

*North Powerline Road  
Community Development District*

*Meeting Agenda*

*November 17, 2021*

# AGENDA

# ***North Powerline Road Community Development District***

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219 E. Livingston St., Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

November 10, 2021

**Board of Supervisors  
North Powerline Road  
Community Development District**

Dear Board Members:

A meeting of the Board of Supervisors of **North Powerline Road Community Development District** will be held **Wednesday, November 17, 2021 at 1:30 PM at 346 East Central Ave., Winter Haven, FL 33880.**

**Zoom Video Link:** <https://us06web.zoom.us/j/82612629983>

**Zoom Call-In Number:** 1-646-876-9923

**Meeting ID:** 826 1262 9983

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period (<sup>1</sup>Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the October 20, 2021 Board of Supervisors Meeting
4. Presentation and Approval of Third Amended and Restated Engineer's Report for Capital Improvements dated October 2021
5. Consideration of Quote from ProPlaygrounds for Equipment at Horse Creek Amenity
6. Consideration of Equipment Lease/Purchase Agreement for Playground Equipment (*to be provided under separate cover*)
7. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Ratification of:
      - a) Series 2020-1 Funding Requests #20 and #21
      - b) Series 2020-2 Funding Requests #8 to #11
8. Other Business
9. Supervisors Requests and Audience Comments
10. Adjournment

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<sup>1</sup> Comments will be limited to three (3) minutes

# MINUTES



**MINUTES OF MEETING  
NORTH POWERLINE ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the North Powerline Road Community Development District was held on Wednesday, **October 20, 2021** at 10:00 a.m. at 346 East Central Ave., Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk  
Patrick Marone  
Kevin Chinoy

Vice Chairman  
Assistant Secretary  
Assistant Secretary

Also present were:

Jill Burns  
Sarah Warren  
Heather Wertz  
Marshall Tindall

District Manager/GMS  
KE Law  
District Engineer/Absolute  
GMS

*The following is a summary of the discussions and actions taken at the October 20, 2021 North Powerline Road Community Development District's Regular Board of Supervisor's Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order and called the roll. Four Board members were present in person constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

No members of the public were present via Zoom. There being no public comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the September 22,  
2021 Board of Supervisors Meeting**

Ms. Burns presented the September 22, 2021 meeting minutes and asked for any comments, corrections, or changes. The Board had no changes.

On MOTION by Ms. Schwenk, seconded by Mr. Marone, with all in favor, the Minutes of the September 22, 2021 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Proposals for  
Landscaping Services (Horse Creek)**

- A. Viking Lawn Care and Irrigation, LLC**
- B. Floralawn**
- C. Prince & Sons, Inc.**
- D. Omegascares**

Ms. Burns stated that they have four proposals for landscaping services. Mr. Tindall reviewed the different proposals for the Board. It was discussed that Prince & Sons, Inc. is who has done work in the past and they have been happy with the work done.

On MOTION by Ms. Schwenk, seconded by Mr. Chinoy, with all in favor, the Proposal for Landscaping Services (Horse Creek) with Prince & Sons, Inc. and Authorization for Counsel to Draft a Form of Agreement, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Proposals for Lake  
Maintenance Services**

- A. Aquatic Weed Management, Inc.**
- B. Solitude Lake Management**
- C. Aquagenix**

Ms. Burns reviewed the proposals for the Board. She also asked Mr. Tindall if he had any suggestions and he and the Board decided on Aquagenix.

On MOTION by Ms. Schwenk, seconded by Mr. Chinoy, with all in favor, the Proposal for Lake Maintenance Services with Aquagenix and Authorization for Counsel to Draft a Form of Agreement, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of RFP for Bella Vita Phase  
3 Construction Services**

Ms. Burns stated that the pickup for this Phase 3 service was October 25 with the bid due back November 29.

On MOTION by Mr. Chinoy, seconded by Ms. Schwenk, with all in favor, the RFP for Bella Vita Phase 3 Construction Services, was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of RFP for South Phase Construction Services**

Ms. Burns noted that the pickup for this South Phase was November 8 and the bids are due back December 6.

On MOTION by Mr. Marone, seconded by Ms. Schwenk, with all in favor, RFP for South Phase Construction Services, was approved.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Audit Engagement Letter for Fiscal Year 2021 Audit Services**

Ms. Burns stated that this was with Grau & Associates and it was for \$4,600. She also noted that this was a contract renewal.

On MOTION by Ms. Schwenk, seconded by Mr. Chinoy, with all in favor, the Audit Engagement Letter with Grau & Associates for Fiscal Year 2021 Audit Services, was approved.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Warren stated that she did not have anything to report.

**B. Engineer**

There being none, the next item followed.

**C. District Manager's Report**

**i. Approval of Check Register**

Ms. Burns reviewed the check register. The total amount was \$543,099.99. The Board had no questions.

On MOTION by Mr. Marone, seconded by Ms. Schwenk, with all in favor, the Check Register, was approved.

**ii. Balance Sheet & Income Statement**

Ms. Burns stated that financials were included for review, adding that there was no action required. She asked if the Board had any questions, and hearing none, the next item followed.

**iii. Ratification of Summary of Series 2020-1 Funding Requests #16 to #19**

Ms. Burns stated that these had already been approved and funded.

On MOTION by Ms. Schwenk, seconded by Mr. Chinoy, with all in favor, the Series 2020-1 Funding Requests #16 to #19, were ratified.

**TENTH ORDER OF BUSINESS**

**Other Business**

The Board and Ms. Burns discussed the Boundary Amendments that were being filed and Ms. Burns noted there could be a possible Amendment #4.

**ELEVENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being none, the next item followed.

**TWELTH ORDER OF BUSINESS**

**Adjournment**

Ms. Burns asked for a motion to adjourn.

On MOTION by Ms. Schwenk, seconded by Mr. Chinoy, with all in favor, the meeting was adjourned.

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

## SECTION IV

**NORTH POWERLINE ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**ENGINEER'S REPORT  
FOR CAPITAL IMPROVEMENTS  
*THIRD AMENDED AND RESTATED***

**Prepared for:**

**BOARD OF SUPERVISORS  
NORTH POWERLINE ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Prepared by:**

**ABSOLUTE ENGINEERING, INC.  
1000 N. ASHLEY DRIVE, SUITE 925  
TAMPA, FLORIDA 33602**

**OCTOBER 2021**

# **NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**

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EXHIBIT 8- Water and Sewer Locations

EXHIBIT 9- Overall Site Plan



**ENGINEER'S REPORT  
NORTH POWERLINE ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**I. INTRODUCTION**

The North Powerline Road Community Development District (the "District") is north of North Blvd East and east of Hwy 17-92 N partially within unincorporated Polk County, (the "County") Florida and partially within Davenport (the "City"). The District currently contains approximately 271.64 gross acres, and is expected to be constructed in Six (6) phase and consist of 1868 single family lots, recreation / amenity areas, parks, and associated infrastructure. It is anticipated at this time that the District will petition to amend its boundaries ("Boundary Amendment No. 3") to include an additional 157.87 acres ("Expansion Parcels") to the lands within the District. This report includes information regarding the Expansion Parcels in various exhibits.

The District was established under County Ordinance No. 18-036, as approved by the County Commission on June 5, 2018, further amended by County Ordinance 20-028 and county Ordinance 20-046. The District will own and operate the public roadways and stormwater management facilities, as well as the landscape, irrigation, signage, and recreational facilities within the development.

Public improvements and facilities financed, acquired, and/or constructed by the District will be designed and constructed to conform to regulatory criteria from the City, the County, Southwest Florida Water Management District (SWFWMD), and other applicable agencies with regulatory jurisdiction over the development. An overall estimate of probable cost of the public improvements is provided in Exhibit 6 of this report.

This "Capital Improvement Plan" or "Report" reflects the present intentions of the District and the landowners. It should be noted that the location of proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should also be noted that these modifications are not expected to diminish the

benefits received by the property within the District. The District reserves the right to make reasonable adjustments to the development plan to meet applicable regulatory requirements of agencies with jurisdiction over the development, while maintaining comparable level of benefits to the lands served by the improvements. Changes and modifications are expected as changes in regulatory criteria are implemented.

Implementation of any proposed facilities or improvements outlined in this Report requires written approval from the District's Board of Supervisors. Estimated costs outlined in this report are based on best available information, which includes but is not limited to previous experience with similar projects. Actual costs could be different than estimates because final engineering and specific field conditions may affect construction costs.

All roadway improvements including common area sidewalks in the right-of-way and storm drainage collection systems (from the curb inlets to their connection to the stormwater ponds) within the development will be maintained by the District. Water distribution and wastewater collection systems (gravity lines, force mains, and lift stations) will, upon completion, be dedicated to the City for ownership and maintenance.

## **II. PURPOSE AND SCOPE**

The purpose of this Report is to provide engineering support to fund improvements in the current District and to reflect changes in the Capital Improvement Plan. Phase 1 and Phase 2 remain unchanged. This Report will identify the proposed public infrastructure to be constructed or acquired by the District along with an opinion of probable cost.

Contained within this Report is a brief description of the public infrastructure to be constructed or acquired by the District. The District will finance, construct, acquire, operate, and maintain all or specific portions of the proposed public infrastructure. An assessment methodology consultant has been retained by the District, who will develop the assessment and financing methodology to be applied using this Report. The predominant portion of this Report provides descriptions of the proposed public infrastructure improvements, determination of estimated probable construction costs, and the corresponding benefits associated with the implementation of the described improvements.

Detailed site construction plans and specifications have not yet been completed and permitted for the improvements described herein. The engineer has considered, and in specific instances has relied upon, the information and documentation prepared or supplied by others, and information that may have been provided by public entities, public employees, the landowner, site construction contractors, other engineering professionals, land surveyors, the District Board of Supervisors, and its staff and consultants.

### **III. THE DEVELOPMENT**

The Development will consist of 1862 single family homes and associated infrastructure (“Development”). The Development is a planned residential community located north of South Blvd East and east of Hwy 17-92 N partially within the County and partially within the City. The Development has received zoning approval by the City and County. The property has an underlying Future Land Use Designation of RM (Residential Medium) in the City and County. It is currently anticipated that the development will be constructed in six (6) phases. Following is a summary of proposed lot sizes per phase:

|       | SF Lot Width | SF Lot Width | SF Lot Width | SF Lot Width | SF Lot Width | SF Lot Width | SF TOTAL |
|-------|--------------|--------------|--------------|--------------|--------------|--------------|----------|
| Phase | 20'          | 40'          | 50'          | 55'          | 65'          | 80'          |          |
| 1     |              | 244          |              | 48           | 3            |              | 295      |
| 2     |              | 228          | 44           |              |              |              | 272      |
| 3     |              | 202          |              |              |              | 4            | 206      |
| 4     | 300          | 7            |              |              |              |              | 307      |
| 5     | 532          |              |              |              |              |              | 532      |
| 6     |              | 164          | 92           |              |              |              | 256      |
| Total | 832          | 845          | 136          | 48           | 3            | 4            | 1868     |

### **IV. THE CAPITAL IMPROVEMENTS**

The current Capital Improvement Plan, (the “CIP”), consists of public infrastructure in phases 1-6 including stormwater pond construction, roadways, water and sewer facilities and public off-site improvements (including public turn lanes and extension of roadway, water mains and sewer mains to serve the development).

There will also be stormwater structures and conveyance culverts within the CIP which will outfall into the on-site retention ponds. These structures and pond areas comprise the overall stormwater facilities of the CIP. Installation of the water distribution and wastewater collection system will also occur at this time. Below ground installation of power, telecommunications and cable TV will occur, but will not be funded by the District. Installation of street lights within the public right of way will not be funded by the District.

As a part of the recreational component of the CIP, a public park/amenity center will be constructed adjacent to Horse Creek in Phase 1 of the existing District. The public park/amenity center will have connectivity via sidewalks to the other portions of the District. The public park/amenity center will be accessed by the public roadways and sidewalks.

## **V. CAPITAL IMPROVEMENT PLAN COMPONENTS**

The system of improvements comprising the Capital Improvement Plan for the District includes the following:

### **Stormwater Management Facilities**

Stormwater management facilities consist of storm conveyance systems and retention ponds contained within the District boundaries. Stormwater runs off via roadway curb and gutter to storm inlets. Storm culverts convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize wet retention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District's stormwater management systems is regulated by the City, the County, and the SWFWMD. There are no known surface waters, but there are natural wetlands on or immediately adjacent to the Development.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel No. 12105C-0240G (dated 12/22/2016) demonstrates that the majority of the property is located within Flood Zone X and the remainder in Flood Zone A. Based on this information and the site topography, floodplain compensation will be required.

During the construction of stormwater management facilities, utilities and roadway improvements, the contractor will be required to adhere to a *Stormwater Pollution Prevention Plan* (SWPPP) as required by Florida Department of Environmental Protection (FDEP) as delegated by the Environmental Protection Agency (EPA). The SWPPP will be prepared to depict for the contractor the proposed locations of required erosion control measures and staked turbidity barriers specifically along the down gradient side of any proposed construction activity. The site contractor will be required to provide the necessary reporting on various forms associated with erosion control, its maintenance and any rainfall events that occur during construction activity.

### **Public Roadways**

The proposed internal public roadway sections are to be 40' and 50' R/W with 24' of asphalt and Miami curb and gutter on both sides. The proposed roadway section will consist of stabilized subgrade, lime rock, crushed concrete or cement treated base and asphalt wearing surface. The proposed curb is to be 2' wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and also to provide stormwater runoff conveyance to the proposed stormwater inlets. Underdrain is provided as necessary to control groundwater and protect the roadway base material. The extension of Powerline Road from 17-92 to South Boulevard is a four lane divided collector road, comprised of 110' R/W consisting of 4 travel lanes, bike lanes and sidewalks on both sides. This section includes 58' of asphalt and Type F curb and gutter on both sides. The proposed roadway section will consist of stabilized subgrade, lime rock, crushed concrete or cement treated base and asphalt wearing surface. The proposed curb is to be 2' wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and also to provide stormwater runoff conveyance to the proposed stormwater inlets. Underdrain is provided as necessary to control groundwater and protect the roadway base material. There is a bridge over Horse Creek connecting Phases 1 and 2.

The proposed roadways will also require signing and pavement markings within the public rights-of-way, as well as street signs depicting street name identifications, and addressing, which will be utilized by the residents and public. As stated above, the District's funding of roadway construction will occur for all public roadways.

### **Water and Wastewater Facilities**

A potable water system inclusive of water main, gate valves, fire hydrants and appurtenances will be installed for the Development. The water service provider will be the City of Davenport Public Utilities. The water system will be a "looped" system. These facilities will be installed within the proposed public rights-of-way within the District. This water will provide the potable (domestic) and fire protection services which will serve the entire District.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The gravity sanitary sewer mains will be 8" diameter PVC. The gravity sanitary sewer lines will be placed inside of the proposed public rights-of-way, under the proposed paved roadways. Branching off from these sewer lines will be laterals to serve the individual lots. No funds provided by the District will be used to provide lines on privately held lands. A lift station is anticipated for this CIP. Flow from the lift station shall be connected to a proposed sewer manhole southwest of the site.

Reclaimed water is not available for this site. An irrigation well to be funded by the District will be installed onsite to provide irrigation within the public right of way or irrigation water service shall be provided as part of the domestic water system design. Any water, sewer, or reclaim water pipes or facilities placed on private property will not be publicly funded.

### **Off-Site Improvements**

The District will provide funding for the anticipated roadway connections to the Development and offsite utility extensions required for the Development. The site construction activities associated with the CIP are anticipated for completion in 2023. Upon completion of these improvements, inspection/certifications will be obtained from the SWFWMD; the Polk County Health Department (water distribution system), Florida Department of Environmental Protection (FDEP) (wastewater collection) and the City/County.

