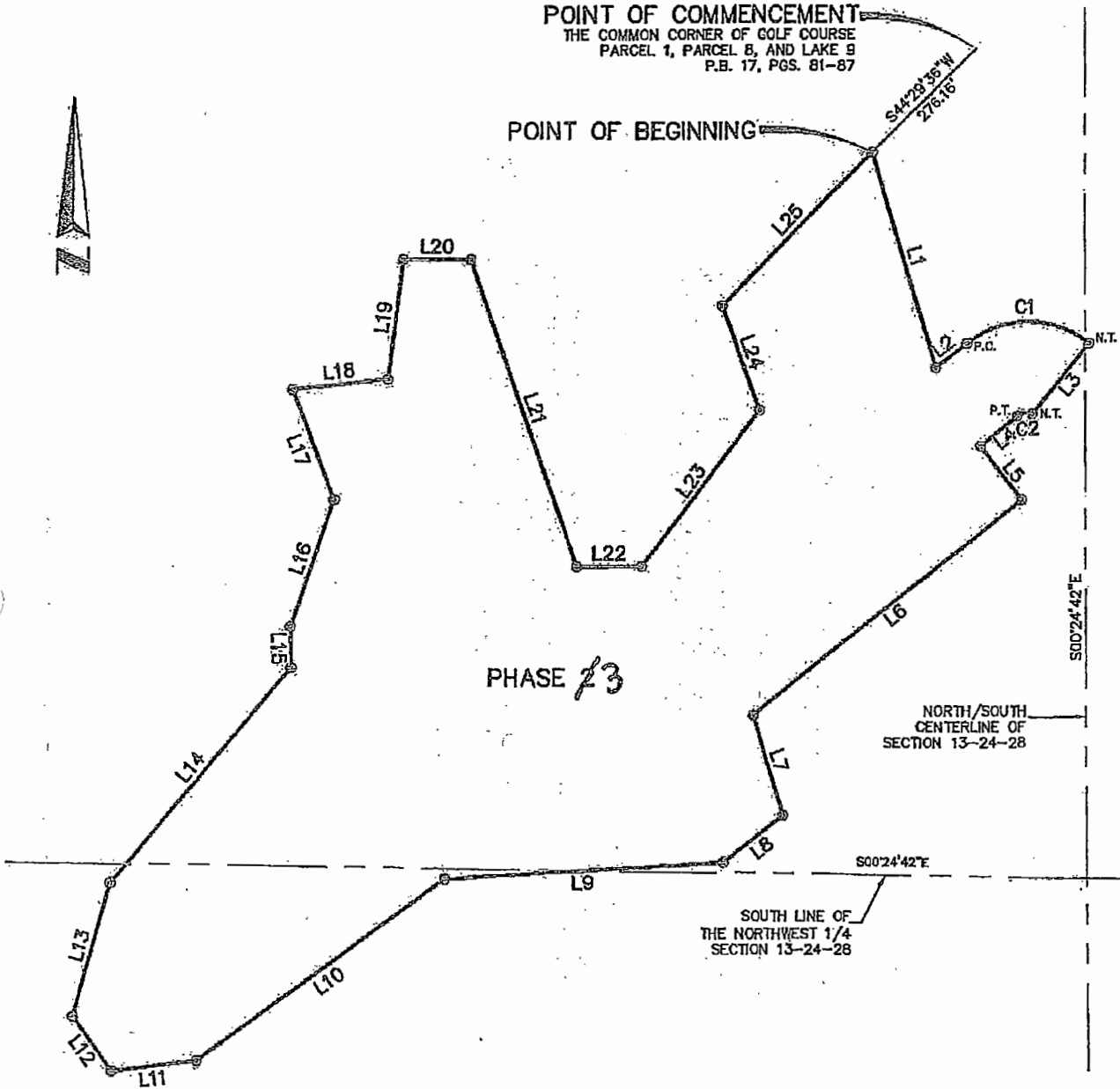
SHEET 2 OF 3



POINT OF COMMENCEMENT

THE COMMON CORNER OF GOLF COURSE
PARCEL 1, PARCEL 8, AND LAKE 9
P.B. 17, PGS. 81-87

POINT OF BEGINNING



PHASE 3

NORTH/SOUTH
CENTERLINE OF
SECTION 13-24-28

SOUTH LINE OF
THE NORTHWEST 1/4
SECTION 13-24-28

sk15

THIS IS NOT A SURVEY:

N.T. DENOTES NON TANGENT

- ⊙ DENOTES CHANGE IN DIRECTION
- R/W DENOTES RIGHT-OF-WAY
- ⊂ DENOTES CENTERLINE
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- P.C.C. DENOTES POINT OF COMPOUND CURVATURE



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COMPANY**

16 East Plant Street
Winter Garden, Florida 34787 • (407) 654 5355

JOB NO. 20130298
DATE: 9-21-2015
SCALE: 1" = 300 FEET
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: DY/PJR
CHECKED BY: EGT

SKETCH OF DESCRIPTION

SHEET 3 OF 3

LINE TABLE		
LINE	LENGTH	BEARING
L1	429.93'	S16°41'39"E
L2	74.04'	N51°33'18"E
L3	172.66'	S39°04'26"W
L4	90.92'	S51°33'18"W
L5	130.01'	S38°26'42"E
L6	655.07'	S51°33'18"W
L7	198.79'	S17°06'30"E
L8	146.36'	S52°18'45"W
L9	534.28'	S86°42'01"W
L10	590.09'	S54°10'08"W
L11	162.24'	S83°27'44"W
L12	129.41'	N36°09'00"W
L13	264.03'	N16°16'12"E
L14	533.14'	N40°06'30"E
L15	78.37'	N01°08'12"W
L16	253.34'	N19°00'19"E
L17	225.00'	N21°04'47"W
L18	185.00'	N83°57'03"E
L19	230.00'	N06°54'15"E
L20	130.70'	S89°52'40"E
L21	620.58'	S19°31'03"E
L22	122.55'	N89°51'45"E
L23	372.06'	N37°24'11"E
L24	212.30'	N20°17'21"W
L25	411.32'	N44°29'36"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	190.00'	256.07'	237.12'	S89°50'08"E	77°13'08"
C2	30.00'	31.74'	30.28'	S81°51'49"W	60°37'02"

THIS IS NOT A SURVEY:

N.T. DENOTES NON TANGENT

© DENOTES CHANGE IN DIRECTION
 R/W DENOTES RIGHT-OF-WAY
 C DENOTES CENTERLINE
 P.C. DENOTES POINT OF CURVATURE
 P.T. DENOTES POINT OF TANGENCY
 P.R.C. DENOTES POINT OF REVERSE CURVATURE
 P.C.C. DENOTES POINT OF COMPOUND CURVATURE

sk15



**ALLEN
&
COMPANY**

16 East Plant Street
 Winter Garden, Florida 34787 • (407) 654-5385

JOB NO. 20130298
 DATE: 9-21-2015
 SCALE: 1" = 300 FEET
 FIELD BY: N/A

CALCULATED BY: JLR
 DRAWN BY: DY/PJR
 CHECKED BY: EGT

SKETCH OF DESCRIPTION

HEET 6 OF 8

Together With:

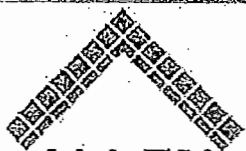
LEGAL DESCRIPTION PHASE ~~1~~ (PART 1)

A parcel of land comprising a portion of Golf Course Parcel 1, a portion of Golf Course Parcel 3 and a portion of Lake 9, Orangewood Neighborhood 2, as recorded in Plat Book 17, Pages 81 through 87, Public Records of Orange County, Florida.

Being more particularly described as follows:

Commence at the Northwest corner of Golf Course Parcel 1, thence run South 72°13'51" East along the North line of said Golf Course Parcel 1 for a distance of 1595.92 feet to the Point of Beginning; thence run South 72°13'51" East along the North line of said Golf Course Parcel 1 for a distance of 609.67 feet; thence run South 65°40'02" East for a distance of 661.67 feet to the point on a non tangent curve, concave Northeasterly having a radius of 1137.00 feet, with a chord bearing of South 55°09'04" East, and a chord distance of 26.30 feet, thence run Southeasterly along the arc of said curve through a central angle of 01°19'32" for a distance of 26.30 feet to a point of tangency; thence run South 55°48'50" East for a distance of 12.73 feet; thence run South 70°42'36" East for a distance of 31.76 feet to the point of curvature of a curve, concave Northeasterly having a radius of 2814.51 feet, with a chord bearing of South 73°02'24" East, and a chord distance of 228.88 feet, thence run Southeasterly along the arc of said curve through a central angle of 04°39'38" for a distance of 228.94 feet to a point on a non tangent line; thence run South 14°37'46" West for a distance of 8.00 feet; thence run South 52°00'27" West for a distance of 91.30 feet to a point on a non tangent curve, concave Southwesterly having a radius of 100.00 feet, with a chord bearing of North 54°25'15" West, and a chord distance of 56.83 feet, thence run Northwesterly along the arc of said curve through a central angle of 33°00'55" for a distance of 57.62 feet to a point of tangency; thence run North 70°55'42" West for a distance of 259.79 feet to the point of curvature of a curve, concave Southerly having a radius of 125.00 feet, with a chord bearing of South 88°27'37" West, and a chord distance of 88.01 feet, thence run Westerly along the arc of said curve through a central angle of 41°13'22" for a distance of 89.93 to a point of reverse curvature of a curve concave Northerly having a radius of 130.00 feet, with a chord bearing of North 89°25'08" West, and a chord distance of 100.47 feet, thence run Westerly along the arc of said curve through a central angle of 45°27'53" for a distance of 103.16 feet to a point on a non tangent line; thence run South 44°29'36" West for a distance of 64.71 feet; thence run North 73°52'37" West for a distance of 747.39 feet; thence run North 17°46'44" East, for a distance of 127.49 feet; thence run North 72°13'16" West, for a distance of 245.03 feet; thence run North 17°46'44" East, for a distance of 155.27 feet to the POINT OF BEGINNING.

Containing 282,481 square feet, 6.48 acres, more or less.



**ALLEN
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COMPANY**

16 East Plant Street
Walter Garden, Florida 34787 * (407) 654 5355

SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.
THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
BEARINGS SHOWN HEREON ARE BASED ON THE NORTH/SOUTH CENTERLINE OF SECTION 13-24-28 BEING AN ASSUMED BEARING OF S00°24'42"E.

