

*North Powerline Road
Community Development District*

Meeting Agenda

January 19, 2022

AGENDA

North Powerline Road Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

January 12, 2022

**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, January 19, 2022 at 1:30 PM at 346 East Central Ave., Winter Haven, FL 33880.**

Zoom Video Link: <https://us06web.zoom.us/j/89418787734>

Call-In Information: 1-646-876-9923

Meeting ID: 894 1878 7734

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period (¹Speakers 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 December 15, 2021 Board of Supervisors Meeting
4. Consideration of Notice of Boundary Amendment
5. Presentation and Approval of Third Amended and Restated Engineer's Report
6. Presentation and Approval of Amended and Restated Master Assessment Methodology
7. Consideration of Resolution 2022-01 Declaring Special Assessments on Boundary Amendment Parcels
8. Consideration of Resolution 2022-02 Setting a Public Hearing on the Imposition of Special Assessments on Boundary Amendment Parcels
9. Consideration of Resolution 2022-03 Setting a Public Hearing Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments on Boundary Amendment Parcels
10. Consideration of Construction Funding Agreement for Bella Vita Phase 3 and South Phase
11. Consideration of Temporary Construction and Access Easement Agreement for Bella Vita Phase 3 and South Phase
12. Rejection of Bid Received for South Phase RFP
13. Consideration of Notice of RFP for South Phase Construction Services
14. Consideration of Arbitrage Rebate Report for Series 2020 Bonds

¹ Comments will be limited to three (3) minutes

15. Staff Reports

A. Attorney

B. Engineer

C. Field Manager's Report

- i. Consideration of Updated Landscape Maintenance Contract for
Inclusion of New Phase

D. District Manager's Report

- i. Approval of Check Register
- ii. Balance Sheet & Income Statement

16. Other Business

17. Supervisors Requests and Audience Comments

18. Adjournment

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, **December 15, 2021** at 1:37 p.m. at 346 East Central Ave., Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk
Patrick Marone
Kevin Chinoy
Andrew Rhinehart

Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Roy Van Wyk
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 December 15, 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 or in person. There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the November 17,
2021 Board of Supervisors Meeting**

Ms. Burns presented the November 17, 2021 meeting minutes and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Ms. Schwenk, seconded by Mr. Rhinehart, with all in favor, the Minutes of the November 17, 2021 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS**Review and Ranking of Proposals
Received for Bella Vita Phase 3 RFP**

Ms. Wertz, District Engineer, reviewed the report for the Board. Ms. Wertz noted that Kearney should have an adjusted bid price lower. Two bids were received from Tucker and Kearney. She noted the total rankings were Tucker with 93 out of 100 and Kearney with 92 out of 100. Overall ranking is Tucker #1. She recommended awarding the bid to Tucker. The Board clarified that this was in line with the RFP package

On MOTION by Ms. Schwenk seconded by Mr. Marone, with all in favor, Ranking the Proposal from Tucker for Bella Vita Phase 3 RFP as #1 and Authorization to Send a Notice of Intent to Award, was approved.

FIFTH ORDER OF BUSINESS**Review and Ranking of Proposals
Received for South Phase RFP**

Ms. Wertz presented the one received bid to the Board from Tucker. She noted some adjustments were made and the bid price was \$8,990,818.47. Total days for completion was 348 days. She recommended awarding to Tucker. The Board asked about the number of bid packages picked up. Ms. Wertz noted there were four picked up and added that two said they were unable to bid, and Kearney did not bid. The Board also asked if the bid was in the budget estimate. Ms. Wertz added the Kearney bid was a little high. It was noted the Board had the option to reject the bid.

On MOTION by Ms. Schwenk, seconded by Mr. Marone, with all in favor, the Acceptance of Tucker as #1 Ranking and the Quote from Tucker and To Send a Notice of Intent to Award for the South Phase RFP, was approved.

SIXTH ORDER OF BUSINESS**Consideration of 2022 Data Sharing and
Usage Agreement with Polk County
Property Appraiser**

Ms. Burns noted this was an annual agreement. The Board had no questions.

On MOTION by Ms. Schwenk, seconded by Mr. Chinoy, with all in favor, the 2022 Data Sharing and Usage Agreement with Polk County Property Appraiser, was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Contract Agreement
with Polk County Property Appraiser**

Ms. Burns presented the contract and asked for approval. The Board had no questions.

On MOTION by Ms. Schwenk, seconded by Mr. Marone, with all in favor, the Contract Agreement with Polk County Property Appraiser, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk noted he had nothing further to report.

B. Engineer

Ms. Wertz had nothing further to report. There being none, the next item followed.

C. Field Manager's Report

Mr. Tindall present the field manager's report to the Board.

i. Consideration of Pool Maintenance Proposals

Mr. Tindall presented the proposals for pool maintenance and recommend Resort Pools.

On MOTION by Mr. Marone, seconded by Mr. Chinoy, with all in favor, the Quote from Resort Pools, was approved.

ii. Consideration of Janitorial Maintenance Contract

Mr. Tindall presented the janitorial maintenance contracts and recommended Clean Star.

Ms. Burns added this quote was within budget.

On MOTION by Mr. Marone, seconded by Ms. Schwenk, with all in favor, the Janitorial Quote from Clean Star, was approved.

iii. Consideration of Permanent Garbage Cans for the Pool

Mr. Tindall presented the proposal for garbage cans for the pool. Ms. Burns added this quote was within budget. The Board decided to hold off on this item.

iv. Consideration of Pest Control Services Contract

Mr. Tindall presented the proposal for pest control services from Massey. Ms. Burns added this quote was within budget.

On MOTION by Mr. Marone, seconded by Mr. Rhinehart, with all in favor, the Monthly Contract with Massey, was approved.

D. District Manager's Report**i. Approval of Check Register**

Ms. Burns reviewed the check register for a total of \$9,435.05 through December 7, 2021. The Board had no questions.

On MOTION by Mr. Rhinehart, seconded by Ms. Schwenk, with all in favor, the Check Register for \$9,435.05, was approved.

ii. Balance Sheet and Income Statement

Ms. Burns stated that these were included in the packet and no action was needed. These were through October 31, 2021.

iii. Ratification of:

a) FY 2022 Series 2020-1 Funding Requests #1 to #6

b) FY 2022 Series 2020-2 Funding Requests #1 to #5

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

On MOTION by Ms. Schwenk, seconded by Mr. Marone, with all in favor, the FY 2022 Series 2020-1 Funding Requests #1 and #6 and FY 2022 Series 2020-2 Funding Requests #1 to #5, were ratified.

NINTH ORDER OF BUSINESS**Other Business**

There being none, the next item followed.

TENTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

Ms. Burns asked for a motion to adjourn.

On MOTION by Mr. Marone, seconded by Mr. Rhinehart, with all in favor, the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION IV

**This Instrument Prepared by
and return to:**

Roy Van Wyk, Esq.
KE Law Group, PLLC
2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303

**NOTICE OF BOUNDARY AMENDMENT OF THE
NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on January 4, 2022, the Board of County Commissioners in and for Polk County, Florida, adopted Ordinance No. 22-001, effective January 4, 2022, as approved and consented to by Ordinance No. 474-21, adopted by the City Commission of the City of Davenport, Florida, amending the boundaries of the North Powerline Road Community Development District (“District”). The legal description of the lands encompassed within the District, after amendment, is attached hereto as Exhibit “A.” The North Powerline Road Community Development District was established by Polk County Ordinance No. 18-036, which became effective on June 5, 2018, as further amended by that Polk County Ordinance No. 20-028, which became effective on June 16, 2020, and further amended by that Polk County Ordinance No. 20-046, effective December 2, 2020, as approved and consented to by Resolution No. 387-18 and Resolution No. 445-20, adopted by the City Commission of the City of Davenport, Florida. The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, *Florida Statutes*. More information on the powers, responsibilities, and duties of the District may be obtained by examining Chapter 190, *Florida Statutes*, or by contacting the District’s registered agent as designated to the Department of Economic Opportunity in accordance with Section 189.014, *Florida Statutes*.

**THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND
ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY
THE CONSTRUCTION, OPERATION AND MAINTENANCE COSTS OF CERTAIN
PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET
ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES
AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL
GOVERNMENT TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND
ASSESSMENTS PROVIDED FOR BY LAW.**

IN WITNESS WHEREOF, this Notice has been executed on this 19th day of January,
2022, and recorded in the Official Records of Polk County, Florida.

**NORTH POWERLINE ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Warren K. (Rennie) Heath II, Chairman

Witness

Witness

Print Name

Print Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me ☐ physical presence or ☐ online
notarization this ____ day of _____, 2022, by Warren K. (Rennie) Heath, II, as Chairperson
of the Board of Supervisors of the North Powerline Road Community Development District.

(Official Notary Signature)

Name: _____

Personally Known _____

OR Produced Identification _____

Type of Identification _____

[notary seal]

EXHIBIT A

EXHIBIT A- 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.

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.

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)

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)

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)

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)

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)

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.

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 IOF SAID FLORIDA DEVELOPMENT COMPANY SUBDIVISION IN THE NORTHEAST 1/4 OF SAID SECTION 10, TOWNSHI P 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.

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.

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 1/4 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 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 I 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.

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 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.

CONTAINING 1.56 AC. MORE OR LESS

ALTOGETHER CONTAINING 429.51 AC. MORE OR LESS

SECTION V

**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

TABLE OF CONTENTS

I.	INTRODUCTION	1
II.	PURPOSE AND SCOPE	2
III.	THE DEVELOPMENT	3
IV.	THE CAPITAL IMPROVEMENTS.....	3
V.	CAPITAL IMPROVEMENT PLAN COMPONENTS	4
	Stormwater Management Facilities	4
	Public Roadways.....	5
	Water and Wastewater Facilities	6
	Off-site Improvements	6
	Amenities and Parks.....	6
	Electric and Lighting.....	6
	Entry Features.....	7
	Miscellaneous	7
VI.	PERMITTING	7
VII.	RECOMMENDATION.....	10
VIII.	REPORT MODIFICATION.....	10
IX.	CONCLUSION.....	10

LIST OF EXHIBITS

EXHIBIT 1- Location Map

EXHIBIT 2- Legal Description Existing District

EXHIBIT 3- Legal Description Expansion Parcels

EXHIBIT 4- Legal Description After Boundary Expansion

EXHIBIT 5- Summary of Proposed District Facilities

EXHIBIT 6- Summary of Opinion of Probable Costs

EXHIBIT 7- Composite Exhibit Existing and Future Land Use

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

Permits / Approvals	Approval / Expected Date
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

Permits / Approvals	Approval / Expected Date
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

Permits / Approvals	Approval / Expected Date
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

Permits / Approvals	Approval / Expected Date
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

Permits / Approvals	Approval / Expected Date
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

Permits / Approvals	Approval / Expected Date
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.

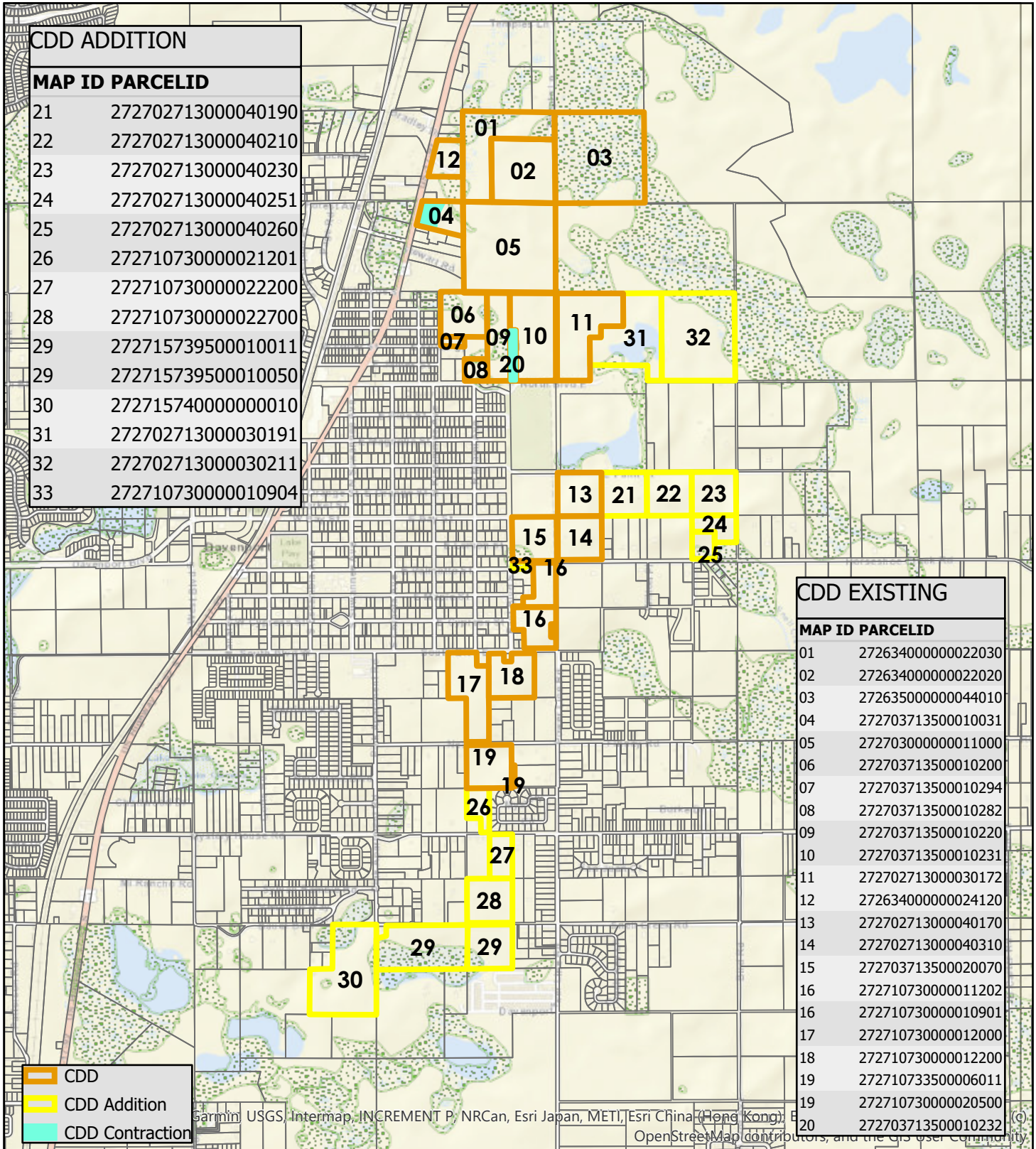
IX. CONCLUSION

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.



1000 N. ASHLEY DRIVE, SUITE 925
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C.A. NO. 28355

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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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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 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.

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

**ABSOLUTE
ENGINEERING, INC.**

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C.A. NO. 28356

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



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

<u>Infrastructure</u>	<u>Phase 1</u> <u>(295 Lots)</u> <u>2020-2023</u>	<u>Phase 2</u> <u>(272 Lots)</u> <u>2020-2023</u>	<u>Phase 3</u> <u>(206 Lots)</u> <u>2021-2023</u>	<u>Phase 4</u> <u>(307 Lots)</u> <u>2022-2023</u>	<u>Phase 5</u> <u>(532 Lots)</u> <u>2022-2023</u>	<u>Phase 6</u> <u>(256 Lots)</u> <u>2022-2023</u>	<u>Powerline</u> <u>Road</u> <u>Extension</u>	<u>Total</u> <u>(1868 Lots)</u>
Offsite Improvements ⁽¹⁾⁽⁵⁾⁽⁷⁾⁽¹¹⁾	\$1,150,467	\$1,060,770	\$819,867	\$1,297,418	\$2,248,295	\$1,098,791	\$0	\$7,675,609
Stormwater Management ⁽¹⁾⁽²⁾⁽³⁾⁽⁵⁾⁽⁶⁾⁽⁷⁾	\$1,936,035	\$1,785,089	\$1,379,692	\$2,183,327	\$3,783,485	\$1,849,071	\$1,500,000	\$14,416,699
Utilities (Water, Sewer, & Street Lighting) ⁽¹⁾⁽⁵⁾⁽⁷⁾⁽⁹⁾⁽¹¹⁾	\$1,765,823	\$1,628,148	\$1,258,392	\$1,991,374	\$3,450,849	\$1,686,505	\$500,000	\$12,281,092
Roadway ⁽¹⁾⁽⁴⁾⁽⁵⁾⁽⁷⁾	\$878,980	\$1,897,225	\$603,766	\$955,444	\$1,655,688	\$809,171	\$7,900,000	\$14,700,274
Entry Feature ⁽¹⁾⁽⁷⁾⁽⁸⁾⁽⁹⁾⁽¹¹⁾	\$109,348	\$100,823	\$66,803	\$105,713	\$183,191	\$89,529	\$0	\$655,407
Parks and Amenities ⁽¹⁾⁽⁷⁾⁽¹¹⁾	\$459,264	\$423,456	\$280,571	\$443,996	\$769,400	\$376,023	\$0	\$2,752,710
Contingency ⁽¹¹⁾	<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>	\$4,369,504
TOTAL	\$6,992,342	\$7,533,951	\$4,850,000	\$7,675,000	\$13,300,000	\$6,500,000	\$10,000,000	\$56,851,293

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.

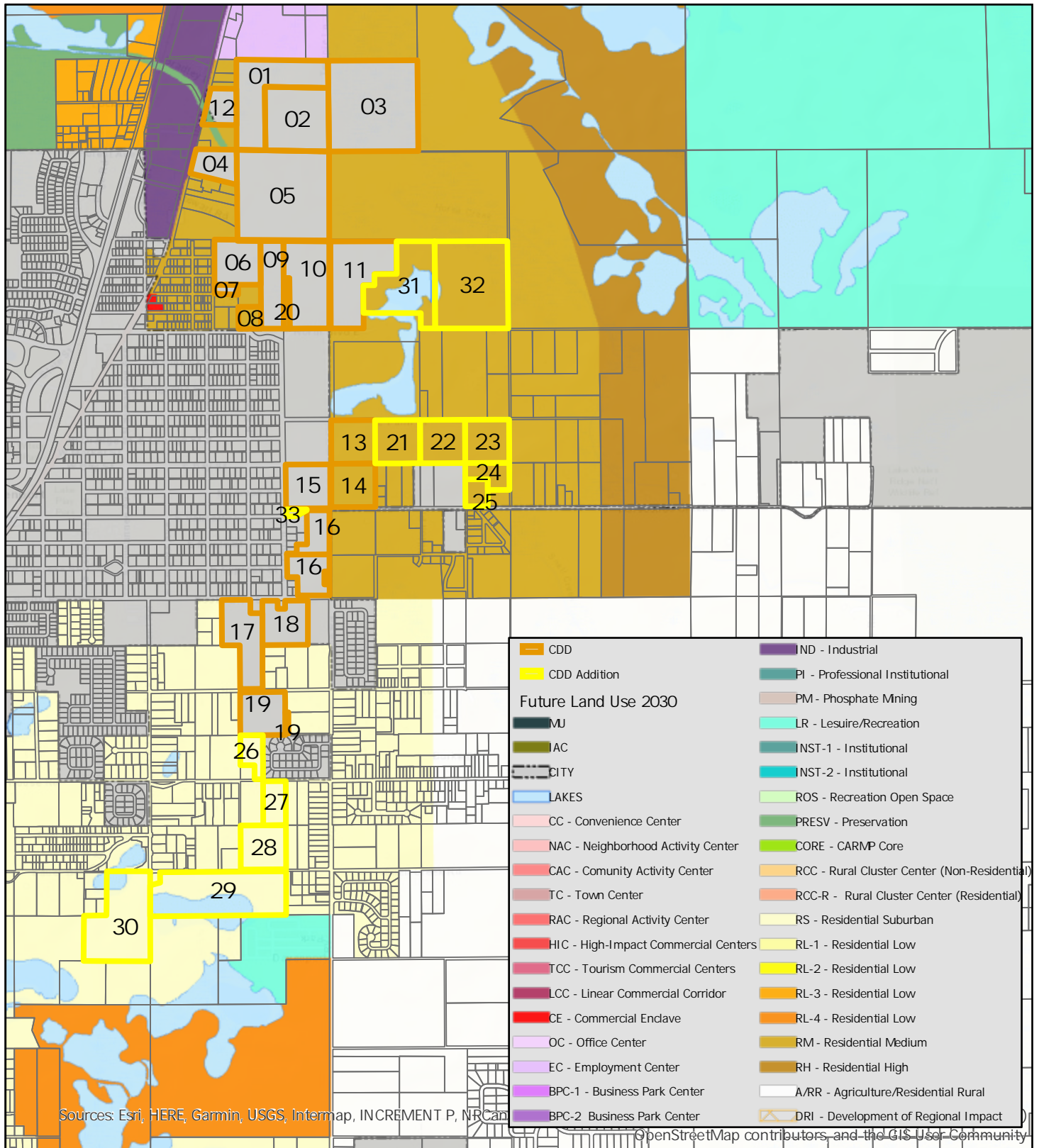
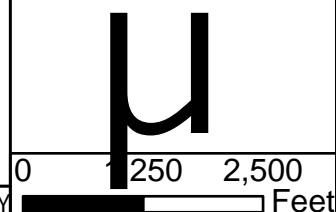


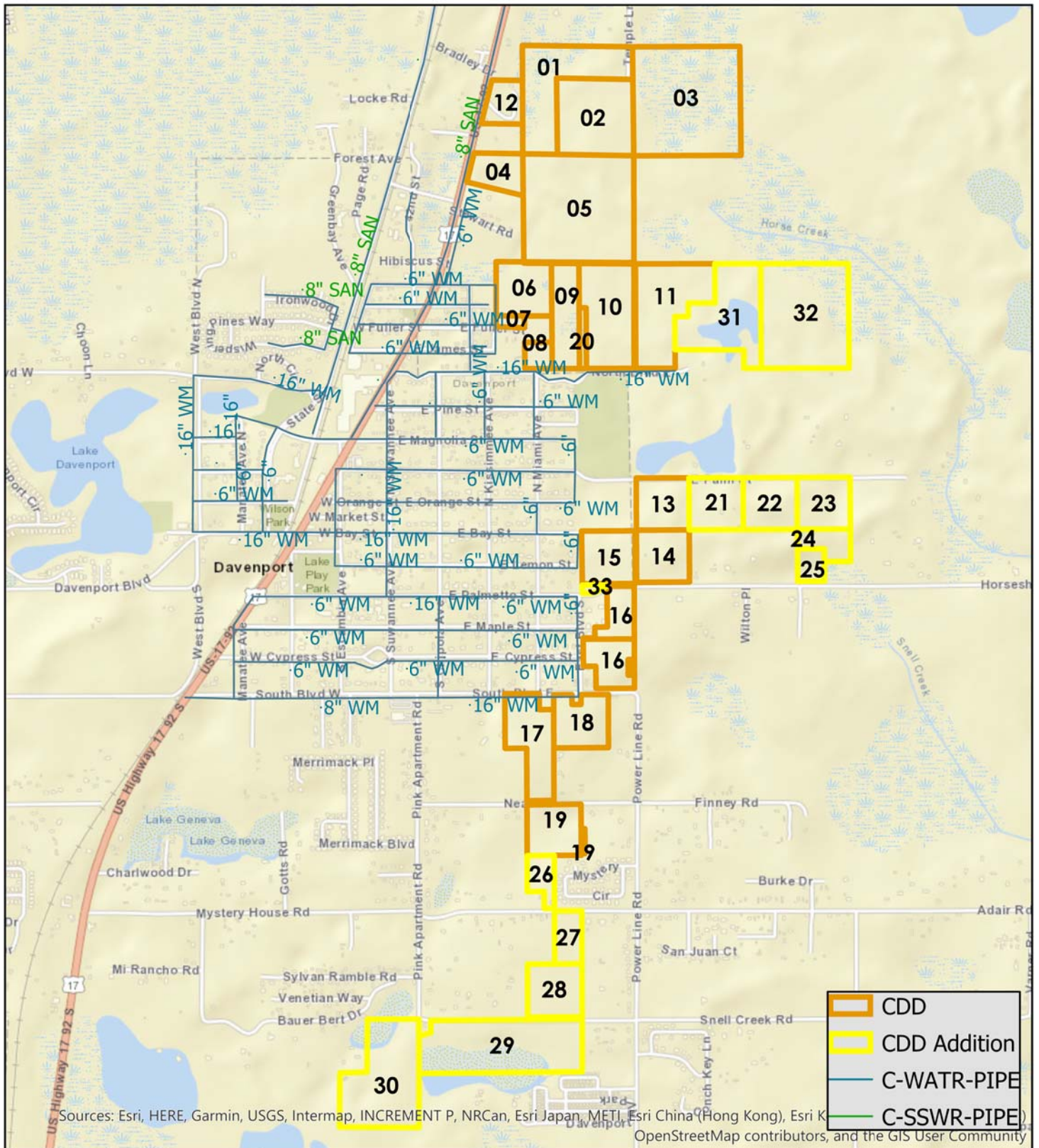
EXHIBIT 7 NORTH POWER LINE ROAD CDD COMPOSITE EXHIBIT EXISTING AND FUTURE LAND USE



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

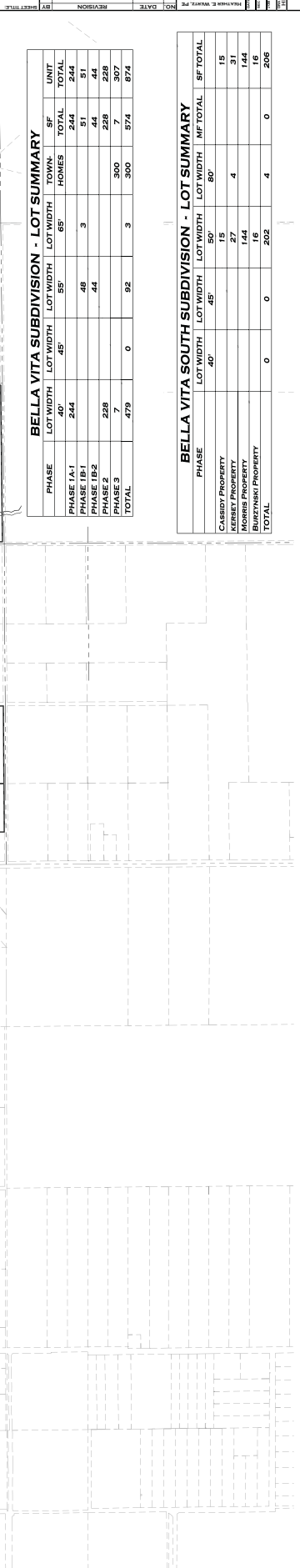


0 1,000 2,000
Feet

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 40'	LOT WIDTH 45'	LOT WIDTH 50'	LOT WIDTH 80'	MF TOTAL	SF TOTAL
INDY PROPERTY			15			15
PROPERTY			16			16
INDY PROPERTY			14	4		14
PROPERTY			14			14
INDY PROPERTY			16			16
PROPERTY			202	4	0	206
TOTAL	0	0	202	4	0	206

SECTION VI

**AMENDED AND RESTATED MASTER
ASSESSMENT METHODOLOGY

FOR

NORTH POWERLINE ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Date: January 19, 2022

Prepared by

**Governmental Management Services - Central Florida, LLC
219 E. Livingston St.
Orlando, FL 32801**

Table of Contents

1.0 Introduction.....	3
1.1 Purpose.....	3
1.2 Background	4
1.3 Special Benefits and General Benefits	5
1.4 Requirements of a Valid Assessment Methodology	5
1.5 Special Benefits Exceed the Costs Allocated	6
2.0 Assessment Methodology	6
2.1 Overview	6
2.2 Allocation of Debt.....	6
2.3 Allocation of Benefit	7
2.4 Lienability Test: Special and Peculiar Benefit to the Property	7
2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments	8
3.0 True-Up Mechanism.....	9
4.0 Assessment Roll.....	9
5.0 Appendix	10
Table 1: Development Program	10
Table 2: Capital Improvement Cost Estimates.....	11
Table 3: Bond Sizing	12
Table 4: Allocation of Improvement Costs	13
Table 5: Allocation of Total Par Debt to Each Product Type.....	14
Table 6: Par Debt and Annual Assessments	15
Table 7: Preliminary Assessment Roll	16

GMS-CF, LLC does not represent the North Powerline Road Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the North Powerline Road Community Development District with financial advisory services or offer investment advice in any form.