### **Amenities and Parks**

The District will provide funding for the recreational facilities including parks and an Amenity Center to include the following: parking area, pavilion with restroom facilities, pool, tot lot, dog park/all-purpose play field, and walking trails between the phases to provide connectivity to the Amenity Center. All amenities and parks provided by the District will be accessible and available for use by the general public.

### **Electric and Lighting**

The District presently intends to fund and construct the incremental cost of undergrounding of the electric

conduit for the required electrical system. The electrical system, including conduit, transformer/cabinet pads, and electric manholes not funded by the District will be owned and maintained by DUKE, with DUKE providing underground electrical service to the Development. The purchase and installation of street lighting along internal roadways within the District will not be funded by the District. These lights will be owned, operated and maintained by DUKE after dedication, with the District funding maintenance services. All improvements funded by the District will be on land owned by, or on which a permanent easement is granted in favor of the District or other governmental entity.

### **Entry Feature**

Landscaping, irrigation, entry features and buffer walls at the entrances and along the outside boundary of the Development will be provided by the District. The irrigation system will use an irrigation well. The well and irrigation watermain to the various phases of the development will be constructed or acquired by the District with District funds and operated and maintained by the District. Landscaping for the roadways will consist of sod, annual flowers, shrubs, ground cover and trees for the internal roadways within the District. It should be noted that the District is only funding the capital landscaping costs. Perimeter buffer fencing will be provided at the site entrances and perimeters. These items will be funded, owned and maintained by the District.

### **Miscellaneous**

The electric distribution system throughout the District is currently planned to be underground. The stormwater improvements, landscaping and irrigation, recreational improvements, street lighting, and certain permits and professional fees as described in this report, are being financed by the District with the intention for benefiting all of the developable real property within the District. The construction and maintenance of the proposed public improvements will benefit the development for the intended use as a single-family planned development.

## **VI. PERMITTING**

Construction permits for all phases are required and include the SWFWMD Environmental Resource Permit (ERP), Polk County Health Department, Florida Department of Environmental Protection (FDEP), Army Corps of Engineer Permit (ACOE), and City and County construction plan approval. Following is a summary of required permits obtained and pending for the construction of the public infrastructure improvements for the District:

**PHASE 1**

| <b>Permits / Approvals</b>          | <b>Approval / Expected Date</b>                   |
|-------------------------------------|---|
| Zoning Approval                     | City Ordinances 878, 946, 947,952 and 960         |
| Preliminary Plat                    | 7-20-20   |
| SWFWMD ERP                          | 43044217.002 and 43044217.003                     |
| Construction Permits                | 200760  |
| Polk County Health Department Water | 139102-070 & 0139102-073 DS/C                     |
| FDEP Sewer                          | CS53-0232639-040-DWC/CM & CS53-0232639-048-DWC/CM |

**PHASE 2**

| <b>Permits / Approvals</b>          | <b>Approval / Expected Date</b>                   |
|-------------------------------------|---|
| Zoning Approval                     | City Ordinances 878, 945, 953,954 and 960         |
| Preliminary Plat                    | 7-20-20   |
| SWFWMD ERP                          | 43044217.003 and 43044217.004                     |
| Construction Permits                | 200975  |
| Polk County Health Department Water | 0139102-073 DS/C & 0139102-074 DS/C               |
| FDEP Sewer                          | CS53-0232639-048-DWC/CM & CS53-0232639-048-DWC/CM |

**PHASE 3**

| <b>Permits / Approvals</b>          | <b>Approval / Expected Date</b>      |
|-------------------------------------|--------------------------------------|
| Zoning Approval                     | City Ordinances 936, 937,941 and 960 |
| Preliminary Plat                    | October 2021                         |
| SWFWMD ERP                          | October 2021                         |
| Construction Permits                | October 2021                         |
| Polk County Health Department Water | October 2021                         |
| FDEP Sewer                          | October 2021                         |



**PHASE 4**

| <b>Permits / Approvals</b>          | <b>Approval / Expected Date</b> |
|-------------------------------------|---------------------------------|
| Zoning Approval                     | County RMX                      |
| Preliminary Plat                    | December 2021                   |
| SWFWMD ERP                          | December 2021                   |
| Construction Permits                | December 2021                   |
| Polk County Health Department Water | December 2021                   |
| FDEP Sewer                          | December 2021                   |

**PHASE 5**

| <b>Permits / Approvals</b>          | <b>Approval / Expected Date</b> |
|-------------------------------------|---------------------------------|
| Zoning Approval                     | County RMX                      |
| Preliminary Plat                    | June 2022                       |
| SWFWMD ERP                          | June 2022                       |
| Construction Permits                | June 2022                       |
| Polk County Health Department Water | June 2022                       |
| FDEP Sewer                          | June 2022                       |

**PHASE 6**

| <b>Permits / Approvals</b>          | <b>Approval / Expected Date</b> |
|-------------------------------------|---------------------------------|
| Zoning Approval                     | County RMX                      |
| Preliminary Plat                    | June 2022                       |
| SWFWMD ERP                          | June 2022                       |
| Construction Permits                | June 2022                       |
| Polk County Health Department Water | June 2022                       |
| FDEP Sewer                          | June 2022                       |

## **VII. RECOMMENDATION**

As previously described within this report, the public infrastructure as described is necessary for the development and functional operation as required by the City and County. The site planning, engineering design and construction plans for the infrastructure are in accordance with the applicable requirements of the City, County, SWFWMD, FDEP and ACOE. It should be noted that the infrastructure will provide its intended use and function so long as the construction and installation is in substantial conformance with the design construction plans and regulatory permits.

Items utilized in the *Opinion of Probable Costs* for this report are based upon proposed plan infrastructure as shown on construction drawings incorporating specifications in the most current SWFWMD and the City regulations.

## **VIII. REPORT MODIFICATION**

During development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans. However, if such deviations and/or revisions do not change the overall primary objective of the plan for such improvements, then the costs differences would not materially affect the proposed cost estimates. This report may be further amended or supplemented from time to time to provide for such changes in the development plan.

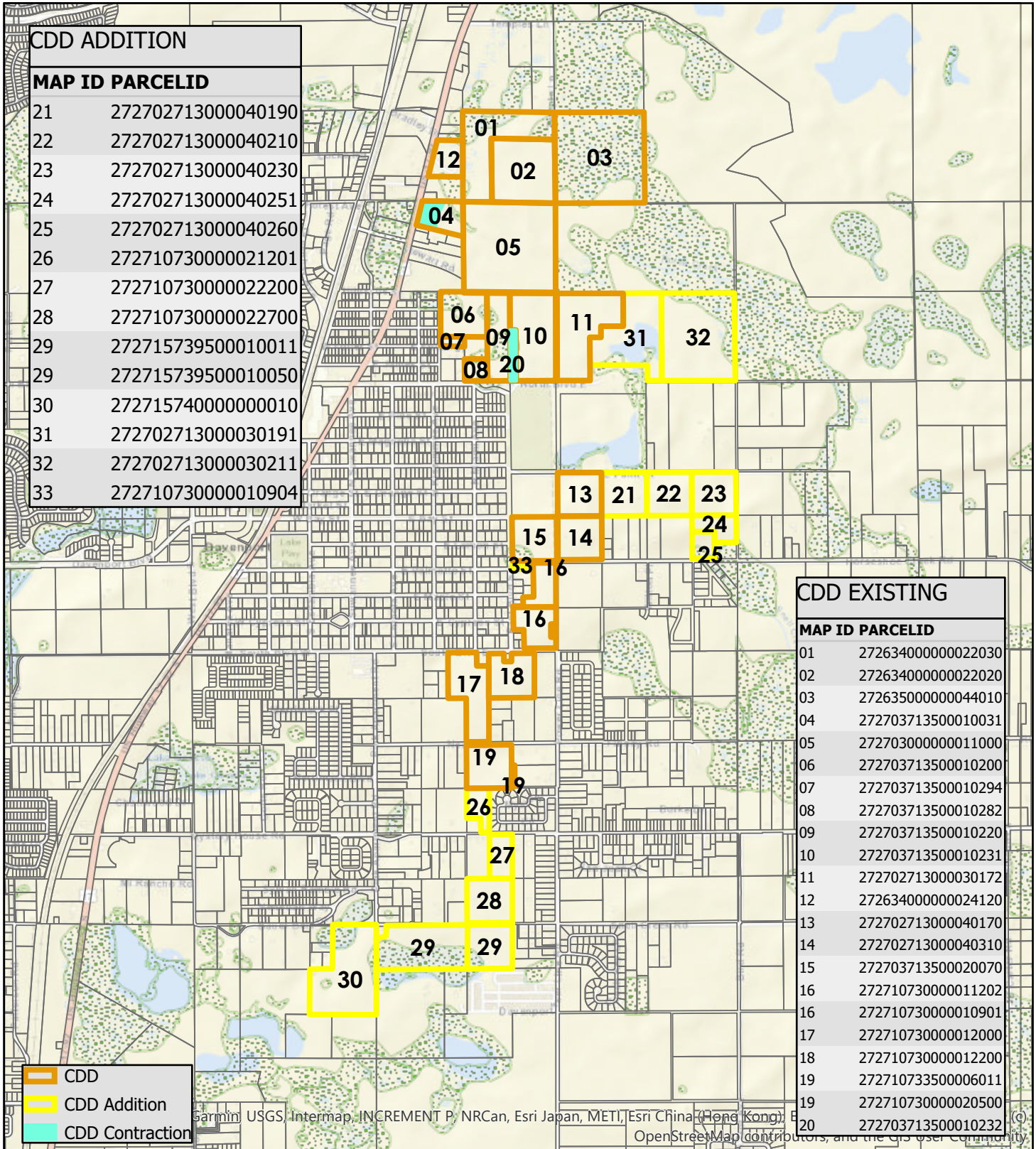
## **IX. CONCLUSION**

It is our professional opinion that the public infrastructure costs for the CIP provided in this Report are reasonable to complete the construction of the public infrastructure improvements. Furthermore, the public infrastructure improvements will benefit and add value to lands within the District at least equal to the costs of such improvements.

The *Opinion of Probable Costs* of the public infrastructure improvements is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon unit prices currently experienced on an ongoing and similar basis for work in the County. However, labor market, future

costs of equipment, materials, changes to the regulatory permitting agencies activities, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control. Due to this inherent opportunity for changes (upward or downward) in the construction costs, the total, final construction cost may be more or less than this estimate.

Based upon the presumption that the CIP construction continues in a timely manner, it is our professional opinion that the proposed public infrastructure improvements when constructed and built in substantial conformance with the approved plans and specifications, can be completed and used for their intended function. Be advised that we have utilized historical costs and direct unit costs from site contractors and consultants in the City and County, which we believe to be necessary in order to facilitate accuracy associated with the *Opinion of Probable Costs*. Based upon the information above, it is our professional opinion that the acquisition and construction costs of the proposed CIP can be completed at the cost as stated.



**ABSOLUTE  
ENGINEERING, INC.**

EXHIBIT 1  
NORTH POWER LINE ROAD CDD  
GENERAL LOCATION MAP - EXISTING DISTRICT



MAP DATE: 8/30/2021

LOCATION: POLK COUNTY

0 1,250 2,500  
Feet

## LEGAL DESCRIPTION:

### PARCEL 1 (272634-000000-022030)

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS THE SOUTH 933.34 FEET OF THE EAST 933.34 FEET THEREOF.

### PARCEL 2 (272634-000000-022020)

THE SOUTH 933.34 FEET OF THE EAST 933.34 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

### PARCEL 3 (272635-000000-044010)

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

### PARCEL 4 (272703-713500-010031)

#### PARCEL "A"

FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, RUN WEST, ALONG THE NORTH LINE OF SAID SECT. 3, 595.8 FT., TO THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 17 & 92; RUN THENCE SOUTH 12°46'30" WEST, ALONG RIGHT OF WAY, 125.0 FT.; RUN THENCE EAST, PARALLEL TO THE NORTH LINE OF SAID SECTION 3, 625.95 FT., TO A POINT ON THE EAST LINE OF SAID NORTHWEST 1/4 RUN THENCE NORTH, ALONG SAID EAST LINE, 121.91 FT., TO POINT OF BEGINNING.

#### PARCEL "B"

SUBJECT TO ANY EXISTING DEDICATIONS OF ROAD RIGHT-OF-WAYS IN FLORIDA DEVELOPMENT COMPANY'S PLAT OF SAID SECTION 3. FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, RUN WEST, ALONG THE NORTH LINE OF SAID SECTION 3, 595.8 FT., TO THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 17 & 92; RUN THENCE SOUTH 12°46'30" WEST, ALONG SAID RIGHT OF WAY LINE, 125.0 FT., TO THE POINT OF BEGINNING; RUN THENCE EAST, PARALLEL TO THE NORTH LINE OF SAID SECTION 3, 625.95 FT., TO A POINT ON THE EAST LINE OF SAID NORTHWEST 1/4 OF NORTHEAST 1/4; RUN THENCE SOUTH, ALONG SAID EAST LINE, 390.33 FT; RUN THENCE NORTH 77°13'30" WEST, 704.65 FT., TO THE EAST RIGHT OF WAY LINE OF SAID HIGHWAY; RUN THENCE NORTH 12°46'30" EAST, 241.4 FT., TO THE POINT OF BEGINNING.

### PARCEL 5 (272703-000000-011000)

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

### PARCEL 6 (272703-713500-010200)

TRACTS 20 AND 21, LESS THE NORTH 15 FEET THEREOF FOR ROADWAY, IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### PARCEL 7 (272703-713500-010294)

THAT PART OF THE NORTH 1/2 OF TRACT 29 LYING NORTH OF CLAY ROAD, IN NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.



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C.A. NO. 28355

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(813) 344-0100 FAX

## **EXHIBIT 2**

## **NORTH POWER LINE ROAD CDD LEGAL DESCRIPTION EXISTING DISTRICT BOUNDARY**

SEC TWP RGE  
**34-26-27**

JOB NUMBER  
**0002.0002**

DRAWN BY  
**JJM**

DATE  
**5-14-2021**

SHEET

**1 OF 5**

## LEGAL DESCRIPTION:

### PARCEL 8 (272703-713500-010282)

THE SOUTH 1/2 OF TRACT 28 IN THE NORTHEAST 1/4 OF SECTION 03, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### PARCEL 9 (272703-713500-010220)

TRACT 22, LESS NORTH 15 FEET AND TRACT 27 LESS SOUTH 15 FEET, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### PARCEL 10 (272703-713500-010231)

LOT 23, LESS THE SOUTH 100 FEET OF THE WEST 84.74 FEET THEREOF AND LESS THE NORTH 15 FEET THEREOF, LOT 24 LESS THE NORTH 15 FEET THEREOF, THE EAST 3/4 OF LOT 26 AND ALL OF LOT 25, LESS THE SOUTH 15 FEET OF SAID LOTS, ALL LYING AND BEING IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA OF FLORIDA DEVELOPMENT CO. SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGES 60-63, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### PARCEL 11 (272702-713000-030172)

LOT 17, 18 AND THE NORTH 3/4 OF LOT 19, LESS THE NORTH 15 FEET OF SAID LOTS; LOT 32 AND THE WEST ONE HALF OF LOT 31, LESS THE SOUTH 15 FEET OF SAID LOTS, ALL LYING AND BEING IN THE NORTHWEST 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF FLORIDA DEVELOPMENT CO. SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGES 60-63, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### PARCEL 12 (272634-000000-024120)

BEGINNING AT AN IRON PIPE 360 FEET NORTH OF THE SE CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 27 EAST, RUNNING THENCE NORTH 630 FEET; THENCE WEST 340 FEET TO HIGHWAY RIGHT-OF-WAY; THENCE ALONG THE HIGHWAY SOUTH 14' WEST 650 FEET; THENCE EAST 473 FEET TO POINT OF BEGINNING, LESS AND EXCEPT: BEGINNING AT AN IRON PIPE 990 FEET NORTH OF THE SOUTHEAST CORNER OF THE SW 1/4 OF SE 1/4 OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 27 EAST, RUN THENCE WEST 339.5 FEET ALONG THE SOUTH BOUNDARY OF PREMISES DESCRIBED IN THAT CERTAIN DEED RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF POLK COUNTY, FLORIDA IN DEED BOOK 762, PAGE 65, TO THE EAST RIGHT-OF-WAY LINE OF HIGHWAY; THENCE WITH SAID EAST RIGHT-OF-WAY SOUTHWESTERLY 130 FEET; THENCE EAST TO THE EAST LINE OF SAID SW 1/4 OF SE 1/4 OF SAID SECTION 34, THENCE NORTH TO POINT OF BEGINNING, ALSO DESCRIBED AS FOLLOWS: BEGINNING AT CONCRETE MONUMENT, THE SE CORNER OF THE SW 1/4 OF SE 1/4 OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 27 EAST, THENCE RUN NORTH 360 FEET TO AN IRON ROD FOR POINT OF BEGINNING; THENCE NORTH 528.89 FEET TO AN IRON ROD; THENCE WEST 372.42 FEET TO AN IRON ROD; THENCE SOUTH 14' 18' 34", WEST 543.19 FEET TO AN IRON ROD; THENCE EAST 506.12 FEET TO THE POINT OF BEGINNING.

