

*North Powerline Road
Community Development District*

Meeting Agenda

September 5, 2023

AGENDA

North Powerline Road Community Development District

219 E. Livingston St., Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

August 29, 2023

Board of Supervisors North Powerline Road Community Development District

Dear Board Members:

A regular Board of Supervisors Meeting of the **North Powerline Road Community Development District** will be held **Tuesday, September 5, 2023 at 11:00 AM** at the **Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880.**

Zoom Video Link: <https://us06web.zoom.us/j/83032630323>

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

Meeting ID: 830 3263 0323

Following is the advance agenda for the meeting:

Board of Supervisors 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 August 1, 2023 Board of Supervisors Meeting
4. Consideration of Resolution 2023-15 Ratifying Actions Related to Corrective Ordinance
5. Approval/Ratification of Amended and Restated Notice of Boundary Amendment (*to be provided under separate cover*)
6. Confirmation of Third Amended and Restated Engineer's Report dated February 2022
7. Confirmation of Amended and Restated Master Assessment Methodology dated January 19, 2022
 - A. Presentation and Approval of Updated Assessment Roll
8. Consideration of Resolution 2023-16 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
9. Consideration of Resolution 2023-17 Declaring Special Assessments on Boundary Amendment Parcels
10. Consideration of Resolution 2023-18 Setting a Public Hearing on the Imposition of Special Assessments on Boundary Amendment Parcels
11. Consideration of Bill(s) of Sale for Conveyance of Mailboxes from HOA to the CDD
12. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
13. Other Business
14. Supervisors Requests and Audience Comments
15. Adjournment

¹ Comments will be limited to three (3) minutes

MINUTES

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

The regular meeting of the Board of Supervisors of the North Powerline Road Community Development District was held on Tuesday, **August 1, 2023** at 11:02 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk	Vice Chairperson
Daniel Arnette	Assistant Secretary
Kevin Chinoy	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Lauren Gentry	District Counsel, KVW Law
Marshall Tindall	Field Manager, GMS
Monica Virgen	GMS

The following is a summary of the discussions and actions taken at the August 1, 2023 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. Three Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated that there were no members of the public present and no members of the public joining via Zoom.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the June 6, 2023
Board of Supervisors Meeting**

Ms. Burns presented the June 6, 2023 minutes and asked for any comments or changes. Hearing no changes, she asked for a motion of approval.

On MOTION by Ms. Schwenk, seconded by Mr. Arnette, with all in favor, the Minutes of the June 6, 2023 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearings

A. Public Hearing on the Adoption of the Fiscal Year 2024 Budget

Ms. Burns asked for a motion to open the public hearing.

On MOTION by Ms. Schwenk, seconded by Mr. Chinoy, with all in favor, Opening the Public Hearing, was approved.

Ms. Burns stated that this public hearing was advertised in the paper and there were no members of the public present. She asked for a motion to close the public hearing.

On MOTION by Ms. Schwenk, seconded by Mr. Arnette, with all in favor, Closing the Public Hearing, was approved.

i. Consideration of Resolution 2023-12 Adopting the District’s Fiscal Year 2024 Budget and Appropriating Funds

Ms. Burns presented this resolution to the Board. She explained that there were not a lot of changes from what they saw at the meeting where they adopted the preliminary budget. She stated that the majority of the increases were for the future phases that they anticipate coming online. She noted that there were some additional playground leases that were added, increased scope for janitorial, and increased scope for pool maintenance. She added that there was no increased proposed on the platted lots, so everybody who had a full platted rate the current year was not seeing an increase. The only increase was Phase 4, which was previously an unplatted rate and now it’s getting a platted rate for the current year. She pointed out that there was a \$10 decrease on the unplatted because they were able to reduce the admin portion.

On MOTION by Ms. Schwenk, seconded by Mr. Arnette, with all in favor, Resolution 2023-12 Adopting the District’s Fiscal Year 2024 Budget and Appropriating Funds, was approved.

B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments

Ms. Burns stated that they sent mailed notice to property owners that were receiving an increase of just Phase 4 and it was also advertised in the paper.

On MOTION by Ms. Schwenk, seconded by Mr. Arnette, with all in favor, Opening the Public Hearing, was approved.

Ms. Burns stated that there were no members of the public present. She asked for a motion to close the public hearing.

On MOTION by Ms. Schwenk, seconded by Mr. Arnette, with all in favor, Closing the Public Hearing, was approved.

i. Consideration of Resolution 2023-13 Imposing Special Assessments and Certifying on Assessment Roll

Ms. Burns stated that this resolution was in the agenda package for review. She noted that this resolution outlined the O&M amounts based on the budget that was just adopted as well as the debt amounts that vary by phase. She was happy to answer any questions.

On MOTION by Ms. Schwenk, seconded by Mr. Arnette, with all in favor, Resolution 2023-13 Imposing Special Assessments and Certifying on Assessment Roll, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-14 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2024

Ms. Burns stated that they had this meeting set for the first Thursday at 10:00 a.m. After Board discussion, it was decided to change the date of the meeting to the first Tuesday at 10:00 a.m.

On MOTION by Ms. Schwenk, seconded by Mr. Chinoy, with all in favor, Resolution 2023-14 Designating the Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2024 for the First Tuesday at 10:00 a.m., was approved as amended.