1.0 Introduction

The North Powerline Road Community Development District (the “District”) is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes as amended. The District anticipates the issuance at this time of not to exceed \$52,000,000 of tax exempt bonds in one or more series (the “Bonds”) for the purpose of financing certain infrastructure improvements (“Capital Improvement Plan”) within the District more specifically described in the Engineer’s Report for Capital Improvements Third Amended and Restated dated October 2021 prepared by Absolute Engineering, Inc. as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction of all or a portion of the Capital Improvement Plan that benefit property owners within the District.

1.1 Purpose

The Board of Supervisors (“Board”) of the District previously approved the Master Assessment Methodology, dated February 2, 2020 (the “Master Report”). The Master Report established an assessment methodology the District followed to allocate debt assessments to properties within the District benefitting from the District’s CIP. Such assessments secure repayment of the Bonds. The District also previously adopted as a supplement to the Master Report, at the time of the issuance of the District’s \$12,685,000 Special Assessment Bonds, Series 2020 (“Series 2020 Bonds”), Supplemental Assessment Methodology report dated December 2, 2020 (“Series 2020 Supplemental Report”). The Series 2020 Bonds remain unchanged by this report. The Series 2020 Supplemental Report applied the methodology to the details of the Series 2020 Bonds to allocate debt assessments (“Series 2020 Assessments”) to properties within the District to secure the repayment of the Series 2020 Bonds.

The methodology established by the Master Report allocated debt assessments to planned future units of residential product types. Since adoption of the Master Report, there have been expansions to the Districts boundaries to add new parcels within the District, such that not all of the assumed planned lots found in the Master Report represent the development planned for the District and so must be revised. Specifically, the revised development plan revises the unit mix to include additional 591 lots in Phase 3, Phase 4, Phase 5 and Phase 6 as well as additional off-site improvements as indicated in the Engineers Report.

This Amended and Restated Master Assessment Methodology amends and restates the original approved Master Report (collectively, the “Assessment Report”) provides for an assessment methodology that reflects the additional parcels, improvements, and planned lots.

This Assessment Report continues to allocate the debt to properties based on the special benefits each receives from the Capital Improvements. This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds issued to finance all or a portion of the Capital Improvements. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes, with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to levy, impose and collect non ad valorem special assessments ("Special Assessments") on the benefited lands within the District securing repayment of the Bonds based on this Assessment Report. It is anticipated that all of the proposed Special Assessments will be collected through the Uniform Method of Collection described in Section 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District including those for maintenance and operation of the Bonds, a homeowner's association, or any other unit of government.

1.2 Background

The District currently includes approximately 271.64 acres partially located within City of Davenport and partially within unincorporated Polk County, Florida. The District is also being expanded to include an additional 157.87 acres, for a total of 429.51 acres after expansion. The development program for the District currently envisions approximately 1,862 residential units. The proposed development program is depicted in Table 1. It is recognized that such land use plan may change, and this Assessment Report will be modified or supplemented accordingly.

The improvements contemplated by the District in the Capital Improvement Plan will provide facilities that benefit property within the District. Specifically, the District will construct and/or acquire certain offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that are to be provided by the District and the costs to implement the Capital Improvement Plan.
2. The District Engineer determines the assessable acres that benefit from the District's Capital Improvement Plan.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the Capital Improvement Plan.

4. This amount is initially divided equally among the benefited properties on a prorated assessable acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number of platted units.

1.3 Special Benefits and General Benefits

Improvements undertaken by the District create special and peculiar benefits to the property, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within the District. The implementation of the Capital Improvement Plan enables properties within the boundaries of the District to be developed. Without the District's Capital Improvement Plan, there would be no infrastructure to support development of land within the District. Without these improvements, development of the property within the District would be prohibited by law.

There is no doubt that the general public and property owners outside of the District will benefit from the provision of the Capital Improvement Plan. However, these benefits will be incidental for the purpose of the Capital Improvement Plan, which is designed solely to meet the needs of property within the District. Properties outside of the District boundaries do not depend upon the District's Capital Improvement Plan. The property owners within the District are therefore receiving special benefits not received by those outside the District's boundaries.

1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed based on the special benefit such properties receive.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within the District will be greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Capital Improvement Plan that is necessary to support full development of property within the District will cost approximately \$40,351,293. The District's Underwriter projects that financing costs required to fund the Capital Improvement Plan costs, the cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest, will be approximately \$52,000,000. Without the Capital Improvement Plan, the property within the District would not be able to be developed and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District anticipates issuing approximately \$52,000,000 in Bonds in one or more series to fund the District's entire Capital Improvement Plan, provide for capitalized interest, a debt service reserve account and pay cost of issuance. It is the purpose of this Assessment Report to allocate the \$52,000,000 in debt to the properties within the District benefiting from the Capital Improvement Plan. This report will be supplemented to reflect actual bond terms.

Table 1 identifies the land uses as identified by the Developer within the District. The District has commissioned an Engineer's Report that includes estimated construction costs for the Capital Improvement Plan needed to support the development, which these construction costs are outlined in Table 2. The improvements needed to support the development are described in detail in the Engineer's Report and are estimated to cost \$40,351,293. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for the Capital Improvement Plan and related costs was determined by the District's Underwriter to total approximately \$52,000,000. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Debt

Allocation of debt is a continuous process until the development plan for the District is completed. Until the platting process occurs, the Capital Improvement Plan funded by District bonds benefits all assessable acres within the District.

The initial assessments will be levied on an equal basis to all assessable acreage within the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within the District are benefiting from the improvements.

Once platting or the recording of a declaration of condominium of any portion of the District into individual lots or units ("Assigned Properties") has begun, the assessments will be levied to the Assigned Properties based on the benefits they receive, on a first platted, first assigned basis. The "Unassigned Properties" defined as property that has not been platted or subjected to a declaration of condominium, will continue to be assessed on a per acre basis. Eventually the development plan will be completed and the debt relating to the bonds will be allocated to the platted units within the District, which are the beneficiaries of the Capital Improvement Plan, as depicted in Table 5 and Table 6. If there are changes to development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0.

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

2.3 Allocation of Benefit

The Capital Improvement Plan consists of offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features and professional fees along with related incidental costs. There are five product categories within the planned development. The single family 40' home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the improvements on the particular units exceeds the cost that the units will be paying for such benefits.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed Capital Improvement Plan will provide several types of systems, facilities and services for its residents. These include offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features. These improvements accrue in differing amounts and are somewhat dependent

on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of the Capital Improvement Plan, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable, but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type). This is also shown on Table 7 depicting Allocation of Par Debt per Product Type.

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of Capital Improvement Plan have been apportioned to the property within the District according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for

each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed Capital Improvement Plan is constructed.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Properties. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, when platting for 25%, 50%, 75% and 100% of the units planned for platting has occurred within the District, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the full development plan of the District. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no debt reduction or true-up payment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

If a true-up payment is made less than 45 days prior to an interest payment date, the amount of accrued interest will be calculated to the next succeeding interest payment date.

4.0 Assessment Roll

The District will initially distribute the liens across the property within the District boundaries on a assessable acreage basis. As Assigned Properties becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan changes, then the District will update Table 6 to reflect the changes as part of the foregoing true-up process. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time final Assigned Properties become known. The current assessment roll is attached as Table 7.

TABLE 1
NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Land Use*	ERUs per Unit (1)	Units	Total ERUs
TH/20' Lot	0.5	832	416
40' Lot	1.00	681	681
50' Lot	1.25	294	368
55' and 65' Lot	1.38	51	70
80' Lot	2.00	4	8
Total Units		1,862	1,543

(1) Benefit is allocated on an ERU basis; based on density of planned development, with 40' lot at 1 ERU

* Unit mix is subject to change based on marketing and other factors

TABLE 2
NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT PLAN COST ESTIMATES
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Capital Improvement Plan ("CIP") (1)	Total Cost Estimate
Offsite Improvements	\$ 6,576,818
Stormwater Management	\$ 11,067,627
Utilities (Water, Sewer, & Street Lighting)	\$ 10,094,586
Roadway	\$ 5,991,103
Entry Feature	\$ 565,877
Parks and Amenities	\$ 2,376,687
Contingencies	\$ 3,678,594
	\$ 40,351,292

(1) A detailed description of these improvements is provided in the Third Amended and Restated Engineer's Report dated October 2021.

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 3
NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Bond Sizing	
Description	Total
Construction Funds	\$ 40,351,293
Debt Service Reserve	\$ 3,777,743
Capitalized Interest	\$ 6,240,000
Underwriters Discount	\$ 1,040,000
Cost of Issuance	\$ 220,000
Contingency	\$ 370,964
Par Amount*	\$ 52,000,000

Bond Assumptions:	
Average Coupon	6.00%
Amortization	30 years
Capitalized Interest	36 months
Debt Service Reserve	Max Annual
Underwriters Discount	2%

* Par amount is subject to change based on the actual terms at the sale of the bonds

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 4
NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF IMPROVEMENT COSTS
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Land Use	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements		Improvement Costs Per Unit
					Costs Per Product Type		
TH/20' Lot	832	0.5	416.0	27%	\$	10,881,541	\$ 13,079
40' Lot	681	1.0	681.0	44%	\$	17,813,293	\$ 26,158
50' Lot	294	1.3	367.5	24%	\$	9,612,900	\$ 32,697
55' and 65' Lot	51	1.4	70.1	5%	\$	1,834,298	\$ 35,967
80' Lot	4	2.0	8.0	1%	\$	209,260	\$ 52,315
	1,862		1,543	100%	\$	40,351,293	

* Unit mix is subject to change based on marketing and other factors

TABLE 5
NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL PAR DEBT TO EACH PRODUCT TYPE
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Land Use	No. of Units *	Total Improvements		Allocation of Par		Per Unit Revised
		Costs Per Product	Type	Debt Per Product	Type	
TH/20' Lot	832	\$	10,881,541	\$	14,022,851	\$ 16,854
40' Lot	681	\$	17,813,293	\$	22,955,676	\$ 33,709
50' Lot	294	\$	9,612,900	\$	12,387,975	\$ 42,136
55' and 65' Lot	51	\$	1,834,298	\$	2,363,828	\$ 46,350
80' Lot	4	\$	209,260	\$	269,670	\$ 67,418
	1,862	\$	40,351,293	\$	52,000,000	

* Unit mix is subject to change based on marketing and other factors

TABLE 6 NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY								
Land Use	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment		Gross Annual Debt Assessment	
					Per Unit	Per Unit (1)		
TH/20' Lot	832	\$ 14,022,851	\$ 16,854	\$ 1,018,745	\$ 1,224	\$ 1,317		
40' Lot	681	\$ 22,955,676	\$ 33,709	\$ 1,667,705	\$ 2,449	\$ 2,633		
50' Lot	294	\$ 12,387,975	\$ 42,136	\$ 899,973	\$ 3,061	\$ 3,292		
55' and 65' Lot	51	\$ 2,363,828	\$ 46,350	\$ 171,730	\$ 3,367	\$ 3,621		
80' Lot	4	\$ 269,670	\$ 67,418	\$ 19,591	\$ 4,898	\$ 5,266		
	1,862	\$ 52,000,000	\$	\$ 3,777,743				

(1) This amount includes estimated collection fees and early payment discounts when collected on the Polk County Tax Bill

* Unit mix is subject to change based on marketing and other factors

TABLE 7
NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Platted Lots

Owner	Property ID #'s	Lot Size	Unit Count	Total Par Debt Allocation Per Lot	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
JMBI REAL ESTATE LLC	272634710501000010	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000020	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000030	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000040	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000050	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000060	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000070	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000080	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000090	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000100	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000110	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000120	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000130	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000140	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000150	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000160	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000170	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000180	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000190	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000200	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000210	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000220	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000230	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000240	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000250	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501000260	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501000270	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501000280	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501000290	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621

Owner	Property ID #'s	Lot Size	Unit Count	Total Par Debt Allocation Per Lot	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
JM BI REAL ESTATE LLC	272634710501000300	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JM BI REAL ESTATE LLC	272634710501000310	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JM BI REAL ESTATE LLC	272634710501000320	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JM BI REAL ESTATE LLC	272634710501000330	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JM BI REAL ESTATE LLC	272634710501000340	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JM BI REAL ESTATE LLC	272634710501000350	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JM BI REAL ESTATE LLC	272634710501000360	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JM BI REAL ESTATE LLC	272634710501000370	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JM BI REAL ESTATE LLC	272634710501000380	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JM BI REAL ESTATE LLC	272634710501000390	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JM BI REAL ESTATE LLC	272634710501000400	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JM BI REAL ESTATE LLC	272634710501000410	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JM BI REAL ESTATE LLC	272634710501000420	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JM BI REAL ESTATE LLC	272634710501000430	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JM BI REAL ESTATE LLC	272634710501000440	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JM BI REAL ESTATE LLC	272634710501000450	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JM BI REAL ESTATE LLC	272634710501000460	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JM BI REAL ESTATE LLC	272634710501000470	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JM BI REAL ESTATE LLC	272634710501000480	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JM BI REAL ESTATE LLC	272634710501000490	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JM BI REAL ESTATE LLC	272634710501000500	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JM BI REAL ESTATE LLC	272634710501000510	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JM BI REAL ESTATE LLC	272634710501000520	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JM BI REAL ESTATE LLC	272634710501000530	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JM BI REAL ESTATE LLC	272634710501000540	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JM BI REAL ESTATE LLC	272634710501000550	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JM BI REAL ESTATE LLC	272634710501000560	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JM BI REAL ESTATE LLC	272634710501000570	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JM BI REAL ESTATE LLC	272634710501000580	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JM BI REAL ESTATE LLC	272634710501000590	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JM BI REAL ESTATE LLC	272634710501000600	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JM BI REAL ESTATE LLC	272634710501000610	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JM BI REAL ESTATE LLC	272634710501000620	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JM BI REAL ESTATE LLC	272634710501000630	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JM BI REAL ESTATE LLC	272634710501000640	40	1	\$ 33,709	\$ 2,449	\$ 2,633

Owner	Property ID #'s	Lot Size	Unit Count	Total Par Debt Allocation Per Lot	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
JMBI REAL ESTATE LLC	272634710501000650	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000660	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000670	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000680	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000690	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000700	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000710	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000720	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000730	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000740	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000750	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000760	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000770	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000780	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000790	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000800	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000810	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000820	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000830	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000840	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000850	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000860	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000870	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000880	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000890	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000900	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000910	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000920	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000930	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000940	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501000950	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501000960	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501000970	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501000980	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501000990	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621

Owner	Property ID #'s	Lot Size	Unit Count	Total Par Debt Allocation Per Lot	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
JMBI REAL ESTATE LLC	272634710501001000	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501001010	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501001020	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501001030	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501001040	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501001050	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501001060	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501001070	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501001080	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501001090	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501001100	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501001110	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001120	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001130	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001140	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001150	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001160	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001170	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001180	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001190	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001200	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001210	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001220	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001230	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001240	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001250	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001260	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001270	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001280	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001290	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001300	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001310	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001320	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001330	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001340	40	1	\$ 33,709	\$ 2,449	\$ 2,633

Owner	Property ID #'s	Lot Size	Unit Count	Total Par Debt Allocation Per Lot	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
JMBI REAL ESTATE LLC	272634710501001350	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001360	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001370	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001380	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001390	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001400	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001410	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001420	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001430	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001440	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001450	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001460	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001470	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001480	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001490	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501001500	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501001510	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501001520	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501001530	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501001540	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501001550	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501001560	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501001570	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501001580	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501001590	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501001600	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501001610	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501001620	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501001630	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501001640	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001650	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001660	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001670	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001680	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001690	40	1	\$ 33,709	\$ 2,449	\$ 2,633

Owner	Property ID #'s	Lot Size	Unit Count	Total Par Debt Allocation Per Lot	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
JMBI REAL ESTATE LLC	272634710501001700	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001710	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001720	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001730	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001740	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001750	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001760	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001770	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001780	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001790	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001800	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001810	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001820	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001830	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001840	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001850	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001860	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001870	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001880	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001890	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001900	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001910	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001920	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001930	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001940	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001950	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001960	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001970	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001980	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001990	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002000	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002010	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002020	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002030	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002040	40	1	\$ 33,709	\$ 2,449	\$ 2,633

Owner	Property ID #'s	Lot Size	Unit Count	Total Par Debt Allocation Per Lot	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
JMBI REAL ESTATE LLC	272634710501002050	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002060	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002070	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002080	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002090	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002100	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002110	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002120	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002130	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002140	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002150	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002160	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002170	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002180	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002190	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002200	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002210	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002220	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002230	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002240	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002250	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002260	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002270	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002280	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002290	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002300	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002310	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002320	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002330	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002340	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002350	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002360	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002370	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002380	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002390	40	1	\$ 33,709	\$ 2,449	\$ 2,633

Owner	Property ID #'s	Lot Size	Unit Count	Total Par Debt Allocation Per Lot	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
JMBI REAL ESTATE LLC	272634710501002400	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002410	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002420	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002430	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002440	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002450	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002460	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002470	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002480	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002490	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002500	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002510	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002520	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002530	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002540	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002550	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002560	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002570	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002580	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002590	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002600	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002610	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002620	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002630	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002640	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002650	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002660	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002670	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002680	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002690	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002700	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002710	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002720	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002730	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002740	40	1	\$ 33,709	\$ 2,449	\$ 2,633

Owner	Property ID #'s	Lot Size	Unit Count	Total Par Debt Allocation Per Lot	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
JMBI REAL ESTATE LLC	272634710501002750	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002760	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002770	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002780	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002790	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002800	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002810	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002820	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002830	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002840	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002850	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002860	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002870	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002880	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002890	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002900	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002910	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002920	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002930	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002940	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002950	40	1	\$ 33,709	\$ 2,449	\$ 2,633
Platted Totals				\$ 10,588,769	\$ 769,262	\$ 827,164

	Par Per Undeveloped Acre	Total Par Allocated	Net Annual		Gross Annual	
			Assessment	Allocation	Assessment	Allocation
CH Dev LLC	6.47	\$ 101,760.00	\$ 658,387	\$ 47,831	\$ 51,431	\$ 51,431
CH Dev LLC	21.63	\$ 101,760.00	\$ 2,201,069	\$ 159,905	\$ 171,941	\$ 171,941
CH Dev LLC	10.03	\$ 101,760.00	\$ 1,020,653	\$ 74,149	\$ 79,730	\$ 79,730
CH Dev LLC	0.81	\$ 101,760.00	\$ 82,426	\$ 5,988	\$ 6,439	\$ 6,439
CH Dev LLC	2.47	\$ 101,760.00	\$ 251,347	\$ 18,260	\$ 19,635	\$ 19,635
CH Dev LLC	9.78	\$ 101,760.00	\$ 995,213	\$ 72,301	\$ 77,743	\$ 77,743
CH Dev LLC	18.26	\$ 101,760.00	\$ 1,858,138	\$ 134,992	\$ 145,152	\$ 145,152
CH Dev LLC	20.13	\$ 101,760.00	\$ 2,048,429	\$ 148,816	\$ 160,017	\$ 160,017

		Par Per Undeveloped Acre	Total Par Allocated	Net Annual Assessment Allocation	Gross Annual Assessment Allocation
Lowey Watters Investors LLC	2727027130000040170	9.44	\$ 101,760.00	\$ 69,788	\$ 75,040
Northeast Polk Land Investments LLC	2727027130000040310	9.45	\$ 101,760.00	\$ 69,862	\$ 75,120
Northeast Polk Land Investments LLC	272703713500020070	9.66	\$ 101,760.00	\$ 71,414	\$ 76,789
GLK Real Estate LLC	272710730000010901	5.48	\$ 101,760.00	\$ 40,512	\$ 43,562
GLK Real Estate LLC	272710730000011202	7.41	\$ 101,760.00	\$ 54,780	\$ 58,904
Northeast Polk Land Investments LLC	272710730000012000	13.23	\$ 101,760.00	\$ 97,806	\$ 105,168
Cassidy Property Investments LLC	272710730000012200	9.67	\$ 101,760.00	\$ 71,488	\$ 76,869
Cassidy Property Investments LLC	272710730000020500	9.59	\$ 101,760.00	\$ 70,896	\$ 76,233
Cassidy Property Investments LLC	2727107335000006011	0.32	\$ 101,760.00	\$ 2,366	\$ 2,544
Flanagan Kenneth Walter Jr	2727027130000040190	9.66	\$ 101,760.00	\$ 71,414	\$ 76,789
Smith Gerald S	2727027130000040210	9.63	\$ 101,760.00	\$ 71,192	\$ 76,551
Smith Gerald S	2727027130000040230	9.45	\$ 101,760.00	\$ 69,862	\$ 75,120
Smith Gerald S	2727027130000040251	4.71	\$ 101,760.00	\$ 34,820	\$ 37,441
Smith Gerald S	2727027130000040260	3.00	\$ 101,760.00	\$ 22,178	\$ 23,848
CH Dev LLC	272710730000021201	3.94	\$ 101,760.00	\$ 29,127	\$ 31,320
Cassidy Property Investments LLC	272710730000022200	4.95	\$ 101,760.00	\$ 36,594	\$ 39,349
JMBI Real Estate	272710730000022700	9.90	\$ 101,760.00	\$ 73,188	\$ 78,697
Nielsen Jan Douglas	272715739500010050	9.81	\$ 101,760.00	\$ 72,523	\$ 77,982
Nielsen Jan Douglas	272715739500010011	19.13	\$ 101,760.00	\$ 141,423	\$ 152,068
Cassidy Property Investments LLC	2727157400000000010	24.58	\$ 101,760.00	\$ 181,714	\$ 195,391
Barnhill Teresa Ann	272702713000030191	30.95	\$ 101,760.00	\$ 228,806	\$ 246,028
Williams Terry	272702713000030211	31.54	\$ 101,760.00	\$ 233,167	\$ 250,718
GLK Real Estate LLC	272710730000010904	0.54	\$ 101,760.00	\$ 3,992	\$ 4,293
JMBI REAL ESTATE LLC	272634710501002960	71.33	\$ 101,760.00	\$ 527,325	\$ 567,016
Unplatted Totals		406.95	\$ 41,411,231	\$ 3,008,481	\$ 2,667,909
Totals			\$ 52,000,000	\$ 3,777,743	\$ 3,495,073

Annual Assessment Periods	30
Projected Bond Rate (%)	6.00%
Maximum Annual Debt Service	\$3,777,743

Prepared by: Governmental Management Services - Central Florida, LLC

SECTION VII

RESOLUTION 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT ADOPTING AND CONFIRMING THE AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY; ADOPTING AND CONFIRMING THE THIRD AMENDED AND RESTATED MASTER ENGINEER'S REPORT FOR ANNEXED PARCELS; DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Board of Supervisors (the "Board") of the North Powerline Road Community Development District (the "District") previously determined to undertake the construction and maintenance of certain infrastructure improvements within the District, and evidenced its intent to defray the cost of such improvements through the levy and collection of assessments against property within the District benefitted by such improvements, pursuant to assessment resolutions adopted by the Board (together, the "Assessment Resolutions"); and

WHEREAS, On January 4, 2022, the Board of County Commissioners of Polk County Florida adopted Ordinance No. 22-001, effective January 4, 2022, amending the external boundaries of the District to include an additional 153.5 acres of land and contracting approximately 4.303 acres of land (together, the "Boundary Amendment Parcel"); and

WHEREAS, the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements described in the District's *Engineer's Report for Capital Improvements Third Amended and Restated*, dated October 2021, attached hereto as **Exhibit A** and incorporated herein by reference (the "Engineer's Report"); and

WHEREAS, the Engineer's Report details the scope and cost of public Improvements necessary to serve the Boundary Amendment Parcel ("Improvements"); and

WHEREAS, it is in the best interest of the District to pay the cost of the public Improvements by imposing and collecting special assessments pursuant to Chapter 190, *Florida Statutes* (the "Assessments") upon the Boundary Amendment Parcel; and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Assessments, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Public Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the Boundary Amendment Parcel, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the *Amended and Restated Master Assessment Methodology*, dated January 19, 2022 (the “Assessment Report”), attached hereto as **Exhibit B** and incorporated herein by reference and on file at the office of the District Manager, c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (the “District Records Office”); and

WHEREAS, the District hereby determines that the Assessments to be levied on the Boundary Amendment Parcel will not exceed the benefit to the property improved as set forth in the Assessment Report

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT
DISTRICT:**

1. Assessments shall be levied to defray a portion of the cost of the Improvements benefitting the Boundary Amendment Parcel as specified in the Assessment Report.