### PARCEL 13: (272702-713000-040170)

THE NW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY; ALSO DESCRIBED AS LOTS 17 AND 18 IN THE SW 1/4 OF SECTION 2, FLORIDA DEVELOPMENT COMPANY SUB (PLAT BOOK 3, PAGE 60-63), LESS EXISTING ROAD RIGHT-OF-WAY.



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TAMPA, FLORIDA 33602

## EXHIBIT 2

### NORTH POWER LINE ROAD CDD

### LEGAL DESCRIPTION EXISTING DISTRICT BOUNDARY

|             |            |          |           |        |
|-------------|------------|----------|-----------|--------|
| SEC TWP RGE | JOB NUMBER | DRAWN BY | DATE      | SHEET  |
| 34-26-27    | 0002.0002  | JJM      | 5-14-2021 | 2 OF 5 |

## LEGAL DESCRIPTION:

### PARCEL 14: (272702-713000-040310)

TRACTS 31 AND 32 IN THE SW 1/4 OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST, OF FLORIDA DEVELOPMENT COMPANY TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### PARCEL 15: (272703-713500-020070)

TRACTS G AND H IN THE SE 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, OF FLORIDA DEVELOPMENT COMPANY TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### PARCEL 16: (272710-730000-010901 AND 272710-730000-011202)

#### PARCEL 1:

TRACTS "L" AND "M" OF FLORIDA DEVELOPMENT CO. TRACT SUBDIVISION, LYING IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA;

LESS AND EXCEPT THE FOLLOWING FIVE DESCRIBED LANDS:

- (1) BEGINNING AT A POINT 411.63 FEET NORTH AND 30 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST; THENCE WEST 61.25 FEET, THENCE SOUTH 190.82 FEET, THENCE EAST 61.15 FEET, THENCE NORTH 190.81 FEET TO THE POINT OF BEGINNING; ABOVE DESCRIBED PARCEL BEING A PART OF LOT "M" OF FLORIDA DEVELOPMENT COMPANY SUBDIVISION.
- (2) BEGINNING AT A POINT IN THE CENTERLINE OF A CONCRETE DRIVEWAY AT ITS INTERSECTION WITH THE SOUTH LINE OF LOT "M" IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT OF FLORIDA DEVELOPMENT CO. TRACT SUBDIVISION, RECORDED IN PLAT BOOK 3, PAGES 60 ET SEQ., 577.92 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT "M" AND RUN THENCE NORTHERLY WITH THE CENTERLINE OF SAID CONCRETE DRIVEWAY 125 FEET, THENCE WEST TO THE WEST LINE OF SAID LOT "M", THENCE SOUTH ALONG THE WEST LINE OF SAID LOT "M" TO THE SOUTH LINE OF LOT "M", THENCE EAST TO THE POINT OF BEGINNING.
- (3) BEGINNING AT A POINT IN THE CENTERLINE OF A CONCRETE DRIVEWAY AT ITS INTERSECTION WITH THE SOUTH LINE OF LOT "M" IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, 577.92 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT "M", THENCE NORTHERLY WITH THE CENTERLINE OF SAID CONCRETE DRIVEWAY 125 FEET, THENCE EAST 75 FEET, THENCE SOUTH 125 FEET, THENCE WEST 78.5 FEET TO THE POINT OF BEGINNING.
- (4) BEGINNING AT A POINT IN THE WEST LINE OF LOT "M" IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, WHERE AN IRON PIPE IS SET IN THE WEST LINE OF SAID LOT "M" APPROXIMATELY 225 FEET NORTH OF THE SOUTH LINE OF SAID LOT "M", RUN THENCE EAST 150 FEET, THENCE NORTH 50 FEET, THENCE WEST 150 FEET TO THE WEST LINE OF SAID LOT "M", THENCE SOUTH ON THE WEST LINE OF SAID LOT "M" TO THE POINT OF BEGINNING.
- (5) BEGIN AT A POINT IN THE WEST LINE OF LOT "M" OF FLORIDA DEVELOPMENT CO. TRACT SUBDIVISION, PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, WHERE AN IRON PIPE IS SET IN THE WEST LINE OF SAID LOT "M" APPROXIMATELY 225 FEET NORTH OF THE SOUTH LINE OF SAID LOT "M" FOR A POINT OF BEGINNING, RUN THENCE EAST 150 FEET, THENCE SOUTH 100 FEET, MORE OR LESS, TO A POINT 125 FEET NORTH OF THE SOUTH BOUNDARY LINE OF SAID LOT "M", THENCE WEST 150 FEET TO THE WEST BOUNDARY LINE OF SAID LOT "M", THENCE NORTH THE WEST LINE OF SAID LOT "M" TO THE POINT OF BEGINNING.

## EXHIBIT 2

### NORTH POWER LINE ROAD CDD

### LEGAL DESCRIPTION EXISTING DISTRICT BOUNDARY

|             |            |          |           |        |
|-------------|------------|----------|-----------|--------|
| SEC TWP RGE | JOB NUMBER | DRAWN BY | DATE      | SHEET  |
| 34-26-27    | 0002.0002  | JJM      | 5-14-2021 | 3 OF 5 |

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C.A. NO. 28396  
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(813) 344-0100 FAX



## LEGAL DESCRIPTION:

### Parcel 2:

THAT PORTION OF TRACTS I AND K IN THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, AS SHOWN ON THE PLAT OF FLORIDA DEVELOPMENT COMPANY SUBDIVISION, RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, DESCRIBED AS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 10 AND RUN SOUTH 00 DEGREES 16 MINUTES 36 SECONDS WEST, 15.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF HORSE SHOE CREEK ROAD, ALSO KNOWN AS PALMETTO STREET; THENCE NORTH 89 DEGREES 47 MINUTES 39 SECONDS WEST ALONG SAID SOUTH RIGHT OF WAY LINE, 15.00 FEET TO THE WEST RIGHT OF WAY LINE OF AN UNOPENED PLATTED RIGHT OF WAY, AND THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 16 MINUTES 36 SECONDS WEST ALONG SAID WEST RIGHT OF WAY LINE, 647.46 FEET TO THE SOUTH BOUNDARY OF SAID TRACT K; THENCE NORTH 89 DEGREES 49 MINUTES 06 SECONDS WEST ALONG SAID SOUTH BOUNDARY OF TRACT K, 625.98 FEET TO THE EAST RIGHT OF WAY LINE OF EAST BOULEVARD; THENCE NORTH 00 DEGREES 20 MINUTES 54 SECONDS WEST ALONG SAID EAST RIGHT OF LINE, 15.00 FEET TO THE SOUTHWEST CORNER OF LOT 6 OF HARTTS SUBDIVISION, FIRST ADDITION, RECORDED IN PLAT BOOK 90, PAGE 15, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 49 MINUTES 06 SECONDS EAST ALONG THE SOUTH BOUNDARY OF SAID LOT 6, 145.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE NORTH 00 DEGREES 20 MINUTES 54 SECONDS WEST ALONG THE EAST BOUNDARY OF SAID LOT 6, AND THE EAST BOUNDARY OF LOT 1 OF HARTTS SUBDIVISION, RECORDED IN PLAT BOOK 89, PAGE 33, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, 132.50 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 06 SECONDS EAST, 155.00 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 54 SECONDS WEST PARALLEL WITH THE EAST BOUNDARY OF SAID HARTTS SUBDIVISION, 500.12 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF A PLATTED RIGHT OF WAY LINE LYING 15.00 FEET SOUTH OF THE NORTH BOUNDARY OF SAID SECTION 10; THENCE SOUTH 89 DEGREES 47 MINUTES 39 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, 333.04 FEET TO THE POINT OF BEGINNING.

### PARCEL 3:

THAT PORTION OF SAID TRACT I OF SAID FLORIDA DEVELOPMENT COMPANY SUBDIVISION IN THE NORTHEAST 1/4 OF SAID SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LYING NORTH OF PALMETTO STREET/HORSE SHOE CREEK ROAD, AS NOW IN USE, LESS AND EXCEPT RIGHTS OF WAY OF RECORD AND/OR IN USE.

### PARCEL 17: (272710-730000-012000)

LOT 21 AND THE EAST 264 FEET OF LOT 20 IN THE NE 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, OF FLORIDA DEVELOPMENT COMPANY TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 226.0 FEET OF THE EAST 175.4 FEET OF SAID LOT 21.

### AND

TRACT 28 IN THE NE 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, OF FLORIDA DEVELOPMENT COMPANY TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; LESS AND EXCEPT THE SOUTH 25 FEET THEREOF FOR ROAD RIGHT-OF-WAY CONVEYED TO POLK COUNTY IN O.R. BOOK 1234, PAGE 482, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### PARCEL 18: (272710-730000-012200)

LOTS 22 AND 23 IN THE NE 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT COMPANY TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### LESS AND EXCEPT

A PORTION OF TRACT 22 IN THE NE 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT 22; THENCE NORTH 89°43'39" EAST ALONG THE NORTH LINE OF SAID TRACT 22, A DISTANCE OF 223.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°16'21" EAST, 120.00 FEET; THENCE NORTH 89°43'39" EAST, 110.00 FEET; THENCE NORTH 00°16'21" WEST, 120.00 FEET TO SAID NORTH LINE OF TRACT 22; THENCE SOUTH 89°43'39" WEST ALONG SAID NORTH LINE OF TRACT 22, A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING.



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## EXHIBIT 2

### NORTH POWER LINE ROAD CDD

## LEGAL DESCRIPTION EXISTING DISTRICT BOUNDARY

|             |            |          |           |        |
|-------------|------------|----------|-----------|--------|
| SEC TWP RGE | JOB NUMBER | DRAWN BY | DATE      | SHEET  |
| 34-26-27    | 0002.0002  | JJM      | 5-14-2021 | 4 OF 5 |



**LEGAL DESCRIPTION:**

**PARCEL 19: (272710-730000-020500, 272710-733500-006011)**

TRACTS 5 AND 6 IN SE 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT COMPANY TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS THE NORTH 25 FEET FOR ROAD RIGHT-OF-WAY.

**AND**

THE WEST 45 FEET OF BLOCK 6, AND THE WEST 45 FEET OF SYLVAN WAY, DRUID HILLS UNIT NUMBER ONE ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 19, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

**PARCEL 20: (272703-713500-010232)**

SOUTH 100 FEET OF WEST 84.74 FEET OF TRACT 23, SOUTH 15 FEET OF TRACT 25 AND SOUTH 15' OF E ¼ OF TRACT 26 AND W ¼ OF TRACT 26 AND SOUTH 15 FEET OF TRACT 27, FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO PLAT THEREOF AND RECORDED IN PLAT BOOK 3 PAGES 60 THROUGH 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

NOTE: SUBJECT TO AN EASEMENT TO FLORIDA POWER CO. FOR POWER LINE AS OF RECORD AND/OR IN USE.

CONTAINING 271.64 ACRES MORE OR LESS.



**EXHIBIT 2**  
**NORTH POWER LINE ROAD CDD**  
**LEGAL DESCRIPTION EXISTING DISTRICT BOUNDARY**  
SHEET 5 OF 5  
DATE 5-14-2021  
DRAWN BY JJM  
JOB NUMBER 0002.0002  
SEC TWP RGE 34-26-27

P:\0002 Oakley Rhinehart Cassidy\0002 Powerline Road\Master\DWGs\CDD\CDD-EXPANSION SOUTH 2\CDD-EXH 3\_LEGAL DESC - EXP (1-3).dwg (LEGAL) jrm Aug 30, 2021 - 1:44pm

FLORIDA DEVELOPMENT COMPANY SUBDIVISION, PLAT BOOK 3, PAGES 60 TO 63, TRACTS 1 TO 6, LESS  
LOTS 1, 2, AND 3, OF BLOCK A, LAKEWOOD PARK UNIT #3, ALL IN THE NE ¼ OF SECTION 15,  
TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA

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## EXHIBIT 3

# NORTH POWER LINE ROAD CDD

### LEGAL DESCRIPTION - EXPANSION PARCELS

|               |            |          |           |        |
|---------------|------------|----------|-----------|--------|
| SEC TWP RGE   | JOB NUMBER | DRAWN BY | DATE      | SHEET  |
| S2&10-27S-27E | 0002.0002  | JJM      | 5-14-2021 | 1 OF 3 |

## LEGAL DESCRIPTION:

### PARCEL NUMBER 30: (272715-740000-000010)

GROVE LOT 1 OF THE REPLAT OF DIAMOND SHORES, BEING A REPLAT OF LOTS 7, 8, 9, 10, AND 11 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 27 SOUTH, RANGE 27 EAST, OF FLORIDA DEVELOPMENT CO. SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 30, PAGE 24, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### PARCEL NUMBER 31: 272702-713000-030191

THE SOUTH 1/4 OF TRACT 19, THE EAST 1/2 OF TRACT 31 AND TRACTS 20, 21, 28, 29 AND 30 LESS THE EAST 95.7 FEET AND LESS THE WEST 750 FEET OF THE SOUTH 200 FEET OF THE FLORIDA DEVELOPMENT COMPANY TRACT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3 PAGES 60 THROUGH 63 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 17 EAST, POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 2, RUN THENCE ALONG THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 2, S.00°13'11"E., A DISTANCE OF 1313.95 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID NORTHWEST 1/4; THENCE N.89°43'42"E., A DISTANCE OF 990.55 FEET TO THE NORTHERLY EXTENSION OF THE WESTERLY BOUNDARY OF SAID TRACT 20; THENCE ALONG SAID NORTHERLY EXTENSION, S.00°22'03"E., A DISTANCE OF 15.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT 20, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE NORTH BOUNDARY OF SAID TRACTS 20 AND 21, N.89°43'42"E., A DISTANCE OF 554.70 FEET TO A LINE 95.70 FEET WEST OF AND PARALLEL WITH THE EAST BOUNDARY OF SAID TRACTS 21 AND 28; THENCE ALONG SAID PARALLEL LINE, S.00°28'11"E., A DISTANCE OF 1282.40 FEET TO THE SOUTH BOUNDARY OF SAID TRACT 28 AND 29; THENCE ALONG SAID SOUTH BOUNDARY, S.89°39'34"W., A DISTANCE OF 296.49 FEET TO A LINE 750 FEET EAST OF AND PARALLEL WITH THE WEST BOUNDARY OF THE EAST 1/2 OF SAID TRACT 31; THENCE ALONG SAID PARALLEL LINE, N.00°17'28"W., A DISTANCE OF 200.00 FEET TO A LINE 200 FEET NORTH OF AND PARALLEL WITH THE SOUTH BOUNDARY OF SAID TRACTS 29,30 AND 31; THENCE ALONG SAID PARALLEL LINE, S.89°39'34"W., A DISTANCE OF 750.00 FEET TO THE AFORESAID WEST BOUNDARY OF THE EAST 1/2 OF TRACT 31; THENCE ALONG SAID WEST BOUNDARY, N.00°17'28"W., A DISTANCE OF 441.83 FEET TO THE NORTHWEST CORNER OF SAID EAST 1/2; THENCE ALONG THE NORTH BOUNDARY OF SAID TRACT 31, N.89°41'38"E., A DISTANCE OF 162.88 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 19; THENCE ALONG THE WEST BOUNDARY OF SAID TRACT 19, N.00°18'59"W., A DISTANCE OF 160.43 FEET TO THE NORTH BOUNDARY OF SAID SOUTH 1/4 OF TRACT 19; THENCE ALONG SAID NORTH BOUNDARY, N.89°42'09"E., A DISTANCE OF 325.63 FEET TO THE WEST BOUNDARY OF SAID TRACT 20; THENCE ALONG SAID WEST BOUNDARY, N.00°22'03"W., A DISTANCE OF 481.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.329 ACRES, MORE OR LESS.