SIXTH ORDER OF BUSINESS

Acceptance of Fiscal Year 2022 Audit Report

Ms. Burns stated that on page 32 of the agenda package was the report to management, which summarizes that the audit was considered a clean audit and there were no findings or instances of non-compliance and the District did not meet any of the conditions for financial emergency. She was happy to answer any questions. Hearing none,

On MOTION by Ms. Schwenk, seconded by Mr. Arnette, with all in favor, Accepting the Fiscal Year 2022 Audit Report, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Memo Regarding Ethics Training for Elected Officials

Ms. Gentry stated that they included a memo for the Boards reference on the new ethics training requirement, which goes into effect in the calendar year 2024. She explained that they had plenty of time to complete that and was just four hours per calendar year. She noted that their firm was putting together some targeted CDD materials to help the Board meet that requirement and she would provide more details on it as it gets closer.

B. Engineer

There being no comments, the next item followed.

C. Field Manager's Report

Mr. Tindall presented the Field Manager's Report to the Board. He explained that overall, the amenity had done well. He noted that the pool mushroom fountain feature was repaired and was operational again and the playground review was completed with no issues. He stated that the landscaping overall looked good. It was noted that the landscapers kept the common areas mowed and the beds were well maintained. He explained that there was a little bit of room left in the landscape replacement project. He noted that the palm tree at the entrance would be replaced. The solar flood lights were put in at the back entrance. Ms. Burns asked about the builders signs up in Phase 1. Mr. Tindall responded that they were wrapping up one or two near the amenity. Ms. Burns stated that they would monitor that and make sure the builders grab their signs because a lot of times they don't take their signs with them. Mr. Tindall continued his review stating that overall,

the ponds looked good. There were a couple of algae blooms that had occurred, and the pond contractor was working to treat them. It was noted that the overall levels were still on the low side. He stated that the review was done of the new Phase 3 and the conveyance report was assembled. It was noted that one-time mows were arranged while contract addendums were prepared, a proposal was prepared for pond, and they were reviewing the new townhome section with landscaper for proposals. He reviewed the site items stating that the missing traffic signs were replaced, and they were coordinating installation of the approved parking signage.

i. Presentation of Conveyance Report for Phase 3

Mr. Tindall presented the Conveyance Report for Phase 3 to the Board.

**ii. Consideration of Proposal for Pond Maintenance from Aquagenix for Phase 3
(to be provided under separate cover)**

Mr. Tindall presented the proposal for pond maintenance from Aquagenix for Phase 3 to the Board.

On MOTION by Ms. Schwenk, seconded by Mr. Arnette, with all in favor, the Proposal for Pond Maintenance from Aquagenix for Phase 3, was approved.

iii. Consideration of Proposal for Landscape Maintenance from Prince and Sons, Inc. for Phase 3 (to be provided under separate cover)

Mr. Tindall presented the proposal for landscape maintenance from Prince and Sons, Inc. for Phase 3 to the Board.

On MOTION by Ms. Schwenk, seconded by Mr. Arnette, with all in favor, the Proposal for Landscape Maintenance from Prince and Sons, Inc. for Phase 3, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the check register from May to July totaling \$1,612,873.30. She offered to answer any questions on any of the invoices. There being no questions, she asked for a motion of approval.

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

ii. Balance Sheet & Income Statement

Ms. Burns presented the financials and asked if there were any questions. Hearing none, the next item followed.

EIGHTH ORDER OF BUSINESS Other Business

Ms. Gentry stated that the Board previously authorized them to do a boundary amendment. She noted that the Board instructed them to wait until after the budget process was done for that. She further noted that they had been working on those documents, getting the information that they need and would have an update for them at the next meeting.

NINTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS Adjournment

Ms. Burns asked for a motion to adjourn the meeting.

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION IV

RESOLUTION 2023-15

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE ACTIONS OF DISTRICT STAFF IN FACILITATING CORRECTIVE ORDINANCE NO. 23-___; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the North Powerline Road Community Development District (“**District**”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Polk County (“**County**”), Florida; and

WHEREAS, District staff were notified of a scrivener’s error relating to the description of Parcel 32 in Exhibit A attached to Ordinance No. 22-030, adopted by the Board of County Commissioners of Polk County, Florida, on May 3, 2022; and

WHEREAS, in order to avoid disruption to the operation of the District, staff coordinated with the County regarding adoption of corrective Ordinance No. 23-___, adopted by the Board of County Commissioners of Polk County, Florida, on September 5, 2023 (“**Corrective Ordinance**”); and

WHEREAS, the Board desires to ratify all the actions taken by District staff in facilitating the Corrective Ordinance.

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

SECTION 1. The actions of District staff in facilitating the Corrective Ordinance are hereby confirmed, ratified and approved.

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED THIS 5TH DAY OF SEPTEMBER, 2023.

ATTEST:

**NORTH POWERLINE ROAD
COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

SECTION V

*Item will be
provided under
separate cover.*

SECTION VI

**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**

FEBRUARY 2022

**NORTH POWERLINE ROAD
COMMUNITY DEVELOPMENT DISTRICT**

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EXHIBIT 3- Legal Description Expansion Parcels

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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 1825 single family lots, recreation / amenity areas, parks, and associated infrastructure. The District previously amended its boundaries ("Boundary Amendment No. 3") to include an additional 158.74 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 and County Ordinance 22-001. 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 1825 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			158			4	162
4	300	8					308
5	532						532
6		164	92				256
Total	832	644	294	48	3	4	1825

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 water mains 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	Approved
SWFWMD ERP	Approved
Construction Permits	February 2022
Polk County Health Department Water	March 2022
FDEP Sewer	March 2022