2. The nature and general location of, and plans and specifications for, the Improvements benefitting the Boundary Amendment Parcel are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

3. The total estimated cost of the Improvements benefitting the Boundary Amendment Parcel is \$_____ (the “Estimated Cost”).

4. The Assessments will defray approximately \$_____, which includes the Estimated Cost, plus financing-related costs, capitalized interest and a debt service reserve.

5. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.

6. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.

8. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual

installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Polk County and to provide such other notice as may be required by law or desired in the best interests of the District.

12. This Resolution is intended to amend and supplement the Assessment Resolutions relating to the District's levy of special assessments on certain lands within the boundaries of the District benefitting from the Improvements. As such, all such prior resolutions, including but not limited to the Assessment Resolutions, remain in full force and effect, except to the extent provided for herein.

13. This Resolution shall become effective upon its passage.

14. The invalidity or enforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

[Remainder of this page intentionally left blank]

PASSED AND ADOPTED this 19th day of January, 2022.

Attest:

**NORTH POWERLINE ROAD
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: *Engineer's Report for Capital Improvements Third Amended and Restated*, dated October 2021

Exhibit B: *Amended and Restated Master Assessment Methodology*, dated January 19, 2022

**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.
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OCTOBER 2021

NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT

TABLE OF CONTENTS

I.	INTRODUCTION	1
II.	PURPOSE AND SCOPE	2
III.	THE DEVELOPMENT	3
IV.	THE CAPITAL IMPROVEMENTS.....	3
V.	CAPITAL IMPROVEMENT PLAN COMPONENTS	4
	Stormwater Management Facilities	4
	Public Roadways.....	5
	Water and Wastewater Facilities	6
	Off-site Improvements	6
	Amenities and Parks.....	6
	Electric and Lighting.....	6
	Entry Features.....	7
	Miscellaneous	7
VI.	PERMITTING	7
VII.	RECOMMENDATION.....	10
VIII.	REPORT MODIFICATION.....	10
IX.	CONCLUSION.....	10

LIST OF EXHIBITS

EXHIBIT 1- Location Map

EXHIBIT 2- Legal Description Existing District

EXHIBIT 3- Legal Description Expansion Parcels

EXHIBIT 4- Legal Description After Boundary Expansion

EXHIBIT 5- Summary of Proposed District Facilities

EXHIBIT 6- Summary of Opinion of Probable Costs

EXHIBIT 7- Composite Exhibit Existing and Future Land Use

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

Permits / Approvals	Approval / Expected Date
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

Permits / Approvals	Approval / Expected Date
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

Permits / Approvals	Approval / Expected Date
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

Permits / Approvals	Approval / Expected Date
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

Permits / Approvals	Approval / Expected Date
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

Permits / Approvals	Approval / Expected Date
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.

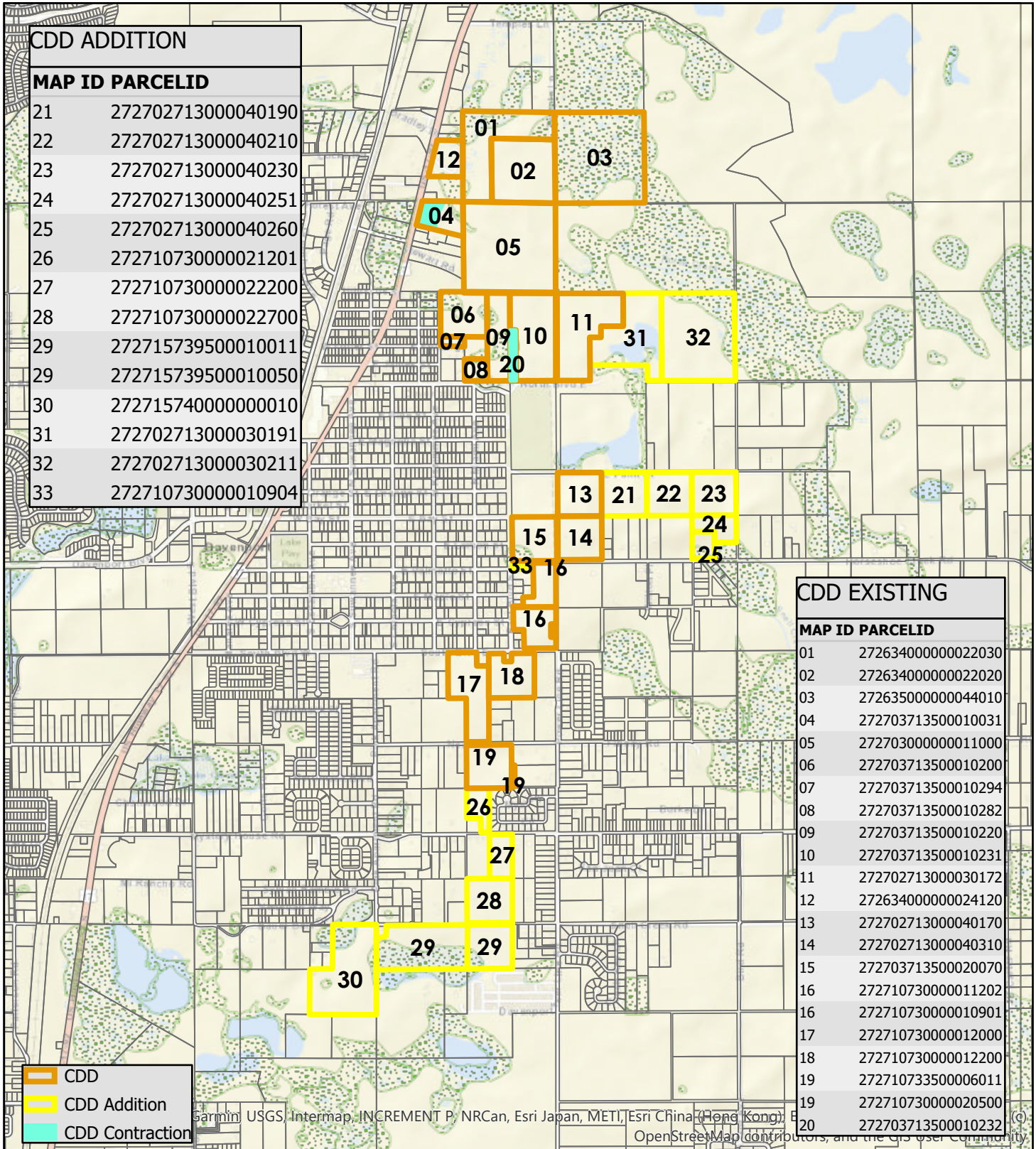
IX. CONCLUSION

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

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 user community.

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 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	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 ¼ OF THE SE ¼ 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 ¼ OF SE ¼ 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 ¼ OF SE ¼ OF SAID SECTION 34, THENCE NORTH TO POINT OF BEGINNING, ALSO DESCRIBED AS FOLLOWS: BEGINNING AT CONCRETE MONUMENT, THE SE CORNER OF THE SW ¼ OF SE ¼ 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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C.A. NO. 28358
1000 N. ASHLEY DRIVE SUITE 925
TAMPA, FLORIDA 33602

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 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

**ABSOLUTE
ENGINEERING, INC.**

1000 N. ASHLEY DRIVE, SUITE 925
TAMPA, FLORIDA 33602
C.A. NO. 28396
(813) 221-1516 TEL
(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	JOB NUMBER	DRAWN BY	DATE	CHECK
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SEC FWP RGE JOB NUMBER DRAWN BY DATE SHEET 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 S2&10-27S-27E	JOB NUMBER 0002.0002	DRAWN BY JJM	DATE 5-14-2021	SHEET 2 OF 3
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**ABSOLUTE
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(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

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 WAY 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 I 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

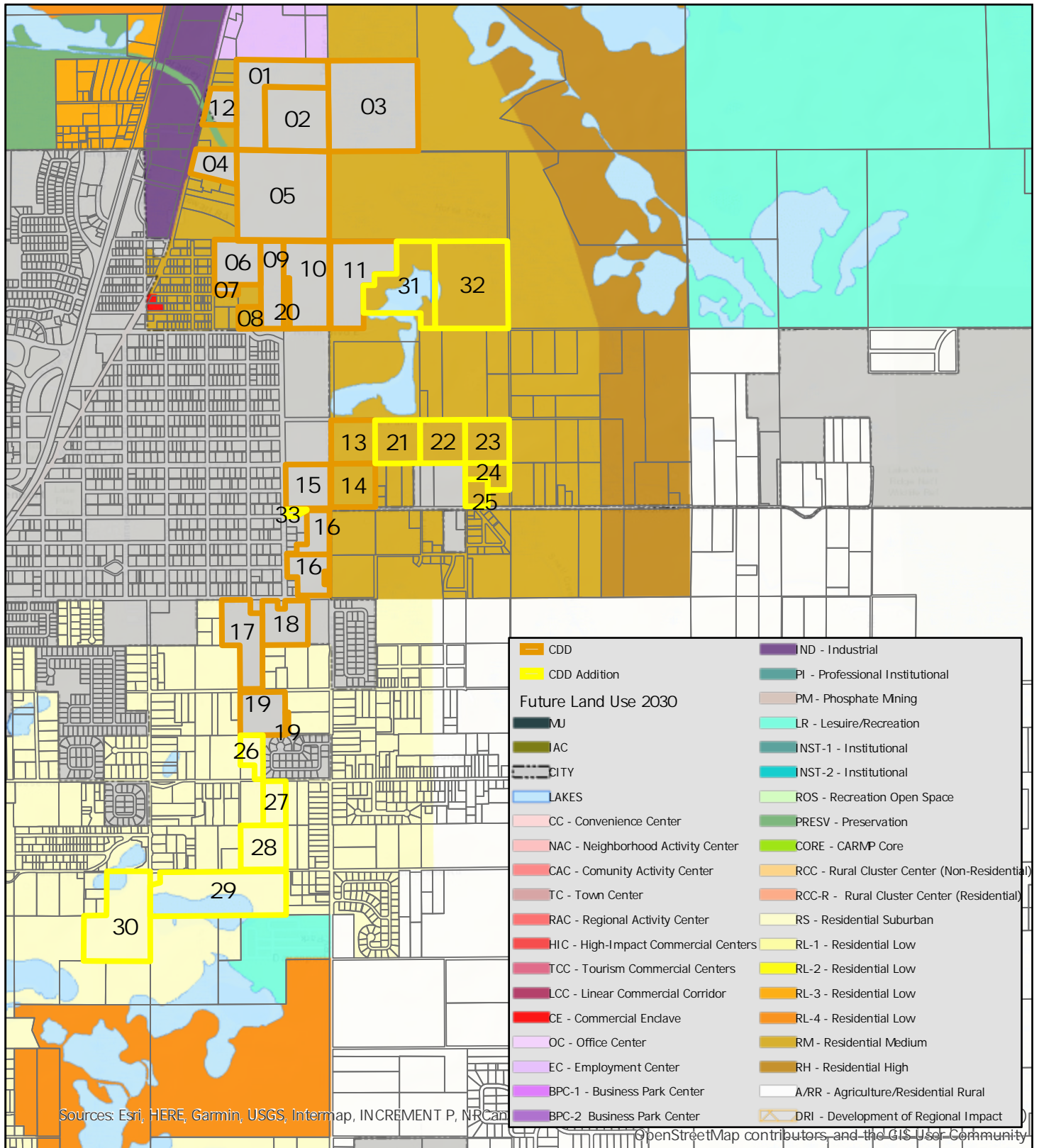
***District will fund street lighting maintenance services


Exhibit 6
Summary of Probable Cost

<u>Infrastructure</u>	<u>Phase 1 (295 Lots) 2020-2023</u>	<u>Phase 2 (272 Lots) 2020-2023</u>	<u>Phase 3 (206 Lots) 2021-2023</u>	<u>Phase 4 (307 Lots) 2022-2023</u>	<u>Phase 5 (532 Lots) 2022-2023</u>	<u>Phase 6 (256 Lots) 2022-2023</u>	<u>Powerline Road Extension</u>	<u>Total (1868 Lots)</u>
Offsite Improvements ⁽¹⁾⁽⁵⁾⁽⁷⁾⁽¹¹⁾	\$1,150,467	\$1,060,770	\$819,867	\$1,297,418	\$2,248,295	\$1,098,791	\$0	\$7,675,609
Stormwater Management ⁽¹⁾⁽²⁾⁽³⁾⁽⁵⁾⁽⁶⁾⁽⁷⁾	\$1,936,035	\$1,785,089	\$1,379,692	\$2,183,327	\$3,783,485	\$1,849,071	\$1,500,000	\$14,416,699
Utilities (Water, Sewer, & Street Lighting) ⁽¹⁾⁽⁵⁾⁽⁷⁾⁽⁹⁾⁽¹¹⁾	\$1,765,823	\$1,628,148	\$1,258,392	\$1,991,374	\$3,450,849	\$1,686,505	\$500,000	\$12,281,092
Roadway ⁽¹⁾⁽⁴⁾⁽⁵⁾⁽⁷⁾	\$878,980	\$1,897,225	\$603,766	\$955,444	\$1,655,688	\$809,171	\$7,900,000	\$14,700,274
Entry Feature ⁽¹⁾⁽⁷⁾⁽⁸⁾⁽⁹⁾⁽¹¹⁾	\$109,348	\$100,823	\$66,803	\$105,713	\$183,191	\$89,529	\$0	\$655,407
Parks and Amenities ⁽¹⁾⁽⁷⁾⁽¹¹⁾	\$459,264	\$423,456	\$280,571	\$443,996	\$769,400	\$376,023	\$0	\$2,752,710
Contingency ⁽¹¹⁾	<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>	\$4,369,504
TOTAL	\$6,992,342	\$7,533,951	\$4,850,000	\$7,675,000	\$13,300,000	\$6,500,000	\$10,000,000	\$56,851,293

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

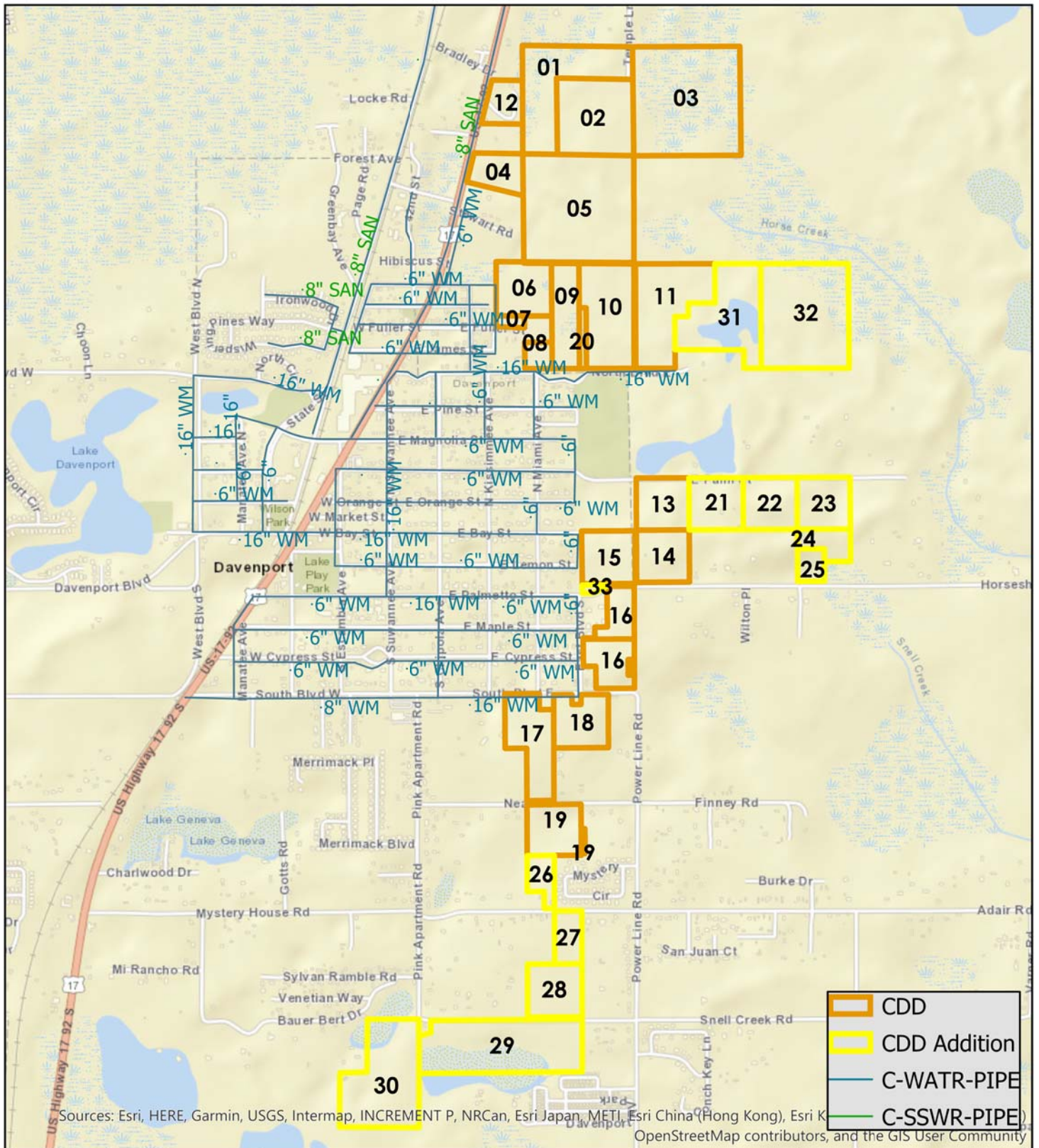


0 250 2,500
Feet

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

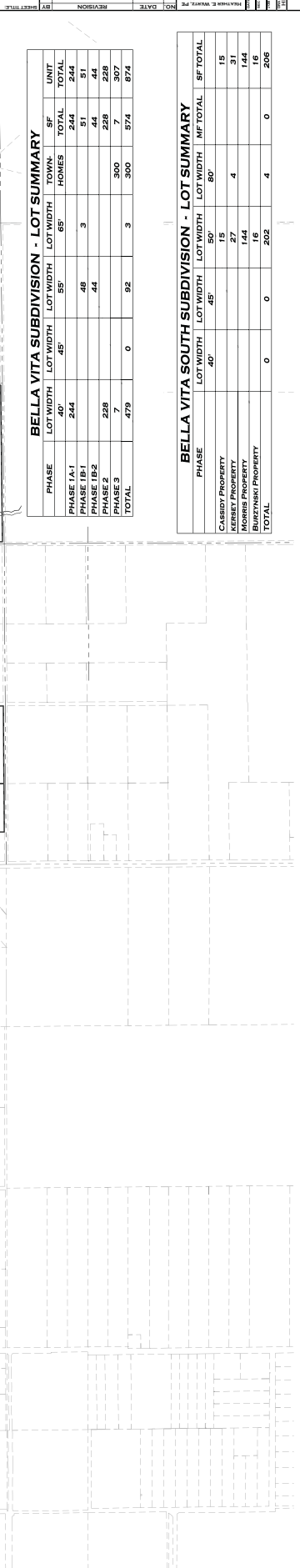


0 1,000 2,000
Feet

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 40'	LOT WIDTH 45'	LOT WIDTH 50'	LOT WIDTH 80'	MF TOTAL	SF TOTAL
1ST PROPERTY			15			15
2ND PROPERTY			15			15
3RD PROPERTY			14	4		14
4TH PROPERTY			16			16
5TH PROPERTY			16			16
TOTAL	0	0	202	4	0	206

**AMENDED AND RESTATED MASTER
ASSESSMENT METHODOLOGY

FOR

NORTH POWERLINE ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Date: January 19, 2022

Prepared by

**Governmental Management Services - Central Florida, LLC
219 E. Livingston St.
Orlando, FL 32801**

Table of Contents

1.0 Introduction.....	3
1.1 Purpose.....	3
1.2 Background	4
1.3 Special Benefits and General Benefits	5
1.4 Requirements of a Valid Assessment Methodology	5
1.5 Special Benefits Exceed the Costs Allocated	6
2.0 Assessment Methodology	6
2.1 Overview	6
2.2 Allocation of Debt.....	6
2.3 Allocation of Benefit	7
2.4 Lienability Test: Special and Peculiar Benefit to the Property	7
2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments	8
3.0 True-Up Mechanism.....	9
4.0 Assessment Roll.....	9
5.0 Appendix	10
Table 1: Development Program	10
Table 2: Capital Improvement Cost Estimates.....	11
Table 3: Bond Sizing	12
Table 4: Allocation of Improvement Costs	13
Table 5: Allocation of Total Par Debt to Each Product Type.....	14
Table 6: Par Debt and Annual Assessments	15
Table 7: Preliminary Assessment Roll	16

GMS-CF, LLC does not represent the North Powerline Road Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the North Powerline Road Community Development District with financial advisory services or offer investment advice in any form.

1.0 Introduction

The North Powerline Road Community Development District (the “District”) is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes as amended. The District anticipates the issuance at this time of not to exceed \$52,000,000 of tax exempt bonds in one or more series (the “Bonds”) for the purpose of financing certain infrastructure improvements (“Capital Improvement Plan”) within the District more specifically described in the Engineer’s Report for Capital Improvements Third Amended and Restated dated October 2021 prepared by Absolute Engineering, Inc. as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction of all or a portion of the Capital Improvement Plan that benefit property owners within the District.