### PARCEL NUMBER 32: 272702-713000-030211

(PER BOOK 11017, PAGES 1680 – 1681): TRACTS 20, 21, 28, 29, 30 AND THE EAST 1/2 OF TRACT 31 AND THE SOUTH 1/4 OF TRACT 19, LESS THE EAST 95.7 FEET OF SAID TRACTS 21 AND 28, IN THE NW 1/4 OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA AND THE NORTH 182.60 FEET OF TRACTS 1 THROUGH 4 AND THE WEST 60.00 FEET OF TRACTS 1 AND 16, IN THE SW 1/4 OF SAID SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, ALL SHOWN ON THE PLAT OF FLORIDA DEVELOPMENT COMPANY SUBDIVISION, RECORDED IN PLAT BOOK 3, PAGES 60 – 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. SUBJECT TO RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD AND/OR IN USE. TOGETHER WITH THAT CERTAIN 1998 FLEETWOOD MOBILE HOME, ID # GAFL W07 A424 L 6W222, LOCATED THEREON.

### PARCEL NUMBER 33: 272710-730000-010904

THAT PORTION OF SAID TRACT 1 OF SAID FLORIDA DEVELOPMENT CO. TRACT SUBDIVISION IN THE NORTHEAST 1/4 OF SAID SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, AS SHOWN ON THE MAP OR PLAT RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING NORTH OF PALMETTO STREET/HORSE SHOE CREEK ROAD, AS NOW IN USE, LESS AND EXCEPT RIGHTS OF WAY OF RECORD AND/OR IN USE.

## EXHIBIT 3

### NORTH POWER LINE ROAD CDD

### LEGAL DESCRIPTION - EXPANSION PARCELS

|                              |                         |                 |                   |                 |
|------------------------------|-------------------------|-----------------|-------------------|-----------------|
| SEC TWP RGE<br>S2&10-27S-27E | JOB NUMBER<br>0002.0002 | DRAWN BY<br>JJM | DATE<br>5-14-2021 | SHEET<br>2 OF 3 |
|------------------------------|-------------------------|-----------------|-------------------|-----------------|

**ABSOLUTE  
ENGINEERING, INC.**

1000 N. ASHLEY DRIVE, SUITE 925  
TAMPA, FLORIDA 33602

C.A. NO. 28358  
(813) 221-1516 TEL  
(813) 344-0100 FAX

## LEGAL DESCRIPTION:

### LESS A PORTION OF EXISTING PARCEL 4: 272703-713500-010031

DESCRIPTION: A PORTION OF TRACTS 3 & 4, OF FLORIDA DEVELOPMENT COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF US 17-92, AS RECORDED IN DEED BOOK 515, PAGE 105, OF THE PUBLIC RECORDS OF SAID COUNTY AND THE NORTH BOUNDARY OF SAID NORTHEAST 1/4 OF SECTION 3; RUN THENCE ALONG SAID NORTH BOUNDARY, S 89°00'46" E, A DISTANCE OF 345.37 FEET; THENCE S 27°20'24" W, A DISTANCE OF 257.08 FEET; THENCE S 06°18'39" W, A DISTANCE OF 194.37 FEET; THENCE N 76°15'52" W, A DISTANCE OF 301.53 FEET TO THE AFORESAID EASTERLY RIGHT OF WAY OF US 17-92; THENCE ALONG SAID EASTERLY RIGHT OF WAY, N 13°44'24" E, A DISTANCE OF 366.40 FEET TO THE POINT OF BEGINNING.

### LESS EXISTING PARCEL 20: (272703-713500-010232)

SOUTH 100 FEET OF WEST 84.74 FEET OF TRACT 23, SOUTH 15 FEET OF TRACT 25 AND SOUTH 15' OF E  $\frac{3}{4}$  OF TRACT 26 AND W  $\frac{1}{4}$  OF TRACT 26 AND SOUTH 15 FEET OF TRACT 27, FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO PLAT THEREOF AND RECORDED IN PLAT BOOK 3 PAGES 60 THROUGH 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

NOTE: SUBJECT TO AN EASEMENT TO FLORIDA POWER CO. FOR POWER LINE AS OF RECORD AND/OR IN USE.

CONTAINING 1.56 AC. MORE OR LESS

ALTOGETHER CONTAINING 157.87 AC. MORE OR LESS



## EXHIBIT 3

### NORTH POWER LINE ROAD CDD

### LEGAL DESCRIPTION - EXPANSION PARCELS

|               |            |          |           |        |
|---------------|------------|----------|-----------|--------|
| SEC TWP RGE   | JOB NUMBER | DRAWN BY | DATE      | SHEET  |
| S2&10-27S-27E | 0002.0002  | JJM      | 5-14-2021 | 2 OF 3 |

P:\0002 Oakley Rhinehart Cassidy\0002 Powerline Road\CD\CD-EXPANSION SOUTH 2\CD-EXH 4-LEGAL DESC AMEND (1-5).dwg (LEGAL) jrm Aug 30, 2021 - 1:46pm

## LEGAL DESCRIPTION:

### PARCEL 1 (272634-000000-022030)

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS THE SOUTH 933.34 FEET OF THE EAST 933.34 FEET THEREOF.

### PARCEL 2 (272634-000000-022020)

THE SOUTH 933.34 FEET OF THE EAST 933.34 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

### PARCEL 3 (272635-000000-044010)

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

### PARCEL 4 (272703-713500-010031)

#### PARCEL "A"

FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, RUN WEST, ALONG THE NORTH LINE OF SAID SECT. 3, 595.8 FT., TO THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 17 & 92; RUN THENCE SOUTH 12°46'30" WEST, ALONG RIGHT OF WAY, 125.0 FT.; RUN THENCE EAST, PARALLEL TO THE NORTH LINE OF SAID SECTION 3, 625.95 FT., TO A POINT ON THE EAST LINE OF SAID NORTHWEST 1/4 RUN THENCE NORTH, ALONG SAID EAST LINE, 121.91 FT., TO POINT OF BEGINNING.

#### PARCEL "B"

SUBJECT TO ANY EXISTING DEDICATIONS OF ROAD RIGHT-OF-WAYS IN FLORIDA DEVELOPMENT COMPANY'S PLAT OF SAID SECTION 3. FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, RUN WEST, ALONG THE NORTH LINE OF SAID SECTION 3, 595.8 FT., TO THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 17 & 92; RUN THENCE SOUTH 12°46'30" WEST, ALONG SAID RIGHT OF WAY LINE, 125.0 FT., TO THE POINT OF BEGINNING; RUN THENCE EAST, PARALLEL TO THE NORTH LINE OF SAID SECTION 3, 625.95 FT., TO A POINT ON THE EAST LINE OF SAID NORTHWEST 1/4 OF NORTHEAST 1/4; RUN THENCE SOUTH, ALONG SAID EAST LINE, 390.33 FT; RUN THENCE NORTH 77°13'30" WEST, 704.65 FT., TO THE EAST RIGHT OF WAY LINE OF SAID HIGHWAY; RUN THENCE NORTH 12°46'30" EAST, 241.4 FT., TO THE POINT OF BEGINNING.

### PARCEL 5 (272703-000000-011000)

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

### PARCEL 6 (272703-713500-010200)

TRACTS 20 AND 21, LESS THE NORTH 15 FEET THEREOF FOR ROADWAY, IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### PARCEL 7 (272703-713500-010294)

THAT PART OF THE NORTH 1/2 OF TRACT 29 LYING NORTH OF CLAY ROAD, IN NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

## EXHIBIT 4

### NORTH POWER LINE ROAD CDD

#### LEGAL DESCRIPTION PROPOSED DISTRICT BOUNDARY AFTER EXPANSION

| SEC TWP RGE   | JOB NUMBER | DRAWN BY | DATE      | SHEET  |
|---------------|------------|----------|-----------|--------|
| S2&10-27S-27E | 0002.0002  | JJM      | 5-14-2021 | 1 OF 7 |



## LEGAL DESCRIPTION:

### PARCEL 8 (272703-713500-010282)

THE SOUTH 1/2 OF TRACT 28 IN THE NORTHEAST 1/4 OF SECTION 03, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### PARCEL 9 (272703-713500-010220)

TRACT 22, LESS NORTH 15 FEET AND TRACT 27 LESS SOUTH 15 FEET, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### PARCEL 10 (272703-713500-010231)

LOT 23, LESS THE SOUTH 100 FEET OF THE WEST 84.74 FEET THEREOF AND LESS THE NORTH 15 FEET THEREOF, LOT 24 LESS THE NORTH 15 FEET THEREOF, THE EAST 3/4 OF LOT 26 AND ALL OF LOT 25, LESS THE SOUTH 15 FEET OF SAID LOTS, ALL LYING AND BEING IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA OF FLORIDA DEVELOPMENT CO. SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGES 60-63, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### PARCEL 11 (272702-713000-030172)

LOT 17, 18 AND THE NORTH 3/4 OF LOT 19, LESS THE NORTH 15 FEET OF SAID LOTS; LOT 32 AND THE WEST ONE HALF OF LOT 31, LESS THE SOUTH 15 FEET OF SAID LOTS, ALL LYING AND BEING IN THE NORTHWEST 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF FLORIDA DEVELOPMENT CO. SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGES 60-63, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### PARCEL 12 (272634-000000-024120)

BEGINNING AT AN IRON PIPE 360 FEET NORTH OF THE SE CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 27 EAST, RUNNING THENCE NORTH 630 FEET; THENCE WEST 340 FEET TO HIGHWAY RIGHT-OF-WAY; THENCE ALONG THE HIGHWAY SOUTH 14° WEST 650 FEET; THENCE EAST 473 FEET TO POINT OF BEGINNING, LESS AND EXCEPT: BEGINNING AT AN IRON PIPE 990 FEET NORTH OF THE SOUTHEAST CORNER OF THE SW 1/4 OF SE 1/4 OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 27 EAST, RUN THENCE WEST 339.5 FEET ALONG THE SOUTH BOUNDARY OF PREMISES DESCRIBED IN THAT CERTAIN DEED RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF POLK COUNTY, FLORIDA IN DEED BOOK 762, PAGE 65, TO THE EAST RIGHT-OF-WAY LINE OF HIGHWAY; THENCE WITH SAID EAST RIGHT-OF-WAY SOUTHWESTERLY 130 FEET; THENCE EAST TO THE EAST LINE OF SAID SW 1/4 OF SE 1/4 OF SAID SECTION 34, THENCE NORTH TO POINT OF BEGINNING, ALSO DESCRIBED AS FOLLOWS: BEGINNING AT CONCRETE MONUMENT, THE SE CORNER OF THE SW 1/4 OF SE 1/4 OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 27 EAST, THENCE RUN NORTH 360 FEET TO AN IRON ROD FOR POINT OF BEGINNING; THENCE NORTH 528.89 FEET TO AN IRON ROD; THENCE WEST 372.42 FEET TO AN IRON ROD; THENCE SOUTH 14° 18' 34", WEST 543.19 FEET TO AN IRON ROD; THENCE EAST 506.12 FEET TO THE POINT OF BEGINNING.

### PARCEL 13: (272702-713000-040170)

THE NW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY; ALSO DESCRIBED AS LOTS 17 AND 18 IN THE SW 1/4 OF SECTION 2, FLORIDA DEVELOPMENT COMPANY SUB (PLAT BOOK 3, PAGE 60-63), LESS EXISTING ROAD RIGHT-OF-WAY.

## EXHIBIT 4

### NORTH POWER LINE ROAD CDD

#### LEGAL DESCRIPTION PROPOSED DISTRICT BOUNDARY AFTER EXPANSION

|               |            |          |           |        |
|---------------|------------|----------|-----------|--------|
| SEC TWP RGE   | JOB NUMBER | DRAWN BY | DATE      | SHEET  |
| S2&10-27S-27E | 0002.0002  | JJM      | 5-14-2021 | 2 OF 7 |





## LEGAL DESCRIPTION:

### PARCEL 14: (272702-713000-040310)

TRACTS 31 AND 32 IN THE SW 1/4 OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST, OF FLORIDA DEVELOPMENT COMPANY TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### PARCEL 15: (272703-713500-020070)

TRACTS G AND H IN THE SE 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, OF FLORIDA DEVELOPMENT COMPANY TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### PARCEL 16: (272710-730000-010901 AND 272710-730000-011202)

#### PARCEL 1:

TRACTS "L" AND "M" OF FLORIDA DEVELOPMENT CO. TRACT SUBDIVISION, LYING IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA;

LESS AND EXCEPT THE FOLLOWING FIVE DESCRIBED LANDS:

- (1) BEGINNING AT A POINT 411.63 FEET NORTH AND 30 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST; THENCE WEST 61.25 FEET, THENCE SOUTH 190.82 FEET, THENCE EAST 61.15 FEET, THENCE NORTH 190.81 FEET TO THE POINT OF BEGINNING; ABOVE DESCRIBED PARCEL BEING A PART OF LOT "M" OF FLORIDA DEVELOPMENT COMPANY SUBDIVISION.
- (2) BEGINNING AT A POINT IN THE CENTERLINE OF A CONCRETE DRIVEWAY AT ITS INTERSECTION WITH THE SOUTH LINE OF LOT "M" IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT OF FLORIDA DEVELOPMENT CO. TRACT SUBDIVISION, RECORDED IN PLAT BOOK 3, PAGES 60 ET SEQ., 577.92 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT "M" AND RUN THENCE NORTHERLY WITH THE CENTERLINE OF SAID CONCRETE DRIVEWAY 125 FEET, THENCE WEST TO THE WEST LINE OF SAID LOT "M", THENCE SOUTH ALONG THE WEST LINE OF SAID LOT "M" TO THE SOUTH LINE OF LOT "M", THENCE EAST TO THE POINT OF BEGINNING.
- (3) BEGINNING AT A POINT IN THE CENTERLINE OF A CONCRETE DRIVEWAY AT ITS INTERSECTION WITH THE SOUTH LINE OF LOT "M" IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, 577.92 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT "M", THENCE NORTHERLY WITH THE CENTERLINE OF SAID CONCRETE DRIVEWAY 125 FEET, THENCE EAST 75 FEET, THENCE SOUTH 125 FEET, THENCE WEST 78.5 FEET TO THE POINT OF BEGINNING.
- (4) BEGINNING AT A POINT IN THE WEST LINE OF LOT "M" IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, WHERE AN IRON PIPE IS SET IN THE WEST LINE OF SAID LOT "M" APPROXIMATELY 225 FEET NORTH OF THE SOUTH LINE OF SAID LOT "M", RUN THENCE EAST 150 FEET, THENCE NORTH 50 FEET, THENCE WEST 150 FEET TO THE WEST LINE OF SAID LOT "M", THENCE SOUTH ON THE WEST LINE OF SAID LOT "M" TO THE POINT OF BEGINNING.
- (5) BEGIN AT A POINT IN THE WEST LINE OF LOT "M" OF FLORIDA DEVELOPMENT CO. TRACT SUBDIVISION, PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, WHERE AN IRON PIPE IS SET IN THE WEST LINE OF SAID LOT "M" APPROXIMATELY 225 FEET NORTH OF THE SOUTH LINE OF SAID LOT "M" FOR A POINT OF BEGINNING, RUN THENCE EAST 150 FEET, THENCE SOUTH 100 FEET, MORE OR LESS, TO A POINT 125 FEET NORTH OF THE SOUTH BOUNDARY LINE OF SAID LOT "M", THENCE WEST 150 FEET TO THE WEST BOUNDARY LINE OF SAID LOT "M", THENCE NORTH THE WEST LINE OF SAID LOT "M" TO THE POINT OF BEGINNING.