PHASE 4

Permits / Approvals	Approval / Expected Date
Zoning Approval	County RMX
Preliminary Plat	N/A
SWFWMD ERP	February 2022
Construction Permits	Approved
Polk County Health Department Water	March 2022
FDEP Sewer	March 2022

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

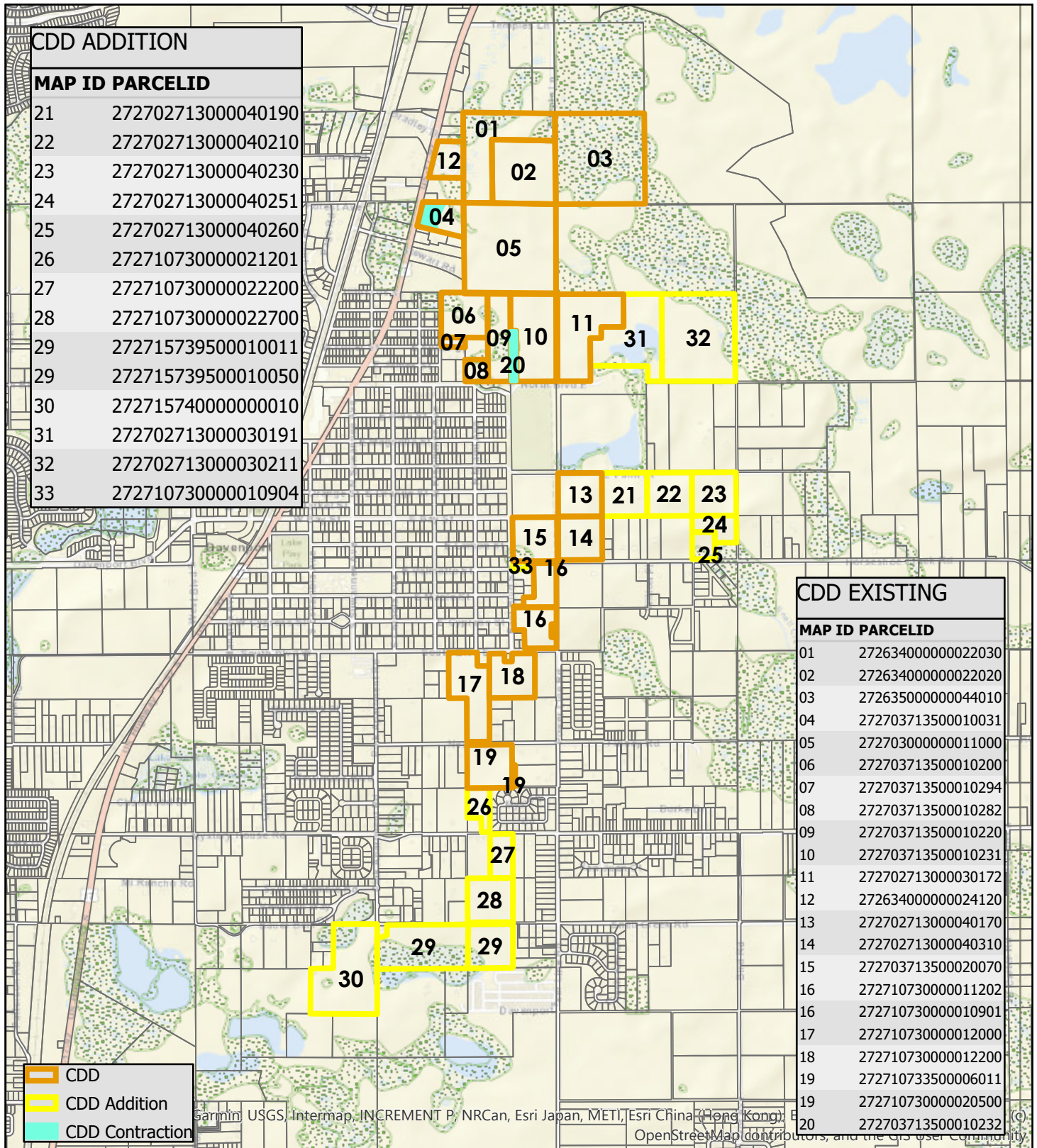
costs of equipment, materials, changes to the regulatory permitting agencies activities, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control. Due to this inherent opportunity for changes (upward or downward) in the construction costs, the total,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

CDD ADDITION

MAP ID PARCELID

21	272702713000040190
22	272702713000040210
23	272702713000040230
24	272702713000040251
25	272702713000040260
26	272710730000021201
27	272710730000022200
28	272710730000022700
29	272715739500010011
29	272715739500010050
30	272715740000000010
31	272702713000030191
32	272702713000030211
33	272710730000010904



CDD EXISTING

MAP ID PARCELID

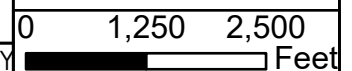
01	272634000000022030
02	272634000000022020
03	272635000000044010
04	272703713500010031
05	272703000000011000
06	272703713500010200
07	272703713500010294
08	272703713500010282
09	272703713500010220
10	272703713500010231
11	272702713000030172
12	272634000000024120
13	272702713000040170
14	272702713000040310
15	272703713500020070
16	272710730000011202
16	272710730000010901
17	272710730000012000
18	272710730000012200
19	272710733500006011
19	272710730000020500
20	272703713500010232

- CDD
- CDD Addition
- CDD Contraction



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

N



MAP DATE: 8/30/2021

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.