1.1 Purpose

The Board of Supervisors (“Board”) of the District previously approved the Master Assessment Methodology, dated February 2, 2020 (the “Master Report”). The Master Report established an assessment methodology the District followed to allocate debt assessments to properties within the District benefitting from the District’s CIP. Such assessments secure repayment of the Bonds. The District also previously adopted as a supplement to the Master Report, at the time of the issuance of the District’s \$12,685,000 Special Assessment Bonds, Series 2020 (“Series 2020 Bonds”), Supplemental Assessment Methodology report dated December 2, 2020 (“Series 2020 Supplemental Report”). The Series 2020 Bonds remain unchanged by this report. The Series 2020 Supplemental Report applied the methodology to the details of the Series 2020 Bonds to allocate debt assessments (“Series 2020 Assessments”) to properties within the District to secure the repayment of the Series 2020 Bonds.

The methodology established by the Master Report allocated debt assessments to planned future units of residential product types. Since adoption of the Master Report, there have been expansions to the Districts boundaries to add new parcels within the District, such that not all of the assumed planned lots found in the Master Report represent the development planned for the District and so must be revised. Specifically, the revised development plan revises the unit mix to include additional 591 lots in Phase 3, Phase 4, Phase 5 and Phase 6 as well as additional off-site improvements as indicated in the Engineers Report.

This Amended and Restated Master Assessment Methodology amends and restates the original approved Master Report (collectively, the “Assessment Report”) provides for an assessment methodology that reflects the additional parcels, improvements, and planned lots.

This Assessment Report continues to allocate the debt to properties based on the special benefits each receives from the Capital Improvements. This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds issued to finance all or a portion of the Capital Improvements. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes, with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to levy, impose and collect non ad valorem special assessments ("Special Assessments") on the benefited lands within the District securing repayment of the Bonds based on this Assessment Report. It is anticipated that all of the proposed Special Assessments will be collected through the Uniform Method of Collection described in Section 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District including those for maintenance and operation of the Bonds, a homeowner's association, or any other unit of government.

1.2 Background

The District currently includes approximately 271.64 acres partially located within City of Davenport and partially within unincorporated Polk County, Florida. The District is also being expanded to include an additional 157.87 acres, for a total of 429.51 acres after expansion. The development program for the District currently envisions approximately 1,862 residential units. The proposed development program is depicted in Table 1. It is recognized that such land use plan may change, and this Assessment Report will be modified or supplemented accordingly.

The improvements contemplated by the District in the Capital Improvement Plan will provide facilities that benefit property within the District. Specifically, the District will construct and/or acquire certain offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that are to be provided by the District and the costs to implement the Capital Improvement Plan.
2. The District Engineer determines the assessable acres that benefit from the District's Capital Improvement Plan.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the Capital Improvement Plan.

4. This amount is initially divided equally among the benefited properties on a prorated assessable acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number of platted units.

1.3 Special Benefits and General Benefits

Improvements undertaken by the District create special and peculiar benefits to the property, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within the District. The implementation of the Capital Improvement Plan enables properties within the boundaries of the District to be developed. Without the District's Capital Improvement Plan, there would be no infrastructure to support development of land within the District. Without these improvements, development of the property within the District would be prohibited by law.

There is no doubt that the general public and property owners outside of the District will benefit from the provision of the Capital Improvement Plan. However, these benefits will be incidental for the purpose of the Capital Improvement Plan, which is designed solely to meet the needs of property within the District. Properties outside of the District boundaries do not depend upon the District's Capital Improvement Plan. The property owners within the District are therefore receiving special benefits not received by those outside the District's boundaries.

1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed based on the special benefit such properties receive.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within the District will be greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Capital Improvement Plan that is necessary to support full development of property within the District will cost approximately \$40,351,293. The District's Underwriter projects that financing costs required to fund the Capital Improvement Plan costs, the cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest, will be approximately \$52,000,000. Without the Capital Improvement Plan, the property within the District would not be able to be developed and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District anticipates issuing approximately \$52,000,000 in Bonds in one or more series to fund the District's entire Capital Improvement Plan, provide for capitalized interest, a debt service reserve account and pay cost of issuance. It is the purpose of this Assessment Report to allocate the \$52,000,000 in debt to the properties within the District benefiting from the Capital Improvement Plan. This report will be supplemented to reflect actual bond terms.

Table 1 identifies the land uses as identified by the Developer within the District. The District has commissioned an Engineer's Report that includes estimated construction costs for the Capital Improvement Plan needed to support the development, which these construction costs are outlined in Table 2. The improvements needed to support the development are described in detail in the Engineer's Report and are estimated to cost \$40,351,293. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for the Capital Improvement Plan and related costs was determined by the District's Underwriter to total approximately \$52,000,000. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Debt

Allocation of debt is a continuous process until the development plan for the District is completed. Until the platting process occurs, the Capital Improvement Plan funded by District bonds benefits all assessable acres within the District.

The initial assessments will be levied on an equal basis to all assessable acreage within the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within the District are benefiting from the improvements.

Once platting or the recording of a declaration of condominium of any portion of the District into individual lots or units ("Assigned Properties") has begun, the assessments will be levied to the Assigned Properties based on the benefits they receive, on a first platted, first assigned basis. The "Unassigned Properties" defined as property that has not been platted or subjected to a declaration of condominium, will continue to be assessed on a per acre basis. Eventually the development plan will be completed and the debt relating to the bonds will be allocated to the platted units within the District, which are the beneficiaries of the Capital Improvement Plan, as depicted in Table 5 and Table 6. If there are changes to development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0.

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

2.3 Allocation of Benefit

The Capital Improvement Plan consists of offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features and professional fees along with related incidental costs. There are five product categories within the planned development. The single family 40' home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the improvements on the particular units exceeds the cost that the units will be paying for such benefits.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed Capital Improvement Plan will provide several types of systems, facilities and services for its residents. These include offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features. These improvements accrue in differing amounts and are somewhat dependent

on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of the Capital Improvement Plan, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable, but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type). This is also shown on Table 7 depicting Allocation of Par Debt per Product Type.

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of Capital Improvement Plan have been apportioned to the property within the District according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for

each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed Capital Improvement Plan is constructed.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Properties. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, when platting for 25%, 50%, 75% and 100% of the units planned for platting has occurred within the District, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the full development plan of the District. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no debt reduction or true-up payment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

If a true-up payment is made less than 45 days prior to an interest payment date, the amount of accrued interest will be calculated to the next succeeding interest payment date.

4.0 Assessment Roll

The District will initially distribute the liens across the property within the District boundaries on a assessable acreage basis. As Assigned Properties becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan changes, then the District will update Table 6 to reflect the changes as part of the foregoing true-up process. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time final Assigned Properties become known. The current assessment roll is attached as Table 7.

TABLE 1
NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Land Use*	ERUs per Unit (1)	Units	Total ERUs
TH/20' Lot	0.5	832	416
40' Lot	1.00	681	681
50' Lot	1.25	294	368
55' and 65' Lot	1.38	51	70
80' Lot	2.00	4	8
Total Units		1,862	1,543

(1) Benefit is allocated on an ERU basis; based on density of planned development, with 40' lot at 1 ERU

* Unit mix is subject to change based on marketing and other factors

TABLE 2
NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT PLAN COST ESTIMATES
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Capital Improvement Plan ("CIP") (1)	Total Cost Estimate
Offsite Improvements	\$ 6,576,818
Stormwater Management	\$ 11,067,627
Utilities (Water, Sewer, & Street Lighting)	\$ 10,094,586
Roadway	\$ 5,991,103
Entry Feature	\$ 565,877
Parks and Amenities	\$ 2,376,687
Contingencies	\$ 3,678,594
	\$ 40,351,292

(1) A detailed description of these improvements is provided in the Third Amended and Restated Engineer's Report dated October 2021.

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 3
NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Bond Sizing	
Description	Total
Construction Funds	\$ 40,351,293
Debt Service Reserve	\$ 3,777,743
Capitalized Interest	\$ 6,240,000
Underwriters Discount	\$ 1,040,000
Cost of Issuance	\$ 220,000
Contingency	\$ 370,964
Par Amount*	\$ 52,000,000

Bond Assumptions:	
Average Coupon	6.00%
Amortization	30 years
Capitalized Interest	36 months
Debt Service Reserve	Max Annual
Underwriters Discount	2%

* Par amount is subject to change based on the actual terms at the sale of the bonds

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 4
NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF IMPROVEMENT COSTS
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Land Use	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements		Improvement Costs Per Unit
					Costs Per Product Type		
TH/20' Lot	832	0.5	416.0	27%	\$ 10,881,541	\$	13,079
40' Lot	681	1.0	681.0	44%	\$ 17,813,293	\$	26,158
50' Lot	294	1.3	367.5	24%	\$ 9,612,900	\$	32,697
55' and 65' Lot	51	1.4	70.1	5%	\$ 1,834,298	\$	35,967
80' Lot	4	2.0	8.0	1%	\$ 209,260	\$	52,315
	1,862		1,543	100%	\$ 40,351,293		

* Unit mix is subject to change based on marketing and other factors

TABLE 5
NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL PAR DEBT TO EACH PRODUCT TYPE
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Land Use	No. of Units *	Total Improvements		Allocation of Par		Per Unit Revised
		Costs Per Product	Type	Debt Per Product	Type	
TH/20' Lot	832	\$	10,881,541	\$	14,022,851	\$ 16,854
40' Lot	681	\$	17,813,293	\$	22,955,676	\$ 33,709
50' Lot	294	\$	9,612,900	\$	12,387,975	\$ 42,136
55' and 65' Lot	51	\$	1,834,298	\$	2,363,828	\$ 46,350
80' Lot	4	\$	209,260	\$	269,670	\$ 67,418
	1,862	\$	40,351,293	\$	52,000,000	

* Unit mix is subject to change based on marketing and other factors

TABLE 6 NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY											
Land Use	No. of Units *	Allocation of Par Debt Per Product Type		Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit		Gross Annual Debt Assessment Per Unit (1)			
TH/20' Lot	832	\$	14,022,851	\$	16,854	\$	1,018,745	\$	1,224	\$	1,317
40' Lot	681	\$	22,955,676	\$	33,709	\$	1,667,705	\$	2,449	\$	2,633
50' Lot	294	\$	12,387,975	\$	42,136	\$	899,973	\$	3,061	\$	3,292
55' and 65' Lot	51	\$	2,363,828	\$	46,350	\$	171,730	\$	3,367	\$	3,621
80' Lot	4	\$	269,670	\$	67,418	\$	19,591	\$	4,898	\$	5,266
	1,862	\$	52,000,000	\$		\$	3,777,743				

(1) This amount includes estimated collection fees and early payment discounts when collected on the Polk County Tax Bill

* Unit mix is subject to change based on marketing and other factors

TABLE 7

NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Platted Lots

Owner	Property ID #'s	Lot Size	Unit Count	Total Par Debt Allocation Per Lot	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
JMBI REAL ESTATE LLC	272634710501000010	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000020	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000030	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000040	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000050	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000060	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000070	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000080	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000090	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000100	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000110	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000120	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000130	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000140	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000150	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000160	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000170	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000180	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000190	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000200	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000210	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000220	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000230	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000240	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000250	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501000260	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501000270	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501000280	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501000290	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621

Owner	Property ID #'s	Lot Size	Unit Count	Total Par Debt Allocation Per Lot	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
JMBI REAL ESTATE LLC	272634710501000300	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501000310	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501000320	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501000330	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501000340	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501000350	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501000360	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501000370	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501000380	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501000390	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501000400	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501000410	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501000420	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501000430	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501000440	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000450	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000460	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000470	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000480	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000490	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000500	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000510	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000520	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000530	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000540	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000550	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000560	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000570	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000580	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000590	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000600	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000610	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000620	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000630	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000640	40	1	\$ 33,709	\$ 2,449	\$ 2,633

Owner	Property ID #'s	Lot Size	Unit Count	Total Par Debt Allocation Per Lot	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
JMBI REAL ESTATE LLC	272634710501000650	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000660	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000670	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000680	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000690	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000700	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000710	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000720	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000730	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000740	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000750	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000760	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000770	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000780	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000790	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000800	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000810	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000820	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000830	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000840	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000850	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000860	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000870	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000880	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000890	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000900	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000910	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000920	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000930	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501000940	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501000950	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501000960	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501000970	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501000980	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501000990	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621

Owner	Property ID #'s	Lot Size	Unit Count	Total Par Debt Allocation Per Lot	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
JMBI REAL ESTATE LLC	272634710501001000	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501001010	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501001020	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501001030	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501001040	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501001050	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501001060	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501001070	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501001080	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501001090	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501001100	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501001110	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001120	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001130	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001140	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001150	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001160	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001170	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001180	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001190	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001200	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001210	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001220	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001230	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001240	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001250	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001260	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001270	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001280	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001290	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001300	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001310	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001320	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001330	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001340	40	1	\$ 33,709	\$ 2,449	\$ 2,633

Owner	Property ID #'s	Lot Size	Unit Count	Total Par Debt Allocation Per Lot	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
JMBI REAL ESTATE LLC	272634710501001350	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001360	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001370	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001380	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001390	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001400	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001410	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001420	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001430	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001440	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001450	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001460	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001470	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001480	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001490	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501001500	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501001510	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501001520	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501001530	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501001540	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501001550	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501001560	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501001570	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501001580	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501001590	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501001600	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501001610	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501001620	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501001630	55/65	1	\$ 46,350	\$ 3,367	\$ 3,621
JMBI REAL ESTATE LLC	272634710501001640	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001650	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001660	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001670	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001680	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001690	40	1	\$ 33,709	\$ 2,449	\$ 2,633

Owner	Property ID #'s	Lot Size	Unit Count	Total Par Debt Allocation Per Lot	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
JMBI REAL ESTATE LLC	272634710501001700	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001710	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001720	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001730	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001740	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001750	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001760	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001770	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001780	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001790	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001800	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001810	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001820	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001830	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001840	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001850	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001860	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001870	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001880	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001890	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001900	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001910	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001920	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001930	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001940	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001950	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001960	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001970	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001980	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501001990	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002000	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002010	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002020	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002030	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002040	40	1	\$ 33,709	\$ 2,449	\$ 2,633

Owner	Property ID #'s	Lot Size	Unit Count	Total Par Debt Allocation Per Lot	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
JMBI REAL ESTATE LLC	272634710501002050	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002060	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002070	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002080	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002090	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002100	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002110	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002120	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002130	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002140	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002150	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002160	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002170	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002180	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002190	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002200	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002210	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002220	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002230	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002240	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002250	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002260	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002270	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002280	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002290	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002300	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002310	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002320	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002330	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002340	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002350	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002360	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002370	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002380	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002390	40	1	\$ 33,709	\$ 2,449	\$ 2,633

Owner	Property ID #'s	Lot Size	Unit Count	Total Par Debt Allocation Per Lot	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
JMBI REAL ESTATE LLC	272634710501002400	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002410	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002420	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002430	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002440	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002450	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002460	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002470	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002480	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002490	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002500	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002510	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002520	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002530	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002540	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002550	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002560	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002570	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002580	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002590	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002600	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002610	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002620	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002630	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002640	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002650	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002660	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002670	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002680	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002690	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002700	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002710	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002720	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002730	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002740	40	1	\$ 33,709	\$ 2,449	\$ 2,633

Owner	Property ID #'s	Lot Size	Unit Count	Total Par Debt Allocation Per Lot	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
JMBI REAL ESTATE LLC	272634710501002750	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002760	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002770	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002780	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002790	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002800	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002810	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002820	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002830	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002840	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002850	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002860	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002870	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002880	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002890	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002900	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002910	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002920	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002930	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002940	40	1	\$ 33,709	\$ 2,449	\$ 2,633
JMBI REAL ESTATE LLC	272634710501002950	40	1	\$ 33,709	\$ 2,449	\$ 2,633
Platted Totals				\$ 10,588,769	\$ 769,262	\$ 827,164

	Par Per Undeveloped Acre	Total Par Allocated	Net Annual		Gross Annual	
			Assessment	Allocation	Assessment	Allocation
CH Dev LLC	6.47	\$ 101,760.00	\$ 658,387	\$ 47,831	\$ 51,431	\$ 51,431
CH Dev LLC	21.63	\$ 101,760.00	\$ 2,201,069	\$ 159,905	\$ 171,941	\$ 171,941
CH Dev LLC	10.03	\$ 101,760.00	\$ 1,020,653	\$ 74,149	\$ 79,730	\$ 79,730
CH Dev LLC	0.81	\$ 101,760.00	\$ 82,426	\$ 5,988	\$ 6,439	\$ 6,439
CH Dev LLC	2.47	\$ 101,760.00	\$ 251,347	\$ 18,260	\$ 19,635	\$ 19,635
CH Dev LLC	9.78	\$ 101,760.00	\$ 995,213	\$ 72,301	\$ 77,743	\$ 77,743
CH Dev LLC	18.26	\$ 101,760.00	\$ 1,858,138	\$ 134,992	\$ 145,152	\$ 145,152
CH Dev LLC	20.13	\$ 101,760.00	\$ 2,048,429	\$ 148,816	\$ 160,017	\$ 160,017

		Par Per Undeveloped Acre	Total Par Allocated	Net Annual Assessment Allocation	Gross Annual Assessment Allocation
Lowey Watters Investors LLC	2727027130000040170	9.44	\$ 101,760.00	\$ 69,788	\$ 75,040
Northeast Polk Land Investments LLC	2727027130000040310	9.45	\$ 101,760.00	\$ 69,862	\$ 75,120
Northeast Polk Land Investments LLC	272703713500020070	9.66	\$ 101,760.00	\$ 71,414	\$ 76,789
GLK Real Estate LLC	272710730000010901	5.48	\$ 101,760.00	\$ 40,512	\$ 43,562
GLK Real Estate LLC	272710730000011202	7.41	\$ 101,760.00	\$ 54,780	\$ 58,904
Northeast Polk Land Investments LLC	272710730000012000	13.23	\$ 101,760.00	\$ 97,806	\$ 105,168
Cassidy Property Investments LLC	272710730000012200	9.67	\$ 101,760.00	\$ 71,488	\$ 76,869
Cassidy Property Investments LLC	272710730000020500	9.59	\$ 101,760.00	\$ 70,896	\$ 76,233
Cassidy Property Investments LLC	2727107335000006011	0.32	\$ 101,760.00	\$ 2,366	\$ 2,544
Flanagan Kenneth Walter Jr	2727027130000040190	9.66	\$ 101,760.00	\$ 71,414	\$ 76,789
Smith Gerald S	2727027130000040210	9.63	\$ 101,760.00	\$ 71,192	\$ 76,551
Smith Gerald S	2727027130000040230	9.45	\$ 101,760.00	\$ 69,862	\$ 75,120
Smith Gerald S	2727027130000040251	4.71	\$ 101,760.00	\$ 34,820	\$ 37,441
Smith Gerald S	2727027130000040260	3.00	\$ 101,760.00	\$ 22,178	\$ 23,848
CH Dev LLC	272710730000021201	3.94	\$ 101,760.00	\$ 29,127	\$ 31,320
Cassidy Property Investments LLC	272710730000022200	4.95	\$ 101,760.00	\$ 36,594	\$ 39,349
JMBI Real Estate	272710730000022700	9.90	\$ 101,760.00	\$ 73,188	\$ 78,697
Nielsen Jan Douglas	272715739500010050	9.81	\$ 101,760.00	\$ 72,523	\$ 77,982
Nielsen Jan Douglas	272715739500010011	19.13	\$ 101,760.00	\$ 141,423	\$ 152,068
Cassidy Property Investments LLC	2727157400000000010	24.58	\$ 101,760.00	\$ 181,714	\$ 195,391
Barnhill Teresa Ann	272702713000030191	30.95	\$ 101,760.00	\$ 228,806	\$ 246,028
Williams Terry	272702713000030211	31.54	\$ 101,760.00	\$ 233,167	\$ 250,718
GLK Real Estate LLC	272710730000010904	0.54	\$ 101,760.00	\$ 3,992	\$ 4,293
JMBI REAL ESTATE LLC	272634710501002960	71.33	\$ 101,760.00	\$ 527,325	\$ 567,016
Unplatted Totals		406.95	\$ 41,411,231	\$ 3,008,481	\$ 2,667,909
Totals			\$ 52,000,000	\$ 3,777,743	\$ 3,495,073

Annual Assessment Periods	30
Projected Bond Rate (%)	6.00%
Maximum Annual Debt Service	\$3,777,743

Prepared by: Governmental Management Services - Central Florida, LLC

SECTION VIII

RESOLUTION 2022-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON _____, 2022, AT ____:____ A/P.M., AT THE OFFICES OF CASSIDY HOMES, 346 EAST CENTRAL AVENUE, WINTER HAVEN, FLORIDA 33880, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN LANDS WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190, AND 197, FLORIDA STATUTES.

WHEREAS, the Board of Supervisors of the North Powerline Road Community Development District (“Board”) previously adopted Resolution 2022-01, entitled:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT ADOPTING AND CONFIRMING THE AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY; ADOPTING AND CONFIRMING THE THIRD AMENDED AND RESTATED MASTER ENGINEER’S REPORT FOR ANNEXED PARCELS; DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, in accordance with Resolution 2022-01, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapters 170, 190, and 197, *Florida Statutes*, to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at the offices of Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (“District Records Office”) and at the Offices of Cassidy Homes, 346 East Central Avenue, Winter Haven, Florida 33880 (“Local District Records Office”).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. There is hereby declared a public hearing to be held at ____:____ a/p.m., on ____, 2022, at the Offices of Cassidy Homes, 346 East Central Avenue, Winter Haven, Florida 33880, for the purpose of hearing comment and objections to the proposed special assessment program for community improvements as identified in the preliminary assessment roll, a copy of which is on file. Affected parties may appear at that hearing or submit their comments in writing prior to the hearing to the office of the District Manager, Governmental Management Services – Central

Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting to the office of the Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, or by calling (407) 841-5524 or by emailing jburns@gmscfl.com.

SECTION 2. Notice of said hearing shall be advertised in accordance with Chapters 170, 190 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper(s) of general circulation within Polk County, Florida (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days' written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

SECTION 3. This Resolution shall become effective upon its passage.

[Remainder of this page intentionally left blank]

PASSED AND ADOPTED this 19th day of January, 2022.

ATTEST:

**NORTH POWERLINE ROAD
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION IX

RESOLUTION 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION OF A PUBLIC HEARING REGARDING THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS FOR THE EXPANSION PARCEL AS AUTHORIZED BY SECTION 197.3632, *FLORIDA STATUTES*; AUTHORIZING THE PUBLICATION OF THE NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the North Powerline Road Community Development District (the "District") is a local unit of special-purpose government duly organized and existing pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the "Act") and was established by Ordinance 18-036 of the Board of County Commissioners of Polk County, Florida ("County"), as amended by that Ordinance 20-028 of the County, effective June 16, 2020, and Ordinance 20-046 of the County, effective December 2, 2020 (together, the "Ordinance"); and

WHEREAS, the District pursuant to the provisions of Chapter 190, *Florida Statutes*, is authorized to levy, collect, and enforce certain special assessments, which include benefit and maintenance assessments and further authorizes the District's Board of Supervisors (the "Board") to levy, collect, and enforce special assessments pursuant to Chapters 170, 190 and 197, *Florida Statutes*; and

WHEREAS, the District previously determined its intent to utilize the Uniform Method for the levy, collection, and enforcement of non-ad valorem special assessments authorized by Section 197.3632, *Florida Statutes* (the "Uniform Method"); and

WHEREAS, On January 4, 2022, the Board of County Commissioners of Polk County Florida adopted Ordinance No. 22-001, effective January 4, 2022, amending the external boundaries of the District to include an additional 153.5 acres of land and contracting approximately 4.303 acres of land (together, the "Boundary Amendment Parcel"); and

WHEREAS, the District now desires to use the Uniform Method for the levy, collection and enforcement of non-ad valorem special assessments with respect to the Boundary Amendment Parcel;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. A Public Hearing will be held to adopt the Uniform Method on _____, 2022, at _____ : _____ a/p.m. at the Offices of Cassidy Homes, 346 East Central Avenue, Winter Haven, Florida 33880, for the purpose of hearing comment and objections to the District's intent to utilize the Uniform Method with respect to the Boundary Amendment Parcel.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 197.3632, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 19th day of January 2022.