JOB NO. 20130298
DATE: 9-21-2015
SCALE: 1" = 300 FEET
FIELD BY: N/A

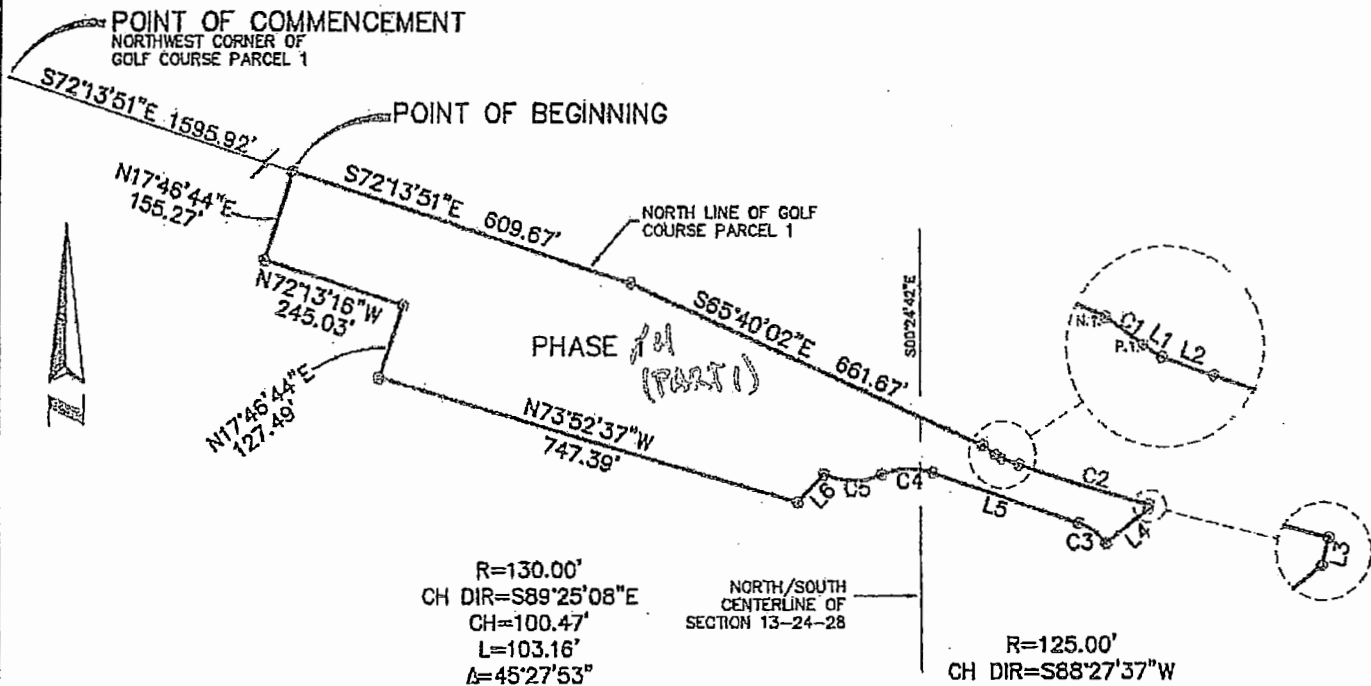
CALCULATED BY: JLR
DRAWN BY: DY/PJR
CHECKED BY: EGT

FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RICKMAN P.S.M. # 5633

SKETCH OF DESCRIPTION

SHEET 7 OF 8



16 East Plant Street
 Winter Garden, Florida 34787 • (407) 654-5355

THIS IS NOT A SURVEY:

N.T. DENOTES NON TANGENT

- ⊙ DENOTES CHANGE IN DIRECTION
- R/W DENOTES RIGHT-OF-WAY
- ⊕ DENOTES CENTERLINE
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- P.C.C. DENOTES POINT OF COMPOUND CURVATURE

sk16

JOB NO. 20130298	CALCULATED BY: JLR
DATE: 9-21-2015	DRAWN BY: DY/PJR
SCALE: 1" = 300 FEET	CHECKED BY: EGT
FIELD BY: N/A	

SKETCH OF DESCRIPTION

SHEET 8 OF 8

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.73'	S55°48'50"E
L2	31.76'	S70°42'36"E
L3	8.00'	S14°37'46"W
L4	91.30'	S52°00'27"W
L5	259.79'	N70°55'42"W
L6	64.71'	S44°29'36"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	1137.00'	26.30'	26.30'	S55°09'04"E	1°19'32"
C2	2814.51'	228.94'	228.88'	S73°02'24"E	4°39'38"
C3	100.00'	57.62'	56.83'	N54°25'15"W	33°00'55"
C4	125.00'	89.93'	88.01'	S88°27'37"W	41°13'22"
C5	130.00'	103.16'	100.47'	N89°25'08"W	45°27'53"



**ALLEN
&
COMPANY**

16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

THIS IS NOT A SURVEY:

N.T. DENOTES NON TANGENT

⊙ DENOTES CHANGE IN DIRECTION
 R/W DENOTES RIGHT-OF-WAY
 CL DENOTES CENTERLINE
 P.C. DENOTES POINT OF CURVATURE
 P.T. DENOTES POINT OF TANGENCY
 P.R.C. DENOTES POINT OF REVERSE CURVATURE
 P.C.C. DENOTES POINT OF COMPOUND CURVATURE

sk14

JOB NO. 20130298
 DATE: 9-21-2015
 SCALE: 1" = 300 FEET
 FIELD BY: N/A

CALCULATED BY: JLR
 DRAWN BY: DY/PJR
 CHECKED BY: EGT

SKETCH OF DESCRIPTION

SHEET 2 OF 5

LEGAL DESCRIPTION PHASE 2¹ (PART 2)

A parcel of land comprising a portion of Golf Course Parcel 1, a portion of Golf Course Parcel 3 and a portion of Lake 9, Orangewood Neighborhood 2, as recorded in Plat Book 17, Pages 81 through 87, Public Records of Orange County, Florida.

Being more particularly described as follows:

Beginning at the Northwest corner of Golf Course Parcel 1, run South 72°13'51" East along the North line of said Golf Course Parcel 1 for a distance of 1595.92 feet; thence departing said north line run South 17°46'44" West, for a distance of 155.27 feet; thence run South 72°13'16" East, for a distance of 245.03 feet; thence run South 17°46'44" West, for a distance of 127.49 feet; thence run North 73°52'37" West for a distance of 611.61 feet; thence run North 37°39'42" West for a distance of 167.29 feet; thence run North 78°14'44" West for a distance of 800.54 feet; thence run South 08°48'43" East for a distance of 658.05 feet; thence run South 89°57'50" West for a distance of 319.06 feet to a point on the Easterly right-of-way line of Westwood Boulevard; thence run North 00°29'18" East for a distance of 877.35 feet to the point of curvature of a curve, concave Easterly having a radius of 600.00 feet, with a chord bearing of North 07°11'21" East, and a chord distance of 140.03 feet, thence run Northerly along the arc of said curve through a central angle of 13°24'07" for a distance of 140.34 to the POINT OF BEGINNING.

Containing 628,853 square feet, 14.44 acres, more or less.



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654 5355

SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.
THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
BEARINGS SHOWN HEREON ARE BASED ON THE NORTH/SOUTH CENTERLINE OF SECTION 13-24-28 BEING AN ASSUMED BEARING OF S00°24'42"E

JOB NO. 20130298
DATE: 9-21-2015
SCALE: 1" = 300 FEET
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: DY/PJR
CHECKED BY: EGT

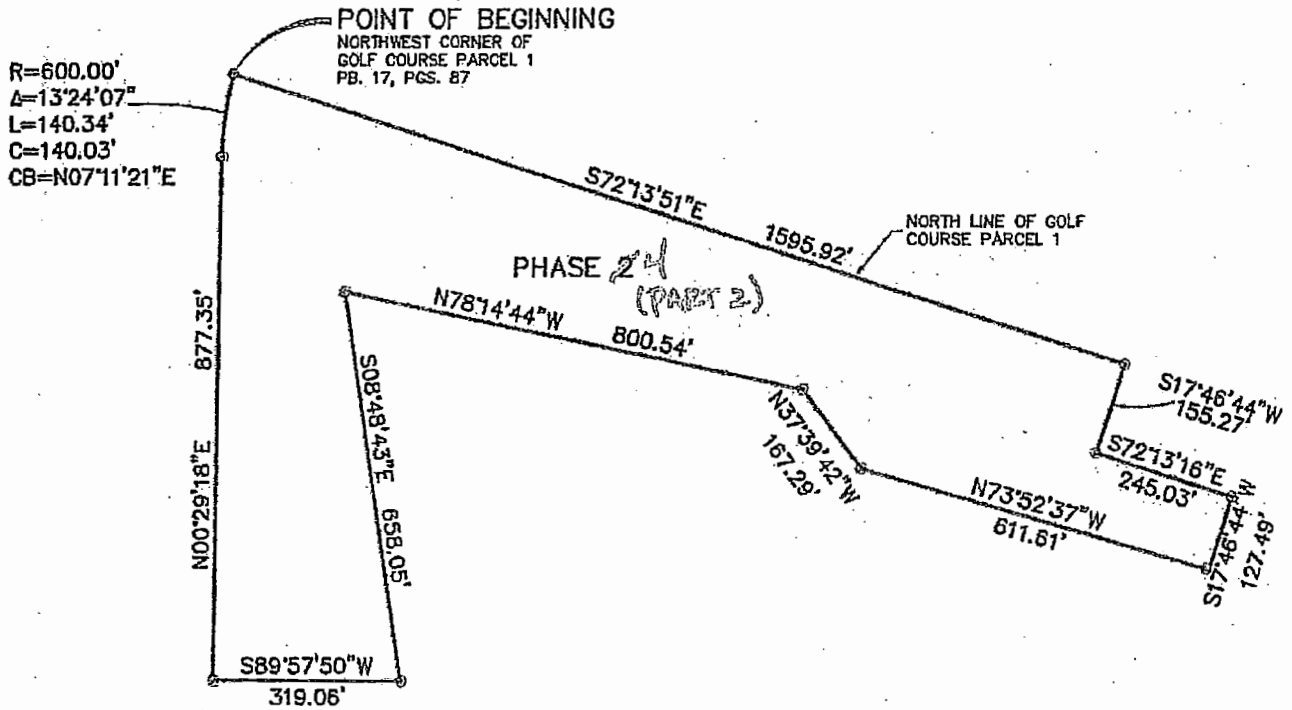
FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RICKMAN P.S.M. # 5633

sk15

SKETCH OF DESCRIPTION

SHEET 4 OF 5



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

THIS IS NOT A SURVEY:

N.T. DENOTES NON TANGENT

- © DENOTES CHANGE IN DIRECTION
- R/W DENOTES RIGHT-OF-WAY
- Ⓢ DENOTES CENTERLINE
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- P.C.C. DENOTES POINT OF COMPOUND CURVATURE

sk15

JOB NO. 20130298
DATE 9-21-2015
SCALE 1" = 300 FEET
FIELD BY N/A

CALCULATED BY: JLR
DRAWN BY: DY/PJR
CHECKED BY: EGT

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

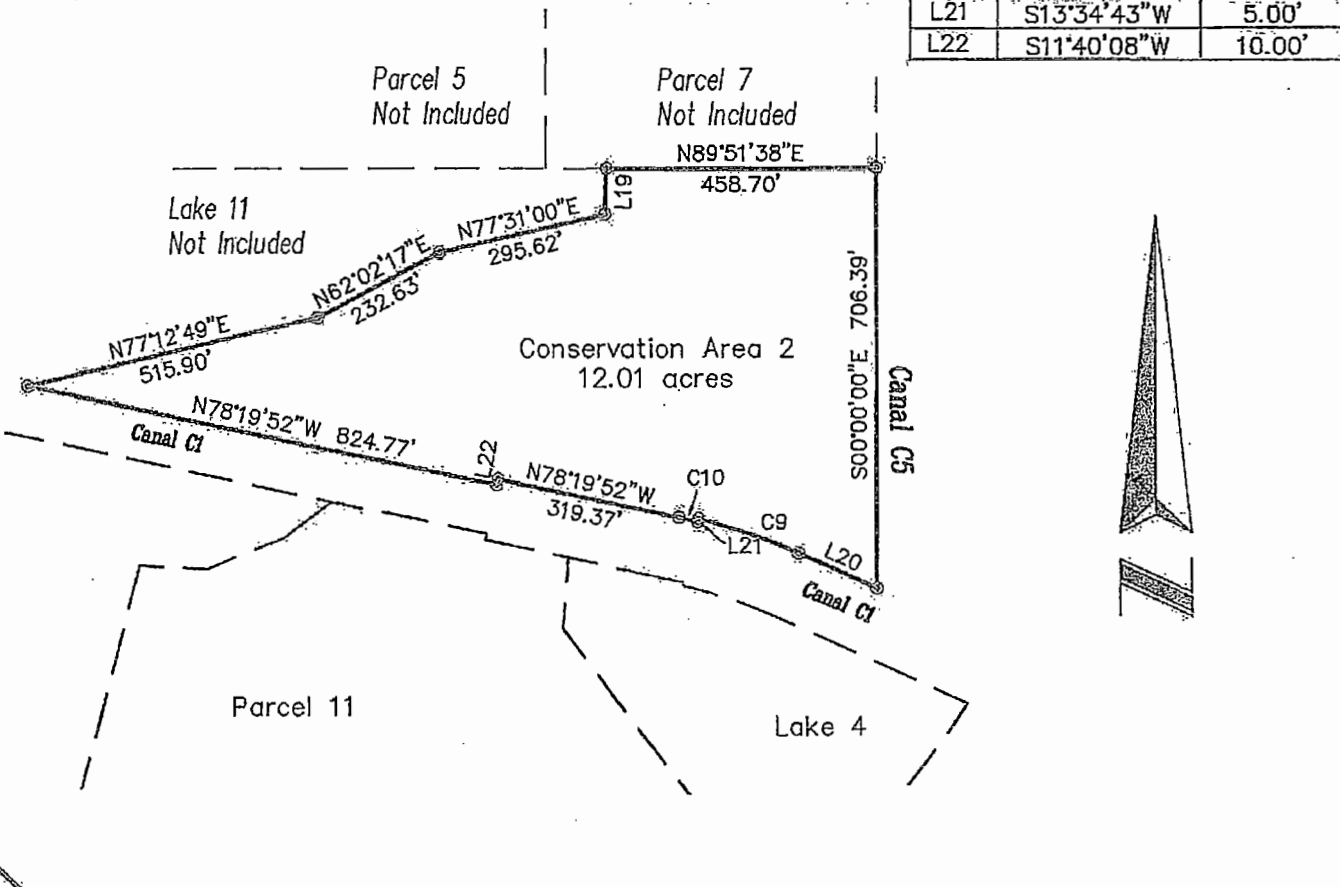
CONSERVATION AREA #2, ORANGEWOOD NEIGHBORHOOD - 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 87, INCLUSIVE, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

CURVE TABLE

CURVE	RADIUS	BEARING	CHORD	DELTA	LENGTH
C9	983.93'	N71°09'56"W	180.26'	10°30'41"	180.51'
C10	978.93'	N77°23'21"W	32.63'	1°54'36"	32.63'

LINE TABLE

LINE	BEARING	LENGTH
L19	N01°34'14"E	77.12'
L20	N65°54'36"W	144.43'
L21	S13°34'43"W	5.00'
L22	S11°40'08"W	10.00'



SURVEYOR'S NOTES:

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF GOLF COURSE PARCEL 1 AS BEING S 72°13'51"E. (AN ASSUMED BEARING FOR ANGULAR DESIGNATION ONLY)

JOB NO. 20130298
 DATE: 09/04/2018
 SCALE: 1" = 300'

CALCULATED BY: DY
 DRAWN BY: DY/JLR
 CHECKED BY: EGT

FOR THE LICENSED BUSINESS #6723 BY:
 JAMES L. RICKMAN, P.S.M. #5633



16 EAST PLANT STREET
 Winter Garden, Florida 34787 • (407) 654-5355

Exhibit B
Form of Interlocal Agreement

[to be attached]

**INTERLOCAL AGREEMENT BETWEEN ORANGE COUNTY, FLORIDA AND
GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT REGARDING THE
EXERCISE OF POWERS AND COOPERATION ON VARIOUS PROJECTS**

WHEREAS, Grande Pines Community Development District (the "District") is a local unit of special-purpose government established pursuant to and governed by the provisions of Chapter 190, *Florida Statutes*, with offices located at 135 W. Central Blvd, Suite 320, Orlando, Florida, 32801, and

WHEREAS, Orange County, Florida (the "County") is a charter county and political subdivision of the State of Florida with offices located at 201 South Rosalind Avenue, Orlando, Florida; and

WHEREAS, the District was established by County Ordinance No. 2019-__ (the "Establishing Ordinance") after receipt of a petition from Park Square Enterprises, LLC, a Delaware limited liability company ("Petitioner"); and

WHEREAS, the District recognizes that the lands within the District's boundaries are subject to the zoning and permitting powers of the County governing land development and land use and that the County has approved an amended Planned Development Land Use Plan for the Orangewood PD to which such lands are subject; and

WHEREAS, the District acknowledges and understands that the use of the private development within the District's boundaries is subject to those conditions set forth in the County's Orangewood N-2 Planned Development and Land use Plan approved on April 13, 2016, CDR Number 18-07-230, approved February 23, 2019 and CDR 18-07-231, approved May 21, 2019; and

WHEREAS, the Petitioner negotiated the content of this Interlocal Agreement with the County to further define the relationship and allocate the responsibilities between the District and the County; and

WHEREAS, Petitioner has entered into an agreement with the County to present this Interlocal Agreement to the Board of Supervisors of the District at its first organizational meeting; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District is presently authorized to construct, acquire, and/or maintain infrastructure improvements and services including, but not limited to, recreation facilities, landscaping, hardscaping, signage, irrigation, lighting and all other powers granted by the County; and

WHEREAS, it is in the mutual interest of the District and the County (collectively, the "Parties") to establish intergovernmental relations that encourage, promote and improve the coordination, overall effectiveness and efficiency of governmental activities and services; and

WHEREAS, Florida law permits governmental units to make the most efficient use of their powers by enabling them to cooperate with one another on a basis of mutual advantage through Interlocal Agreements; and

WHEREAS, the Parties find this Interlocal Agreement to be necessary, proper and convenient to the exercise of their powers, duties and purposes authorized by law; and

WHEREAS, the Parties desire to exercise jointly their common powers and authority concerning the provision of certain services and facilities to avoid unnecessary and uneconomic duplication of services and facilities and to clarify responsibilities, obligations, duties, powers, and liabilities.

NOW, THEREFORE, in consideration of the mutual understandings and covenants set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

Section 1. Authority. This Interlocal Agreement is entered into pursuant to the authority set forth in Chapters 190 and 163, *Florida Statutes*, and other applicable law. This Agreement shall be recorded in the Public Records of Orange County, Florida.

Section 2. Recitals. The recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Interlocal Agreement.

Section 3. Authority to Contract. The execution of this Interlocal Agreement has been duly authorized by the appropriate body or official of the District and the County, each party has complied with all applicable requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

Section 4. Exercise of Powers.

A. **Bonded Indebtedness.** Certain infrastructure is expected to be authorized by the District to be constructed utilizing revenue bonds or bond anticipation notes issued by the District. This indebtedness shall be a debt of the District and not the County, as provided in Chapter 190, *Florida Statutes*. Pursuant to Section 190.016(12), *Florida Statutes*, all bonds issued by the District having a maturity of greater than five years shall be validated. The Parties acknowledge and agree that the long-term principal debt of the District shall not exceed the validated debt, anticipated to be \$23,000,000. Such long-term debt shall not be issued with a final maturity greater than thirty-three (33) years from the date amortization of the bonds begins. Refundings of debt shall not be included in calculating the amount of total validated debt outstanding. For purposes of this section, long-term debt of the District shall mean any debt obligation issued by the District with a final maturity of not less than seven (7) years.

B. **Assessments on Residential Property.** The District and the County agree that no property zoned or used for residential purposes shall ever be burdened by ad valorem taxes or assessments and other charges imposed by the District to fund any improvements, services, operation, or obligations of the District. The District specifically waives its right to impose taxes or assessments on any property zoned or used for residential purpose; however, the County and the District acknowledge and agree that property zoned or used for residential purposes shall not include timeshare units, overnight lodging, hotels or similar uses, or resort residential uses. "Resort residential uses" for purposes of this Interlocal Agreement shall mean short-term rental uses as defined in Sec. 38-1 of the Orange County Code, including timeshare, condominium hotel, resort

rental, resort villa and transient rental use in compliance with those conditions set forth in the Orangewood N-2 Planned Development and Land use Plan approved on April 13, 2016, CDR Number 18-07-230, approved February 23, 2019, and CDR 18-07-231 approved May 21, 2019 as may be amended by further County approvals.

C. *Disclosure.* To ensure that the District is providing disclosure of its existence to potential and actual landowners within the District, the District shall:

(1) If not already recorded by the Petitioner, the District shall record in the Official Records of Orange County a Notice of Establishment in compliance with section 190.0485, *Florida Statutes*, within thirty (30) days after the effective date of ordinance establishing the District; and

(2) Within thirty (30) days of the levy of any special assessments securing any bonds or bond anticipation notes issued by the District, record a Notice of Assessments record in the Official Records of Orange County in substantially the form attached hereto as **Exhibit B**; and

(3) Within sixty (60) days of the sale of any debt instrument by the District, the levy of any special assessments securing any debt instrument issued by the District, or the maintenance of infrastructure by the District, whichever is earlier, the District shall record a "Disclosure of Public Financing and Maintenance of Improvements" in the Official Records of Orange County as required by section 190.009, *Florida Statutes*.

D. *Landscaping, Hardscaping, Signage, Irrigation and Lighting.* Absent a separate, written agreement, the County shall not be responsible for the installation, maintenance, repair or replacement of landscaping, hardscaping, signage, irrigation and lighting funded or installed by the District. Instead, the District shall arrange for the installation, maintenance, repair or replacement of landscaping, hardscaping, signage, irrigation and lighting funded or installed by the District in compliance with applicable laws, ordinances and regulations.

E. *Recreation.* All recreation facilities built or financed by the District shall be open to the public, subject to the District's rights under Florida law to levy and collect special assessments and establish and collect user charges and fees, including, but not limited to non-resident user fees. The District shall own and maintain all recreation facilities within the boundaries of the District which are built or financed by the District, unless and until the ownership and maintenance of such facilities are accepted by another unit of local government.

F. *Powers.* (1) Unless otherwise expressly provided in this section or the Establishing Ordinance, the Parties agree that the District retains all general powers, rights, obligations, and responsibilities granted or imposed by Sections 190.011 and 190.012(1), *Florida Statutes*, (2) power to provide recreation facilities as described in Section 190.012(2)(a), *Florida Statutes*, (3) security as described in Section 190.012(2)(d), and (4) waste collection and disposal as described in Section 190.012(2)(f).