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.



ABSOLUTE ENGINEERING, INC.
 1000 N. ASHLEY DRIVE, SUITE 925
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 (813) 344-0100 FAX

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 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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ABSOLUTE

ENGINEERING, INC.

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.

P:\0002 Coakley, Rhinehart, Cassidy, Road\Weston\DWG\CDD-EXPANSION SOUTH\20210514_CDD-EXH 2_LEGAL_DESC_EXST_DIST.dwg (LEGAL) (3) Jm, May 14, 2021 - 2:57pm

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 3 OF 5
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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 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.

P:\0002 Oakley Rhinohorn Casaldi\Road\Powerline Road\Uester\IDWGS\GDD-EXPANSION SOUTH 2\0210514_GDD-EXH 2_LEGAL_DESC_EXST_DIST.dwg (LEGAL 4) [In: May 14, 2021 - 2:57pm]



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 1/4 OF TRACT 26 AND W 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 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

ABSOLUTE ENGINEERING, INC.
 1000 N. ASHLEY DRIVE, SUITE 925
 TAMPA, FLORIDA 33602
 C.A. NO. 28358
 (813) 221-1616 TEL
 (813) 344-0100 FAX

LEGAL DESCRIPTION:

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

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



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 NUMBERS 31: 272702-713000-030191 AND 32: 272702-713000-030211

A PARCEL OF LAND BEING ALL OF TRACTS 20 THROUGH 28, THE SOUTH 1/4 OF TRACT 19, AND A PORTION OF TRACTS 29-31, OF THE MAP OF 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, 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 MAP OF 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 1380.59 FEET TO A LINE 750.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 31; THENCE ALONG SAID PARALLEL LINE, N 00°17'30" W, A DISTANCE OF 200.00 FEET TO A LINE 200.00 FEET NORTH OF AND PARALLEL WITH AFORESAID SOUTH BOUNDARY OF TRACTS 25 THROUGH 31; THENCE ALONG SAID PARALLEL LINE, S 89°39'34" W, A DISTANCE OF 750.00 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 441.84 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.

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 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



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 3/4 OF TRACT 26 AND W 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 158.74 AC. MORE OR LESS



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

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



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:

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



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:

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

SHEET
3 OF 7

DATE
5-14-2021

DRAWN BY
JJM

JOB NUMBER
0002.0002

SEC TWP RGE
S2&10-27S-27E



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 S2&10-27S-27E	JOB NUMBER 0002.0002	DRAWN BY JJM	DATE 5-14-2021	SHEET 4 OF 7
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ABSOLUTE ENGINEERING, INC.
 1000 N. ASHLEY DRIVE, SUITE 925
 TAMPA, FLORIDA 33602
 C.A. NO. 28358
 (813) 221-1516 TEL
 (813) 344-0100 FAX

P:\0002 Oakley Rhinehart Cassidy\0002 Powerline Road\Master\DWG\CDD-EXPANSION_SOUTH_2\CDD-EXH 4-LEGAL_DESC_AMEND (1-5).dwg (LEGAL (4)) .jrn Feb 05, 2022 - 12:38pm

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 3/4 OF TRACT 26 AND W 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.

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 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 NUMBERS 31: 272702-713000-030191 AND 32: 272702-713000-030211

A PARCEL OF LAND BEING ALL OF TRACTS 20 THROUGH 28, THE SOUTH 1/4 OF TRACT 19, AND A PORTION OF TRACTS 29-31, OF THE MAP OF 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, 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 MAP OF 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 1380.59 FEET TO A LINE 750.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 31; THENCE ALONG SAID PARALLEL LINE, N 00°17'30" W, A DISTANCE OF 200.00 FEET TO A LINE 200.00 FEET NORTH OF AND PARALLEL WITH AFORESAID SOUTH BOUNDARY OF TRACTS 25 THROUGH 31; THENCE ALONG SAID PARALLEL LINE, S 89°39'34" W, A DISTANCE OF 750.00 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 441.84 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.

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

SHEET 6 OF 7

DATE 5-14-2021

DRAWN BY JJM

JOB NUMBER 0002.0002

SEC TWP RGE S2&10-27S-27E



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 3/4 OF TRACT 26 AND W 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 430.38 AC. MORE OR LESS



EXHIBIT 4

NORTH POWER LINE ROAD CDD

LEGAL DESCRIPTION PROPOSED DISTRICT BOUNDARY AFTER EXPANSION

SEC TWP RGE S2&10-27S-27E	JOB NUMBER 0002.0002	DRAWN BY JJM	DATE 5-14-2021	SHEET 7 OF 7
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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> ⁽¹²⁾	<u>Phase 1 (295 Lots)</u> <u>2020-2023</u>	<u>Phase 2 (272 Lots)</u> <u>2020-2023</u>	<u>Phase 3 (162 Lots)</u> <u>2021-2023</u>	<u>Phase 4 (308 Lots)</u> <u>2022-2023</u>	<u>Phase 5 (532 Lots)</u> <u>2022-2023</u>	<u>Phase 6 (256 Lots)</u> <u>2022-2023</u>	<u>Powerline Road Extension</u>	<u>Total (1825 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⁾⁹¹¹⁾	\$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 2022 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 1825 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.