ATTEST:

**NORTH POWERLINE ROAD
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION X

**CONSTRUCTION FUNDING AGREEMENT BETWEEN NORTH
POWERLINE ROAD COMMUNITY DEVELOPMENT
DISTRICT AND GLK REAL ESTATE, LLC
(BELLA VITA PHASE 3 AND SOUTH PHASE)**

THIS AGREEMENT (“Agreement”) is made and entered into and effective as of ____ day of January 2022, by and between:

NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in the City of Davenport and unincorporated Polk County, Florida, with a mailing address of 219 East Livingston Street, Orlando, Florida 32801 (the “District”), and

GLK REAL ESTATE LLC, a Florida limited liability company, an owner of certain lands within the District, with a mailing address of 346 East Central Avenue, Winter Haven, Florida 33880, and its successors and assigns (“Developer”)

RECITALS

WHEREAS, the District was established by an ordinance, as amended from time to time, adopted by the Board of County Commissioners in and for Polk County, Florida (“County”), as approved and consented to by the Board of City Commissioners of City of Davenport, Florida, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “Act”), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Developer is the owner and/or developer of certain undeveloped lands located within the boundaries of the District identified as Bella Vita Phase 3 and South Phase and described in the Engineers Report (defined below) (hereinafter the “Development”) upon which the District's improvements have been or will be made; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees, and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the District is anticipated to be without sufficient funds available to provide for the construction of anticipated master improvements and facilities within the Development, which are described in the *Third Amended and Restated Engineer’s Report for Capital Improvements*, dated October 2021, attached hereto as **Exhibit A** (together, the “Engineer’s Report”) including construction and any design, engineering, legal, or other construction, professional, or administrative costs (collectively, the “Improvements”); and

WHEREAS, in order to induce the District to proceed at this time with the construction of the necessary or desired improvements, the Developer desires to provide the funds necessary to

enable the District to proceed with such improvements if and when the District exhausts the funds on deposit in the construction account; and

WHEREAS, the District anticipates accessing the public bond market in the future to obtain financing for the construction of the Improvements as described in **Exhibit A**, and the parties agree that, in the event that bonds are issued, the funds provided under this Agreement will be reimbursable from those bonds.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

1. RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Agreement.

2. FUNDING. Developer agrees to make available to the District such monies as are necessary to enable the District to proceed with the design, engineering, and construction of the infrastructure improvements. Developer will make such funds available on a monthly basis, within fifteen (15) days of a written request by the District. The funds shall be placed in the District's construction account with such depository as determined by the District.

3. REPAYMENT. The parties agree that the funds provided by Developer pursuant to this Agreement will be properly reimbursable from proceeds of the District's issuance of tax-exempt bonds. Within forty-five (45) days of receipt from time to time of sufficient funds by the District for the financing of some or all of the Improvements, the District shall reimburse Developer until full reimbursement is made or until all funds generated by the anticipated financing are exhausted, exclusive of interest, for the funds advanced under Section 2 above; provided, however, that in the event bond counsel engaged in connection with the District's issuance of bonds providing such financing determines that any such monies advanced or expenses incurred are not properly reimbursable for any reason, including, but not limited to federal tax restrictions imposed on tax-exempt financing, the District shall not be obligated to reimburse such monies advanced or expenses incurred. If the District does not or cannot issue bonds to provide the funds for the Improvements within five (5) years of the date of this Agreement, and, thus does not reimburse the Developer for the funds advanced, then the parties agree that such funds shall be deemed paid in lieu of taxes, fees, or assessments which might be levied or imposed by the District.

4. DEFAULT. A default by either party to this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages, injunctive relief and/or specific performance, but shall exclude, in any event, consequential, incidental, special or punitive damages.

5. ENFORCEMENT OF AGREEMENT. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

6. AGREEMENT. This Agreement shall constitute the final and complete expression of the agreement between the parties relating to the specific subject matter of this Agreement.

7. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

8. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all of the requirements of law, and each party has full power and authority to comply with the terms and provisions of this Agreement.

9. NOTICES. All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to District: North Powerline Road Community Development District
219 East Livingston Street
Orlando, Florida 32801
Attn: District Manager

With a copy to: KE Law Group, PLLC
2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303
Attn: District Counsel

B. If to Developer: GLK Real Estate LLC
346 East Central Avenue
Winter Haven, Florida 33880
Attn: Lauren O. Schwenk

With a copy to: Straughn & Turner P.A.
255 Magnolia Avenue, S.W.
Winter Haven, Florida 33883
Attn: Richard Straughn

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address set forth herein. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the party he/she represents. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees

of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

10. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

11. ASSIGNMENT. Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party.

12. CONTROLLING LAW. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

13. EFFECTIVE DATE. The Agreement shall be effective after execution by all parties hereto and shall remain in effect unless terminated by any of the parties hereto.

14. PUBLIC RECORDS. Developer understands and agrees that all documents of any kind provided to the District or to District staff in connection with the work contemplated under this Agreement are public records and are treated as such in accordance with Florida law and the District's Record Retention Schedule.

15. COUNTERPARTS. This Agreement may be executed in one or more counterparts which, when taken together, shall constitute one and the same instrument.

[Signatures on next page]

IN WITNESS WHEREOF, the parties execute this Agreement to be effective the day and year first written above.

ATTEST:

**NORTH POWERLINE ROAD
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Warren K. “Rennie” Heath, II
Chairperson, Board of Supervisors

WITNESS:

GLK REAL ESTATE, LLC

Print Name: _____

Lauren O. Schenk, Manager

Exhibit A: *Third Amended and Restated Engineer’s Report for Capital Improvements*, dated October 2021

**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

TABLE OF CONTENTS

I.	INTRODUCTION	1
II.	PURPOSE AND SCOPE	2
III.	THE DEVELOPMENT	3
IV.	THE CAPITAL IMPROVEMENTS.....	3
V.	CAPITAL IMPROVEMENT PLAN COMPONENTS	4
	Stormwater Management Facilities	4
	Public Roadways.....	5
	Water and Wastewater Facilities	6
	Off-site Improvements	6
	Amenities and Parks.....	6
	Electric and Lighting.....	6
	Entry Features.....	7
	Miscellaneous	7
VI.	PERMITTING	7
VII.	RECOMMENDATION.....	10
VIII.	REPORT MODIFICATION.....	10
IX.	CONCLUSION.....	10

LIST OF EXHIBITS

EXHIBIT 1- Location Map

EXHIBIT 2- Legal Description Existing District

EXHIBIT 3- Legal Description Expansion Parcels

EXHIBIT 4- Legal Description After Boundary Expansion

EXHIBIT 5- Summary of Proposed District Facilities

EXHIBIT 6- Summary of Opinion of Probable Costs

EXHIBIT 7- Composite Exhibit Existing and Future Land Use

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

Permits / Approvals	Approval / Expected Date
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

Permits / Approvals	Approval / Expected Date
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

Permits / Approvals	Approval / Expected Date
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

Permits / Approvals	Approval / Expected Date
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

Permits / Approvals	Approval / Expected Date
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

Permits / Approvals	Approval / Expected Date
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.

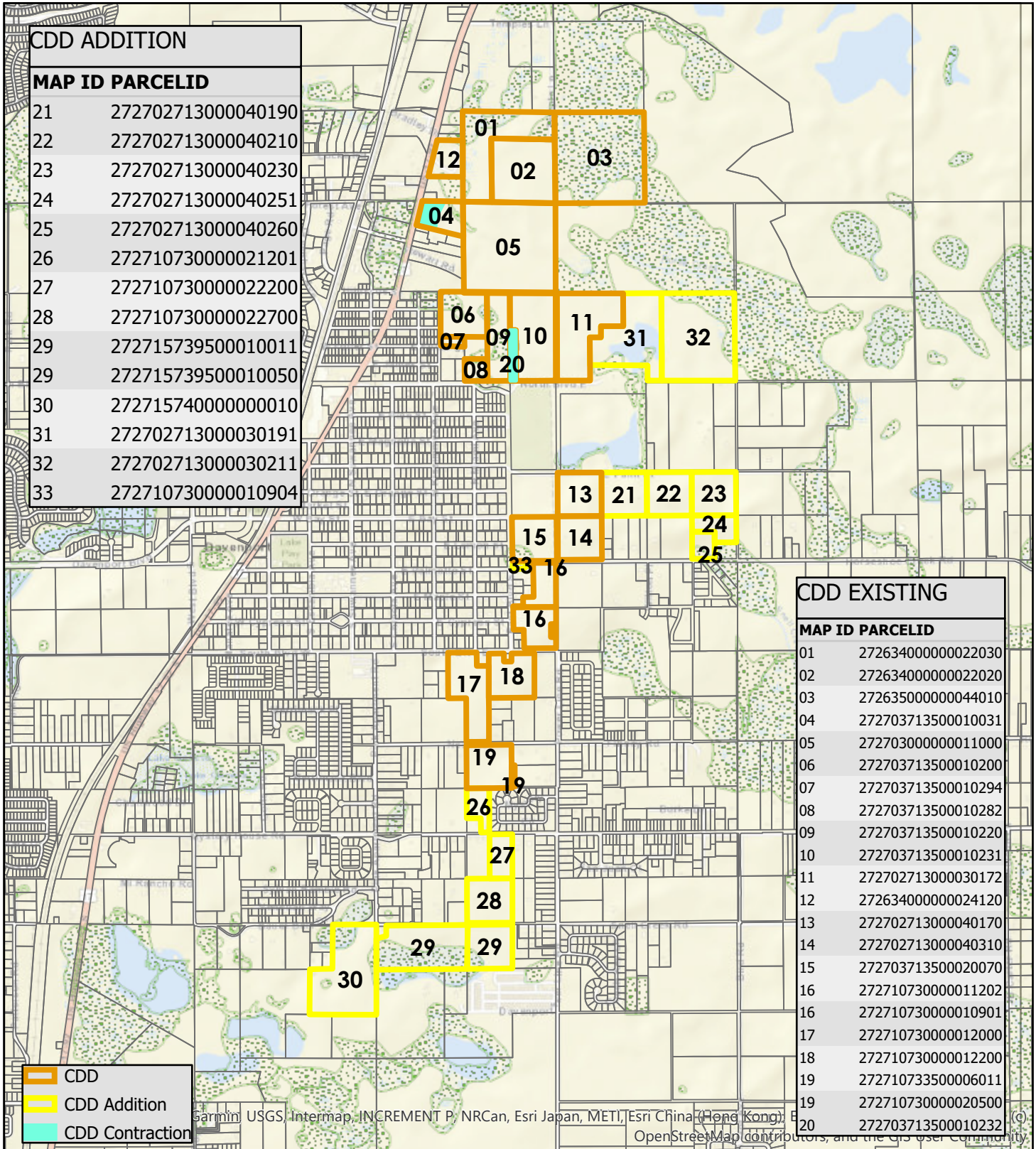
IX. CONCLUSION

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.



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

SHEET
3 OF 5

DATE
5-14-2021

DRAWN BY
JJM

JOB NUMBER
0002.0002

SEC TWP RGE
34-26-27

**ABSOLUTE
ENGINEERING, INC.**

1000 N. ASHLEY DRIVE, SUITE 925
TAMPA, FLORIDA 33602
C.A. NO. 28396

(813) 221-1516 TEL
(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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C.A. NO. 28356

EXHIBIT 3

NORTH POWER LINE ROAD CDD

LEGAL DESCRIPTION - EXPANSION PARCELS	JOB NUMBER	DRAWN BY	DATE	CHECKED
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DRAWN BY

JOB NUMBER

SEC TWP RGE

1000 N. ASHLEY DRIVE, SUITE 925
TAMPA, FLORIDA 33602
C.A. NO. 28358

(813) 221-1516 TEL
(813) 344-0100 FAX

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	JOB NUMBER	DRAWN BY	DATE	SHEET
S2&10-27S-27E	0002.0002	JJM	5-14-2021	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

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 WAY 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



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

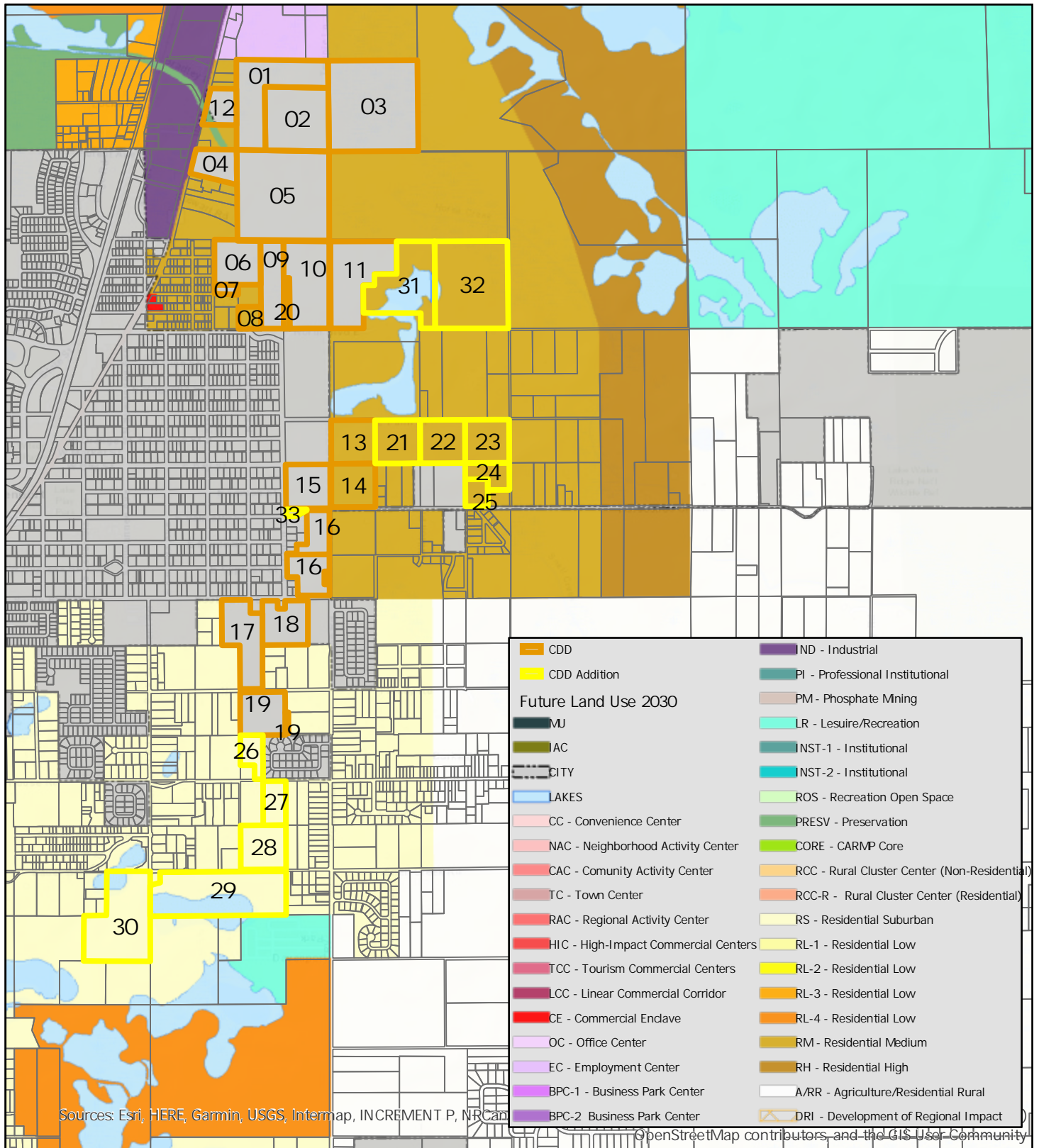
***District will fund street lighting maintenance services


Exhibit 6
Summary of Probable Cost

<u>Infrastructure</u>	<u>Phase 1</u> <u>(295 Lots)</u> <u>2020-2023</u>	<u>Phase 2</u> <u>(272 Lots)</u> <u>2020-2023</u>	<u>Phase 3</u> <u>(206 Lots)</u> <u>2021-2023</u>	<u>Phase 4</u> <u>(307 Lots)</u> <u>2022-2023</u>	<u>Phase 5</u> <u>(532 Lots)</u> <u>2022-2023</u>	<u>Phase 6</u> <u>(256 Lots)</u> <u>2022-2023</u>	<u>Powerline</u> <u>Road</u> <u>Extension</u>	<u>Total</u> <u>(1868 Lots)</u>
Offsite Improvements ⁽¹⁾⁽⁵⁾⁽⁷⁾⁽¹¹⁾	\$1,150,467	\$1,060,770	\$819,867	\$1,297,418	\$2,248,295	\$1,098,791	\$0	\$7,675,609
Stormwater Management ⁽¹⁾⁽²⁾⁽³⁾⁽⁵⁾⁽⁶⁾⁽⁷⁾	\$1,936,035	\$1,785,089	\$1,379,692	\$2,183,327	\$3,783,485	\$1,849,071	\$1,500,000	\$14,416,699
Utilities (Water, Sewer, & Street Lighting) ⁽¹⁾⁽⁵⁾⁽⁷⁾⁽⁹⁾⁽¹¹⁾	\$1,765,823	\$1,628,148	\$1,258,392	\$1,991,374	\$3,450,849	\$1,686,505	\$500,000	\$12,281,092
Roadway ⁽¹⁾⁽⁴⁾⁽⁵⁾⁽⁷⁾	\$878,980	\$1,897,225	\$603,766	\$955,444	\$1,655,688	\$809,171	\$7,900,000	\$14,700,274
Entry Feature ⁽¹⁾⁽⁷⁾⁽⁸⁾⁽⁹⁾⁽¹¹⁾	\$109,348	\$100,823	\$66,803	\$105,713	\$183,191	\$89,529	\$0	\$655,407
Parks and Amenities ⁽¹⁾⁽⁷⁾⁽¹¹⁾	\$459,264	\$423,456	\$280,571	\$443,996	\$769,400	\$376,023	\$0	\$2,752,710
Contingency ⁽¹¹⁾	<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>	\$4,369,504
TOTAL	\$6,992,342	\$7,533,951	\$4,850,000	\$7,675,000	\$13,300,000	\$6,500,000	\$10,000,000	\$56,851,293

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

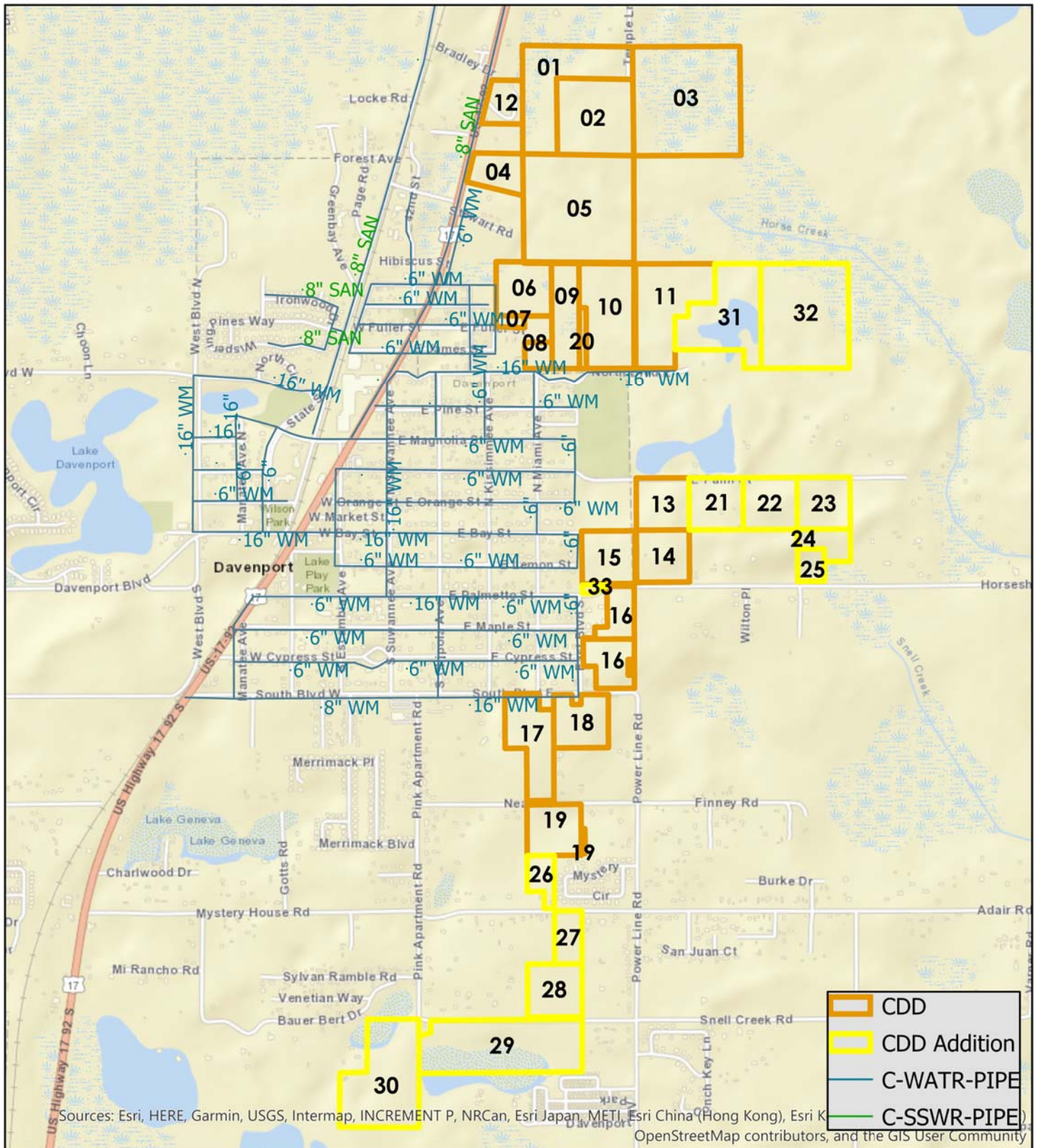


0 250 2,500
Feet

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

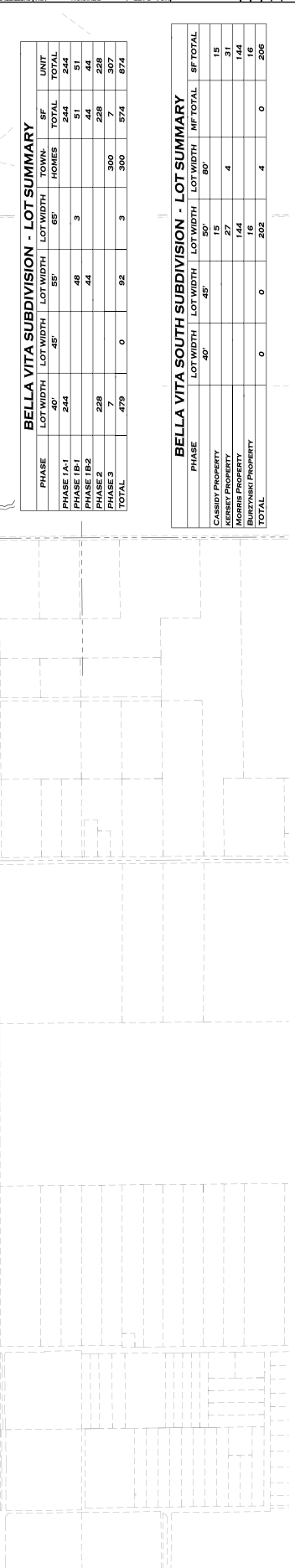


0 1,000 2,000
Feet

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
BUZINSKI PROPERTY			16			16
TOTAL	0	0	202	4	0	206

SECTION XI

Prepared By and Return To

Roy Van Wyk, Esq.
KE Law Group, PLLC
2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303

**TEMPORARY CONSTRUCTION AND
ACCESS EASEMENT AGREEMENT
(BELLA VITA PHASE 3 AND SOUTH PHASE)**

THIS TEMPORARY CONSTRUCTION AND ACCESS EASEMENT AGREEMENT (“Agreement”) is made and entered into this ____ day of January, 2022, by and between **GLK REAL ESTATE, LLC**, a Florida limited liability company, whose mailing address is 346 East Central Avenue, Winter Haven, Florida 33880 (**“Grantor”**) in favor of **NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (**“Grantee”** or the **“District”**) (Grantor and Grantee are sometimes together referred to herein as the **“Parties”**, and separately as the **“Party”**).

WITNESSETH:

WHEREAS, Grantor is the owner in fee simple of that certain parcel of real property located in Polk County, Florida, being more particularly described in **Exhibit “A”** attached hereto, and by this reference incorporated herein (the **“Easement Area”**); and

WHEREAS, Grantee intends to complete within the Easement Area, the design, installation and construction of roadway improvements, water, stormwater management facilities, sanitary sewer utilities, signage, neighborhood parks, recreational facilities and other improvements as authorized by law, (collectively, the **“Improvements”**); and

WHEREAS, Grantor desires to grant to Grantee a temporary, non-exclusive construction and access easement on, upon, over, under, across, and through the Easement Area for the sole purpose of constructing the Improvements, until either construction of the Improvements is completed or the Grantee acquires the Easement Area, whichever occurs first.

NOW, THEREFORE, for and in consideration of Ten and No/100 Dollars (\$10.00) in hand paid by the Grantee to the Grantor, the mutual covenants and agreements herein set forth and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby expressly acknowledged by the Parties, the Parties do hereby agree as follows:

1. **RECITALS.** The foregoing recitals are true and correct and are incorporated herein by this reference.