## EXHIBIT 4

### NORTH POWER LINE ROAD CDD

#### LEGAL DESCRIPTION PROPOSED DISTRICT BOUNDARY AFTER EXPANSION

|               |            |          |           |        |
|---------------|------------|----------|-----------|--------|
| SEC TWP RGE   | JOB NUMBER | DRAWN BY | DATE      | SHEET  |
| S2&10-27S-27E | 0002.0002  | JJM      | 5-14-2021 | 3 OF 7 |



## LEGAL DESCRIPTION:

### Parcel 2:

THAT PORTION OF TRACTS I AND K IN THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, AS SHOWN ON THE PLAT OF FLORIDA DEVELOPMENT COMPANY SUBDIVISION, RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, DESCRIBED AS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 10 AND RUN SOUTH 00 DEGREES 16 MINUTES 36 SECONDS WEST, 15.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF HORSE SHOE CREEK ROAD, ALSO KNOWN AS PALMETTO STREET; THENCE NORTH 89 DEGREES 47 MINUTES 39 SECONDS WEST ALONG SAID SOUTH RIGHT OF WAY LINE, 15.00 FEET TO THE WEST RIGHT OF WAY LINE OF AN UNOPENED PLATTED RIGHT OF WAY, AND THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 16 MINUTES 36 SECONDS WEST ALONG SAID WEST RIGHT OF WAY LINE, 647.46 FEET TO THE SOUTH BOUNDARY OF SAID TRACT K; THENCE NORTH 89 DEGREES 49 MINUTES 06 SECONDS WEST ALONG SAID SOUTH BOUNDARY OF TRACT K, 625.98 FEET TO THE EAST RIGHT OF WAY LINE OF EAST BOULEVARD; THENCE NORTH 00 DEGREES 20 MINUTES 54 SECONDS WEST ALONG SAID EAST RIGHT OF LINE, 15.00 FEET TO THE SOUTHWEST CORNER OF LOT 6 OF HARTTS SUBDIVISION, FIRST ADDITION, RECORDED IN PLAT BOOK 90, PAGE 15, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 49 MINUTES 06 SECONDS EAST ALONG THE SOUTH BOUNDARY OF SAID LOT 6, 145.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE NORTH 00 DEGREES 20 MINUTES 54 SECONDS WEST ALONG THE EAST BOUNDARY OF SAID LOT 6, AND THE EAST BOUNDARY OF LOT 1 OF HARTTS SUBDIVISION, RECORDED IN PLAT BOOK 89, PAGE 33, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, 132.50 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 06 SECONDS EAST, 155.00 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 54 SECONDS WEST PARALLEL WITH THE EAST BOUNDARY OF SAID HARTTS SUBDIVISION, 500.12 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF A PLATTED RIGHT OF WAY LINE LYING 15.00 FEET SOUTH OF THE NORTH BOUNDARY OF SAID SECTION 10; THENCE SOUTH 89 DEGREES 47 MINUTES 39 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, 333.04 FEET TO THE POINT OF BEGINNING.

### PARCEL 3:

THAT PORTION OF SAID TRACT I OF SAID FLORIDA DEVELOPMENT COMPANY SUBDIVISION IN THE NORTHEAST 1/4 OF SAID SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LYING NORTH OF PALMETTO STREET/HORSE SHOE CREEK ROAD, AS NOW IN USE, LESS AND EXCEPT RIGHTS OF WAY OF RECORD AND/OR IN USE.

### PARCEL 17: (272710-730000-012000)

LOT 21 AND THE EAST 264 FEET OF LOT 20 IN THE NE 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, OF FLORIDA DEVELOPMENT COMPANY TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 226.0 FEET OF THE EAST 175.4 FEET OF SAID LOT 21.

### AND

TRACT 28 IN THE NE 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, OF FLORIDA DEVELOPMENT COMPANY TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; LESS AND EXCEPT THE SOUTH 25 FEET THEREOF FOR ROAD RIGHT-OF-WAY CONVEYED TO POLK COUNTY IN O.R. BOOK 1234, PAGE 482, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### PARCEL 18: (272710-730000-012200)

LOTS 22 AND 23 IN THE NE 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT COMPANY TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### LESS AND EXCEPT

A PORTION OF TRACT 22 IN THE NE 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT 22; THENCE NORTH 89°43'39" EAST ALONG THE NORTH LINE OF SAID TRACT 22, A DISTANCE OF 223.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°16'21" EAST, 120.00 FEET; THENCE NORTH 89°43'39" EAST, 110.00 FEET; THENCE NORTH 00°16'21" WEST, 120.00 FEET TO SAID NORTH LINE OF TRACT 22; THENCE SOUTH 89°43'39" WEST ALONG SAID NORTH LINE OF TRACT 22, A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING.

## EXHIBIT 4

### NORTH POWER LINE ROAD CDD

#### LEGAL DESCRIPTION PROPOSED DISTRICT BOUNDARY AFTER EXPANSION

| SEC TWP RGE   | JOB NUMBER | DRAWN BY | DATE      | SHEET  |
|---------------|------------|----------|-----------|--------|
| S2&10-27S-27E | 0002.0002  | JJM      | 5-14-2021 | 4 OF 7 |





## LEGAL DESCRIPTION:

### PARCEL 19: (272710-730000-020500, 272710-733500-006011)

TRACTS 5 AND 6 IN SE 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT COMPANY TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS THE NORTH 25 FEET FOR ROAD RIGHT-OF-WAY.

### AND

THE WEST 45 FEET OF BLOCK 6, AND THE WEST 45 FEET OF SYLVAN WAY, DRUID HILLS UNIT NUMBER ONE ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 19, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### PARCEL 20: (272703-713500-010232)

SOUTH 100 FEET OF WEST 84.74 FEET OF TRACT 23, SOUTH 15 FEET OF TRACT 25 AND SOUTH 15' OF E ¾ OF TRACT 26 AND W ¼ OF TRACT 26 AND SOUTH 15 FEET OF TRACT 27, FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO PLAT THEREOF AND RECORDED IN PLAT BOOK 3 PAGES 60 THROUGH 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA

NOTE: SUBJECT TO AN EASEMENT TO FLORIDA POWER CO. FOR POWER LINE AS OF RECORD AND/OR IN USE.

### PARCEL NUMBER 21: (272702-713000-040190)

TRACTS 19 AND 20, MAP OF FLORIDA DEVELOPMENT CO TRACT IN THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### PARCEL NUMBER 22: (272702-713000-040210)

TRACTS 21 AND 22 OF FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, ON PAGES 60 THROUGH 63, INCLUSIVE, IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### PARCEL NUMBER 23: (272702-713000-040230)

TRACTS 23 AND 24 OF FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 60-63 LOCATED IN SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### PARCEL NUMBER 24: (272702-713000-040251)

THE NORTH 396 FEET OF TRACT 25 AND TRACT 26 LEES THE SOUTH 396 FEET OF FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 60 - 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING IN SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST.

### PARCEL NUMBER 25: (272702-713000-040260)

THE SOUTH 396 FEET OF TRACT 26 OF FLORIDA DEVELOPMENT COMPANY SUBDIVISION IN THE SW 1/4 OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 SOUTH, POLK COUNTY FLORIDA.

### PARCEL NUMBER 26: (272710-730000-021201)

THE W 1/2 OF SW 1/4 OF NE 1/4 OF SE 1/4 IN SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, LESS THE W 208 FEET OF THE S 208 FEET TOGETHER WITH A 1971 AMERICAN HOME MOBILE HOME ID# HDGA070994.

### PARCEL NUMBER 27: (272710-730000-022200)

TRACT 22 IN THE SE 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO.

TRACT, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### PARCEL NUMBER 28: (272710-730000-022700)

TRACTS 27 AND 28 IN THE SE 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

## EXHIBIT 4

### NORTH POWER LINE ROAD CDD

#### LEGAL DESCRIPTION PROPOSED DISTRICT BOUNDARY AFTER EXPANSION

| SEC TWP RGE   | JOB NUMBER | DRAWN BY | DATE      | SHEET  |
|---------------|------------|----------|-----------|--------|
| S2&10-27S-27E | 0002.0002  | JJM      | 5-14-2021 | 5 OF 7 |



## LEGAL DESCRIPTION:

### PARCEL NUMBER 29: (272715-739500-010011 AND 272715-739500-010050)

FLORIDA DEVELOPMENT COMPANY SUBDIVISION, PLAT BOOK 3, PAGES 60 TO 63, TRACTS 1 TO 6, LESS LOTS 1, 2, AND 3, OF BLOCK A, LAKEWOOD PARK UNIT #3, ALL IN THE NE ¼ OF SECTION 15, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA

### PARCEL NUMBER 30: (272715-740000-000010)

GROVE LOT 1 OF THE REPLAT OF DIAMOND SHORES, BEING A REPLAT OF LOTS 7, 8, 9, 10, AND 11 OF THE NW ¼ OF SECTION 15, TOWNSHIP 27 SOUTH, RANGE 27 EAST, OF FLORIDA DEVELOPMENT CO. SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 30, PAGE 24, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### PARCEL NUMBER 31: 272702-713000-030191

THE SOUTH 1/4 OF TRACT 19, THE EAST 1/2 OF TRACT 31 AND TRACTS 20, 21, 28, 29 AND 30 LESS THE EAST 95.7 FEET AND LESS THE WEST 750 FEET OF THE SOUTH 200 FEET OF THE FLORIDA DEVELOPMENT COMPANY TRACT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3 PAGES 60 THROUGH 63 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 17 EAST, POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 2, RUN THENCE ALONG THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 2, S.00°13'11"E., A DISTANCE OF 1313.95 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID NORTHWEST 1/4; THENCE N.89°43'42"E., A DISTANCE OF 990.55 FEET TO THE NORTHERLY EXTENSION OF THE WESTERLY BOUNDARY OF SAID TRACT 20; THENCE ALONG SAID NORTHERLY EXTENSION, S.00°22'03"E., A DISTANCE OF 15.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT 20, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE NORTH BOUNDARY OF SAID TRACTS 20 AND 21, N.89°43'42"E., A DISTANCE OF 554.70 FEET TO A LINE 95.70 FEET WEST OF AND PARALLEL WITH THE EAST BOUNDARY OF SAID TRACTS 21 AND 28; THENCE ALONG SAID PARALLEL LINE, S.00°28'11"E., A DISTANCE OF 1282.40 FEET TO THE SOUTH BOUNDARY OF SAID TRACT 28 AND 29; THENCE ALONG SAID SOUTH BOUNDARY, S.89°39'34"W., A DISTANCE OF 296.49 FEET TO A LINE 750 FEET EAST OF AND PARALLEL WITH THE WEST BOUNDARY OF THE EAST 1/2 OF SAID TRACT 31; THENCE ALONG SAID PARALLEL LINE, N.00°17'28"W., A DISTANCE OF 200.00 FEET TO A LINE 200 FEET NORTH OF AND PARALLEL WITH THE SOUTH BOUNDARY OF SAID TRACTS 29,30 AND 31; THENCE ALONG SAID PARALLEL LINE, S.89°39'34"W., A DISTANCE OF 750.00 FEET TO THE AFORESAID WEST BOUNDARY OF THE EAST 1/2 OF TRACT 31; THENCE ALONG SAID WEST BOUNDARY, N.00°17'28"W., A DISTANCE OF 441.83 FEET TO THE NORTHWEST CORNER OF SAID EAST 1/2; THENCE ALONG THE NORTH BOUNDARY OF SAID TRACT 31, N.89°41'38"E., A DISTANCE OF 162.88 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 19; THENCE ALONG THE WEST BOUNDARY OF SAID TRACT 19, N.00°18'59"W., A DISTANCE OF 160.43 FEET TO THE NORTH BOUNDARY OF SAID SOUTH 1/4 OF TRACT 19; THENCE ALONG SAID NORTH BOUNDARY, N.89°42'09"E., A DISTANCE OF 325.63 FEET TO THE WEST BOUNDARY OF SAID TRACT 20; THENCE ALONG SAID WEST BOUNDARY, N.00°22'03"W., A DISTANCE OF 481.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.329 ACRES, MORE OR LESS.

### PARCEL NUMBER 32: 272702-713000-030211

(PER BOOK 11017, PAGES 1680 – 1681): TRACTS 20, 21, 28, 29, 30 AND THE EAST 1/2 OF TRACT 31 AND THE SOUTH 1/4 OF TRACT 19, LESS THE EAST 95.7 FEET OF SAID TRACTS 21 AND 28, IN THE NW ¼ OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA AND THE NORTH 182.60 FEET OF TRACTS 1 THROUGH 4 AND THE WEST 60.00 FEET OF TRACTS 1 AND 16, IN THE SW ¼ OF SAID SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, ALL SHOWN ON THE PLAT OF FLORIDA DEVELOPMENT COMPANY SUBDIVISION, RECORDED IN PLAT BOOK 3, PAGES 60 – 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. SUBJECT TO RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD AND/OR IN USE. TOGETHER WITH THAT CERTAIN 1998 FLEETWOOD MOBILE HOME, ID # GAFL W07 A424 L 6W222, LOCATED THEREON.

### PARCEL NUMBER 33: 272710-730000-010904

THAT PORTION OF SAID TRACT 1 OF SAID FLORIDA DEVELOPMENT CO. TRACT SUBDIVISION IN THE NORTHEAST 1/4 OF SAID SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, AS SHOWN ON THE MAP OR PLAT RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING NORTH OF PALMETTO STREET/HORSE SHOE CREEK ROAD, AS NOW IN USE, LESS AND EXCEPT RIGHTS OF WAY OF RECORD AND/OR IN USE.

## EXHIBIT 4

### NORTH POWER LINE ROAD CDD

#### LEGAL DESCRIPTION PROPOSED DISTRICT BOUNDARY AFTER EXPANSION

|               |            |          |           |        |
|---------------|------------|----------|-----------|--------|
| SEC TWP RGE   | JOB NUMBER | DRAWN BY | DATE      | SHEET  |
| S2&10-27S-27E | 0002.0002  | JJM      | 5-14-2021 | 6 OF 7 |



## LEGAL DESCRIPTION:

### LESS A PORTION OF EXISTING PARCEL 4: 272703-713500-010031

DESCRIPTION: A PORTION OF TRACTS 3 & 4, OF FLORIDA DEVELOPMENT COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF US 17-92, AS RECORDED IN DEED BOOK 515, PAGE 105, OF THE PUBLIC RECORDS OF SAID COUNTY AND THE NORTH BOUNDARY OF SAID NORTHEAST 1/4 OF SECTION 3; RUN THENCE ALONG SAID NORTH BOUNDARY, S 89°00'46" E, A DISTANCE OF 345.37 FEET; THENCE S 27°20'24" W, A DISTANCE OF 257.08 FEET; THENCE S 06°18'39" W, A DISTANCE OF 194.37 FEET; THENCE N 76°15'52" W, A DISTANCE OF 301.53 FEET TO THE AFORESAID EASTERLY RIGHT OF WAY OF US 17-92; THENCE ALONG SAID EASTERLY RIGHT OF WAY, N 13°44'24" E, A DISTANCE OF 366.40 FEET TO THE POINT OF BEGINNING.