G. *Law Enforcement.* Sheriff's protection will be provided to the District property at the level of service generally available throughout Orange County. Should the District, or any

property owner within the District once established, seek a higher level of law enforcement protection the District agrees that the District will not enter into any agreement with the Orange County Sheriff without submitting said Agreement between the District and the Sheriff to the Board of County Commissioners of Orange County for approval to assure that a fair and adequate allocation of the true cost of enhanced Sheriffs protection is paid for by the District and not shifted either to the general fund of the County or to the general body of taxpayers in the unincorporated portions of the County. The District acknowledges and agrees that this obligation to provide for Board of County Commissioners review and approval of any agreement for enhanced Sheriffs protection shall be required even if the District property were to annex into a municipality that has enhanced Sheriffs protection at a cost lower than that determined by the Board of County Commissioners to be a fair and adequate allocation of the true cost of enhanced Sheriffs protection to the District property.

Section 5. Other Powers. Except as set forth in the ordinance establishing the District, no other special powers pursuant to Section 190.012(2), *Florida Statutes*, shall be conferred on District, without an amendment to the Establishing Ordinance.

Section 6. Limitations on Governmental Liability. Nothing in this Interlocal Agreement shall be deemed a waiver of immunity limits of liability of either the District or the County beyond any statutory limited waiver of immunity or limits of liability contained in Section 768.28, *Florida Statutes*, as amended, or any other statute. Nothing in this Interlocal Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

Section 7. No Third Party Beneficiaries. This Interlocal Agreement is by and between the County and the District and establishes the relationship between these parties. The provisions of this Agreement do not create any rights in any third parties and no such rights should be implied; provided, however, if the district is dissolved by the County, steps will be taken to honor any contractual rights, if any, of all bond holders and other third parties affected by the repeal. **Section 8. Enforcement.** In the event either party is required to enforce this Interlocal Agreement by court proceedings or otherwise, then each party shall be responsible for its own costs incurred, including reasonable attorneys' fees.

Section 9. Negotiation at Arm's Length. This Interlocal Agreement has been negotiated fully between the Parties as an arm's length transaction and with the assistance of legal counsel. Both Parties participated fully in the preparation of this Interlocal Agreement. In the case of a dispute concerning the interpretation of any provision of this Interlocal Agreement, both Parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against either party.

Section 10. Assignment or Transfer. Neither party may assign or transfer its rights or obligations under this Interlocal Agreement to another unit of local government, political subdivision or agency of the State of Florida without the prior written consent of the other party, which consent may not be unreasonably withheld. Except as set forth herein, the District may not

transfer its rights or obligations under this Interlocal Agreement to a private party or entity without the prior written consent of the County.

Section 11. Amendment. This Interlocal Agreement shall constitute the entire agreement between the Parties and may be modified in writing only by mutual agreement of both Parties. The Parties agree that this Interlocal Agreement may be amended by resolution of each local government adopting an amendment.

Section 12. Applicable Law. This Interlocal Agreement shall be construed, interpreted and controlled by and in accordance with the laws of the State of Florida and any litigation relating to said Agreement shall be commenced and conducted in the 9th Judicial Circuit serving Orange County or the Middle District, U.S. District Court.

Section 13. Severability. There are certain provisions of this Interlocal Agreement that are vital to the relationship of the District and the County. More specifically, the terms and conditions set forth in Section 4(A) through 4(G) were important to the County and District in making the decision to approve this Interlocal Agreement. Should any material word, sentence, or other provision of these Sections be stricken by a court of competent jurisdiction, the County shall have the right to require renegotiation of that portion of the Interlocal Agreement that has been stricken in order to negotiate mutually acceptable replacement language consistent with the ruling of the court while taking into account the contractual rights of the persons or entities to whom the District is obligated.

Section 14. Effective Date. This Interlocal Agreement shall become effective upon execution by both Parties.

[CONTINUED ON NEXT PAGE]

**SIGNATURE PAGE TO INTERLOCAL AGREEMENT BETWEEN GRANDE PINES
COMMUNITY DEVELOPMENT DISTRICT AND ORANGE COUNTY, FLORIDA**

Orange County, Florida
By: Board of County Commissioners

By: Jerry L. Demings, Mayor

Attest: Phil Diamond, County Comptroller
As Clerk to the Board of County Commissioners

[County Seal]

**Grande Pines Community Development
District**
By: Board of Supervisors

By: Chairman

Attest: George Flint, Secretary

EXHIBIT A

LEGAL DESCRIPTION

**LEGAL DESCRIPTION OF THE
GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT
SHALL CONSIST OF THE FOLLOWING FIVE PARCELS**

<u>PARCEL</u>	<u>ACRES</u>
Phase 1 & 2:	55.55 acres
Phase 3:	30.31 acres
Phase 4 (Part 1):	6.48 acres
Phase 4 (Part 2):	14.44 acres
Conservation Area:	12.01 acres
Total Acreage of CDD:	118.79 acres

[SKETCHES AND DESCRIPTIONS FOLLOW]

SKETCH OF DESCRIPTION

SHEET 1 OF 8

LEGAL DESCRIPTION OF PHASE 1 ¹/₂

A parcel of land comprising a portion of Lake 9, a portion of Lake 4, a portion of Golf Course Parcel 3, a portion of Parcel 11, Orangewood Neighborhood 2, as recorded in Plat Book 17, Pages 81 through 87, Public Records of Orange County, Florida.

Being more particularly described as follows:

Commencing at the Northwestern most corner of Lake 9 and the Northeastern most corner of Golf Course Parcel 1 being a point on a non tangent curve, concave Northeasterly having a radius of 1137.00 feet, with a chord bearing of South 55°09'04" East, and a chord distance of 26.30 feet, thence run Southeasterly along the arc of said curve through a central angle of 01°19'32" for a distance of 26.30 feet to a point of tangency; thence run South 55°48'50" East for a distance of 12.73 feet; thence run South 70°42'36" East for a distance of 31.76 feet to the point of curvature of a curve, concave Northeasterly having a radius of 2814.51 feet, with a chord bearing of South 73°02'24" East, and a chord distance of 228.88 feet, thence run Southeasterly along the arc of said curve through a central angle of 04°39'38" for a distance of 228.94 feet to a point on a non tangent line; thence run South 14°37'46" West for a distance of 8.00 feet to a point on a non tangent curve and the POINT OF BEGINNING; said curve being concave Northeasterly having a radius of 2822.51 feet, with a chord bearing of South 76°51'03" East, and a chord distance of 145.83 feet, thence run Southeasterly along the arc of said curve through a central angle of 02°57'38" for a distance of 145.85 feet to a point of tangency; thence run South 78°19'52" East for a distance of 506.47 feet; thence run North 11°40'08" East for a distance of 10.00 feet; thence run South 78°19'52" East for a distance of 850.00 feet; thence run South 11°40'08" West for a distance of 10.00 feet thence run South 78°19'52" East for a distance of 319.37 feet to the point of curvature of a curve, concave Southwesterly having a radius of 873.93 feet, with a chord bearing of South 77°22'34" East, and a chord distance of 29.13 feet, thence run Southeasterly along the arc of said curve through a central angle of 01°54'36" for a distance of 29.13 feet to a point on a non tangent line; thence run South 13°34'43" West for a distance of 5.00 feet to the point of curvature of a curve, concave Southwesterly having a radius of 868.42 feet, with a chord bearing of South 71°10'08" East, and a chord distance of 159.10 feet, thence run Southeasterly along the arc of said curve through a central angle of 10°30'41" for a distance of 159.32 feet to a point of tangency; thence run South 65°54'36" East for a distance of 61.40 feet to a point on non tangent curve, concave Northwesterly having a radius of 1549.86 feet, with a chord bearing of South 42°32'54" West, and a chord distance of 352.89 feet, thence run Southwesterly along the arc of said curve through a central angle of 13°04'27" for a distance of 353.66 to a point on a non tangent curve; concave Southwesterly having a radius of 371.33 feet, with a chord bearing of South 40°42'40" East, and a chord distance of 19.32 feet, thence run Southeasterly along the arc of said curve through a central angle of 02°58'53" for a distance of 19.32 feet to a point of tangency; thence run South 39°13'13" East for a distance of 280.78 feet to a point on the Northwesterly right-of-way line of International Drive and a point on a non tangent curve, concave Northwesterly having a radius of 1849.86 feet, with a chord bearing of South 50°53'36" West, and a chord distance of 100.00 feet, thence run Southwesterly along the arc of said curve through a central angle of 03°05'52" for a distance of

CONTINUED ON SHEET 2



**ALLEN
&
COMPANY**

16 East Plant Street
Winter Garden, Florida 34787 • (407) 654 5355

SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.
THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
BEARINGS SHOWN HEREON ARE BASED ON THE NORTH/SOUTH CENTERLINE OF SECTION 13-24-28 BEING AN ASSUMED BEARING OF S00°24'42"E.

SK14
REV 1-25-16
REV 7-26-18

JOB NO. 20130298
DATE: 9-21-2015
SCALE: 1" = 300 FEET
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: DY/PJR
CHECKED BY: EGT

FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RICKMAN P.S.M. # 5633

SKETCH OF DESCRIPTION

SHEET 2 OF 8

CONTINUED FROM SHEET 1

100.01 feet to a point on a non tangent line; thence run North 39°13'13" West for a distance of 280.59 feet to the point of curvature of a curve, concave Southwesterly having a radius of 271.33 feet, with a chord bearing of North 41°17'25" West, and a chord distance of 19.60 feet, thence run Northwesterly along the arc of said curve through a central angle of 04°08'24" for a distance of 19.61 feet to a point on a non tangent line; thence run South 52°53'14" West for a distance of 600.38 feet; thence run South 22°07'41" West for a distance of 123.20 feet; thence run South 67°52'19" East for a distance of 189.74 feet to the point of curvature of a curve, concave Southwesterly having a radius of 83.00 feet, with a chord bearing of South 53°59'08" East, and a chord distance of 39.84 feet, thence run Southeasterly along the arc of said curve through a central angle of 27°46'21" for a distance of 40.23 feet to a point of tangency; thence run South 40°05'58" East for a distance of 24.55 feet; thence run South 52°53'14" West for a distance of 35.05 feet; thence run North 40°05'58" West for a distance of 34.59 feet; thence run North 67°52'19" West for a distance of 616.97 feet; thence run South 15°33'00" West for a distance of 54.05 feet; thence run South 83°39'09" West for a distance of 731.02 feet; thence run North 50°55'34" West for a distance of 681.39 feet; thence run South 51°33'18" West for a distance of 11.65 feet; thence run North 38°26'42" West for a distance of 130.01 feet; thence run North 51°33'18" East for a distance of 90.92 feet to the point of curvature of a curve, concave Southerly having a radius of 30.00 feet, with a chord bearing of North 81°51'49" East, and a chord distance of 30.28 feet, thence run Easterly along the arc of said curve through a central angle of 60°37'02" for a distance of 31.74 feet to a point on a non tangent line; thence run North 39°04'26" East for a distance of 172.66 feet to a point on a non tangent curve, concave Southerly having a radius of 190.00 feet, with a chord bearing of North 89°50'08" West, and a chord distance of 237.12 feet, thence run Westerly along the arc of said curve through a central angle of 77°13'08" for a distance of 256.07 feet to a point of tangency; thence run South 51°33'18" West for a distance of 74.04 feet; thence run North 16°41'39" West for a distance of 93 feet; thence run North 44°29'36" East for a distance of 340.87 feet to a point on a non tangent curve, concave Northerly having a radius of 130.00 feet, with a chord bearing of South 89° 25' 08" East, and a chord distance of 100.47 feet, thence run Easterly along the arc of said curve through a central angle of 45° 27' 53" for a distance of 103.16 feet to a point of reverse curvature of a curve, concave Southerly having a radius of 125.00 feet, with a chord bearing of North 88° 27' 37" East, and a chord distance of 88.01 feet, thence run Easterly along the arc of said curve through a central angle of 41° 13' 22" for a distance of 89.93 feet to a point of tangency; thence run South 70° 55' 42" East for a distance of 259.79 feet to the point of curvature of a curve, concave Southwesterly having a radius of 100.00 feet, with a chord bearing of South 54° 25' 15" East, and a chord distance of 56.83 feet, thence run Southeasterly along the arc of said curve through a central angle of 33° 00' 55" for a distance of 57.62 feet to a point on a non tangent line; thence run North 52°00'27" East for a distance of 91.30 feet to the POINT OF BEGINNING;

contains 55.55 acres, more or less.