2. **TEMPORARY CONSTRUCTION EASEMENT.** Grantor does hereby grant, bargain, sell and convey to Grantee a temporary, non-exclusive easement on, upon, over, under, across and through the Easement Area for access, ingress, egress and to allow Grantee to complete the design, construction and installation of the Improvements (collectively, the “**Easement**”).

3. **TERM OF EASEMENT.** Upon the earlier of (i) the completion of all Improvements and the acceptance of such by the District’s Board of Supervisors, or (ii) recordation of a release of the Easement in the Public Records of Polk County, Florida, then this Agreement shall automatically terminate and be extinguished and all rights in the Easement granted by this Agreement shall immediately revert to the Grantor, its successors, transferees and assigns, without further action of the Grantor or Grantee being required with respect to such Easement Area. Alternatively, (iii) upon recordation of a plat, this Agreement shall partially and automatically terminate and be extinguished over the platted residential lots (“Lots”), and all rights in the Easement upon such Lots granted by this Agreement shall immediately revert to the Grantor, its successors, transferees and assigns, without further action of the Grantor or Grantee being required with respect to such Lots in the Easement Area. Upon termination of this Agreement, as provided herein, and upon request by Grantor, Grantee shall promptly execute and deliver to Grantor a document in recordable form confirming termination of this Agreement and the Easement granted herein. Should the Grantee acquire the Easement Area from the Grantor prior to the occurrence of events (i), (ii) and (iii) enumerated herein, this Agreement shall automatically terminate and be extinguished and all rights in the Easement granted by this Agreement shall immediately vest in the Grantee, its successors, transferees and assigns, without further action of the Grantor or Grantee being required with respect to such Easement Area.

4. **INSURANCE AND INDEMNITY.** Grantee and/or any contractors performing work for Grantee on the Easement Area, shall at all times maintain general public liability insurance to afford protection against any and all claims for personal injury, death or property damage arising directly or indirectly out of the exercise of the rights and privileges granted. Said insurance maintained by any contractors performing work for Grantee on the Easement Area shall be issued by solvent, reputable insurance companies authorized to do business in the State of Florida, naming Grantee and Grantor as insured, as their interests may appear, in a combined-single limit of not less than \$1,000,000.00 with respect to bodily injury or death and property damage. Said insurance shall also be primary, and not contributory, as to any insurance coverage maintained by Grantor. To the extent permitted by law and without waiving any of the protections afforded by Section 768.28, *Florida Statutes*, Grantee hereby agrees to indemnify and hold harmless Grantor from and against any and all liability arising out of Grantee’s construction activities within the Easement Area.

5. **OBLIGATIONS OF GRANTOR AND GRANTEE.** The Parties acknowledge and agree that any rights granted hereunder shall be exercised by the Parties only in accordance and compliance with any and all applicable laws, ordinances, rules, regulations, permits and approvals, and any future modifications or amendments thereto. The Parties covenant and agree that neither Party shall discharge into or within the Easement Area, any hazardous or toxic materials or substances, any pollutants, or any other substances or materials prohibited or regulated under any federal, state or local law, ordinance, rule, regulations or permit, except in accordance with such laws, ordinances, rules, regulations and permits. To the extent permitted by law and without waiving any of the protections afforded by Section 768.28, *Florida Statutes*,

each Party hereby agrees to indemnify and hold harmless the other Party from and against any and all liability arising out of such Party's breach of any provision of this Agreement, including, without limitation, the matters set forth in this paragraph.

6. **BENEFICIARIES OF EASEMENT RIGHTS.** The Easement set forth in this Agreement shall be for the sole benefit and use of Grantee, its successors and assigns, and Grantee's agents, employees, consultants, representatives, contractors and providers of emergency services and utility services.

7. **AMENDMENTS AND WAIVERS.** This Agreement may not be terminated or amended, modified, altered, or changed in any respect whatsoever, except by a further agreement in writing duly executed by the Parties and recorded in the Public Records of Polk County, Florida, except as provided in Section 3 of this Agreement. No delay or omission of any Party in the exercise of any right accruing upon any default of any Party shall impair such right or be construed to be a waiver thereof, and every such right may be exercised at any time during the continuance of such default. A waiver by any Party of a breach of, or a default in, any of the terms and conditions of this Agreement by any other Party shall not be construed to be a waiver of any subsequent breach of or default in the same or any other provision of this Agreement. No breach of the provisions of this Agreement shall entitle any Party to cancel, rescind or otherwise terminate this Agreement, but such limitation shall not affect, in any manner, any other rights or remedies which any Party may have by reason of any breach of the provisions of this Agreement.

8. **NOTICES.** Any notices which may be permitted or required hereunder shall be in writing and shall be deemed to have been duly given (i) three (3) days after depositing with the United States Postal Service, postage prepaid, (ii) one day after depositing with a nationally recognized overnight courier service, or (iii) on the day of hand delivery (provided such delivery occurs prior to 5:00 pm, E.S.T. or E.D.T., as applicable), to the address listed above or to such other address as either Party may from time to time designate by written notice in accordance with this paragraph.

9. **USE OF EASEMENT AREA.** It is acknowledged and agreed that the Easement granted under this Agreement is not an exclusive easement and that Grantor shall have the right to use and enjoy the Easement Area in any manner not inconsistent with the easement rights created herein, and grant others the right to do so.

10. **LIENS.** Grantee shall not permit (and shall promptly satisfy or bond) any construction, mechanic's lien or encumbrance against the Easement Area in connection with the exercise of rights hereunder.

11. **EFFECTIVE DATE.** The Effective Date of the Agreement shall be the last day that this Agreement is signed by either Party.

12. **MISCELLANEOUS.** This Agreement contains the entire understanding of the Parties with respect to the matters set forth herein and no other agreement, oral or written, not set forth herein, nor any course of dealings of the Parties, shall be deemed to alter or affect the terms and conditions set forth herein. If any provision of this Agreement, or portion thereof, or the application thereof to any person or circumstances, shall, to the extent be held invalid,

inoperative or unenforceable, the remainder of this Agreement, or the application of such provision or portion thereof to any other persons or circumstances, shall not be affected thereby; it shall not be deemed that any such invalid provision affects the consideration for this Agreement; and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law. This Agreement shall be construed in accordance with the laws of the State of Florida. Venue for any proceeding brought hereunder shall be Polk County, Florida. In the event of any dispute hereunder or of any action to interpret or enforce this Agreement, any provision hereof or any matter arising herefrom, the predominantly prevailing party shall be entitled to recover its reasonable attorneys' fees, costs and expenses, whether suit be brought or not, and whether in settlement, in any declaratory action, at trial or on appeal. The section headings in this Agreement are for convenience only, shall in no way define or limit the scope or content of this Agreement, and shall not be considered in any construction or interpretation of this Agreement or any part hereof. Where the sense of this Agreement requires, any reference to a term in the singular shall be deemed to include the plural of said term, and any reference to a term in the plural shall be deemed to include the singular of said term. Nothing in this Agreement shall be construed to make the Parties hereto partners or joint venturers or render either of said Parties liable for the debts or obligations of the other. This Agreement may be executed in counterparts, each of which shall constitute an original, but all taken together shall constitute one and the same Agreement. Time is of the essence of this Agreement. This Agreement shall be binding upon and inure to the benefit of Grantor and Grantee and their respective successors and assigns. The rights, privileges and Easement granted and conveyed hereunder shall be a burden upon the Easement Area and shall exist for the benefit of and run with title to the Easement Area.

[Signatures contained on following pages]

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed as of the day and year first written above.

“GRANTOR”

Signed, sealed and delivered
in the presence of:

GLK REAL ESTATE, LLC, a Florida
limited liability company

Print Name:_____

Lauren O. Schwenk, Manager

Print Name:_____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me ☐ physical presence or ☐ online
notarization this ____ day of _____, 2022, by Lauren O. Schwenk, as Manager of GLK
Real Estate, LLC.

[notary seal]

(Official Notary Signature)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

[Continue onto next page]

“GRANTEE”

**NORTH POWERLINE ROAD
COMMUNITY DEVELOPMENT
DISTRICT**, a local unit of special-purpose
government established
pursuant to Chapter 190, *Florida Statutes*

Signed, sealed and delivered
in the presence of:

Print Name: _____

Warren K. “Rennie” Heath, II
Chairperson, Board of Supervisors

Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me ☐ physical presence or ☐ online
notarization this ____ day of _____, 2022, by Warren K. “Rennie” Heath, II, as Chairperson
of the Board of Supervisors of the North Powerline Road Community Development District.

[notary seal]

(Official Notary Signature)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

[Continue onto next page]

EXHIBIT A
EASEMENT AREA

BELLA VITA PHASE 3

DESCRIPTION:

A parcel of land being all of Tracts 20 through 30, the South 1/4 of Tract 19, and the East 1/2 of Tract 31, of the FLORIDA DEVELOPMENT CO. TRACT, according to the map or plat thereof, recorded in Plat Book 3, Pages 60-63 of Public Records of Polk County, Florida, lying in the Northwest 1/4 of Section 2, Township 27 South, Range 27 East, Polk County County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 2, run thence along the West line of the Northwest 1/4 of said Northwest 1/4, 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 along the West line of the Southwest 1/4 of said Northwest 1/4, S 00°12'52" E, a distance of 15.00 feet to the Westerly extension of the North boundary of Tracts 17 through 19, said FLORIDA DEVELOPMENT CO. TRACT; thence along said North boundary, and Westerly extension thereof, N 89°43'43" E, a distance of 986.81 feet to the Northwest corner of said Tract 20 and the **POINT OF BEGINNING**; thence along the North boundary of said Tracts 20 through 24, N 89°43'43" E, a distance of 1629.77 feet to the East boundary of said Tract 24; thence along the East boundary of said Tracts 24 and 25, S 00°37'24" E, a distance of 1281.12 feet to the South boundary of said Tract 25; thence along the South boundary of said Tracts 25 through 31, S 89°39'34" W, a distance of 2130.59 feet to the West line of the East 1/2 of said Tract 31; thence along said West line, N 00°17'30" W, a distance of 641.84 feet to the North boundary of said Tract 31; thence along said North boundary, N 89°41'37" E, a distance of 164.76 feet to the West boundary of said Tract 19; thence along said West boundary, N 00°19'03" W, a distance of 164.18 feet to the North line of the South 1/4 of said Tract 19; thence along said North line, N 89°42'08" E, a distance of 329.37 feet to the West boundary of said Tract 20; thence along said West boundary, N 00°22'09" W, a distance of 477.40 feet to the **POINT OF BEGINNING**.

Containing 56.581 acres, more or less.

EXHIBIT A (CONTINUED)
EASEMENT AREA

SOUTH PHASE

DESCRIPTION: (As prepared by GeoPoint Surveying, Inc.)

A part of Tract 12 in the Southeast 1/4 of Section 10, Township 27 South, Range 27 East, MAP OF FLORIDA DEVELOPMENT CO. TRACT, according to the map or plat thereof, recorded in Plat Book 3, Pages 60-63 of the Public Records of Polk County, Florida, LESS the West 208 feet of the South 208 feet of the West 1/2 of the Southwest 1/4 of the Northeast 1/4 of said Southeast 1/4, being more particularly described as follows:

COMMENCE at the Northeast corner of the Southeast 1/4 of said Section 10, run thence along the North line of said Southeast 1/4, S.89°40'53"W., a distance of 1336.49 feet to the Northwest corner of the Northeast 1/4 of said Southeast 1/4; thence along the West line of the Northwest 1/4 of the Northeast 1/4 of said Southeast 1/4, S.00°16'48"E., a distance of 662.91 feet to the Northwest corner of said Tract 12, and the **POINT OF BEGINNING**; thence along the North boundary of said Tract 12, N.89°39'46"E., a distance of 333.79 feet to the West boundary of MYSTERY RIDGE, according to the map or plat thereof, recorded in Plat Book 141, Pages 26-27 of said Public Records, also being the East boundary of said Tract 12; thence along said West boundary of MYSTERY RIDGE, and Southerly extension thereof, being the East boundary of said Tract 12, S.00°15'04"E., a distance of 647.80 feet to the North line of a 30 feet wide platted Right of Way according to said MAP OF FLORIDA DEVELOPMENT CO. TRACT; thence along said North Right of Way line, S.89°38'38"W., a distance of 125.46 feet to a line 208 feet East of and parallel with the West boundary of said Tract 12; thence along said Easterly parallel line, N.00°16'48"W., a distance of 193.00 feet to a line 208 feet North of and parallel with the South line of the Northeast 1/4 of said Southeast 1/4; thence along said Northerly parallel line, S.89°38'38"W., a distance of 208.00 feet to the West boundary of said Tract 12; thence along said West boundary of Tract 12, N.00°16'48"W., a distance of 454.91 feet to the **POINT OF BEGINNING**.

Containing 4.040 acres, more or less.

DESCRIPTION:

PARCEL 1: (Per Official Records Book 11140, Page 1421)

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.

EXHIBIT A (CONTINUED)
EASEMENT AREA

(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 ALONG THE WEST LINE OF SAID LOT "M" TO THE POINT OF BEGINNING.

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

EXHIBIT A (CONTINUED)
EASEMENT AREA

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.

TOGETHER WITH:

The parcel of land known as Parcel Identification Number: 27-27-10-730000-011201, with a latest recording document of Official Records Book 468, Page 119, per the Polk County Property Appraiser.

DESCRIPTION:

The parcel of land referred to as Parcel 14: (#102727-730000-012000), according to Official Records Book 10536, Page 1555, of the Public Records of Polk County, Florida, being more particularly described as:

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 CO. 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 CO. 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.

TOGETHER WITH

The parcel of land described in Official Records Book 9862, Page 1487, of the Public Records of Polk County, Florida, being more particularly described as:

The North 226.0 feet of the East 175.4 feet of Tract 21, in the Northeast 1/4 of Section 10, Township 27 South, Range 27 East, Florida Development Company Subdivision, according to the map or plat thereof, as recorded in Plat Book 3, Pages 60 through 63, inclusive

TOGETHER WITH

The parcel of land referred to as Parcel No. 272710-730000-012200, according to Official Records Book 11518, Page 903, of the Public Records of Polk County, Florida, being more particularly described as:

Tracts 22 and 23 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 recorded in Plat Book 3, Page 60, Public Records of Polk County, Florida.

LESS AND EXCEPT

The parcel of land described in Official Records Book 11165, Page 1751, of the Public Records of Polk County, Florida, being more particularly described as:

A portion of Tract 22 in the NE 1/4 of Section 10, Township 27 Township 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.

TOGETHER WITH

The parcel of land referred to as Parcel No. 272710-730000-020500, according to Official Records Book 11518, Page 903, of the Public Records of Polk County, Florida, being more particularly described as:

Tracts 5 and 6 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, LESS the North 25 feet for road right of way.

TOGETHER WITH

The parcel of land referred to as Parcel No. 272710-733500-006011, according to Official Records Book 11518, Page 903, of the Public Records of Polk County, Florida, being more particularly described as:

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 recorded in Plat Book 15, Page 19, Public Records of Polk County, Florida.

EXHIBIT A (CONTINUED)
EASEMENT AREA

TOGETHER WITH

Parcel 12: (#032727-713500-020070)

Tracts G and H in the SE 1/4 of Section 3, Township 27 South, Range 27 East, of 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

SECTION XIII

NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSALS

CONSTRUCTION SERVICES FOR PROJECT IMPROVEMENTS

(SOUTH PHASE)

POLK COUNTY, FLORIDA

Notice is hereby given that the North Powerline Road Community Development District (“District”) will receive proposals for the following District project:

Project construction site work for South Phase District construction, including offsite improvements, stormwater management, utilities, roadway, entry features, and parks and amenities.

The Project Manual will be available beginning **Monday, January 24, 2022** at 8:00 AM EST at the offices of Absolute Engineering, Inc., located at 1000 N. Ashley Drive, Suite 925, Tampa, Florida 33602 or by calling (813) 221-1516, or emailing heatherw@absoluteng.com. Each Project Manual will include, but not be limited to, the Request for Proposals, proposal and contract documents, and construction plans and specifications.

The District reserves the right to reject any and all proposals, make modifications to the work, award the contract in whole or in part with or without cause, provide for the delivery of the project in phases, and waive minor or technical irregularities in any Proposal, as it deems appropriate, if it determines in its discretion that it is in the District’s best interests to do so. Each proposal shall be accompanied by a proposal guarantee in the form of a proposal bond or certified cashier’s check in an amount not less than five percent (5%) of the total bid to be retained in the event the successful proposer fails to execute a contract with the District and file the requisite Performance and Payment Bonds and insurance within fourteen (14) calendar days after the receipt of the Notice of Award.

Any person who wishes to protest the Project Manual, or any component thereof, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the Project Manual is made available, and shall file a formal written protest with the District within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Engineer directed to Heather Wertz at heatherw@absoluteng.com. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the contents of the District’s Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

Ranking of proposals will be made on the basis of qualifications according to the evaluation criteria contained within the Project Manual; however, please note that proposals received from firms failing to meet the following minimum qualifications/requirements will not be considered or evaluated: (1) Proposer will have constructed three (3) improvements similar in quality and scope with a minimum of \$1,000,000 in total volume construction cost within the last five (5) years; (2) Proposer will have minimum bonding capacity of \$1,000,000 from a surety company acceptable to the District; (3) Proposer is authorized to do business in Florida; and (4) Proposer is registered with Polk County and is a licensed contractor in the State of Florida.

Any and all questions relative to this project shall be directed in email only to heatherw@absoluteng.com no later than **12:00 PM EST, Thursday, February 10, 2022.**

Firms desiring to provide services for this project must submit one (1) original and (1) electronic copy in PDF included with the submittal package of the required proposal no later than **3:00 PM EST, Thursday, February 24, 2022**, at the offices of Absolute Engineering, Inc., located at 1000 N. Ashley Drive, Suite 925, Tampa, Florida 33602. Proposals shall be submitted in a sealed opaque package, shall bear the name of the proposer on the outside of the package and shall identify the name of the project. Proposals will be **opened at a public meeting to be held at 3:00 PM EST, Thursday, February 24, 2022**, at the offices of Absolute Engineering, Inc., located at 1000 N. Ashley Drive, Suite 925, Tampa, Florida 33602. No official action will be taken at the meeting. Proposals received after the time and date stipulated above will be returned un-opened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. If held in person, there may be occasions when one or more Board Supervisors or staff members will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or staff member can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Any person requiring special accommodations to participate in this meeting is asked to advise the District Manager's Office at (407) 841-5524, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

North Powerline Road Community Development District
District Manager

Run Date: Monday, January 24, 2022

NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT
DISTRICT EVALUATION CRITERIA

CONSTRUCTION SERVICES FOR SOUTH PHASE
MASTER INFRASTRUCTURE IMPROVEMENTS
POLK COUNTY, FLORIDA

PERSONNEL

(5 POINTS)

E.g., geographic location of firm's headquarters; adequacy and capabilities of key personnel, including the project manager and field supervisor; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.

EXPERIENCE

(15 POINTS)

E.g., past record and experience of the respondent in self performing similar projects; past performance for this District and other community development district's in other contracts; character, integrity, reputation of respondent, etc.;

UNDERSTANDING SCOPE OF WORK

(20 POINTS)

Demonstration of the Proposer's understanding of the project requirements.

FINANCIAL CAPABILITY

(10 POINTS)

Extent to which the proposal demonstrates the adequacy of the Proposer's financial resources and stability as a business entity, necessary to complete the services required.

SCHEDULE

(25 POINTS)

Demonstration of Proposer's understanding (through presentation in the proposal of a milestone schedule) of how to meet the required substantial and final completion dates. Consideration will be given to proposers that indicate an ability to credibly complete the project in advance of the required substantial and final completion dates without a premium cost for accelerated work.

PRICE

(25 POINTS)

Points available for price will be allocated as follows:

15 Points will be awarded to the Proposer submitting the lowest cost proposal for completing the work. All other Proposers will receive a percentage of this amount based upon the difference between the Proposer's bid and the low proposer.

10 Points are allocated for the reasonableness of unit prices and balance of proposer.

TOTAL POINTS

(100 POINTS)

SECTION XIV

REBATE REPORT

\$12,685,000

**North Powerline Road Community Development
District**

(Polk County, Florida)

Special Assessment Bonds, Series 2020

Dated: December 14, 2020

Delivered: December 14, 2020

Rebate Report to the Computation Date

December 14, 2023

Reflecting Activity To

November 30, 2021



AMTEC

TABLE OF CONTENTS

AMTEC Opinion	3
Summary of Rebate Computations	4
Summary of Computational Information and Definitions	5
Methodology	7
Sources and Uses	8
Proof of Arbitrage Yield	9
Bond Debt Service Schedule	11
Arbitrage Rebate Calculation Detail Report – Phase-1 Acquisition & Construction Account	13
Arbitrage Rebate Calculation Detail Report – Phase-2 Acquisition & Construction Account	15
Arbitrage Rebate Calculation Detail Report – Reserve Account	17
Arbitrage Rebate Calculation Detail Report – Interest Account	18



AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

December 15, 2021

North Powerline Road Community Development District
c/o Ms. Katie Costa
Governmental Management Services-CF, LLC
6200 Lee Vista Boulevard
Orlando, FL 32822

Re: \$12,685,000 North Powerline Road Community Development District (Polk County, Florida),
Special Assessment Bonds, Series 2020

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the "Bonds") at the request of the North Powerline Road Community Development District (the "District")

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebtable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebtable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebtable Arbitrage.

We have scheduled the next Report as of November 30, 2022. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Caitlyn C. McGovern
Analyst

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the December 14, 2023 Computation Date
Reflecting Activity from December 14, 2020 through November 30, 2021

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Phase-1 Acquisition & Construction Account	0.006005%	11.02	(7,591.66)
Phase-2 Acquisition & Construction Account	0.005973%	130.48	(90,035.77)
Reserve Account	0.006017%	41.28	(28,019.85)
Interest Account	0.005888%	4.03	(2,825.76)
Totals	0.005983%	\$186.81	\$(128,473.04)
Bond Yield	3.759179%		

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatable Arbitrage, investment activity is reflected from December 14, 2020, the date of the closing, to November 30, 2021, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of December 14, 2023.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between December 14, 2020 and November 30, 2021, the District made periodic payments into the Interest, Sinking and Prepayment Accounts (collectively, the "Debt Service Fund") that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

6. In accordance with Page C-1 of the Arbitrage and Tax Certificate, Exhibit C (Arbitrage Rebate Covenants) the first (initial) Computation Date must be within 60 days of the end of the third Bond Year. After the first required payment date (Computation Date) the District must consistently treat either the last day of each Bond Year or the last day of each fifth Bond Year as the (subsequent) Computation Date(s). Therefore, for purposes of the arbitrage calculation, the first Computation Date is December 14, 2023.

DEFINITIONS

7. Computation Date

December 14, 2023.

8. Computation Period

The period beginning on December 14, 2020, the date of the closing, and ending on November 30, 2021.

9. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

10. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

11. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

12. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

13. Rebtable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

14. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

Accounts	Account Number
Revenue	276587000
Interest	276587001
Sinking	276587002
Reserve	276587003
Prepayment	276587004
Phase-1 Acquisition & Construction	276587005
Phase-2 Acquisition & Construction	276587006

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of November 30, 2021, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to December 14, 2023. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on December 14, 2023, is the Rebatable Arbitrage.