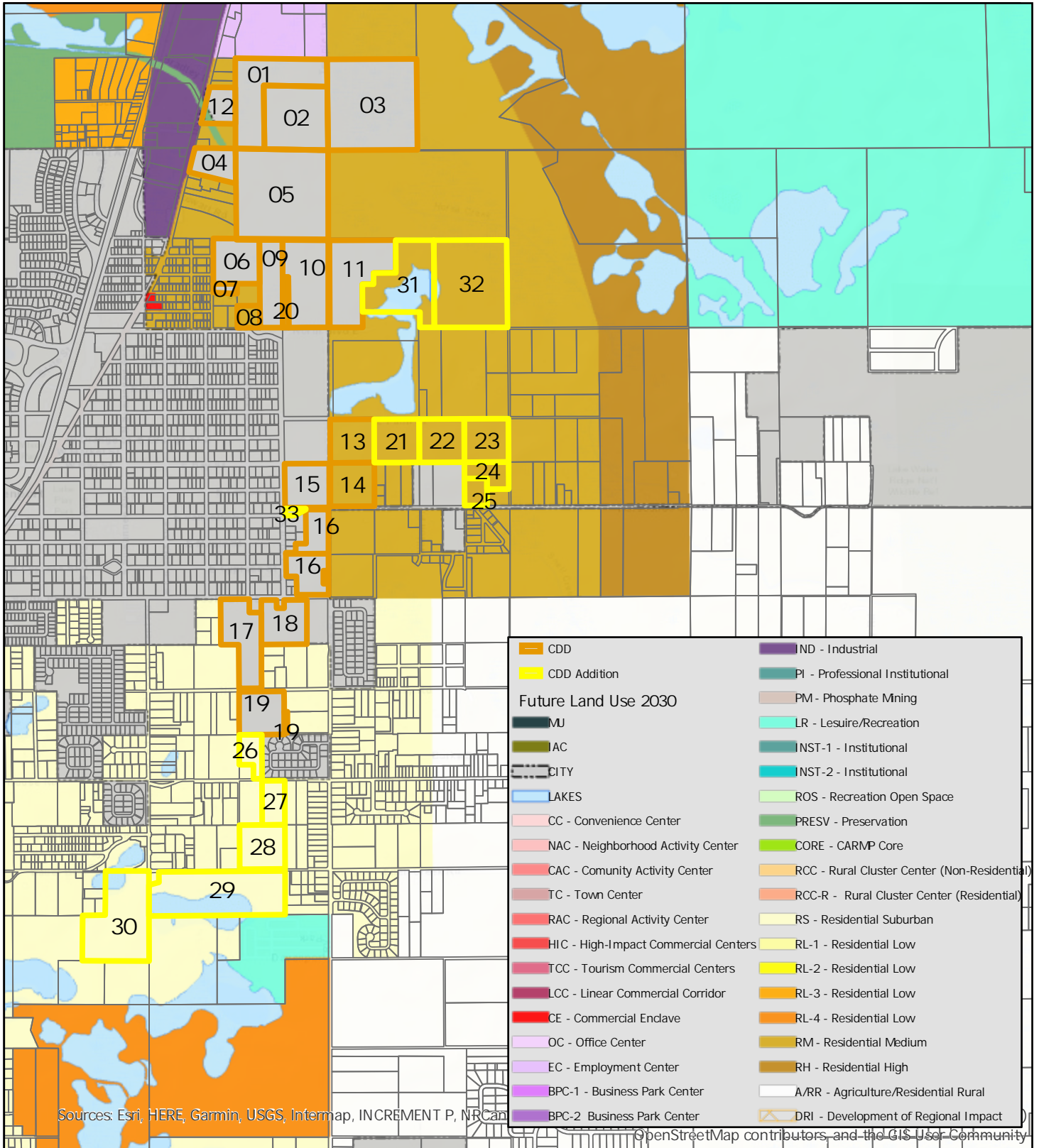
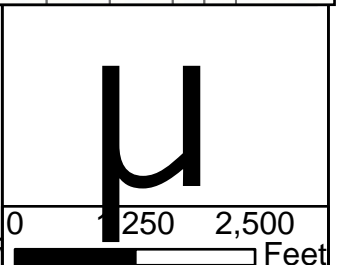


EXHIBIT 7
NORTH POWER LINE ROAD CDD
COMPOSITE EXHIBIT
EXISTING AND FUTURE LAND USE

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.