### LESS EXISTING PARCEL 20: (272703-713500-010232)

SOUTH 100 FEET OF WEST 84.74 FEET OF TRACT 23, SOUTH 15 FEET OF TRACT 25 AND SOUTH 15' OF E  $\frac{3}{4}$  OF TRACT 26 AND W  $\frac{1}{4}$  OF TRACT 26 AND SOUTH 15 FEET OF TRACT 27, FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO PLAT THEREOF AND RECORDED IN PLAT BOOK 3 PAGES 60 THROUGH 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

NOTE: SUBJECT TO AN EASEMENT TO FLORIDA POWER CO. FOR POWER LINE AS OF RECORD AND/OR IN USE.

CONTAINING 1.56 AC. MORE OR LESS

ALTOGETHER CONTAINING 429.51 AC. MORE OR LESS

## EXHIBIT 4

### NORTH POWER LINE ROAD CDD

#### LEGAL DESCRIPTION PROPOSED DISTRICT BOUNDARY AFTER EXPANSION

| SEC TWP RGE   | JOB NUMBER | DRAWN BY | DATE      | SHEET  |
|---------------|------------|----------|-----------|--------|
| S2&10-27S-27E | 0002.0002  | JJM      | 5-14-2021 | 7 OF 7 |

**ABSOLUTE  
ENGINEERING, INC.**  
(813) 221-1516 TEL  
(813) 344-0100 FAX  
C.A. NO. 28358  
1000 N. ASHLEY DRIVE, SUITE 925  
TAMPA, FLORIDA 33602

**Exhibit 5**  
**Summary of Proposed District Facilities**

| <u>District Infrastructure</u> | <u>Construction</u> | <u>Ownership</u>  | <u>Capital Financing*</u> | <u>Operation and Maintenance</u> |
|--------------------------------|---------------------|-------------------|---------------------------|----------------------------------|
| Entry Feature & Signage        | District            | District          | District Bonds            | District                         |
| Stormwater Facilities          | District            | District          | District Bonds            | District                         |
| Lift Stations/Water/Sewer      | District            | City of Davenport | District Bonds            | City of Davenport                |
| Street Lighting/Conduit        | District            | Duke/District**   | District Bonds            | Duke/District***                 |
| Road Construction              | District            | District          | District Bonds            | District                         |
| Parks & Amenities              | District            | District          | District Bonds            | District                         |
| Offsite Improvements           | District            | FDOT              | District Bonds            | FDOT                             |

\*Costs not funded by bonds will be funded by the developer

\*\* District will fund undergrounding of electrical conduit

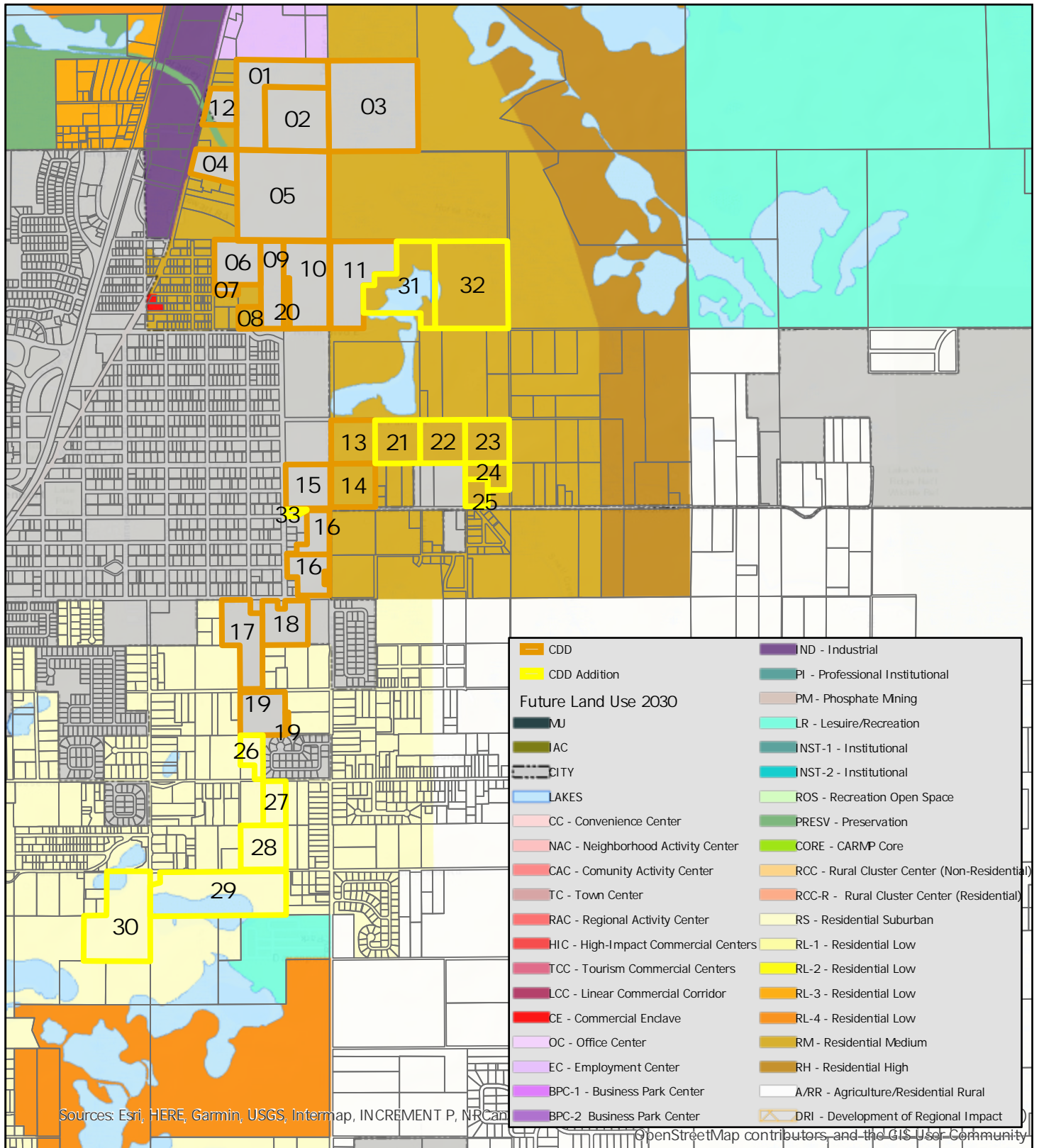
\*\*\*District will fund street lighting maintenance services


**Exhibit 6**  
**Summary of Probable Cost**

| <b><u>Infrastructure</u></b>  | <b><u>Phase 1 (295 Lots)</u></b><br><b><u>2020-2023</u></b> | <b><u>Phase 2 (272 Lots)</u></b><br><b><u>2020-2023</u></b> | <b><u>Phase 3 (206 Lots)</u></b><br><b><u>2021-2023</u></b> | <b><u>Phase 4 (307 Lots)</u></b><br><b><u>2022-2023</u></b> | <b><u>Phase 5 (532 Lots)</u></b><br><b><u>2022-2023</u></b> | <b><u>Phase 6 (256 Lots)</u></b><br><b><u>2022-2023</u></b> | <b><u>Powerline Road Extension</u></b> | <b><u>Total (1868 Lots)</u></b> |
|---|---|---|---|---|---|---|--|---------------------------------|
| Offsite Improvements <sup>(1)(5)(7)(11)</sup>                           | \$1,150,467   | \$1,060,770   | \$819,867   | \$1,297,418   | \$2,248,295   | \$1,098,791   | \$0                                    | \$6,576,818                     |
| Stormwater Management <sup>(1)(2)(3)(5)(6)(7)</sup>                     | \$1,936,035   | \$1,785,089   | \$1,379,692   | \$2,183,327   | \$3,783,485   | \$1,849,071   | \$1,500,000                            | \$11,067,627                    |
| Utilities (Water, Sewer, & Street Lighting) <sup>(1)(5)(7)(9)(11)</sup> | \$1,765,823   | \$1,628,148   | \$1,258,392   | \$1,991,374   | \$3,450,849   | \$1,686,505   | \$500,000                              | \$10,094,586                    |
| Roadway <sup>(1)(4)(5)(7)</sup>   | \$878,980   | \$1,897,225   | \$603,766   | \$955,444   | \$1,655,688   | \$809,171   | \$7,900,000                            | \$5,991,103                     |
| Entry Feature <sup>(1)(7)(8)(9)(11)</sup>                               | \$109,348   | \$100,823   | \$66,803  | \$105,713   | \$183,191   | \$89,529  | \$0                                    | \$565,877                       |
| Parks and Amenities <sup>(1)(7)(11)</sup>                               | \$459,264   | \$423,456   | \$280,571   | \$443,996   | \$769,400   | \$376,023   | \$0                                    | \$2,376,687                     |
| Contingency <sup>(11)</sup>   | <u>\$692,425</u>  | <u>\$638,440</u>  | <u>\$440,909</u>  | <u>\$697,728</u>  | <u>\$1,209,092</u>  | <u>\$590,910</u>  | <u>\$100,000</u>                       | \$3,678,594                     |
| <b>TOTAL</b>  | <b>\$6,992,342</b>  | <b>\$7,533,951</b>  | <b>\$4,850,000</b>  | <b>\$7,675,000</b>  | <b>\$13,300,000</b>   | <b>\$6,500,000</b>  | <b>\$10,000,000</b>                    | <b>\$40,351,293</b>             |

Notes:

1. Infrastructure consists of public roadway improvements, Stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and public neighborhood parks, all of which will be located on land owned by or subject to a permanent easement in favor of the District or another governmental entity.
2. Excludes grading of each lot in conjunction with lot development and home construction, which will be provided by home builder.
3. Includes Stormwater pond excavation. Does not include the cost of transportation of fill for use of private lots.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.
5. Includes subdivision infrastructure and civil/site engineering.
6. Stormwater does not include grading associated with building pads.
7. Estimates are based on 2021 cost.
8. Includes entry features, signage, hardscape, landscape, irrigation and fencing.
9. CDD will enter into a Lighting Agreement with Duke Energy for the street light poles and lighting service. Includes only the incremental cost of undergrounding.
10. Estimates based on 1868 lots.
11. The costs associated with the infrastructure are a master cost and is effectively shared by the entire project (All phases).
12. Phasing and cost figures provided herein relate to the existing District.






**ABSOLUTE  
ENGINEERING, INC.**

**EXHIBIT 7**

**NORTH POWER LINE ROAD CDD**

**COMPOSITE EXHIBIT**

**EXISTING AND FUTURE LAND USE**



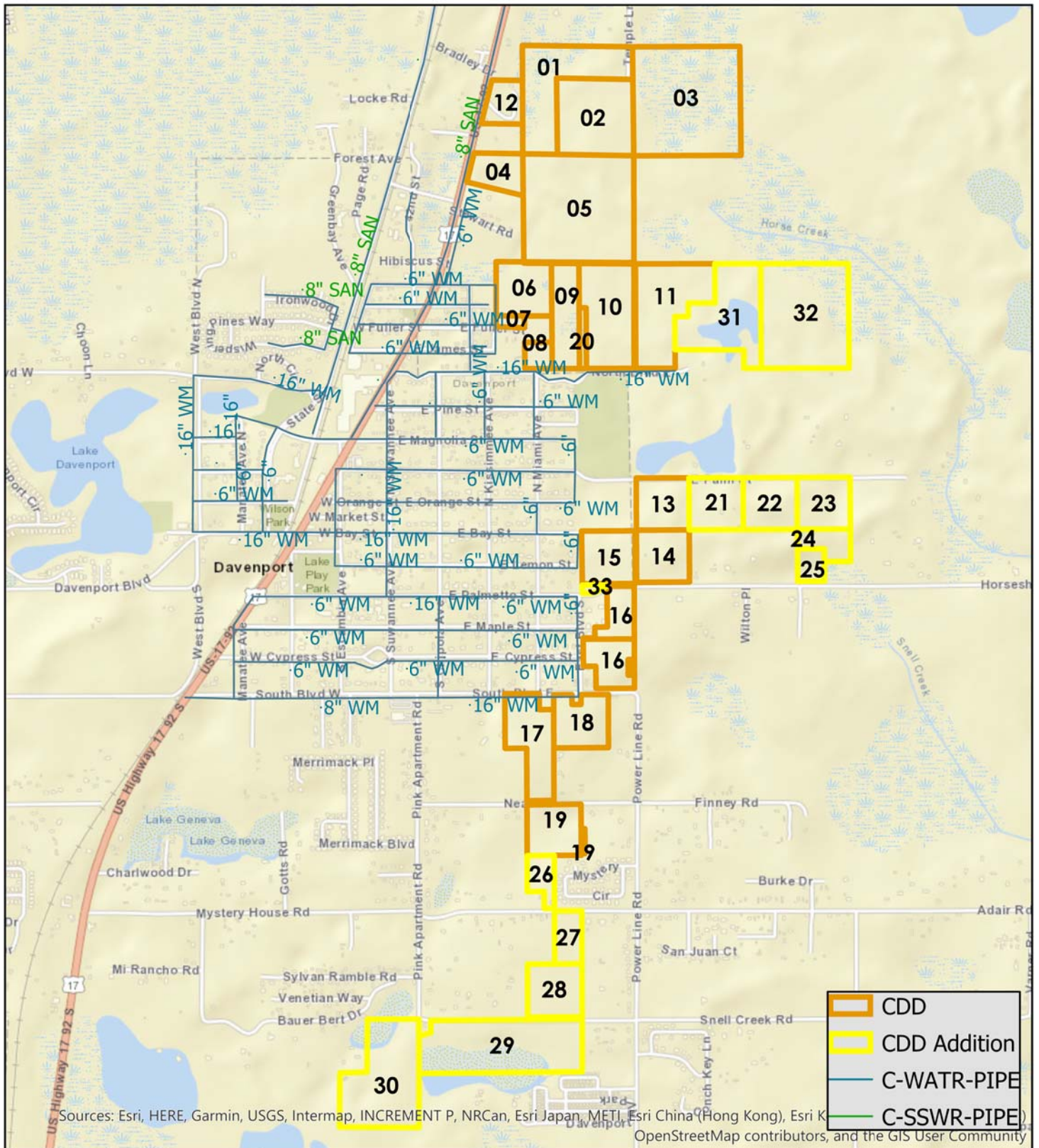
0 250 2,500  
Feet

MAP DATE: 5/17/2021

LOCATION: POLK COUNTY

Absolute Engineering, Inc. makes no Warranty, representation, or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the geodata information provided herein. Service Layer Credit ESRI, HERE, Delorme, USGS, Intermap, OpenStreetMap contributors, and the GIS community.