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654 5355

THIS IS NOT A SURVEY:

N.T. DENOTES NON TANGENT

- ⊙ DENOTES CHANGE IN DIRECTION
- R/W DENOTES RIGHT-OF-WAY
- ⊥ DENOTES CENTERLINE
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- P.C.C. DENOTES POINT OF COMPOUND CURVATURE

SK14
REV 1-25-16
REV 7-26-18

JOB NO. 20130298
DATE: 9-21-2015
SCALE: 1" = 300 FEET
FIELD BY: N/A

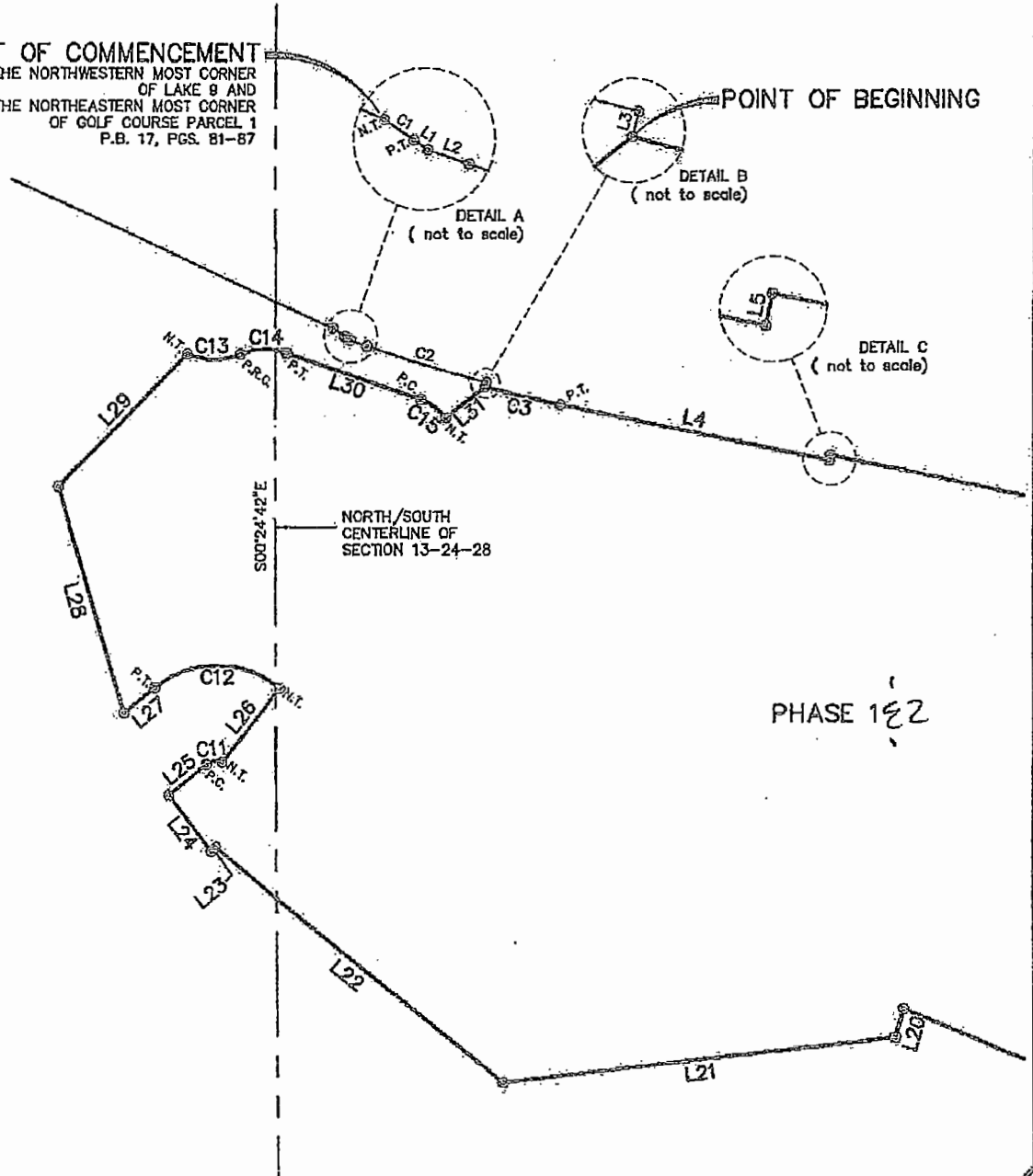
CALCULATED BY: JLR
DRAWN BY: DY/PJR
CHECKED BY: EGT

SKETCH OF DESCRIPTION

SHEET 3 OF 8

POINT OF COMMENCEMENT
 THE NORTHWESTERN MOST CORNER
 OF LAKE 8 AND
 THE NORTHEASTERN MOST CORNER
 OF GOLF COURSE PARCEL 1
 P.B. 17, PGS. 81-87

POINT OF BEGINNING



PHASE 1 & 2



**ALLEN
&
COMPANY**

Professional Surveyors & Engineers

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- ⊔ DENOTES CENTERLINE
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- P.C.C. DENOTES POINT OF COMPOUND CURVATURE

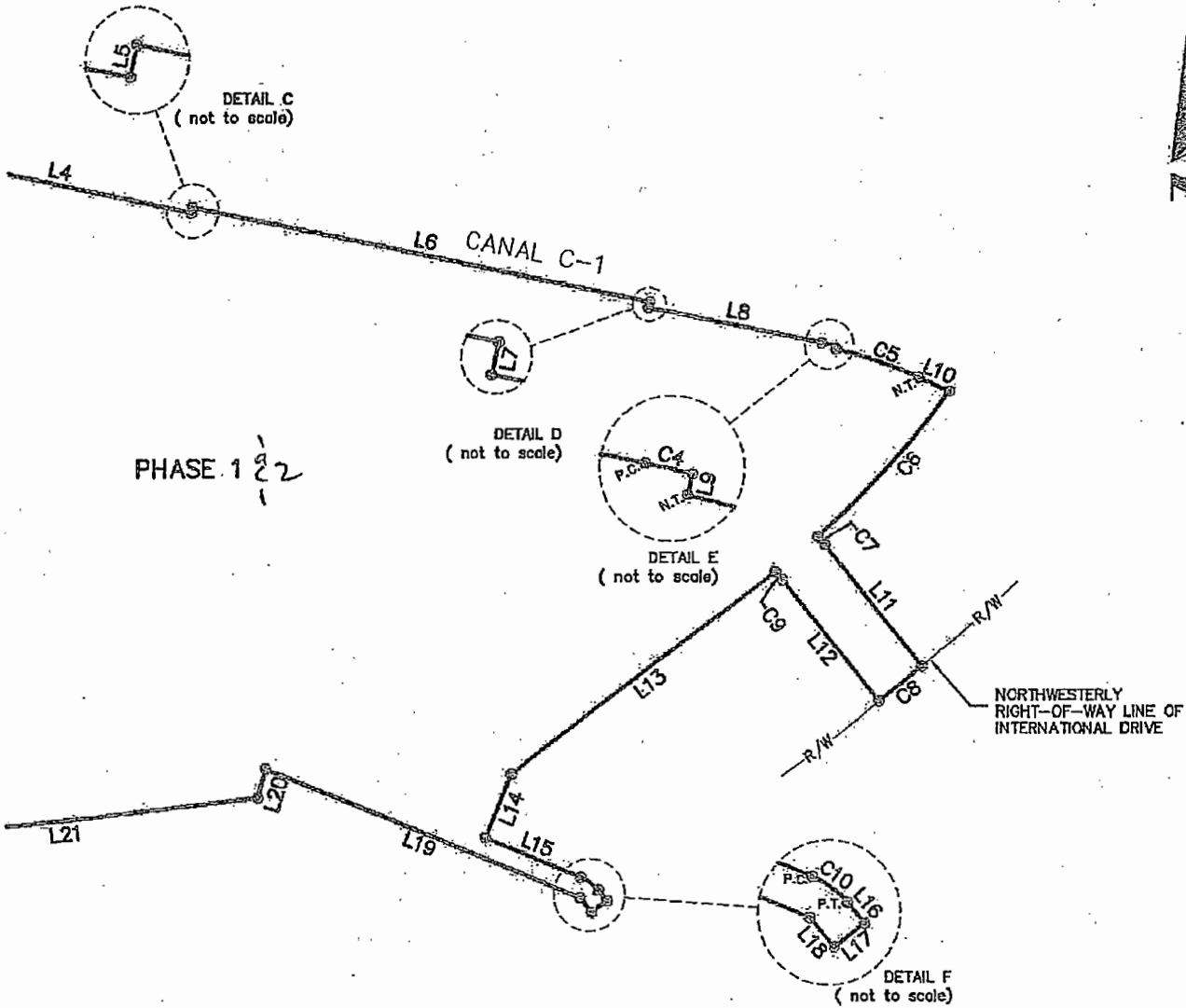
SK14
 REV 1-25-16
 REV 7-26-18

JOB NO. 20130298
 DATE: 8-21-2015
 SCALE: 1" = 300 FEET
 FIELD BY: N/A

CALCULATED BY: JR
 DRAWN BY: DY/PJR
 CHECKED BY: EGT

SKETCH OF DESCRIPTION

SHEET 4 OF 8



THIS IS NOT A SURVEY:

N.T. DENOTES NON TANGENT

- ⊙ DENOTES CHANGE IN DIRECTION
- R/W DENOTES RIGHT-OF-WAY
- C DENOTES CENTERLINE
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- P.C.C. DENOTES POINT OF COMPOUND CURVATURE

SK14
REV 1-25-16
REV 7-26-18



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654 5355

JOB NO. 20130298
DATE: 9-21-2015
SCALE: 1" = 300 FEET
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: DY/PJR
CHECKED BY: EST

SKETCH OF DESCRIPTION

SHEET 5 OF 8

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.73'	S55°48'50"E
L2	31.76'	S70°42'36"E
L3	8.00'	S14°37'46"W
L4	506.47'	S78°19'52"E
L5	10.00'	N11°40'08"E
L6	850.00'	S78°19'52"E
L7	10.00'	S11°40'08"W
L8	319.37'	S78°19'52"E
L9	5.00'	S13°34'43"W
L10	61.40'	S65°54'36"E
L11	280.78'	S39°13'13"E
L12	280.59'	N39°13'13"W
L13	600.38'	S52°53'14"W
L14	123.20'	S22°07'41"W
L15	189.74'	S67°52'19"E
L16	24.55'	S40°05'58"E
L17	35.05'	S52°53'14"W
L18	34.59'	N40°05'58"W
L19	616.97'	N67°52'19"W
L20	54.05'	S15°33'00"W
L21	731.02'	S83°39'09"W
L22	681.39'	N50°55'34"W