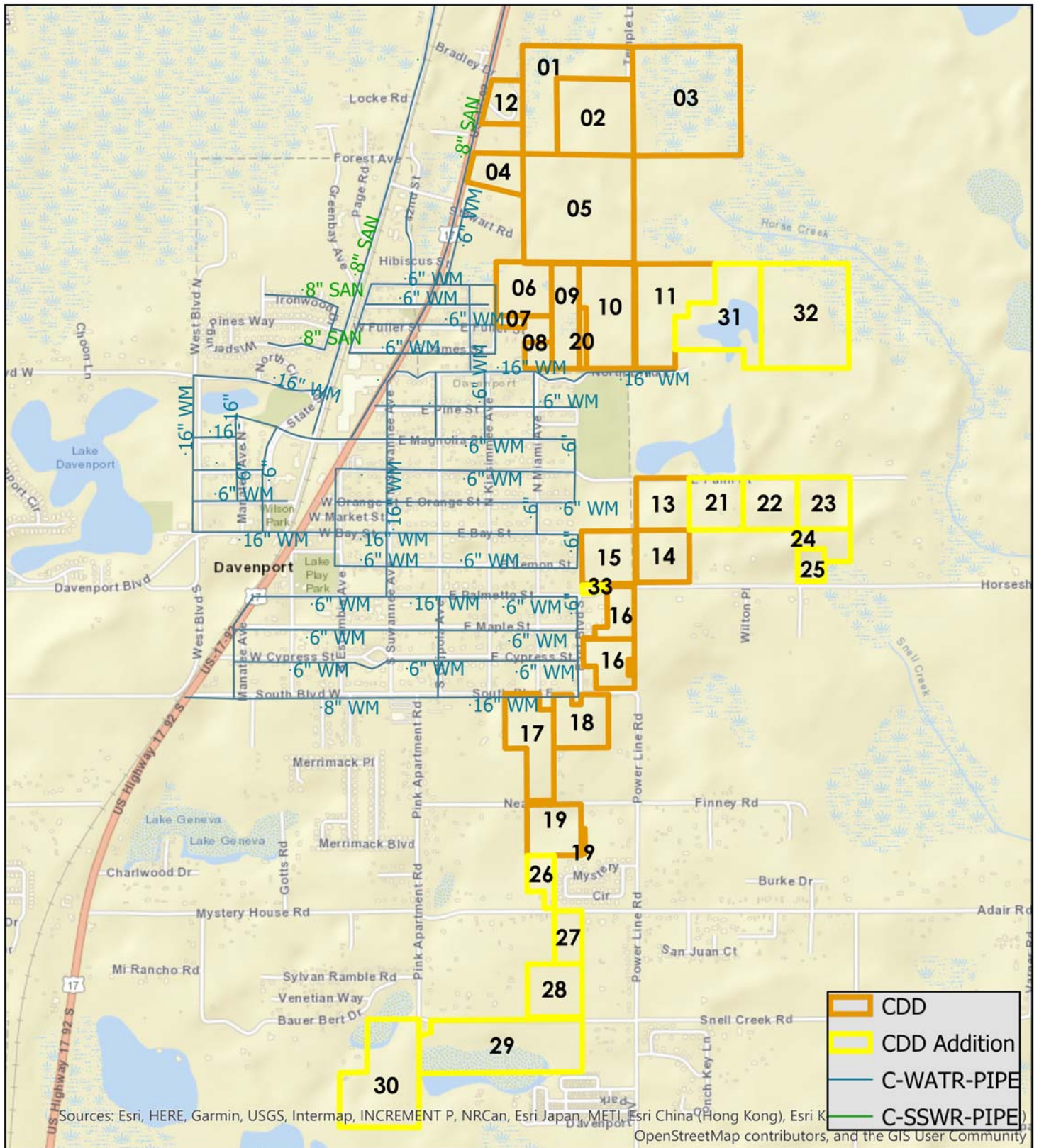
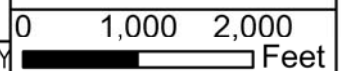