**ABSOLUTE  
ENGINEERING, INC.**

# EXHIBIT 8 NORTH POWER LINE ROAD CDD WATER AND SEWER LOCATIONS

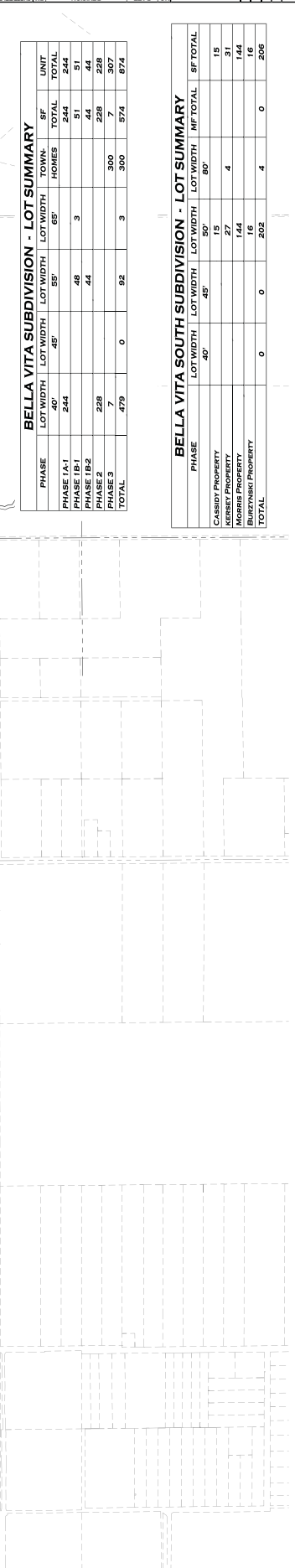


0 1,000 2,000  
Feet

MAP DATE: 5/17/2021

LOCATION: POLK COUNTY

Absolute Engineering, Inc. makes no Warranty, representation, or guaranty as to the content, sequence, accuracy, timeliness, or completeness of any of the geodata information provided herein. Service Layer Credit: ESRI, HERE, DeLorme, USGS, Intermap, OpenStreetMap contributors, and the GIS community.



| BELLA VITA SOUTH SUBDIVISION - LOT SUMMARY |           |           |           |           |           |           |
|--|-----------|-----------|-----------|-----------|-----------|-----------|
| PHASE                                      | LOT WIDTH | LOT WIDTH | LOT WIDTH | LOT WIDTH | LOT TOTAL | SFT TOTAL |
| CASBID PROPERTY                            | 40        | 40        | 15        | 60        | 15        |           |
| KERSY PROPERTY                             |           |           | 27        | 4         | 31        |           |
| MORRIS PROPERTY                            |           |           | 144       |           | 144       |           |
| BIJZINSKI PROPERTY                         |           |           | 16        |           | 16        |           |
| TOTAL                                      | 0         | 0         | 202       | 4         | 0         | 206       |



## SECTION V

Pro Playgrounds  
8490 Cabin Hill Road  
Tallahassee, FL 32311

601934 (PJ)  
**Quote**

*The Play & Recreation Experts*

| Date      | Estimate # |
|-----------|------------|
| 11/3/2021 | 13806      |

| Project Name               |
|----------------------------|
| Horse Creek Amenity Center |



| Customer / Bill To   |
|--|
| North Powerline Road CDD<br>Attn: Jill Burns<br>135 W. Central Blvd., Ste 320<br>Orlando, FL 32801 |

| Ship To  |
|--|
| US 92 & Temples Lane 596 Seft Ln<br>Davenport, Florida 33837 Davenport,<br>33837 |



WE WILL BEAT ANY PRICE BY 5%!

| Item            | Description   | Qty | Cost      | Total:           |
|-----------------|---|-----|-----------|------------------|
|                 | Supply and Install 1x play system, 1x one bay two cantilever single post swing with belt and bucket seats, 2x benches, 5x portable trash receptacles with liners and dome lids, 1x 3-loop bike rack SM, 50x 8" borders and 1x half ramp and 15x pallets of rubber mulch, 1x 30x30x12 Hip Shade, 1x Curved Cantilever 40x16x10 at Pool, permitting included. Play area to be 68'x32' area. |     |           |                  |
| 21-QS-PKP010N   | **PLAY EQUIPMENT**<br>PKP010N-Ditch Plains - Neutral  |     | 13,499.00 | 13,499.00        |
| QS-20-PSW120... | PSW120WS-1 Bay 2 Cantilevers - Frame with Hangers, 1 Bay Belt Seat Package, 1 Bay Bucket Package  | 1   | 1,365.48  | 1,365.48         |
| Shipping CLR    | Combined Shipping and Freight Charges<br>Colors: green swing frame  | 1   | 2,860.00  | 2,860.00<br>0.00 |
| 21-SD303012IG   | **SHADE**<br>30x30x12' Height -INGROUND - WITH GLIDE-SQUARE   | 1   | 10,954.00 | 10,954.00        |
| ENGDRAW CLR     | Engineered Drawings for Permitting<br>Colors: brown post, forest green fabric   | 1   | 900.00    | 900.00<br>0.00   |
| CSSD            | Custom Shade Design- Curved Susp Cantilever 40x16x10  | 1   | 17,750.00 | 17,750.00        |

**AGREED AND ACCEPTED:**

If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

Signature

Name / Title

Date

11/15/21

**Subtotal:**

**Sales Tax: (7.0%)**

**Total:**

Terms and Conditions - Price valid for 30 days and subject to change. 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect, damage or missing parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs due to cancelled or missed delivery appointments. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness. 5. If quote includes installation of goods, the installation is subject to the terms and conditions of Pro Playgrounds "Standard Installation Agreement" a copy of which may be obtained from your Sales Representative.

1-800-573-7529 | www.proplaygrounds.com

Pro Playgrounds  
8490 Cabin Hill Road  
Tallahassee, FL 32311

# Quote

The Play & Recreation Experts

| Project Name               |
|----------------------------|
| Horse Creek Amenity Center |



| Date      | Estimate # |
|-----------|------------|
| 11/3/2021 | 13806      |



WE WILL BEAT ANY PRICE BY 5%!

| Customer / Bill To   |
|--|
| North Powerline Road CDD<br>Attn: Jill Burns<br>135 W. Central Blvd., Ste 320<br>Orlando, FL 32801 |

| Ship To  |
|--|
| US 92 & Temples Lane<br>Davenport, Florida 33837 |

| Item              | Description   | Qty | Cost     | Total:   |
|-------------------|---|-----|----------|----------|
| ENGDRAW           | Engineered Drawings for Permitting  | 1   | 1,080.00 | 1,080.00 |
| CLR               | Colors: black columns, sky blue fabric  |     |          | 0.00     |
| Shipping          | Combined Shipping and Freight Charges   |     | 1,260.00 | 1,260.00 |
|                   | <b>**SITE FURNISHINGS**</b>   |     |          |          |
| 21-B6WBULS        | 6' UltraLeisure- Standard Bench with Back,<br>In-Ground Mount                 | 2   | 498.00   | 996.00   |
| CLR               | Frame Color: BLACK  |     |          | 0.00     |
|                   | Main color: GREEN   |     |          |          |
| 21-MSBR3-SM       | Wave Bike Rack, 3-Hump, Surface Mount   | 1   | 682.00   | 682.00   |
| 21-TR32           | 32 Gallon Regal Standard Trash Receptacle,<br>Receptacle Only                 | 5   | 411.00   | 2,055.00 |
| CLR               | Colors:BLACK  |     |          | 0.00     |
| 21-LINER 32-BL... | Plastic Liner - Black Color   | 5   | 70.00    | 350.00   |
| 21-DOME32 BL...   | Plastic Dome Top for 32 Gallon Receptacles - Black<br>Color                   | 5   | 161.00   | 805.00   |
| Shipping          | Combined Shipping and Freight Charges   | 1   | 773.74   | 773.74   |
|                   | <b>**SURFACING MATERIALS**</b>  |     |          |          |
| RMSKGS-UCBLK      | Ground Smart - Natural Black Uncoated Playground<br>Mulch - 2000lb Super Sack | 15  | 328.00   | 4,920.00 |
| APS-Border 8      | APS-Border 8 - 8" Border Timber With Spike - Black                            | 50  | 27.00    | 1,350.00 |
| APS-ADAHalfRa...  | APS-ADAHalfRamp - ADA Half Ramp - Black                                       | 1   | 445.00   | 445.00   |
| Shipping          | Combined Shipping and Freight Charges   | 1   | 2,594.17 | 2,594.17 |

## AGREED AND ACCEPTED:

If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

Signature

Name / Title

Date

Subtotal:

Sales Tax: (7.0%)

Total:

Terms and Conditions - Price valid for 30 days and subject to change. 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect, damage or missing parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs due to cancelled or missed delivery appointments. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness. 5. If quote includes installation of goods, the installation is subject to the terms and conditions of Pro Playgrounds "Standard Installation Agreement" a copy of which may be obtained from your Sales Representative.

1-800-573-7529 | www.proplaygrounds.com

Pro Playgrounds  
8490 Cabin Hill Road  
Tallahassee, FL 32311

# Quote

*The Play & Recreation Experts*

| Date      | Estimate # |
|-----------|------------|
| 11/3/2021 | 13806      |

| Project Name               |
|----------------------------|
| Horse Creek Amenity Center |



| Customer / Bill To   |
|--|
| North Powerline Road CDD<br>Attn: Jill Burns<br>135 W. Central Blvd., Ste 320<br>Orlando, FL 32801 |

| Ship To  |
|--|
| US 92 & Temples Lane<br>Davenport, Florida 33837 |



WE WILL BEAT ANY PRICE BY 5%!

| Item     | Description  | Qty | Cost      | Total:    |
|----------|--|-----|-----------|-----------|
| LBR      | <b>**LABOR&lt; MATERIALS&lt; INSTALLATION**</b><br>Labor and Installation play equipment, shade, site furnishings, borders and surfacing   | 1   | 17,659.61 | 17,659.61 |
| FBLOCK   | Footer Blocks  | 75  | 2.00      | 150.00    |
| RMC      | Ready Mix Concrete 2500 PSI MIN  | 20  | 195.00    | 3,900.00  |
| RBAR5    | No. 5 Rebar  | 600 | 1.25      | 750.00    |
| CC80     | Concrete for Anchoring - Delivered Cost  | 75  | 8.40      | 630.00    |
| GFAB     | Weed Barrier   | 800 | 0.20      | 160.00    |
| LPIN     | Landscape pins for securing underlayment   | 2   | 55.00     | 110.00    |
| ISPERMIT | PERMIT - STATE OF FLORIDA - COST NOT INCLUDED IN PRICE, COST SHALL BE \$2000 OR 5% OF TOTAL PROJECT COST, WHICHEVER IS GREATER. PRICE DOES NOT INCLUDE COST OF ENGINEERING OR SEALED DRAWINGS. |     | 2,000.00  | 2,000.00  |

## AGREED AND ACCEPTED:

If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

Signature

Name / Title

Date

11/15/21

**Subtotal:** \$89,999.00

**Sales Tax: (7.0%)** \$0.00

**Total:** \$89,999.00

Terms and Conditions - Price valid for 30 days and subject to change. 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect, damage or missing parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs due to cancelled or missed delivery appointments. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness. 5. If quote includes installation of goods, the installation is subject to the terms and conditions of Pro Playgrounds "Standard Installation Agreement" a copy of which may be obtained from your Sales Representative.

1-800-573-7529 | [www.proplaygrounds.com](http://www.proplaygrounds.com)

# PLAYGROUND FOR HORSE CREEK AMENITY CENTER

## PLAYGROUND EQUIPMENT

- Ditch Plains Play System- PKP010
- 30' X 30' X 10' Square Hip Shade Structure
- 1 Bay- 2 Cantilevers Single Post Swing- PSW120
- 40' X 16' X 10' Curved Cantilever Shade
- 3 Hump Wave Bike Rack
- (2) 6' Standard Bench with Back
- 32-Gal Expanded Metal Standard Trash Receptacle with Dome Lid

## PLAYGROUND INFORMATION

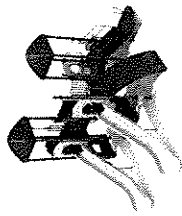
### DITCH PLAINS PLAY SYSTEM

SKU: PKP010P

Quantity: 1

Use Zone: 27' 1" X 34' 11"

Age Group: 2 to 12 Years



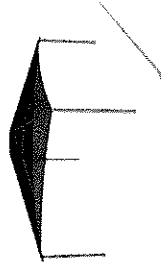
### SQUARE HIP SHADE STRUCTURE

Model: Square-Hip-End

Quantity: 1

Size: 30' X 30'

Entry Height: 12'



### 1 BAY- 2 CANTILEVERS SINGLE POST SWING

SKU: PSW120

Quantity: 1



### CURVED CANTILEVER SHADE

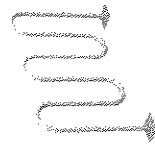
Quantity: 1

Size: 40' X 16' X 10'



### 3 HUMP WAVE BIKE RACK

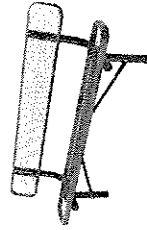
Quantity: 1



### 6' STANDARD BENCH WITH BACK

SKU: B6WBRCS

Quantity: 2



### 32-GAL EXPANDED METAL STANDARD RECEPTACLE WITH DOME LID

Quantity: 1

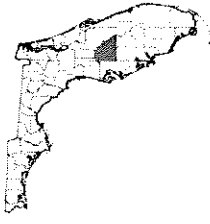


**PRO PLAYGROUNDS**

ProPlaygrounds, The Play  
and Recreation Experts  
1-800-573-PLAY  
www.proplaygrounds.com

**PROJECT NAME:**  
HORSE CREEK  
AMENITY CENTER  
PLAYGROUND  
PROJECT

**ADDRESS:**  
US-92 AND TEMPLES  
LN, FL 33837



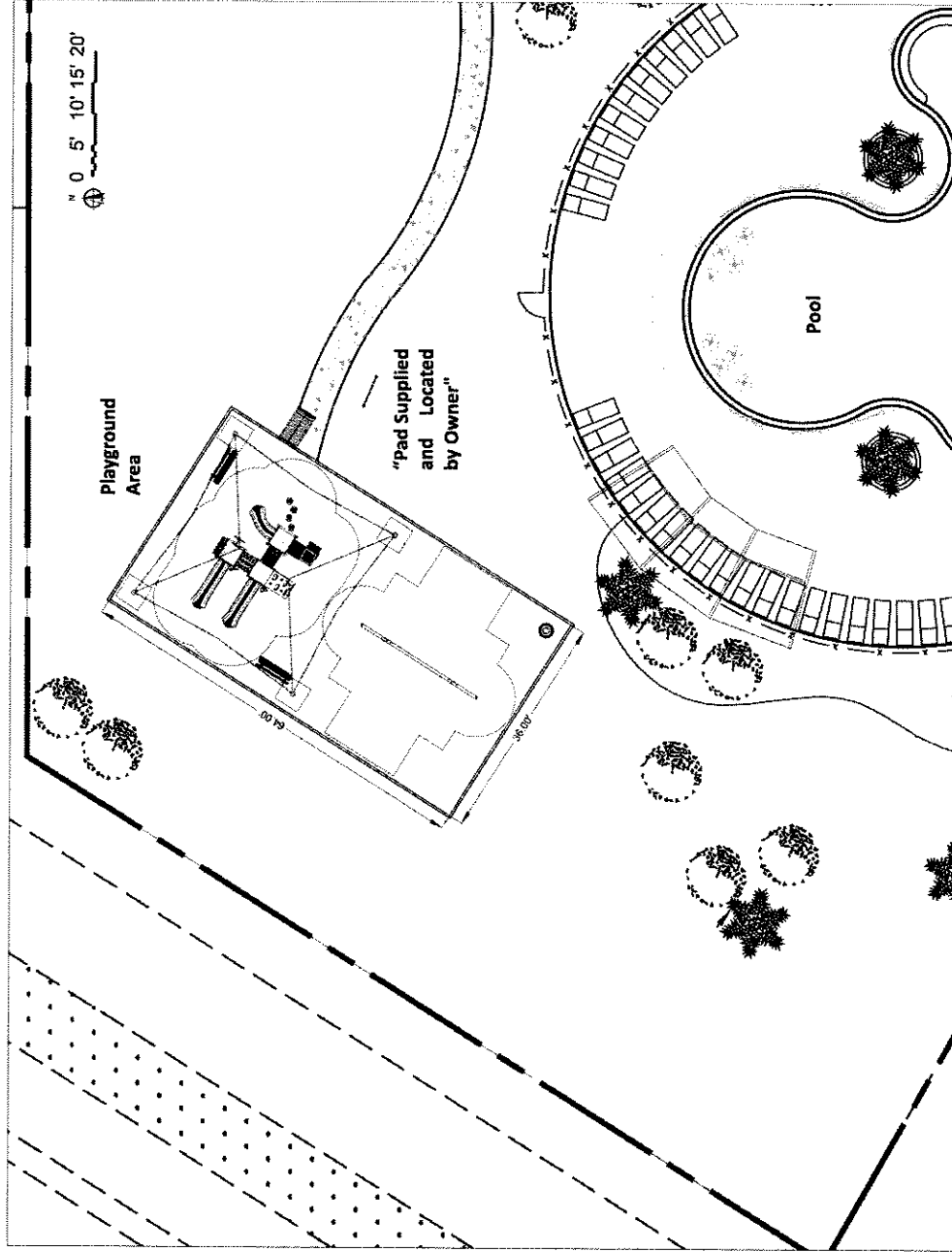
REVISION: 2

DRAWN BY: MM

DATE: 11.08.2021

SHEET 1 OF 2

# PLAYGROUND FOR HORSE CREEK AMENITY CENTER



## PLAYGROUND EQUIPMENT

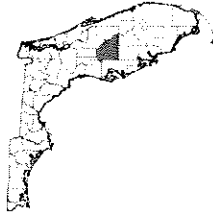
- Ditch Plains Play System- PKP010
- 30' X 30' X 10' Square Hip Shade Structure
- 1 Bay- 2 Cantilevers Single Post Swing- PSW120
- 40' X 16' X 10' Curved Cantilever Shade
- 3 Hump Wave Bike Rack
- (2) 6' Standard Bench with Back
- 32-Gal Expanded Metal Standard Trash Receptacle with Dome Lid