LINE TABLE		
LINE	LENGTH	BEARING
L23	11.65'	S51°33'18"W
L24	130.01'	N38°26'42"W
L25	90.92'	N51°33'18"E
L26	172.66'	N39°04'26"E
L27	74.04'	S51°33'18"W
L28	429.93'	N16°41'39"W
L29	340.87'	N44°29'36"E
L30	259.79'	S70°55'42"E
L31	91.30'	N52°00'27"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	1137.00'	26.30'	26.30'	S55°09'04"E	1°19'32"
C2	2814.51'	228.94'	228.88'	S73°02'24"E	4°39'38"
C3	2822.51'	145.85'	145.83'	S76°51'03"E	2°57'38"
C4	873.93'	29.13'	29.13'	S77°22'34"E	1°54'36"
C5	868.42'	159.32'	159.10'	S71°10'08"E	10°30'41"
C6	1549.86'	353.66'	352.89'	S42°32'54"W	13°04'27"
C7	371.33'	19.32'	19.32'	S40°42'40"E	2°58'53"
C8	1849.86'	100.01'	100.00'	S50°53'36"W	3°05'52"
C9	271.33'	19.61'	19.60'	N41°17'25"W	4°08'24"
C10	83.00'	40.23'	39.84'	S53°59'08"E	27°46'21"
C11	30.00'	31.74'	30.28'	N81°51'49"E	60°37'02"
C12	190.00'	256.07'	237.12'	N89°50'08"W	77°13'08"
C13	130.00'	103.16'	100.47'	S89°25'08"E	45°27'53"
C14	125.00'	89.93'	88.01'	N88°27'37"E	41°13'22"
C15	100.00'	57.62'	56.83'	S54°25'15"E	33°00'55"



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SK14
 REV 1-25-16
 REV 7-26-18

JOB NO. 20130298
 DATE: 9-21-2015
 SCALE: 1" = 300 FEET
 FIELD BY: N/A

CALCULATED BY: JLR
 DRAWN BY: DY/PJR
 CHECKED BY: EGT

SKETCH OF DESCRIPTION

SET 1 OF 3

LEGAL DESCRIPTION PHASE *23*

A parcel of land comprising a portion of Golf Course Parcel 3 and Lake 9, Orangewood Neighborhood 2, as recorded in Plat Book 17, Pages 81 through 87, Public Records of Orange County, Florida.

Being more particularly described as follows:

Commencing at the common corner of Golf Course Parcel 1, Parcel 8 and Lake 9, thence run South 44°29'36" West for a distance of 276.16 feet to the POINT OF BEGINNING; thence run South 16°41'39" East for a distance of 429.93 feet; thence run North 51°33'18" East for a distance of 74.04 feet to the point of curvature of a curve, concave Southerly having a radius of 190.00 feet, with a chord bearing of South 89°50'08" East, and a chord distance of 237.12 feet, thence run Easterly along the arc of said curve through a central angle of 77°13'08" for a distance of 256.07 feet to a point on a non tangent line; thence run South 39°04'26" West for a distance of 172.66 feet to a point on a non tangent curve, concave Southerly having a radius of 30.00 feet, with a chord bearing of South 81°51'49" West, and a chord distance of 30.28 feet, thence run Westerly along the arc of said curve through a central angle of 60°37'02" for a distance of 31.74 feet to a point of tangency; thence run South 51°33'18" West for a distance of 90.92 feet; thence run South 38°26'42" East for a distance of 130.01 feet; thence run South 51°33'18" West for a distance of 655.07 feet; thence run South 17°06'30" West for a distance of 198.79 feet; thence run South 52°18'45" West for a distance of 146.36 feet; thence run South 86°42'01" West for a distance of 534.28 feet; thence run South 54°10'08" West for a distance of 590.09 feet; thence run South 83°27'44" West for a distance of 162.24 feet; thence run North 36°09'00" West for a distance of 129.41 feet; thence run North 16°16'12" East for a distance of 264.03 feet; thence run North 40°06'30" East for a distance of 533.14 feet; thence run North 01°08'12" West for a distance of 78.37 feet; thence run North 19°00'19" East for a distance of 253.34 feet; thence run North 21°04'47" West for a distance of 225.00 feet; thence run North 83°57'03" East for a distance of 185.00 feet; thence run North 06°54'15" East for a distance of 230.00 feet; thence run South 89°52'40" East for a distance of 130.70 feet; thence run South 19°31'03" East for a distance of 620.58 feet; thence run North 89°51'45" East for a distance of 122.55 feet; thence run North 37°24'11" East for a distance of 372.06 feet; thence run North 20°17'21" West for a distance of 212.30 feet; thence run North 44°29'36" East for a distance of 411.32 feet to the POINT OF BEGINNING;

Containing 1320423 square feet, 30.31 acres, more or less.

SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.
 THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 BEARINGS SHOWN HEREON ARE BASED ON THE NORTH/SOUTH CENTERLINE OF SECTION 13-24-28 BEING AN ASSUMED BEARING OF S00°24'42"E.

sk15

JOB NO. 20130298
 DATE: 9-21-2015
 SCALE: 1" = 300 FEET
 FIELD BY: N/A

CALCULATED BY: JLR
 DRAWN BY: DY/PJR
 CHECKED BY: EGT

FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RICKMAN P.S.M. # 5633



16 East Plant Street
 Winter Garden, Florida 34787 • (407) 654-5385

SKETCH OF DESCRIPTION

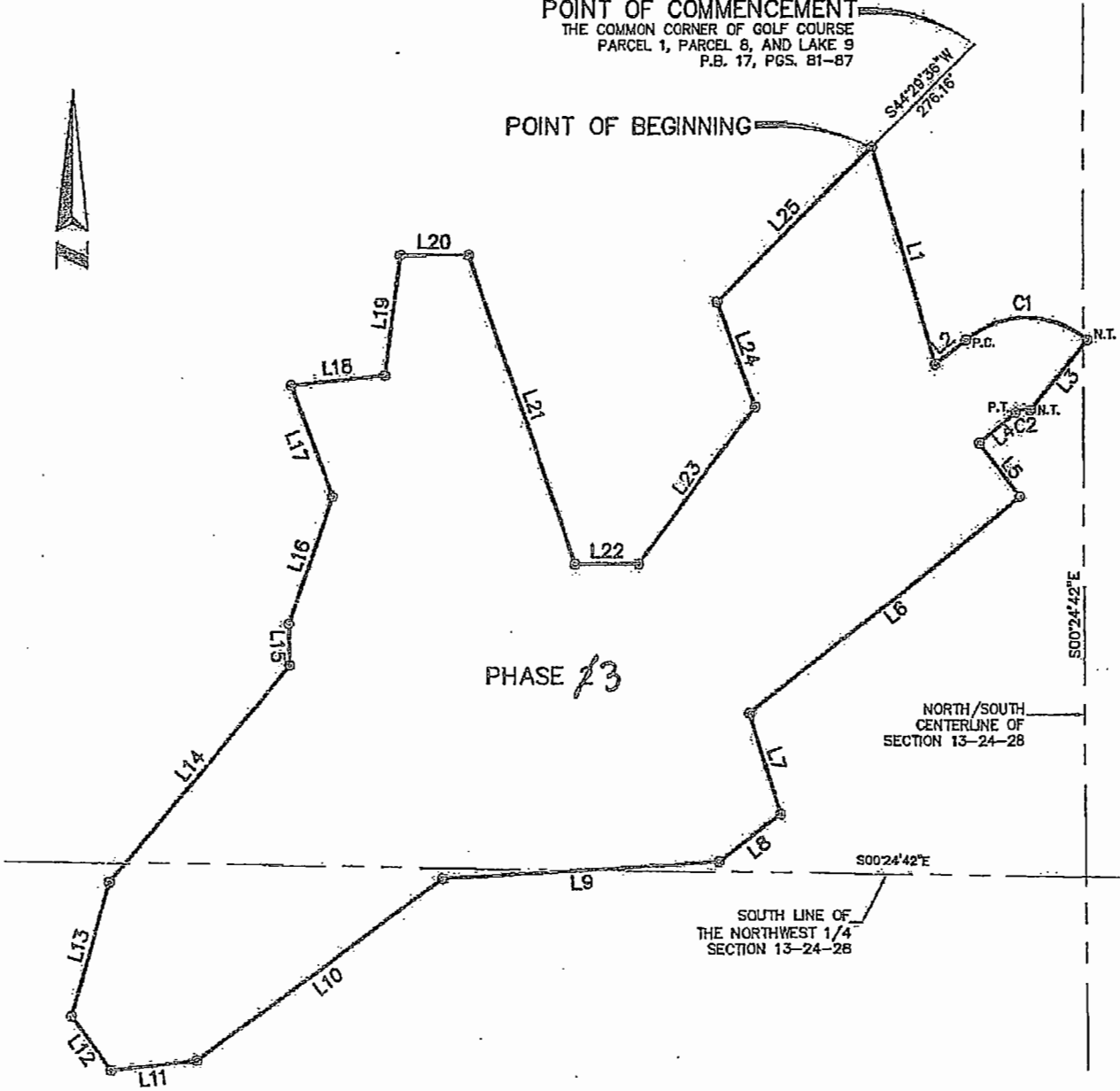
SHEET 2 OF 3



POINT OF COMMENCEMENT

THE COMMON CORNER OF GOLF COURSE
PARCEL 1, PARCEL 8, AND LAKE 9
P.B. 17, PGS. 81-87

POINT OF BEGINNING



PHASE #3

NORTH/SOUTH
CENTERLINE OF
SECTION 13-24-28

SOUTH LINE OF
THE NORTHWEST 1/4
SECTION 13-24-28

sk15

THIS IS NOT A SURVEY:

N.T. DENOTES NON TANGENT

- ⊙ DENOTES CHANGE IN DIRECTION
- R/W DENOTES RIGHT-OF-WAY
- ⊥ DENOTES CENTERLINE
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- P.C.C. DENOTES POINT OF COMPOUND CURVATURE



**ALLEN
&
COMPANY**

16 East Plant Street
Winter Garden, Florida 34787 • (407) 654 5355

JOB NO. 20130298
DATE: 9-21-2015
SCALE: 1" = 300 FEET
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: DY/PJR
CHECKED BY: EGT

SKETCH OF DESCRIPTION

ET 3 OF 3

LINE TABLE		
LINE	LENGTH	BEARING
L1	429.93'	S16°41'39"E
L2	74.04'	N51°33'18"E
L3	172.66'	S39°04'26"W
L4	90.92'	S51°33'18"W
L5	130.01'	S38°26'42"E
L6	655.07'	S51°33'18"W
L7	198.79'	S17°06'30"E
L8	146.36'	S52°18'45"W
L9	534.28'	S86°42'01"W
L10	590.09'	S54°10'08"W
L11	162.24'	S83°27'44"W
L12	129.41'	N36°09'00"W
L13	264.03'	N16°16'12"E
L14	533.14'	N40°06'30"E
L15	78.37'	N01°08'12"W
L16	253.34'	N19°00'19"E
L17	225.00'	N21°04'47"W
L18	185.00'	N83°57'03"E
L19	230.00'	N06°54'15"E
L20	130.70'	S89°52'40"E
L21	620.58'	S19°31'03"E
L22	122.55'	N89°51'45"E
L23	372.06'	N37°24'11"E
L24	212.30'	N20°17'21"W
L25	411.32'	N44°29'36"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	190.00'	256.07'	237.12'	S89°50'08"E	77°13'08"
C2	30.00'	31.74'	30.28'	S81°51'49"W	60°37'02"



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Water Garden, Florida 34787 • (407) 854-5355

THIS IS NOT A SURVEY:

N.T. DENOTES NON TANGENT

- ⊙ DENOTES CHANGE IN DIRECTION
- R/W DENOTES RIGHT-OF-WAY
- ⊕ DENOTES CENTERLINE
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- P.C.C. DENOTES POINT OF COMPOUND CURVATURE

sk15

JOB NO. 20130298

DATE: 9-21-2015

SCALE: 1" = 300 FEET

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: DY/PJR

CHECKED BY: EGT

SKETCH OF DESCRIPTION

SHEET 6 OF 8

Together With:

LEGAL DESCRIPTION PHASE *1/4 (PART I)*

A parcel of land comprising a portion of Golf Course Parcel 1, a portion of Golf Course Parcel 3 and a portion of Lake 9, Orangewood Neighborhood 2, as recorded in Plat Book 17, Pages 81 through 87, Public Records of Orange County, Florida.