EXHIBIT 8
NORTH POWER LINE ROAD CDD
WATER AND SEWER LOCATIONS

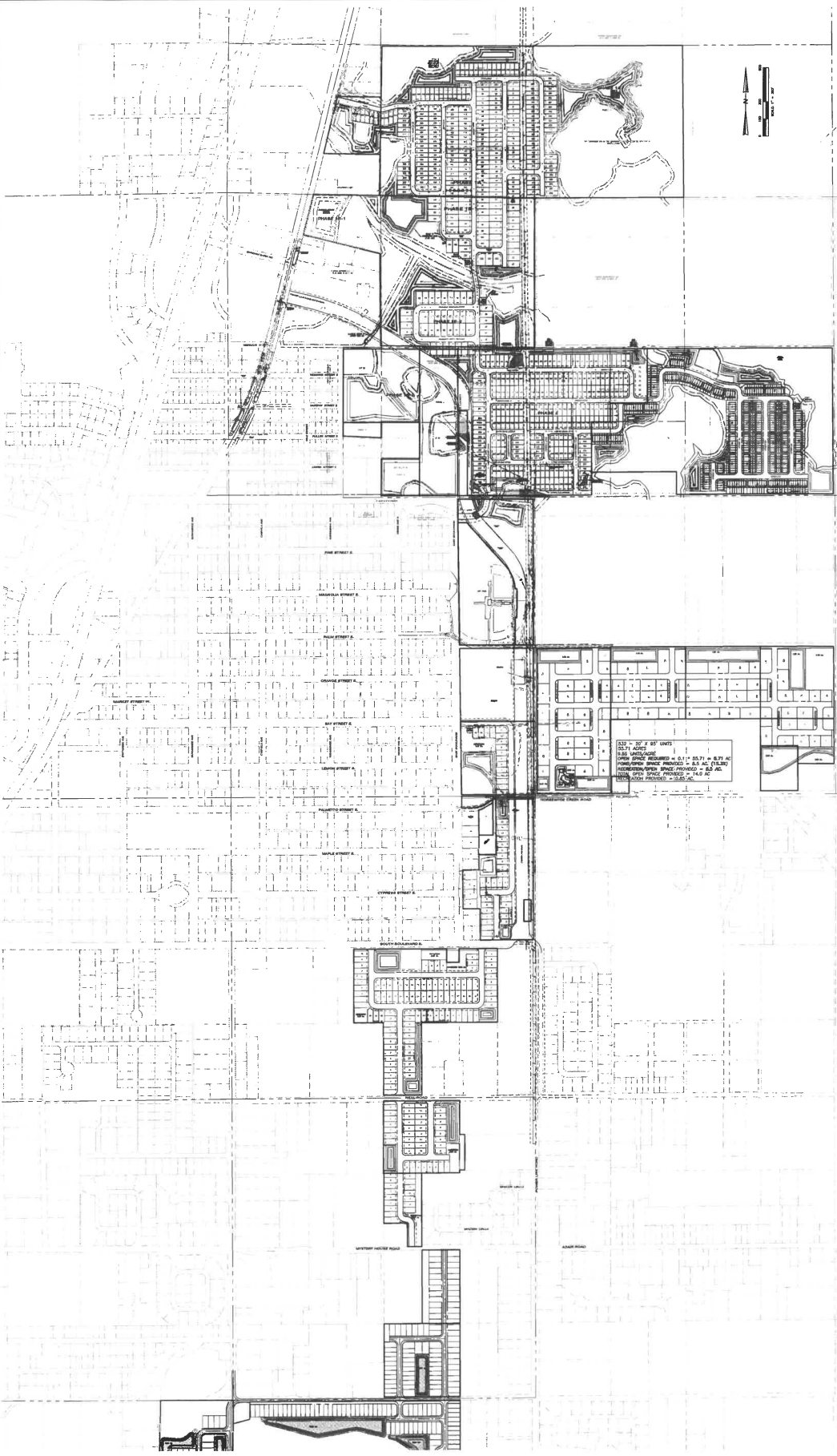


MAP DATE: 5/17/2021

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	TOWN- FRONT	SF TOTAL	UNIT TOTAL
PHASE 1A-1	244	65	48	3	51	244	51
PHASE 1B-1	244	65	44	44	228	244	44
PHASE 1B-2	244	65	44	44	228	244	44
PHASE 2	244	65	44	44	228	244	44
PHASE 3	244	65	44	44	228	244	44
TOTAL	479	0	92	3	300	275	875

BELLA VITA SOUTH SUBDIVISION - LOT SUMMARY

PHASE	LOT WIDTH	LOT WIDTH	LOT WIDTH	LOT WIDTH	LOT WIDTH	SF TOTAL
PHASE 1A-1	40	40	40	40	40	146
PHASE 1B-1	40	40	40	40	40	16
PHASE 1B-2	40	40	40	40	40	16
PHASE 2	40	40	40	40	40	16
PHASE 3	40	40	40	40	40	16
TOTAL	40	40	40	40	40	16

SECTION VII

**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**

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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 \$73,000,000 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 of-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 1,868 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 \$56,891,293. 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 \$73,000,000. 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 \$73,000,000 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 \$73,000,000 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 \$56,891,293. 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 \$73,000,000. 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	845	845
50' Lot	1.25	136	170
55' and 65' Lot	1.38	51	70
80' Lot	2.00	4	8
Total Units		1,868	1,509

(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	\$ 7,675,609
Stormwater Management	\$ 14,416,699
Utilities (Water, Sewer, & Street Lighting)	\$ 12,281,092
Roadway	\$ 14,700,274
Entry Feature	\$ 655,407
Parks and Amenities	\$ 2,752,710
Contingencies	\$ 4,369,504
	\$ 56,851,293

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

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

Bond Sizing

Description	Total
Construction Funds	\$ 56,851,293
Debt Service Reserve	\$ 5,303,371
Capitalized Interest	\$ 8,760,000
Underwriters Discount	\$ 1,460,000
Cost of Issuance	\$ 220,000
Contingency	\$ 405,336
Par Amount*	\$ 73,000,000

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 Costs Per Product Type	Improvement Costs Per Unit
TH/20' Lot	832	0.50	416.0	28%	\$ 15,671,424	\$ 18,836
40' Lot	845	1.00	845.0	56%	\$ 31,832,580	\$ 37,672
50' Lot	136	1.25	170.0	11%	\$ 6,404,188	\$ 47,090
55' and 65' Lot	51	1.38	70.1	5%	\$ 2,641,727	\$ 51,799
80' Lot	4	2.00	8.0	1%	\$ 301,374	\$ 75,343
	1,868		1,509	100%	\$ 56,851,293	

* 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 Costs Per Product Type	Allocation of Par Debt Per Product Type	Per Unit Revised Par
TH/20' Lot	832	\$ 15,671,424	\$ 20,122,919	\$ 24,186
40' Lot	845	\$ 31,832,580	\$ 40,874,679	\$ 48,372
50' Lot	136	\$ 6,404,188	\$ 8,223,308	\$ 60,466
55' and 65' Lot	51	\$ 2,641,727	\$ 3,392,115	\$ 66,512
80' Lot	4	\$ 301,374	\$ 386,979	\$ 96,745
	<u>1,868</u>	<u>\$ 56,851,293</u>	<u>\$ 73,000,000</u>	

* 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	\$ 20,122,919	\$ 24,186	\$ 1,461,908	\$ 1,757	\$ 1,889
40' Lot	845	\$ 40,874,679	\$ 48,372	\$ 2,969,501	\$ 3,514	\$ 3,779
50' Lot	136	\$ 8,223,308	\$ 60,466	\$ 597,414	\$ 4,393	\$ 4,723
55' and 65' Lot	51	\$ 3,392,115	\$ 66,512	\$ 246,433	\$ 4,832	\$ 5,196
80' Lot	4	\$ 386,979	\$ 96,745	\$ 28,114	\$ 7,028	\$ 7,557
	1,868	\$ 73,000,000		\$ 5,303,371		