**PRO PLAYGROUNDS**

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and Recreation Experts  
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**PROJECT NAME:**  
HORSE CREEK  
AMENITY CENTER  
PLAYGROUND  
PROJECT

**ADDRESS:**  
US-92 AND TEMPLES  
LN, FL 33837



**REVISION:**  
2

**DRAWN BY:** MM

**DATE:** 11.08.2021

**SHEET** 2 OF 2

## SECTION VI

*Item will be  
provided under  
separate cover.*



## SECTION VII

# SECTION C

# SECTION 1

# North Powerline Road Community Development District

## Summary of Checks

October 13, 2021 to November 15, 2021

| Bank         | Date     | Check No.'s | Amount |           |
|--------------|----------|-------------|--------|-----------|
| General Fund | 10/15/21 | 229-233     | \$     | 7,568.11  |
|              | 11/5/21  | 235-239     | \$     | 6,995.41  |
|              |          |             | \$     | 14,563.52 |

|   |  |   |  |  |  |  |              |  |        |  |
|---|--|---|--|--|--|--|--------------|--|--------|--|
| AP300R                                      |  | YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER |  |  |  |  | RUN 11/16/21 |  | PAGE 1 |  |
| *** CHECK DATES 10/13/2021 - 11/15/2021 *** |  | N POWERLINE RD - GENERAL                                      |  |  |  |  |              |  |        |  |
|   |  | BANK A NORTH POWERLINE RD                                     |  |  |  |  |              |  |        |  |

| CHECK<br>DATE              | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT   | .....CHECK.....<br>AMOUNT # |
|----------------------------|-------|-----------------------------------|--|-------------|--------|----------|-----------------------------|
| 10/15/21                   | 00014 | 7/31/21 020764                    | 202107 310-51300-49100                           |             | *      | 117.50   |                             |
|                            |       |                                   | BOUNDARY AMENDMENT-JUL 21                        |             |        |          |                             |
|                            |       | 8/31/21 020805                    | 202108 310-51300-49100                           |             | *      | 522.50   |                             |
|                            |       |                                   | BOUNDARY AMENDMENT AUG 21                        |             |        |          |                             |
|                            |       |                                   |  |             |        |          | 640.00 000229               |
| -----                      |       |                                   |  |             |        |          |                             |
| 10/15/21                   | 00003 | 10/01/21 85423                    | 202110 310-51300-54000                           |             | *      | 175.00   |                             |
|                            |       |                                   | SPECIAL DISTRICT FEE FY22                        |             |        |          |                             |
|                            |       |                                   |  |             |        |          | 175.00 000230               |
| -----                      |       |                                   |  |             |        |          |                             |
| 10/15/21                   | 00007 | 7/26/21 124029                    | 202106 310-51300-49100                           |             | *      | 557.50   |                             |
|                            |       |                                   | BOUNDARY AMENDMENT JUN 21                        |             |        |          |                             |
|                            |       | 8/27/21 124831                    | 202107 310-51300-49100                           |             | *      | 26.50    |                             |
|                            |       |                                   | BOUNDARY AMENDMENT JUL 21                        |             |        |          |                             |
|                            |       |                                   |  |             |        |          | 584.00 000231               |
| -----                      |       |                                   |  |             |        |          |                             |
| 10/15/21                   | 00032 | 9/16/21 300                       | 202108 310-51300-49100                           |             | *      | 2,025.50 |                             |
|                            |       |                                   | BOUNDARY AMENDMENT-AUG 21                        |             |        |          |                             |
|                            |       | 10/05/21 408                      | 202109 310-51300-31500                           |             | *      | 3,493.61 |                             |
|                            |       |                                   | GENERAL COUNSEL SEPT 21                          |             |        |          |                             |
|                            |       |                                   |  |             |        |          | 5,519.11 000232             |
| -----                      |       |                                   |  |             |        |          |                             |
| 10/15/21                   | 00034 | 10/01/21 4624                     | 202110 320-53800-46200                           |             | *      | 650.00   |                             |
|                            |       |                                   | LANDSCAPE MAINT OCT 21                           |             |        |          |                             |
|                            |       |                                   |  |             |        |          | 650.00 000233               |
| -----                      |       |                                   |  |             |        |          |                             |
| 11/05/21                   | 00006 | 10/01/21 43                       | 202110 310-51300-34000                           |             | *      | 3,004.17 |                             |
|                            |       |                                   | MANAGEMENT FEES OCT 21                           |             |        |          |                             |
|                            |       | 10/01/21 43                       | 202110 310-51300-35200                           |             | *      | 100.00   |                             |
|                            |       |                                   | WEBSITE ADMIN OCT 21                             |             |        |          |                             |
|                            |       | 10/01/21 43                       | 202110 310-51300-35100                           |             | *      | 150.00   |                             |
|                            |       |                                   | INFO TECHNOLOGY OCT 21                           |             |        |          |                             |
|                            |       | 10/01/21 43                       | 202110 310-51300-31300                           |             | *      | 416.67   |                             |
|                            |       |                                   | DISSEMINATION OCT 21                             |             |        |          |                             |
|                            |       | 10/01/21 43                       | 202110 310-51300-51000                           |             | *      | 2.92     |                             |
|                            |       |                                   | OFFICE SUPPLIES                                  |             |        |          |                             |
|                            |       | 10/01/21 43                       | 202110 310-51300-42000                           |             | *      | 29.19    |                             |
|                            |       |                                   | POSTAGE  |             |        |          |                             |
|                            |       | 10/01/21 43                       | 202110 310-51300-42500                           |             | *      | 4.05     |                             |
|                            |       |                                   | COPIES   |             |        |          |                             |
|                            |       | 10/01/21 90                       | 202110 320-53800-34000                           |             | *      | 625.00   |                             |
|                            |       |                                   | FIELD MANAGEMENT OCT 21                          |             |        |          |                             |
|                            |       |                                   |  |             |        |          | 4,332.00 000234             |
| -----                      |       |                                   |  |             |        |          |                             |
| 11/05/21                   | 00008 | 10/20/21 KC102020                 | 202110 310-51300-11000                           |             | *      | 200.00   |                             |
|                            |       |                                   | SUPERVISOR FEE 10/20/21                          |             |        |          |                             |
|                            |       |                                   |  |             |        |          | 200.00 000235               |
| -----                      |       |                                   |  |             |        |          |                             |
| NPRC NORTH POWER LI KCOSTA |       |                                   |  |             |        |          |                             |

| CHECK<br>DATE      | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS             | VENDOR NAME        | STATUS | AMOUNT    | ....CHECK.....<br>AMOUNT # |
|--------------------|-------|-----------------------------------|--|--------------------|--------|-----------|----------------------------|
| 11/05/21           | 00009 | 10/20/21                          | LS102020 202110 310-51300-11000<br>SUPERVISOR FEE 10/20/21   | LAUREN SCHWENK     | *      | 200.00    | 200.00 000236              |
| 11/05/21           | 00029 | 9/30/21                           | 00040965 202109 310-51300-48000<br>NOT OF BOS MEETING-SEPT21 |                    | *      | 378.41    |                            |
|                    |       | 9/30/21                           | 00040965 202109 310-51300-48000<br>NOT OF PUBLIC HEARING     |                    | *      | 1,035.00  |                            |
|                    |       |                                   | LOCALIQ  |                    |        |           | 1,413.41 000237            |
| 11/05/21           | 00028 | 10/20/21                          | PM102020 202110 310-51300-11000<br>SUPERVISOR FEE 10/20/21   | PATRICK MARONE     | *      | 200.00    | 200.00 000238              |
| 11/05/21           | 00034 | 10/13/21                          | 4688 202110 320-53800-46200<br>LANDSCAPE MAINT 10/13/21      | PRINCE & SONS INC. | *      | 650.00    | 650.00 000239              |
| TOTAL FOR BANK A   |       |                                   |  |                    |        | 14,563.52 |                            |
| TOTAL FOR REGISTER |       |                                   |  |                    |        | 14,563.52 |                            |

## SECTION 2

## SECTION (a)



**North Powerline Road  
Community Development District**

Series 2020-1 FY21 Funding Request #20  
September 22, 2021

Bill to: JMBI Real Estate, LLC

Payee

Series 2020-1 Capital Projects Fund

|   |  |    |           |
|---|--|----|-----------|
| 1 | Signature Privacy Walls of Florida Inc<br>Invoice # 1038 - One Entry and 3 Entry Columns | \$ | 62,750.00 |
|---|--|----|-----------|

---

|               |           |                  |
|---------------|-----------|------------------|
| <b>Total:</b> | <b>\$</b> | <b>62,750.00</b> |
|---------------|-----------|------------------|

---

Please make check payable to:

**North Powerline Road Community Development District**  
6200 Lee Vista Blvd, Suite 300  
Orlando, FL 32822

The undersigned hereby further certifies that the invoices listed are costs of the Series 2020-1 project which have not previously been paid.

  
Responsible Officer

**North Powerline Road  
Community Development District**

Series 2020-1 FY21 Funding Request #21  
September 29, 2021

Bill to: JMBI Real Estate, LLC

| Payee | Series 2020-1 Capital Projects Fund |
|-------|-------------------------------------|
|-------|-------------------------------------|

|   |  |    |           |
|---|--|----|-----------|
| 1 | <b>Stewart &amp; Associates Property Services Inc</b><br>Invoice # 11199 - Pay Application # 5 | \$ | 13,661.00 |
| 2 | <b>Duke Energy</b><br>Invoice # F4200024701 - Customer Contribution                            | \$ | 2,450.88  |

|               |           |                  |
|---------------|-----------|------------------|
| <b>Total:</b> | <b>\$</b> | <b>16,111.88</b> |
|---------------|-----------|------------------|

Please make check payable to:

**North Powerline Road Community Development District**  
6200 Lee Vista Blvd, Suite 300  
Orlando, FL 32822

The undersigned hereby further certifies that the invoices listed are costs of the Series 2020-1 project which have not previously been paid.

  
Responsible Officer

SECTION (b)

**North Powerline Road  
Community Development District**

**Series 2020-2 FY21 Funding Request #8  
September 17, 2021**

Bill to: CH Dev

Payee

Series 2020-1 Capital Projects Fund

|          |  |    |        |
|----------|--|----|--------|
| <b>1</b> | <b>American Empire Builders, Inc.</b>  |    |        |
|          | Pay Application # 1 for period thru 4/6/21 - 8/6/21 - Owed due to miscalculation | \$ | 499.00 |


---

**Total: \$ 499.00**

Please make check payable to:

**North Powerline Road Community Development District**  
6200 Lee Vista Blvd, Suite 300  
Orlando, FL 32822

The undersigned hereby further certifies that the invoices listed are costs of the Series 2020-2 project which have not previously been paid.

  
\_\_\_\_\_  
Responsible Officer

**North Powerline Road  
Community Development District**

Series 2020-2 FY21 Funding Request #9  
September 21, 2021

Bill to: CH DEV

Payee

Series 2020-1 Capital Projects Fund

|          |  |    |          |
|----------|--|----|----------|
| <b>1</b> | <b>CH Dev LLC</b>  |    |          |
|          | Invoice # 1005 - Construction Management from 9/1/21 - 9/15/21 | \$ | 3,000.00 |

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|               |           |                 |
|---------------|-----------|-----------------|
| <b>Total:</b> | <b>\$</b> | <b>3,000.00</b> |
|---------------|-----------|-----------------|

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Please make check payable to:

**North Powerline Road Community Development District**  
6200 Lee Vista Blvd, Suite 300  
Orlando, FL 32822

The undersigned hereby further certifies that the invoices listed are costs of the Series 2020-2 project which have not previously been paid.

  
\_\_\_\_\_  
Responsible Officer

**North Powerline Road  
Community Development District**

Series 2020-2 FY21 Funding Request #10  
September 24, 2021

Bill to: CH DEV

|       |                                     |
|-------|-------------------------------------|
| Payee | Series 2020-1 Capital Projects Fund |
|-------|-------------------------------------|


|   |   |    |           |
|---|---|----|-----------|
| 1 | Duke Energy                                   |    |           |
|   | Invoice # F4213262201 - Customer Contribution | \$ | 12,980.05 |

|        |    |           |
|--------|----|-----------|
| Total: | \$ | 12,980.05 |
|--------|----|-----------|

Please make check payable to:

North Powerline Road Community Development District  
6200 Lee Vista Blvd, Suite 300  
Orlando, FL 32822

The undersigned hereby further certifies that the invoices listed are costs of the Series 2020-2 project which have not previously been paid.

  
Responsible Officer

**North Powerline Road  
Community Development District**

**Series 2020-2 FY21 Funding Request #11  
September 29, 2021**

Bill to: CH DEV

**Payee**

**Series 2020-1 Capital Projects Fund**

|          |  |           |                 |
|----------|--|-----------|-----------------|
| <b>1</b> | <b>HUB International Midwest West<br/>Invoice # 2429991 - New Business Premium</b> | <b>\$</b> | <b>6,174.00</b> |
|----------|--|-----------|-----------------|

---

|               |           |                 |
|---------------|-----------|-----------------|
| <b>Total:</b> | <b>\$</b> | <b>6,174.00</b> |
|---------------|-----------|-----------------|

---

Please make check payable to:

**North Powerline Road Community Development District  
6200 Lee Vista Blvd, Suite 300  
Orlando, FL 32822**

The undersigned hereby further certifies that the invoices listed are costs of the Series 2020-2 project which have not previously been paid.

  
\_\_\_\_\_  
Responsible Officer