Being more particularly described as follows:

Commence at the Northwest corner of Golf Course Parcel 1, thence run South 72°13'51" East along the North line of said Golf Course Parcel 1 for a distance of 1595.92 feet to the Point of Beginning; thence run South 72°13'51" East along the North line of said Golf Course Parcel 1 for a distance of 609.67 feet; thence run South 65°40'02" East for a distance of 661.67 feet to the point on a non tangent curve, concave Northeasterly having a radius of 1137.00 feet, with a chord bearing of South 55°09'04" East, and a chord distance of 26.30 feet, thence run Southeasterly along the arc of said curve through a central angle of 01°19'32" for a distance of 26.30 feet to a point of tangency; thence run South 55°48'50" East for a distance of 12.73 feet; thence run South 70°42'36" East for a distance of 31.76 feet to the point of curvature of a curve, concave Northeasterly having a radius of 2814.51 feet, with a chord bearing of South 73°02'24" East, and a chord distance of 228.88 feet, thence run Southeasterly along the arc of said curve through a central angle of 04°39'38" for a distance of 228.94 feet to a point on a non tangent line; thence run South 14°37'46" West for a distance of 8.00 feet; thence run South 52°00'27" West for a distance of 91.30 feet to a point on a non tangent curve, concave Southwesterly having a radius of 100.00 feet, with a chord bearing of North 54°25'15" West, and a chord distance of 56.83 feet, thence run Northwesterly along the arc of said curve through a central angle of 33°00'55" for a distance of 57.62 feet to a point of tangency; thence run North 70°55'42" West for a distance of 259.79 feet to the point of curvature of a curve, concave Southerly having a radius of 125.00 feet, with a chord bearing of South 88°27'37" West, and a chord distance of 88.01 feet, thence run Westerly along the arc of said curve through a central angle of 41°13'22" for a distance of 89.93 to a point of reverse curvature of a curve concave Northerly having a radius of 130.00 feet, with a chord bearing of North 89°25'08" West, and a chord distance of 100.47 feet, thence run Westerly along the arc of said curve through a central angle of 45°27'53" for a distance of 103.16 feet to a point on a non tangent line; thence run South 44°29'36" West for a distance of 64.71 feet; thence run North 73°52'37" West for a distance of 747.39 feet; thence run North 17°46'44" East, for a distance of 127.49 feet; thence run North 72°13'16" West, for a distance of 245.03 feet; thence run North 17°46'44" East, for a distance of 155.27 feet to the POINT OF BEGINNING.

Containing 282,481 square feet, 6.48 acres, more or less.



**ALLEN
&
COMPANY**

16 East Plant Street
Winter Garden, Florida 34787 • (407) 654 5355

SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.
THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
BEARINGS SHOWN HEREON ARE BASED ON THE NORTH/SOUTH CENTERLINE OF SECTION 13-24-28 BEING AN ASSUMED BEARING OF S00°24'42"E.

JOB NO. 20130298

DATE: 9-21-2015

SCALE: 1" = 300 FEET

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: DY/PJR

CHECKED BY: EGT

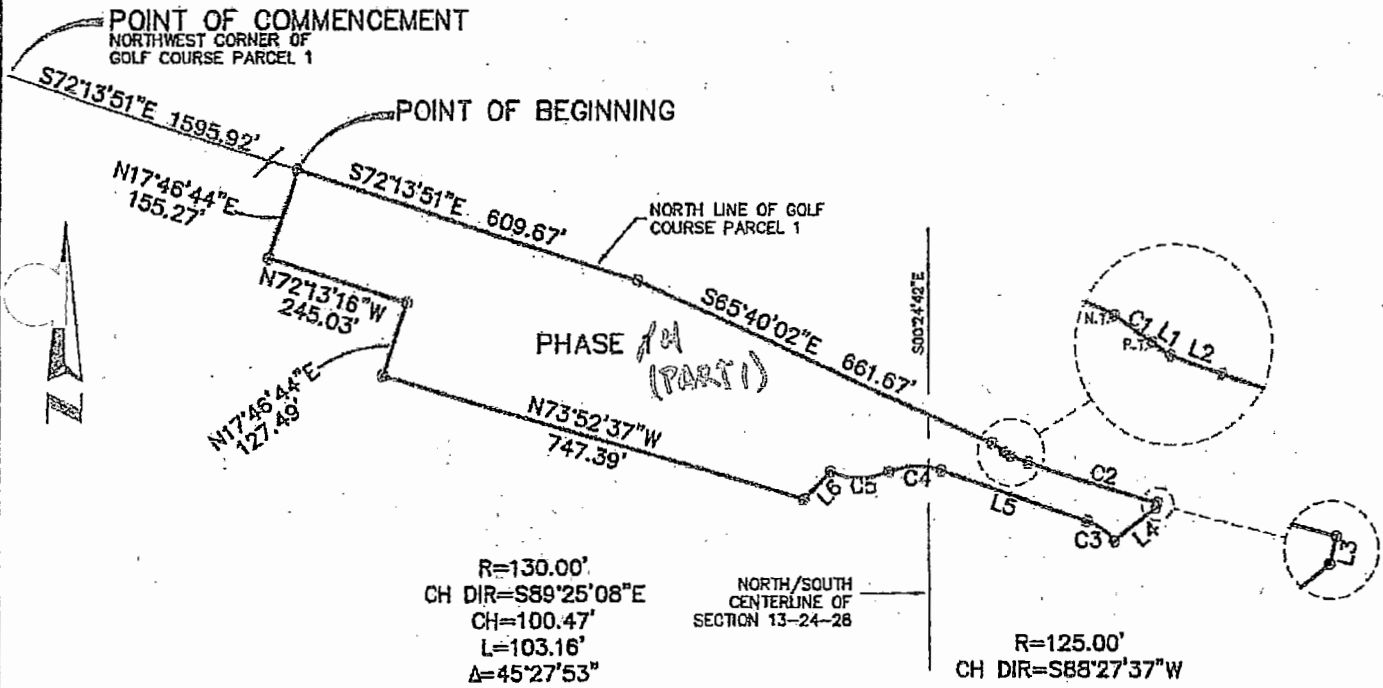
FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RICKMAN P.S.M. # 5633

sk14

SKETCH OF DESCRIPTION

SHEET 7 OF 8



**ALLEN
&
COMPANY**

16 East Plant Street
Winter Garden, Florida 34787 • (407) 854 5355

THIS IS NOT A SURVEY:

N.T. DENOTES NON TANGENT

© DENOTES CHANGE IN DIRECTION
 R/W DENOTES RIGHT-OF-WAY
 C DENOTES CENTERLINE
 P.C. DENOTES POINT OF CURVATURE
 P.T. DENOTES POINT OF TANGENCY
 P.R.C. DENOTES POINT OF REVERSE CURVATURE
 P.C.C. DENOTES POINT OF COMPOUND CURVATURE

sk16

JOB NO. 20130298
 DATE: 9-21-2015
 SCALE: 1" = 300 FEET
 FIELD BY: N/A

CALCULATED BY: JLR
 DRAWN BY: DY/PJR
 CHECKED BY: EGT

SKETCH OF DESCRIPTION

SHEET 8 OF 8

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.73'	S55°48'50"E
L2	31.76'	S70°42'36"E
L3	8.00'	S14°37'46"W
L4	91.30'	S52°00'27"W
L5	259.79'	N70°55'42"W
L6	64.71'	S44°29'36"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	1137.00'	26.30'	26.30'	S55°09'04"E	1°19'32"
C2	2814.51'	228.94'	228.88'	S73°02'24"E	4°39'38"
C3	100.00'	57.62'	56.83'	N54°25'15"W	33°00'55"
C4	125.00'	89.93'	88.01'	S88°27'37"W	41°13'22"
C5	130.00'	103.16'	100.47'	N89°25'08"W	45°27'53"



16 East Plant Street
Winter Garden, Florida 34787 • (407) 694-5355

THIS IS NOT A SURVEY:

N.T. DENOTES NON TANGENT

sk14
 © DENOTES CHANGE IN DIRECTION
 R/W DENOTES RIGHT-OF-WAY
 C DENOTES CENTERLINE
 P.C. DENOTES POINT OF CURVATURE
 P.T. DENOTES POINT OF TANGENCY
 P.R.C. DENOTES POINT OF REVERSE CURVATURE
 P.C.C. DENOTES POINT OF COMPOUND CURVATURE

JOB NO. 20130298
 DATE: 9-21-2015
 SCALE: 1" = 300 FEET
 FIELD BY: N/A

CALCULATED BY: JLR
 DRAWN BY: DY/PJR
 CHECKED BY: EGT

SKETCH OF DESCRIPTION

SHEET 2 OF 5

LEGAL DESCRIPTION PHASE 2'4 (PART 2)

A parcel of land comprising a portion of Golf Course Parcel 1, a portion of Golf Course Parcel 3 and a portion of Lake 9, Orangewood Neighborhood 2, as recorded in Plat Book 17, Pages 81 through 87, Public Records of Orange County, Florida.

Being more particularly described as follows:

Beginning at the Northwest corner of Golf Course Parcel 1, run South 72°13'51" East along the North line of said Golf Course Parcel 1 for a distance of 1595.92 feet; thence departing said north line run South 17°46'44" West, for a distance of 155.27 feet; thence run South 72°13'16" East, for a distance of 245.03 feet; thence run South 17°46'44" West, for a distance of 127.49 feet; thence run North 73°52'37" West for a distance of 611.61 feet; thence run North 37°39'42" West for a distance of 167.29 feet; thence run North 78°14'44" West for a distance of 800.54 feet; thence run South 08°48'43" East for a distance of 658.05 feet; thence run South 89°57'50" West for a distance of 319.06 feet to a point on the Easterly right-of-way of Westwood Boulevard; thence run North 00°29'18" East for a distance of 877.35 feet to point of curvature of a curve, concave Easterly having a radius of 600.00 feet, with a chord bearing of North 07°11'21" East, and a chord distance of 140.03 feet, thence run Northerly along the arc of said curve through a central angle of 13°24'07" for a distance of 140.34 to the POINT OF BEGINNING.