\$12,685,000
North Powerline Road Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2020
Delivered: December 14, 2020

Sources of Funds

Par Amount	\$12,685,000.00
Original Issue Premium	98,874.60
Total	\$12,783,874.60

Uses of Funds

Phase-1 Acquisition & Construction Account	\$ 5,729,977.75
Phase-2 Acquisition & Construction Account	5,705,892.42
Reserve Account	713,800.00
Interest Account	177,279.43
Costs of Issuance	203,225.00
Underwriter's Discount	253,700.00
Total	\$12,783,874.60

PROOF OF ARBITRAGE YIELD

\$12,685,000
 North Powerline Road Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2020

Date	Debt Service	Present Value to 12/14/2020 @ 3.7591785096%
05/01/2021	177,279.43	174,784.57
11/01/2021	232,921.88	225,407.24
05/01/2022	482,921.88	458,719.57
11/01/2022	229,640.63	214,107.52
05/01/2023	484,640.63	443,522.68
11/01/2023	226,293.75	203,273.79
05/01/2024	486,293.75	428,765.99
11/01/2024	222,881.25	192,889.23
05/01/2025	492,881.25	418,687.09
11/01/2025	219,337.50	182,882.85
05/01/2026	494,337.50	404,572.59
11/01/2026	215,040.63	172,745.30
05/01/2027	500,040.63	394,279.16
11/01/2027	210,587.50	162,983.61
05/01/2028	505,587.50	384,078.93
11/01/2028	205,978.13	153,588.28
05/01/2029	510,978.13	373,983.21
11/01/2029	201,212.50	144,549.82
05/01/2030	516,212.50	364,002.14
11/01/2030	196,290.63	135,858.81
05/01/2031	521,290.63	354,144.88
11/01/2031	190,400.00	126,964.06
05/01/2032	525,400.00	343,887.78
11/01/2032	184,328.13	118,421.65
05/01/2033	534,328.13	336,946.03
11/01/2033	177,984.38	110,165.86
05/01/2034	537,984.38	326,849.33
11/01/2034	171,459.38	102,247.34
05/01/2035	546,459.38	319,861.12
11/01/2035	164,662.50	94,604.34
05/01/2036	554,662.50	312,793.70
11/01/2036	157,593.75	87,233.04
05/01/2037	562,593.75	305,667.82
11/01/2037	150,253.13	80,129.27
05/01/2038	570,253.13	298,502.61
11/01/2038	142,640.63	73,288.61
05/01/2039	577,640.63	291,315.65
11/01/2039	134,756.25	66,706.45
05/01/2040	584,756.25	284,123.12
11/01/2040	126,600.00	60,377.93
05/01/2041	596,600.00	279,280.48
11/01/2041	117,200.00	53,851.50
05/01/2042	602,200.00	271,596.22
11/01/2042	107,500.00	47,588.74
05/01/2043	612,500.00	266,142.78
11/01/2043	97,400.00	41,541.33
05/01/2044	622,400.00	260,557.64
11/01/2044	86,900.00	35,708.11
05/01/2045	636,900.00	256,880.48
11/01/2045	75,900.00	30,047.92
05/01/2046	645,900.00	250,986.74
11/01/2046	64,500.00	24,601.30
05/01/2047	659,500.00	246,902.74
11/01/2047	52,600.00	19,329.01
05/01/2048	672,600.00	242,601.57
11/01/2048	40,200.00	14,232.32
05/01/2049	685,200.00	238,111.15

PROOF OF ARBITRAGE YIELD

\$12,685,000
 North Powerline Road Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2020

Date	Debt Service	Present Value to 12/14/2020 @ 3.7591785096%
11/01/2049	27,300.00	9,311.89
05/01/2050	697,300.00	233,457.41
11/01/2050	13,900.00	4,567.89
05/01/2051	708,900.00	228,664.43
	21,750,804.53	12,783,874.60

Proceeds Summary

Delivery date	12/14/2020
Par Value	12,685,000.00
Premium (Discount)	98,874.60
Target for yield calculation	12,783,874.60

BOND DEBT SERVICE

\$12,685,000
 North Powerline Road Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2020

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/14/2020					
05/01/2021			177,279.43	177,279.43	177,279.43
11/01/2021			232,921.88	232,921.88	
05/01/2022	250,000	2.625%	232,921.88	482,921.88	715,843.76
11/01/2022			229,640.63	229,640.63	
05/01/2023	255,000	2.625%	229,640.63	484,640.63	714,281.26
11/01/2023			226,293.75	226,293.75	
05/01/2024	260,000	2.625%	226,293.75	486,293.75	712,587.50
11/01/2024			222,881.25	222,881.25	
05/01/2025	270,000	2.625%	222,881.25	492,881.25	715,762.50
11/01/2025			219,337.50	219,337.50	
05/01/2026	275,000	3.125%	219,337.50	494,337.50	713,675.00
11/01/2026			215,040.63	215,040.63	
05/01/2027	285,000	3.125%	215,040.63	500,040.63	715,081.26
11/01/2027			210,587.50	210,587.50	
05/01/2028	295,000	3.125%	210,587.50	505,587.50	716,175.00
11/01/2028			205,978.13	205,978.13	
05/01/2029	305,000	3.125%	205,978.13	510,978.13	716,956.26
11/01/2029			201,212.50	201,212.50	
05/01/2030	315,000	3.125%	201,212.50	516,212.50	717,425.00
11/01/2030			196,290.63	196,290.63	
05/01/2031	325,000	3.625%	196,290.63	521,290.63	717,581.26
11/01/2031			190,400.00	190,400.00	
05/01/2032	335,000	3.625%	190,400.00	525,400.00	715,800.00
11/01/2032			184,328.13	184,328.13	
05/01/2033	350,000	3.625%	184,328.13	534,328.13	718,656.26
11/01/2033			177,984.38	177,984.38	
05/01/2034	360,000	3.625%	177,984.38	537,984.38	715,968.76
11/01/2034			171,459.38	171,459.38	
05/01/2035	375,000	3.625%	171,459.38	546,459.38	717,918.76
11/01/2035			164,662.50	164,662.50	
05/01/2036	390,000	3.625%	164,662.50	554,662.50	719,325.00
11/01/2036			157,593.75	157,593.75	
05/01/2037	405,000	3.625%	157,593.75	562,593.75	720,187.50
11/01/2037			150,253.13	150,253.13	
05/01/2038	420,000	3.625%	150,253.13	570,253.13	720,506.26
11/01/2038			142,640.63	142,640.63	
05/01/2039	435,000	3.625%	142,640.63	577,640.63	720,281.26
11/01/2039			134,756.25	134,756.25	
05/01/2040	450,000	3.625%	134,756.25	584,756.25	719,512.50
11/01/2040			126,600.00	126,600.00	
05/01/2041	470,000	4.000%	126,600.00	596,600.00	723,200.00
11/01/2041			117,200.00	117,200.00	
05/01/2042	485,000	4.000%	117,200.00	602,200.00	719,400.00
11/01/2042			107,500.00	107,500.00	
05/01/2043	505,000	4.000%	107,500.00	612,500.00	720,000.00
11/01/2043			97,400.00	97,400.00	
05/01/2044	525,000	4.000%	97,400.00	622,400.00	719,800.00
11/01/2044			86,900.00	86,900.00	
05/01/2045	550,000	4.000%	86,900.00	636,900.00	723,800.00
11/01/2045			75,900.00	75,900.00	
05/01/2046	570,000	4.000%	75,900.00	645,900.00	721,800.00
11/01/2046			64,500.00	64,500.00	
05/01/2047	595,000	4.000%	64,500.00	659,500.00	724,000.00
11/01/2047			52,600.00	52,600.00	
05/01/2048	620,000	4.000%	52,600.00	672,600.00	725,200.00
11/01/2048			40,200.00	40,200.00	
05/01/2049	645,000	4.000%	40,200.00	685,200.00	725,400.00

BOND DEBT SERVICE

\$12,685,000

North Powerline Road Community Development District

(Polk County, Florida)

Special Assessment Bonds, Series 2020

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2049			27,300.00	27,300.00	
05/01/2050	670,000	4.000%	27,300.00	697,300.00	724,600.00
11/01/2050			13,900.00	13,900.00	
05/01/2051	695,000	4.000%	13,900.00	708,900.00	722,800.00
	12,685,000		9,065,804.53	21,750,804.53	21,750,804.53

\$12,685,000
North Powerline Road Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2020
Phase-1 Acquisition & Construction Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.759179%)
12/14/20	Beg Bal	-5,729,977.75	-6,407,314.59
12/17/20		64,165.90	71,728.64
12/17/20		3,237,490.24	3,619,068.42
12/17/20		557,254.93	622,934.30
12/23/20		260,231.80	290,722.82
12/23/20		4,500.00	5,027.26
12/23/20		56,674.29	63,314.74
12/30/20		3,720.00	4,152.86
12/30/20		86,095.07	96,113.09
12/30/20		2,084.20	2,326.72
12/30/20		23,402.00	26,125.06
12/30/20		200,358.95	223,672.71
12/30/20		362,304.73	404,462.49
12/30/20		162,841.50	181,789.73
12/30/20		38,842.00	43,361.65
12/30/20		267,019.41	298,089.78
12/30/20		960.00	1,071.71
12/30/20		57,717.72	64,433.75
12/30/20		86,149.82	96,174.21
12/30/20		20,000.00	22,327.20
01/05/21		-2.12	-2.37
01/12/21		82,585.70	92,080.99
01/12/21		24,123.90	26,897.54
01/12/21		410.00	457.14
01/12/21		44,901.00	50,063.49
01/19/21		3,000.00	3,342.50
01/19/21		36,674.43	40,861.47
01/20/21		235.00	261.80
02/02/21		-3.63	-4.04
02/03/21		8,359.00	9,299.85
02/04/21		3,000.00	3,337.32
02/10/21		3,000.00	3,335.25
02/10/21		2,192.47	2,437.48
02/12/21		26,539.86	29,499.58
02/25/21		1,423.00	1,579.57
02/25/21		572.00	634.93
02/25/21		1,161.75	1,289.57
03/02/21		-3.29	-3.65
03/25/21		-506,540.65	-560,530.96
03/25/21		-9,300.00	-10,291.25
03/25/21		3,000.00	3,319.76
04/02/21		-3.63	-4.01
04/05/21		12,275.29	13,569.62
04/05/21		2,098.25	2,319.49
04/14/21		19,510.00	21,547.10
04/16/21		350.00	386.46
04/16/21		29,141.99	32,178.14

\$12,685,000
North Powerline Road Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2020
Phase-1 Acquisition & Construction Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.759179%)
04/16/21		1,800.31	1,987.88
04/16/21		3,000.00	3,312.55
04/16/21		3,000.00	3,312.55
04/16/21		3,000.00	3,312.55
04/16/21		696.75	769.34
04/16/21		141,976.92	156,768.77
04/22/21		3,000.00	3,310.50
04/29/21		3,000.00	3,308.10
05/04/21		-3.53	-3.89
05/17/21		66,950.00	73,688.48
05/17/21		44,915.61	49,436.34
05/17/21		4,036.50	4,442.77
05/17/21		3,000.00	3,301.95
05/17/21		5,765.00	6,345.24
05/24/21		2,038.00	2,241.50
05/24/21		50,248.49	55,265.93
06/02/21		-3.64	-4.00
06/02/21		3,000.00	3,296.83
06/08/21		4,104.00	4,507.26
06/08/21		105,951.35	116,362.22
07/02/21		-3.51	-3.85
08/03/21		-3.63	-3.96
08/10/21		7.27	7.93
09/02/21		-3.65	-3.97
10/04/21		-3.51	-3.81
10/05/21		7.16	7.77

12/14/23	TOTALS:	11.02	-7,591.66

ISSUE DATE:	12/14/20	REBATABLE ARBITRAGE:	-7,591.66
COMP DATE:	12/14/23	NET INCOME:	11.02
BOND YIELD:	3.759179%	TAX INV YIELD:	0.006005%

\$12,685,000
North Powerline Road Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2020
Phase-2 Acquisition & Construction Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.759179%)
12/14/20	Beg Bal	-5,705,892.42	-6,380,382.15
12/17/20		39,565.85	44,229.17
12/17/20		59,158.75	66,131.34
12/23/20		13,184.79	14,729.63
12/23/20		20,323.25	22,704.50
12/30/20		11,911.66	13,297.70
12/30/20		51,392.99	57,373.08
12/30/20		163,451.76	182,471.00
01/07/21		25,106.00	28,007.04
01/13/21		501.25	558.82
01/14/21		86,997.69	96,980.18
01/19/21		35,992.06	40,101.19
01/20/21		235.00	261.80
01/21/21		-86,997.69	-96,909.97
01/26/21		75,450.38	84,003.53
02/02/21		143,072.79	159,192.86
02/04/21		1,161.75	1,292.38
02/04/21		92,262.00	102,635.96
02/04/21		100,740.96	112,068.29
02/04/21		126,401.44	140,614.04
02/10/21		2,858.16	3,177.56
02/18/21		29,830.14	33,136.22
02/25/21		116.00	128.76
03/04/21		54,093.12	59,988.89
03/04/21		71,178.00	78,935.90
03/04/21		155,805.70	172,787.43
03/04/21		160,133.44	177,586.87
03/25/21		9,300.00	10,291.25
03/25/21		506,540.65	560,530.96
03/30/21		14,381.82	15,906.50
03/30/21		17,326.00	19,162.80
03/30/21		18,258.85	20,194.55
03/30/21		519,940.90	575,061.96
04/05/21		24,255.21	26,812.73
04/06/21		32,907.69	36,373.78
04/16/21		45,850.10	50,626.99
04/20/21		-14,381.82	-15,873.62
04/29/21		2,787.50	3,073.78
05/04/21		397.50	438.10
05/17/21		714,846.67	786,795.56
05/24/21		318.00	349.75
05/24/21		35,079.16	38,581.91
06/10/21		3,000.00	3,294.10
06/10/21		25,149.30	27,614.78
06/10/21		279,941.26	307,384.92
06/10/21		686,698.41	754,017.95
06/25/21		1,702.88	1,866.92

\$12,685,000
North Powerline Road Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2020
Phase-2 Acquisition & Construction Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.759179%)
06/29/21		1,175.00	1,287.66
06/29/21		3,000.00	3,287.63
06/29/21		6,382.29	6,994.21
07/16/21		1,900.00	2,078.51
07/16/21		3,000.00	3,281.86
07/16/21		7,122.00	7,791.13
07/16/21		14,287.40	15,629.73
07/16/21		547,304.09	598,724.32
07/20/21		28,506.83	31,172.20
07/23/21		3,000.00	3,279.48
08/06/21		3,000.00	3,275.07
08/10/21		3,834.61	4,184.48
08/10/21		21,684.31	23,662.77
08/10/21		31,643.70	34,530.84
08/10/21		543,093.42	592,644.77
08/16/21		48.00	52.35
08/16/21		47,508.24	51,810.68
08/16/21		81,304.48	88,667.57
11/30/21	de minimis	1.21	1.31

12/14/23	TOTALS:	130.48	-90,035.77

ISSUE DATE:	12/14/20	REBATABLE ARBITRAGE:	-90,035.77
COMP DATE:	12/14/23	NET INCOME:	130.48
BOND YIELD:	3.759179%	TAX INV YIELD:	0.005973%

\$12,685,000
North Powerline Road Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2020
Reserve Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.759179%)
12/14/20	Beg Bal	-713,800.00	-798,177.82
01/05/21		2.12	2.37
02/02/21		3.63	4.04
03/02/21		3.29	3.65
04/02/21		3.63	4.01
05/04/21		3.53	3.89
06/02/21		3.64	4.00
07/02/21		3.51	3.85
08/03/21		3.63	3.96
09/02/21		3.65	3.97
10/04/21		3.51	3.81
11/02/21		3.63	3.93
11/30/21	Bal	713,800.00	770,112.71
11/30/21	Acc	3.51	3.79

12/14/23	TOTALS:	41.28	-28,019.85

ISSUE DATE:	12/14/20	REBATABLE ARBITRAGE:	-28,019.85
COMP DATE:	12/14/23	NET INCOME:	41.28
BOND YIELD:	3.759179%	TAX INV YIELD:	0.006017%

\$12,685,000
North Powerline Road Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2020
Interest Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.759179%)
12/14/20	Beg Bal	-177,279.43	-198,235.51
05/03/21		177,279.43	195,405.31
05/03/21	de minimis	4.03	4.44

12/14/23	TOTALS:	4.03	-2,825.76

ISSUE DATE:	12/14/20	REBATABLE ARBITRAGE:	-2,825.76
COMP DATE:	12/14/23	NET INCOME:	4.03
BOND YIELD:	3.759179%	TAX INV YIELD:	0.005888%

SECTION XV

SECTION C

North Powerline Road CDD

Field Management Report



January 19th, 2022

Clayton Smith

Field Services Manager

GMS

Complete

Landscape Review and General Maint

- ✚ Meeting with landscaper to monitor maintenance.
- ✚ Review and gathering contract proposals for new phase addendums.



Complete

Amenity Review

- ✚ Review of Amenity for turnover.
- ✚ Planning and preparation of Amenity for opening.
- ✚ Coordinating ISP connection and camera system proposal.



Site Items

Old silt fences

- ✚ Secondary silt fence around lot 251 is redundant and due for removal.
- ✚ Silt fence along pond by main entrance.



Site Items

Sod

- + Sod gap tract B
- + Tract C-1 Sod gap/cleanup behind lots in tract C-1



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-201-1514, or by email at csmith@gmscfl.com. Thank you.

Respectfully,
Clayton Smith

SECTION 1



200 S F. Street, Haines City, FL 33844 Phone: (863) 422-5207

Lawn Maintenance Service Contract Agreement

This Lawn Service Contract (this "Contract") is made effective as of **February 1, 2022**, by and between **Horse Creek** and Prince and Sons Inc., of 200 S F Street, Haines City, Florida 33844.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the mutual promises and agreements contained herein, **Horse Creek** hires Prince and Sons Inc., and Prince and Sons Inc. agrees to provide Lawn Service to the **Horse Creek** at the following location **Davenport** under the terms and conditions hereby agreed upon by the parties:

1. DESCRIPTION OF SERVICES. Beginning on **February 1, 2022**, Prince and Sons Inc., will provide the following services (collectively, the "Services"):

A.MOWING OF TURF AREAS:

Mowing of all turf areas with a total of **41** visit per year. Weed-eating (line trimming) & edging on all hard edges shall be performed during each mowing event. Bed edges will be done once a month, so it does not expand the beds from the original size. St. Augustine grass is to be cut no less than 4", Bahia no less than 3" to foster photosynthesis and strong root development. Blades shall remain sharp always, visible clippings are to be removed to prevent thatch build-up, mower operator will change patterns per service to prevent ruts in turf. Blowing off all hard surfaces shall be performed immediately following each mowing event, clippings are to be kept out of beds and waterways. Trash and small debris on grounds shall be discarded during service.

B. BUSHOGGING & POND MOWING:

All retention ponds shall be maintained at a set price; **19** times annually or by request as needed. Ponds containing drains or obstacles shall be maintained by herbicide and/or weed-eater.

C. PRUNING & TRIMMING:

Palm Tree trimming **\$38.00 Per Palm**. (Billable)

Selective pruning of all ornamental shrubbery shall be performed at the best time for flower and bud development, foliage growth and as necessary for the health of the plants. Removal & disposal of all generated debris from the property shall be completed following each pruning event.

D. PLANT BED WEED CONTROL:

Weed control shall be performed by using both pre-emergence and post-emergence herbicides as needed on all planter beds. Removal & disposal of all generated debris from the property shall be completed following each weeding event.



200 S F. Street, Haines City, FL 33844 Phone: (863) 422-5207

E. HORTICULTURAL:

Shrubs- Shall be fertilized 4 times per year with professional products using 100% Poly-Coat. This process ensures year-round feeding of nutrients. All fungus emerging on plants shall be treated and controlled as needed during growing season.

Turf- St Augustine Grass shall be fertilized and as prescribed by technician 6 times per year. Management of turf damaging insects and pests such as Chinch Bugs using Arena and will be performed in the month of June. All Fungus in turf grass areas shall be controlled annually and treated as needed during growing season. Prince and Sons Inc. rotates active ingredients in our Fungicides to ensure chemical resistance control.

F. ANNUALS: SERVICE AVAILABLE UPON REQUEST

A selection of **TBD** annuals shall be rotated on the months of January-April-July-October, flowers will be selected to appropriate season and climate. This service requires management approval at a suggested cost of **\$2.00 per 4" pot.** (Billable)

G. MULCHING:

TBD cubic yards of "Small Pine-bark" mulch is to be spread at a rate of **\$48.00** per cubic yard. This service is variable and requires management approval. (Billable)

H. IRRIGATION SYSTEM INSPECTIONS:

Irrigation inspections are to be performed monthly 12 times per year.. A service report from Prince technician is to be completed after each inspection. Any damages sustained to the irrigation system as a direct result of the work by Prince and Sons Inc. shall be repaired at no cost to the customer. Any repairs required due to normal wear, vandalism or "Acts of God" can be completed upon request and shall be billed at actual time and materials.

2. INDEPENDENT CONTRACTOR STATUS. It is understood by the parties that Prince and Sons Inc. is an independent contractor with respect to **Horse Creek**, and not an employee of **Horse Creek** will not provide fringe benefits, including health insurance benefits, paid vacation, or any other employee benefit, for the benefit of Prince and Sons Inc.

3. INJURIES. Prince and Sons Inc. acknowledges Prince and Sons Inc.'s obligation to obtain appropriate insurance coverage for the benefit of Prince and Sons Inc. (and Prince and Sons Inc.'s employees, if any). Prince and Sons Inc. waives any rights to recovery from **Horse Creek** for any injuries that Prince and Sons Inc. (and/or Prince and Sons Inc.'s employees) may sustain while performing services under this Contract and that are a result of the negligence of Prince and Sons Inc. or Prince and Sons Inc.'s employees.

4. INDEMNIFICATION. Prince and Sons Inc. agrees to indemnify and hold harmless **Horse Creek** expenses, fees including attorney fees, costs, and judgments that may be asserted against **Horse Creek** that result from the acts or omissions of Prince and Sons Inc., Prince and Sons Inc.'s employees, if any, and Prince and Sons Inc.'s agents.



200 S F. Street, Haines City, FL 33844 Phone: (863) 422-5207

5. PERSONNEL DRESS CODE: Employees shall wear uniforms or professional attire always. Clothing that expresses obscene language or graphics, degrading or demeaning connotations, is strictly prohibited. Prince and Sons Inc. employees shall wear shirts at all times and shall wear footwear that conforms to safe work practices.

6. ACCOUNT MANAGEMENT: A Prince and Sons Inc. account manager will be assigned to this property. The account manager shall be a direct point of contact between Horse Creek and Prince and Sons Inc. We ensure he/she adheres to Best Maintenance Practices and returns all emails and phone calls within a timely professional manner. Each Prince manager has been certified by the Landscape Maintenance Association of Florida through The Department of Agriculture. Each manager continues viable education each year to provide industry leading knowledge and valuable solutions to the customer.

7. WARRANTY: Prince and Sons Inc. offers a full 30 days warranty on all new plant's material installed by Prince under our care and maintenance agreement.

8. INSURANCE. Prince and Sons Inc. will maintain at all times throughout the term of this agreement the following insurance:

- A. Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- B. Commercial General Liability Insurance covering Prince and Sons Inc., legal liability for bodily injuries, with limits of \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - 1. Independent Contractors Coverage for the bodily injury and property damage in connection with any subcontractor's operation.
- C. Employer's Liability Coverage with limits of \$1,000,000 per accident or disease.
- D. Automobile Liability Insurance for bodily injuries in limits of \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of resulting from the operation, maintenance, or use by Prince and Sons Inc. of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

9. ENTIRE AGREEMENT. This Contract contains the entire agreement of the parties, and there are no other promises or conditions in any other contract whether oral or written.

10. SEVERABILITY. If any provision of this Contract shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and



200 S F. Street, Haines City, FL 33844 Phone: (863) 422-5207

enforceable. If a court finds that any provision of this Contract is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

11. APPLICABLE LAW. This Contract shall be governed by the laws of the State of Florida.

12. TERMS: The term of this agreement shall be for twelve (12) months, commencing on: **February 1, 2022**, and terminating on: **January 31, 2023**. The Customer shall notify Prince and Sons Inc. in writing of any unsatisfactory work performance or problems and shall allow Prince and Sons Inc. the opportunity to rectify any said problems in a timely manner, agreed to by both parties. This contract includes a thirty (30) day clause, in which it may be cancelled by either party, with just cause and after providing the other party with a thirty (30) day written notice.

13. PAYMENT FOR SERVICES. During the term of this agreement, the customer shall pay Prince and Sons Inc. the sum of: **(\$2,990.42) Two Thousand Nine Hundred Ninety Dollars and Forty Two Cents** per month. As set forth herein on **Exhibit A**. Payments are due the 1st day of each month for that month's service. Payments not received within (30) thirty days may be subject to account being placed on hold until account is up to date.

Annual Total Cost: **(\$35,885.00) Thirty Five Thousand Eight Hundred Eighty Five Dollars and Zero Cents.**



The monthly installment price for this contract is intended to reflect an equal monthly payment for the service provided for the full term of one year. Upon early cancellation or termination of this contract by either party, Prince and Sons Inc. shall receive the remainder of payment due for services provided. Payment of this amount shall be made by the Customer immediately upon termination. If legal action becomes necessary to collect any portion of this debt, the customer shall be responsible for all court and attorney fees incurred by Prince and Sons Inc. This contract constitutes the complete agreement by both parties hereto regarding the matters set forth herein and supersedes all prior discussions, agreements, arrangements, representations and understandings.