Containing 628,853 square feet, 14.44 acres, more or less.



**ALLEN
&
COMPANY**

16 East Plant Street
Winter Garden, Florida 34787 (407) 654 5355

SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.

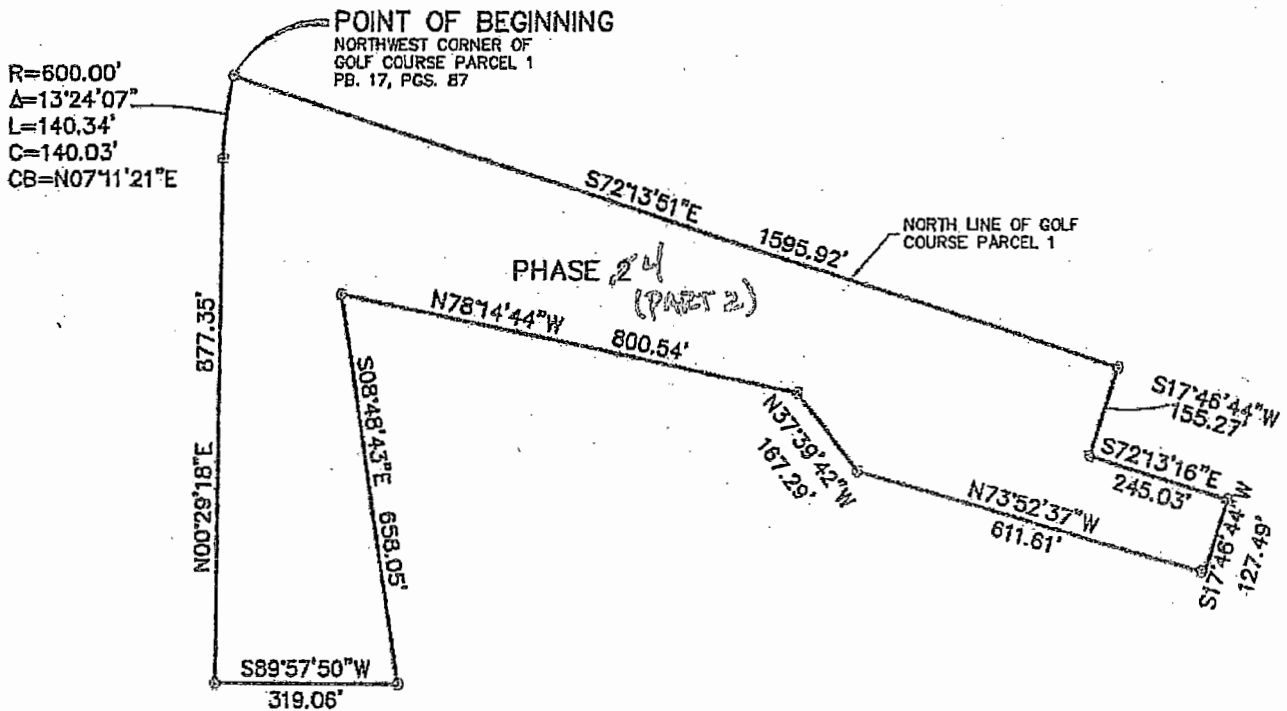
THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH/SOUTH CENTERLINE OF SECTION 13-24-28 BEING AN ASSUMED BEARING OF S00°24'42"E.

JOB NO. 20130258	CALCULATED BY: JLR	FOR THE LICENSED BUSINESS # 6723 BY:
DATE: 9-21-2015	DRAWN BY: DY/PJR	
SCALE: 1" = 300 FEET	CHECKED BY: EGT	
FIELD BY: N/A		JAMES L. RICKMAN P.S.M. # 5633

SKETCH OF DESCRIPTION

SHEET 4 OF 5



**ALLEN
&
COMPANY**

16 East Plant Street
White Garden, Florida 34787 * (407) 654-5355

THIS IS NOT A SURVEY:

N.T. DENOTES NON TANGENT

- © DENOTES CHANGE IN DIRECTION
- R/W DENOTES RIGHT-OF-WAY
- ⊙ DENOTES CENTERLINE
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- P.C.C. DENOTES POINT OF COMPOUND CURVATURE

sk15

JOB NO. 20130298
DATE: 9-21-2015
SCALE: 1" = 300 FEET
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: DY/PJR
CHECKED BY: EGT

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

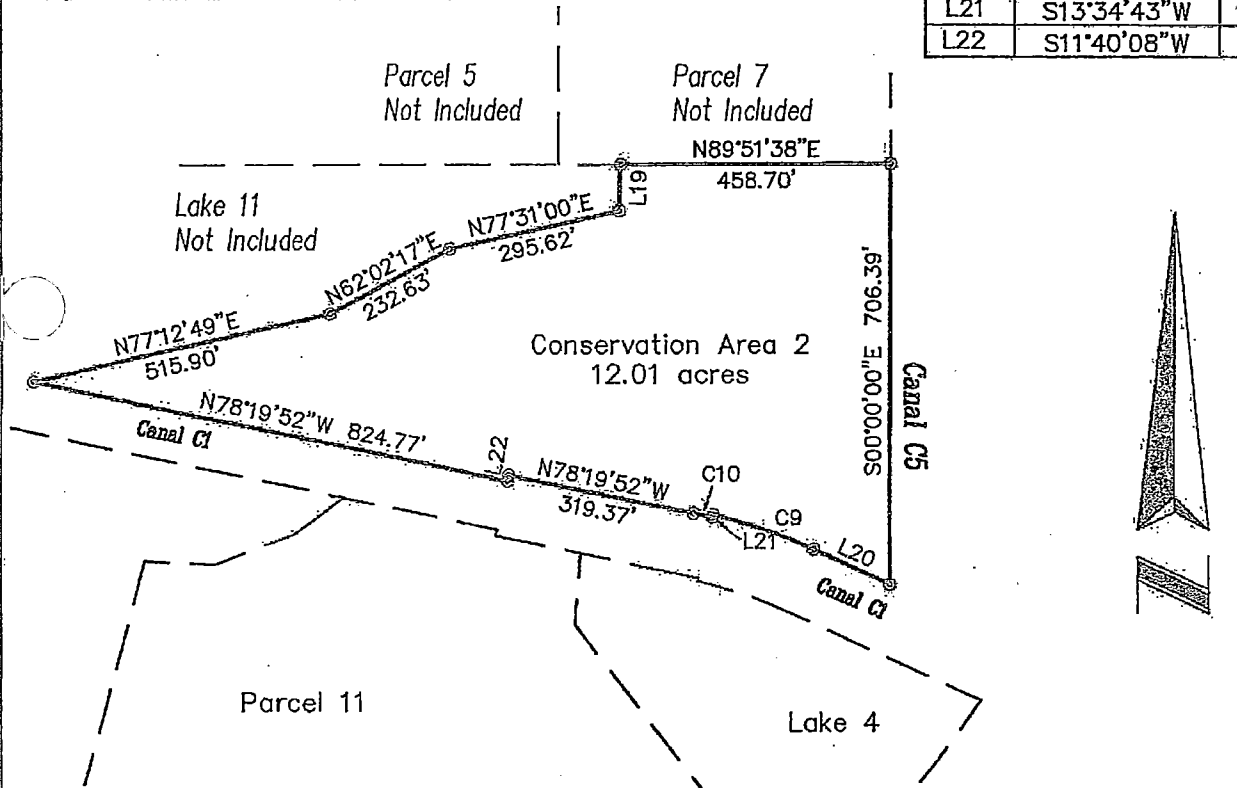
CONSERVATION AREA #2, ORANGEWOOD NEIGHBORHOOD - 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 87, INCLUSIVE, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

CURVE TABLE

CURVE	RADIUS	BEARING	CHORD	DELTA	LENGTH
C9	983.93'	N71°09'56"W	180.26'	10°30'41"	180.51'
C10	978.93'	N77°23'21"W	32.63'	1°54'36"	32.63'

LINE TABLE

LINE	BEARING	LENGTH
L19	N01°34'14"E	77.12'
L20	N65°54'36"W	144.43'
L21	S13°34'43"W	5.00'
L22	S11°40'08"W	10.00'



SURVEYOR'S NOTES:

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF GOLF COURSE PARCEL 1 AS BEING S 72°13'51"E. (AN ASSUMED BEARING FOR ANGULAR DESIGNATION ONLY)

JOB NO.: 20130298
 DATE: 09/04/2018
 SCALE: 1" = 300'

CALCULATED BY: DY
 DRAWN BY: DY/JLR
 CHECKED BY: EGT

FOR THE LICENSED BUSINESS #6723 BY:
 JAMES L. RICKMAN, P.S.M. #5633



16 EAST PLANT STREET
 Winter Garden, Florida 34787 • (407) 654-5355

EXHIBIT B

FORM OF NOTICE OF ASSESSMENTS

This space reserved for use by the Clerk of the Circuit Court.

This instrument prepared by
and return to:

**NOTICE OF THE IMPOSITION OF SPECIAL ASSESSMENTS AND
GOVERNMENTAL LIEN OF RECORD
(Series _____)**

PLEASE TAKE NOTICE that the Board of Supervisors of the Grande Pines Community Development District (the "District") in accordance with Chapters 170, 190, and 197, *Florida Statutes*, adopted Resolution Nos. Nos. _____ (the "Assessment Resolutions") levying non ad-valorem special assessments constituting a governmental lien on real property within the boundaries of the District that are specially benefitted by the Series ____ Project described in the Report of the District Engineer, ("Engineer's Report"). To finance a portion of the costs of the Series ____ Project, the District issued its Grande Pines Community Development District Bonds, Series _____ (the "Bonds"), which are secured by the _____ non-ad-valorem special assessments levied by the Assessment Resolutions. The legal description of the lands on which said non-ad valorem special assessments are imposed is attached to this Notice of the Imposition of Special Assessments and Governmental Lien of Record as Exhibit A. A copy of the Engineer's Report and the Assessment Resolutions may be obtained from the registered agent of the District as designated to the Florida Department of Economic Opportunity in accordance with Section 189.416, *Florida Statutes*, or by contacting the District at: Grande Pines Community Development District, 135 W. Central Boulevard, Suite 320, Orlando, Florida, 32801. The District is a special purpose form of local government established pursuant to and governed by Chapter 190, *Florida Statutes*. Pursuant to Section 190.048, *Florida Statutes*, you are hereby notified that:

THE GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BYLAW.

**SIGNATURE PAGE TO NOTICE OF THE IMPOSITION OF SPECIAL
ASSESSMENTS AND GOVERNMENTAL LIEN OF RECORD
(Series _____)**

IN WITNESS WHEREOF, this Notice has been executed on the _____ day of _____, 201_, and recorded in the Official Records of Orange County, Florida.

**GRANDE PINES COMMUNITY
DEVELOPMENT DISTRICT**

Chairman, Board of Supervisors

Witness

Witness

Print Name

Print Name

**STATE OF FLORIDA
COUNTY OF _____**

The foregoing instrument was acknowledged before me this ___ day of _____ 201_, by , for the Grande Pines Community Development District, who [] is personally known to me or [] who has produced as identification and did not take an oath.

Print Name: _____
Notary Public, State of Florida

Commission No.: _____

My Commission Expires: _____