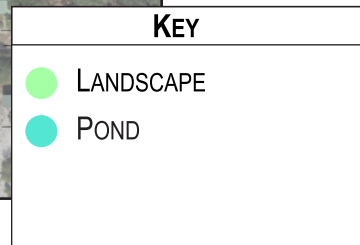
CUSTOMER (AUTHORIZED SIGNATURE)

Date _____

Title

Maintenance Base Price	41 cuts per year	\$ 19,680.00
Retention Pond Mowing	19 cuts per year	\$ 11,400.00
Irrigation Inspections	12 Times a year	\$ 3,240.00
Horticulture	6 Turf & 4 Shrubs	\$ 1,565.00
	TOTAL ANNUAL COST	\$ 35,885.00
	TOTAL MONTHLY PAYMENT	\$ 2,990.42

Phase 2 Addendum



North Powerline Road CDD

(Bella Vita / Horsecreek)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JMBI REAL ESTATES, LCC., A FLORIDA LIMITED LIABILITY COMPANY, AND CH DEV LLC, A FLORIDA LIMITED LIABILITY COMPANY, BEING THE OWNERS IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED. THE UTILITY EASEMENTS SHOW HEREON ARE HEREBY DEDICATED TO THE PROVIDERS OF PUBLIC UTILITIES FOREVER FOR THE PURPOSES OF INSTALLATION, OPERATION, REPAIR AND MAINTENANCE OF PUBLIC UTILITIES.

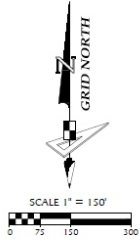
TRACTS B, C-1, C-2, C-3 & P ARE HEREBY DEDICATED TO THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT.

THE RIGHT OF WAYS SHOWN HEREON ARE DEDICATED TO THE PUBLIC.

BELLA VITA PHASE 1A AND 1B-1

A REPLAT OF A PORTION OF LOTS 3 AND 4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST OF THE FLORIDA DEVELOPMENT CO. TRACT, PLAT BOOK 3, PAGES 60 THROUGH 63; A PORTION OF THE NORTHEAST 1/4 OF SECTION 3; A PORTION OF THE SOUTHEAST 1/4 OF SECTION 34; AND THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 27 EAST, CITY OF DAVENPORT, POLK COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 2 OF 9 SHEETS



INDEX MAP

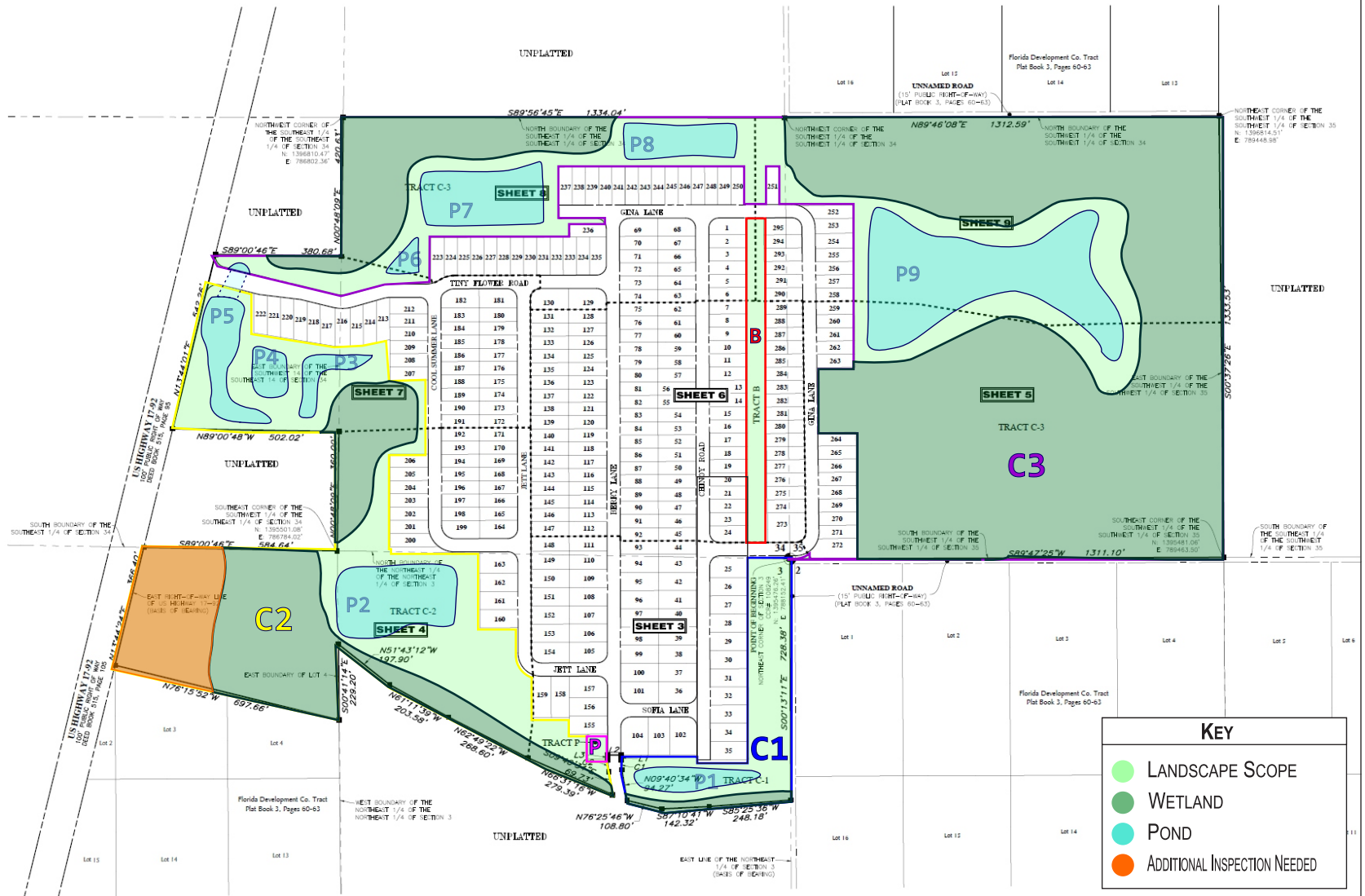
NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELLING AND DIMENSIONING.

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	N 00°08'25" W	14.62
L2	S 89°00'50" W	40.00
L3	S 00°00'25" E	14.62
L59	S 09°40'34" E	89.73

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	180.00'	9°31'09"	29.87'	29.87'	N04°54'09"W
C2	220.00'	9°31'09"	36.55'	36.51'	S04°54'09"E



LEGEND:

- (PRM) 4" x 4" Concrete monument LB#7768, unless otherwise noted.
- * Set (PCP) Permanent Control Point PK Nail and Disk LB#7768
- Non-Radial Line
- Licensed Business Number
- HOA Home Owners Association
- PSM Professional Surveyor and Mapper
- PLS Professional Land Surveyor
- O/A Over All
- P.U.E. Public Utility Easement

KEY

- LANDSCAPE SCOPE
- WETLAND
- POND
- ADDITIONAL INSPECTION NEEDED

SECTION D

SECTION 1

North Powerline Road Community Development District

Summary of Checks

December 8, 2021 to January 11, 2022

Bank	Date	Check No.'s	Amount	
General Fund	12/8/21	245 - 248	\$	1,122.50
	12/14/21	249 - 252	\$	51,802.09
	12/27/21	253 - 261	\$	74,032.64
	1/4/22	262	\$	804.72
	1/11/22	263 - 265	\$	3,553.50
			\$	131,315.45

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 1/12/22		PAGE 1		
*** CHECK DATES 12/08/2021 - 01/11/2022 ***		N POWERLINE RD - GENERAL BANK A NORTH POWERLINE RD									
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME		STATUS	AMOUNT	.....CHECK..... AMOUNT #		
12/08/21	00014	9/30/21 020847	202109 310-51300-49100 BOUNDARY AMENDMENT SEPT21	ABSOLUTE ENIGNEERING INC		*	522.50	522.50	000245		
12/08/21	00008	11/17/21 KC111720	202111 310-51300-11000 SUPERVISOR FEE 11/17/21	KEVIN CHINOY		*	200.00	200.00	000246		
12/08/21	00028	11/17/21 PM111720	202111 310-51300-11000 SUPERVISOR FEE 11/17/21	PATRICK MARONE		*	200.00	200.00	000247		
12/08/21	00011	11/17/21 RH111720	202111 310-51300-11000 SUPERVISOR FEE 11/17/21	RENNIE HEATH		*	200.00	200.00	000248		
12/14/21	00014	11/30/21 020924	202111 310-51300-31100 ENGINEER SERVICES-NOV 21	ABSOLUTE ENIGNEERING INC		*	117.50	117.50	000249		
12/14/21	00006	12/01/21 46	202112 310-51300-34000 MANAGEMENT FEES DEC 21			*	3,004.17				
		12/01/21 46	202112 310-51300-35200 WEBSITE ADMIN DEC 21			*	100.00				
		12/01/21 46	202112 310-51300-35100 INFO TECHNOLOGY DEC 21			*	150.00				
		12/01/21 46	202112 310-51300-31300 DISSEMINATION DEC 21			*	416.67				
		12/01/21 46	202112 310-51300-51000 OFFICE SUPPLIES			*	2.86				
		12/01/21 46	202112 310-51300-42000 POSTAGE			*	60.37				
		12/01/21 46	202112 310-51300-42500 COPIES			*	.60				
		12/01/21 47	202112 320-53800-34000 FIELD MANAGEMENT DEC 21			*	625.00				
				GOVERNMENTAL MANAGEMENT SERVICES				4,359.67	000250		
12/14/21	00032	12/06/21 818	202111 310-51300-31500 GENERAL COUNSEL NOV 21	KE LAW GROUP, PLLC		*	2,325.42	2,325.42	000251		
12/14/21	00042	11/03/21 EST13806	202111 330-57200-48400 DEPOSIT PLAYGRND EQUIP	PRO PLAYGROUNDS		*	44,999.50	44,999.50	000252		
NPRC NORTH POWER LI MBYINGTON											

NPRC NORTH POWER LI MBYINGTON

*** CHECK DATES 12/08/2021 - 01/11/2022 ***

N POWERLINE RD - GENERAL
BANK A NORTH POWERLINE RD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
12/27/21	00043	12/15/21 6643-12-	202112 310-51300-31200	SPECIAL ASSESS BOND S2020	*	450.00	
				AMTEC			450.00 000253
12/27/21	00001	12/15/21 AR121520	202112 310-51300-11000	SUPERVISOR FEES-12/15/21	*	200.00	
				ANDREW RHINEHART			200.00 000254
12/27/21	00014	10/31/21 020889	202110 310-51300-31100	ENGINEER SERVICES - OCT21	*	117.50	
				ABSOLUTE ENIGNEERING INC			117.50 000255
12/27/21	00008	12/15/21 KC121520	202112 310-51300-11000	SUPERVISOR FEES-12/15/21	*	200.00	
				KEVIN CHINOV			200.00 000256
12/27/21	00009	12/15/21 LS121520	202112 310-51300-11000	SUPERVISOR FEES-12/15/21	*	200.00	
				LAUREN SCHWENK			200.00 000257
12/27/21	00044	12/27/21 12272021	202112 300-20700-10200	FY22 DEBT SERVICE ASSESS	*	64,842.90	
				NORTH POWERLINE ROAD CDD C/O USBANK			64,842.90 000258
12/27/21	00028	12/15/21 PM121520	202112 310-51300-11000	SUPERVISOR FEES-12/15/21	*	200.00	
				PATRICK MARONE			200.00 000259
12/27/21	00041	10/11/21 4651877	202112 300-20700-10200	1% ADMIN APPRAISER FEE	*	3,846.09	
		10/11/21 4651878	202112 300-32500-10000	1% ADMIN APPRAISER FEE	*	2,086.98	
				POLK COUNTY PROPERTY APPRAISER			5,933.07 000260
12/27/21	00034	12/01/21 4954	202112 320-53800-46200	LANDSCAPE MAINT - DEC 21	*	1,889.17	
				PRINCE & SONS INC.			1,889.17 000261
1/04/22	00029	11/30/21 00042196	202111 310-51300-48000	SOUTH CONS AD 11/8/21	*	804.72	
				LOCALIQ			804.72 000262
1/11/22	00014	12/31/21 020964	202112 310-51300-31100	ENGINEER SERVICES - DEC21	*	117.50	
				ABSOLUTE ENIGNEERING INC			117.50 000263

NPRC NORTH POWER LI MBYINGTON

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/11/22	00045	1/10/22 01102022	202201 300-20700-10100	REFUND-DUP PMT ABSOLUTE	*	522.50	
				GLK REAL ESTATE LLC			522.50 000264
1/11/22	00032	12/06/21 819	202111 310-51300-49100	BOUNDARY AMEND #3 NOV 21	*	2,913.50	
				KE LAW GROUP, PLLC			2,913.50 000265
TOTAL FOR BANK A						131,315.45	
TOTAL FOR REGISTER						131,315.45	

SECTION 2

North Powerline Road
Community Development District

Unaudited Financial Reporting
November 30, 2021



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Series 2020 Debt Service Fund</u>
5	<u>Series 2020 Capital Projects Fund</u>
6-7	<u>Month to Month</u>
8	<u>Long Term Debt Summary</u>
9	<u>Assessment Receipt Schedule</u>

North Powerline Road

Community Development District

Combined Balance Sheet

November 30, 2021

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 115,224	\$ -	\$ -	\$ 115,224
Capital Projects Account	\$ -	\$ -	\$ 53,133	\$ 53,133
Investments:				
Series 2020				
Reserve	\$ -	\$ 713,800	\$ -	\$ 713,800
Revenue	\$ -	\$ 209,504	\$ -	\$ 209,504
Construction - Phase 2	\$ -	\$ -	\$ 1	\$ 1
Due from Developer	\$ 47,913	\$ -	\$ 337,350	\$ 385,263
Due from General Fund	\$ -	\$ 1,227	\$ -	\$ 1,227
Total Assets	\$ 163,137	\$ 924,530	\$ 390,484	\$ 1,478,150
Liabilities:				
Accounts Payable	\$ 54,837	\$ -	\$ -	\$ 54,837
Contracts Payable	\$ -	\$ -	\$ 749,171	\$ 749,171
Due to Debt Service	\$ 1,227	\$ -	\$ -	\$ 1,227
Retainage Payable	\$ -	\$ -	\$ 271,890	\$ 271,890
Total Liabilities	\$ 56,063	\$ -	\$ 1,021,061	\$ 1,077,125
Fund Balance:				
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 924,530	\$ -	\$ 924,530
Capital Projects - Series 2020	\$ -	\$ -	\$ (630,578)	\$ (630,578)
Unassigned	\$ 107,073	\$ -	\$ -	\$ 107,073
Total Fund Balances	\$ 107,073	\$ 924,530	\$ (630,578)	\$ 401,026
Total Liabilities & Fund Balance	\$ 163,137	\$ 924,530	\$ 390,484	\$ 1,478,150

North Powerline Road

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/21	Thru 11/30/21	Variance
Revenues:				
Assessments - Tax Roll	\$ 194,089	\$ 666	\$ 666	\$ -
Assessments - Direct Bill	\$ 240,341	\$ -	\$ -	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 105,269	\$ 105,269
Boundary Amendment Contributions	\$ -	\$ -	\$ 2,914	\$ 2,914
Interest	\$ -	\$ -	\$ 1	\$ 1
Total Revenues	\$ 434,430	\$ 666	\$ 108,849	\$ 108,183
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 2,000	\$ 1,200	\$ 800
Engineering	\$ 20,000	\$ 3,333	\$ 235	\$ 3,098
Attorney	\$ 30,000	\$ 5,000	\$ 3,252	\$ 1,748
Annual Audit	\$ 5,500	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 1,350	\$ -	\$ -	\$ -
Dissemination	\$ 7,000	\$ 833	\$ 833	\$ -
Trustee Fees	\$ 10,650	\$ -	\$ -	\$ -
Management Fees	\$ 36,050	\$ 6,008	\$ 6,008	\$ (0)
Information Technology	\$ 1,800	\$ 300	\$ 250	\$ 50
Website Maintenance	\$ 1,200	\$ 200	\$ 250	\$ (50)
Telephone	\$ 300	\$ 50	\$ -	\$ 50
Postage & Delivery	\$ 1,000	\$ 167	\$ 60	\$ 107
Insurance	\$ 6,000	\$ 6,000	\$ 5,570	\$ 430
Printing & Binding	\$ 1,000	\$ 167	\$ 11	\$ 156
Legal Advertising	\$ 10,000	\$ 1,667	\$ 1,983	\$ (316)
Other Current Charges	\$ 5,000	\$ 833	\$ 72	\$ 761
Boundary Amendment Expenses	\$ -	\$ -	\$ 5,350	\$ (5,350)
Office Supplies	\$ 625	\$ 104	\$ 5	\$ 99
Travel Per Diem	\$ 660	\$ 110	\$ -	\$ 110
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 155,310	\$ 31,948	\$ 30,255	\$ 1,693

North Powerline Road

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/21	Thru 11/30/21	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Field Management	\$ 15,000	\$ 2,500	\$ 1,250	\$ 1,250
Landscape Maintenance	\$ 80,000	\$ 13,333	\$ 3,189	\$ 10,144
Landscape Replacement	\$ 5,000	\$ 833	\$ -	\$ 833
Lake Maintenance	\$ 12,000	\$ 2,000	\$ -	\$ 2,000
Streetlights	\$ 48,000	\$ 8,000	\$ -	\$ 8,000
Electric	\$ 3,600	\$ 600	\$ -	\$ 600
Water & Sewer	\$ 2,400	\$ 400	\$ -	\$ 400
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 417	\$ -	\$ 417
Irrigation Repairs	\$ 5,000	\$ 833	\$ -	\$ 833
General Repairs & Maintenance	\$ 5,000	\$ 833	\$ -	\$ 833
Contingency	\$ 7,500	\$ 1,250	\$ -	\$ 1,250
Subtotal Field Expenditures	\$ 191,000	\$ 36,000	\$ 4,439	\$ 31,561
Amenity Expenditures				
Amenity - Electric	\$ 14,400	\$ 2,400	\$ -	\$ 2,400
Amenity - Water	\$ 3,500	\$ 583	\$ -	\$ 583
Playground Lease	\$ 14,000	\$ 2,333	\$ -	\$ 2,333
Internet	\$ 3,000	\$ 500	\$ -	\$ 500
Pest Control	\$ 720	\$ 120	\$ -	\$ 120
Janitorial Services	\$ 8,500	\$ 1,417	\$ -	\$ 1,417
Security Services	\$ 7,500	\$ 1,250	\$ -	\$ 1,250
Pool Maintenance	\$ 18,000	\$ 3,000	\$ -	\$ 3,000
Amenity Access Management	\$ 5,000	\$ 833	\$ -	\$ 833
Amenity Repairs & Maintenance	\$ 1,000	\$ 167	\$ -	\$ 167
Contingency	\$ 7,500	\$ 1,250	\$ -	\$ 1,250
Subtotal Amenity Expenditures	\$ 83,120	\$ 13,853	\$ -	\$ 13,853
Total Operations & Maintenance	\$ 274,120	\$ 49,853	\$ 4,439	\$ 45,414
Total Expenditures	\$ 429,430	\$ 81,801	\$ 34,694	\$ 47,107
Excess (Deficiency) of Revenues over Expenditures	\$ 5,000	\$ (81,135)	\$ 74,155	\$ 61,076
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (5,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (5,000)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 74,155	
Fund Balance - Beginning	\$ -		\$ 32,919	
Fund Balance - Ending	\$ -		\$ 107,073	

North Powerline Road

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/21	Thru 11/30/21	Variance
Revenues:				
Assessments - Tax Roll	\$ 357,687	\$ 1,227	\$ 1,227	\$ -
Assessments - Direct Bill	\$ 356,049	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 9	\$ 9
Total Revenues	\$ 713,735	\$ 1,227	\$ 210,734	\$ 209,508
Expenditures:				
Interest - 11/1	\$ 232,922	\$ 232,922	\$ 232,922	\$ -
Principal - 5/1	\$ 250,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 232,922	\$ -	\$ -	\$ -
Total Expenditures	\$ 715,844	\$ 232,922	\$ 232,922	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (2,108)	\$ (231,695)	\$ (22,188)	\$ 209,508
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ 4	\$ 4
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 4	\$ 4
Net Change in Fund Balance	\$ (2,108)		\$ (22,184)	
Fund Balance - Beginning	\$ 232,926		\$ 946,714	
Fund Balance - Ending	\$ 230,818		\$ 924,530	

North Powerline Road

Community Development District

Capital Projects Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2021

	Adopted Budget	Prorated Budget Thru 11/30/21	Actual Thru 11/30/21	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 892,882	\$ 892,882
Total Revenues	\$ -	\$ -	\$ 892,882	\$ 892,882
Expenditures:				
Capital Outlay - Phase 1	\$ -	\$ -	\$ 643,129	\$ (643,129)
Capital Outlay - Phase 2	\$ -	\$ -	\$ 609,442	\$ (609,442)
Total Expenditures	\$ -	\$ -	\$ 1,252,570	\$ (1,252,570)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (359,689)	\$ 2,145,452
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (4)	\$ (4)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (4)	\$ (4)
Net Change in Fund Balance	\$ -		\$ (359,692)	
Fund Balance - Beginning	\$ -		\$ (270,885)	
Fund Balance - Ending	\$ -		\$ (630,578)	

North Powerline Road
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 666	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	666
Assessments - Direct Bill	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessments - Lot Closings	\$ -	\$ 105,269	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	105,269
Boundary Amendment Contributions	\$ -	\$ 2,914	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,914
Interest	\$ 1	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1
Total Revenues	\$ 1	\$ 108,848	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	108,849

Expenditures:

General & Administrative:

Supervisor Fees	\$ 600	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,200
Engineering	\$ 118	\$ 118	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	235
Attorney	\$ 927	\$ 2,325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,252
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	833
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Management Fees	\$ 3,004	\$ 3,004	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,008
Information Technology	\$ 150	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	250
Website Maintenance	\$ 100	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	250
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage & Delivery	\$ 29	\$ 31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	60
Insurance	\$ 5,570	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,570
Printing & Binding	\$ 4	\$ 7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11
Legal Advertising	\$ 1,178	\$ 805	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,983
Other Current Charges	\$ 33	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	72
Boundary Amendment Expenses	\$ 2,436	\$ 2,914	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,350
Office Supplies	\$ 3	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative	\$ 19,744	\$ 10,511	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	30,255

North Powerline Road
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Expenditures													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Field Management	\$ 625	\$ 625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,250
Landscape Maintenance	\$ 1,300	\$ 1,889	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,189
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Field Expenditures	\$ 1,925	\$ 2,514	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,439
Amenity Expenditures													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Janitorial Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Amenity Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Operations & Maintenance	\$ 1,925	\$ 2,514	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,439
Total Expenditures	\$ 21,669	\$ 13,025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	34,694
Excess (Deficiency) of Revenues over Expenditures	\$ (21,668)	\$ 95,823	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	74,155
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (21,668)	\$ 95,823	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	74,155

North Powerline Road

Community Development District

Long Term Debt Report

Series 2020, Special Assessment Revenue Bonds		
Maturity Date:	5/1/2051	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	\$713,800	
Reserve Fund Balance	\$713,800	
Bonds Outstanding - 12/14/20		\$12,685,000
Current Bonds Outstanding		\$12,685,000

North Powerline Road
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2022

Gross Assessments \$ 208,697.75 \$ 384,609.20 \$ 593,306.95
Net Assessments \$ 194,088.91 \$ 357,686.56 \$ 551,775.46

ON ROLL ASSESSMENTS

35.18% 64.82% 100.00%

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Discount/Penalty</i>	<i>Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>Series 2020 Debt Service</i>	<i>Total</i>
11/30/21	ACH	\$2,011.21	(\$80.43)	(\$38.62)	\$0.00	\$1,892.16	\$665.57	\$1,226.59	\$1,892.16
TOTAL	\$	2,011.21	\$ (80.43)	\$ (38.62)	\$ -	\$ 1,892.16	\$ 665.57	\$ 1,226.59	\$ 1,892.16

0%	Net Percent Collected
\$ 549,883.30	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

CH DEV LLC 2022 - 01		Net Assessments		\$535,005.35	\$178,956.56	\$356,048.79
<i>Date Received</i>	<i>Due Date</i>	<i>Check Number</i>	<i>Net Assessed</i>	<i>Amount Received</i>	<i>Operations & Maintenance</i>	<i>Series 2020 Debt Service</i>
	11/1/21		\$267,502.67			
	2/1/22		\$133,751.34			
	5/1/22		\$133,751.34			
			\$535,005.35	\$0.00	\$0.00	\$0.00

CH DEV LLC 2022-02		Net Assessments		\$61,384.70	\$61,384.70
<i>Date Received</i>	<i>Due Date</i>	<i>Check Number</i>	<i>Net Assessed</i>	<i>Amount Received</i>	<i>Operations & Maintenance</i>
	11/1/21		\$30,692.35		
	1/1/22		\$15,346.18		
	5/1/22		\$15,346.18		
			\$61,384.71	\$0.00	\$0.00