(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	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000020	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000030	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000040	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000050	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000060	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000070	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000080	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000090	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000100	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000110	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000120	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000130	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000140	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000150	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000160	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000170	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000180	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000190	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000200	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000210	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000220	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000230	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000240	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000250	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000260	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000270	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000280	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000290	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196

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	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000310	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000320	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000330	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000340	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000350	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000360	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000370	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000380	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000390	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000400	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000410	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000420	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000430	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000440	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000450	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000460	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000470	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000480	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000490	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000500	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000510	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000520	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000530	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000540	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000550	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000560	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000570	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000580	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000590	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000600	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000610	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000620	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000630	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000640	40	1	\$ 48,372	\$ 3,514	\$ 3,779

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	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000660	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000670	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000680	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000690	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000700	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000710	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000720	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000730	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000740	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000750	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000760	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000770	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000780	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000790	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000800	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000810	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000820	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000830	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000840	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000850	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000860	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000870	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000880	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000890	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000900	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000910	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000920	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000930	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000940	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000950	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000960	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000970	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000980	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000990	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196

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	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001010	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001020	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001030	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001040	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001050	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001060	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001070	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001080	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001090	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001100	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001110	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001120	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001130	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001140	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001150	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001160	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001170	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001180	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001190	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001200	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001210	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001220	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001230	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001240	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001250	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001260	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001270	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001280	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001290	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001300	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001310	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001320	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001330	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001340	40	1	\$ 48,372	\$ 3,514	\$ 3,779

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	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001360	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001370	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001380	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001390	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001400	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001410	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001420	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001430	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001440	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001450	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001460	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001470	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001480	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001490	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001500	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001510	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001520	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001530	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001540	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001550	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001560	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001570	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001580	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001590	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001600	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001610	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001620	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001630	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001640	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001650	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001660	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001670	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001680	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001690	40	1	\$ 48,372	\$ 3,514	\$ 3,779

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	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001710	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001720	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001730	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001740	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001750	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001760	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001770	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001780	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001790	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001800	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001810	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001820	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001830	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001840	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001850	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001860	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001870	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001880	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001890	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001900	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001910	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001920	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001930	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001940	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001950	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001960	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001970	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001980	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001990	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002000	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002010	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002020	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002030	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002040	40	1	\$ 48,372	\$ 3,514	\$ 3,779

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	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002060	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002070	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002080	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002090	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002100	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002110	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002120	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002130	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002140	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002150	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002160	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002170	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002180	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002190	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002200	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002210	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002220	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002230	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002240	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002250	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002260	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002270	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002280	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002290	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002300	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002310	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002320	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002330	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002340	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002350	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002360	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002370	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002380	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002390	40	1	\$ 48,372	\$ 3,514	\$ 3,779

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	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002410	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002420	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002430	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002440	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002450	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002460	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002470	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002480	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002490	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002500	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002510	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002520	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002530	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002540	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002550	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002560	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002570	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002580	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002590	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002600	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002610	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002620	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002630	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002640	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002650	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002660	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002670	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002680	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002690	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002700	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002710	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002720	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002730	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002740	40	1	\$ 48,372	\$ 3,514	\$ 3,779

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	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002760	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002770	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002780	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002790	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002800	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002810	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002820	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002830	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002840	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002850	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002860	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002870	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002880	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002890	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002900	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002910	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002920	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002930	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002940	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002950	40	1	\$ 48,372	\$ 3,514	\$ 3,779
	Platted Totals		295	\$ 15,194,981	\$ 1,103,899	\$ 1,186,988

			Par Per Undeveloped Acre	Total Par Allocated	Net Annual Assessment Allocation	Gross Annual Assessment Allocation
CH Dev LLC	272634710501002980	6.47	\$ 142,044.53	\$ 919,028	\$ 66,766	\$ 71,792
CH Dev LLC	272703000000011010	21.63	\$ 142,044.53	\$ 3,072,423	\$ 223,208	\$ 240,009
CH Dev LLC	272703713500010203	10.03	\$ 142,044.53	\$ 1,424,707	\$ 103,503	\$ 111,294
CH Dev LLC	272703713500010294	0.81	\$ 142,044.53	\$ 115,056	\$ 8,359	\$ 8,988
CH Dev LLC	272703713500010282	2.47	\$ 142,044.53	\$ 350,850	\$ 25,489	\$ 27,407
CH Dev LLC	272703713500010220	9.78	\$ 142,044.53	\$ 1,389,195	\$ 100,924	\$ 108,520
CH Dev LLC	272703713500010231	18.26	\$ 142,044.53	\$ 2,593,733	\$ 188,432	\$ 202,615
CH Dev LLC	272702713000030172	20.13	\$ 142,044.53	\$ 2,859,356	\$ 207,729	\$ 223,365

			Par Per Undeveloped Acre	Total Par Allocated	Net Annual Assessment Allocation	Gross Annual Assessment Allocation
Lowey Watters Investors LLC	272702713000040170	9.44	\$ 142,044.53	\$ 1,340,900	\$ 97,415	\$ 104,747
Northeast Polk Land Investments LLC	272702713000040310	9.45	\$ 142,044.53	\$ 1,342,321	\$ 97,518	\$ 104,858
Northeast Polk Land Investments LLC	272703713500020070	9.66	\$ 142,044.53	\$ 1,372,150	\$ 99,685	\$ 107,188
GLK Real Estate LLC	272710730000010901	5.48	\$ 142,044.53	\$ 778,404	\$ 56,550	\$ 60,807
GLK Real Estate LLC	272710730000011202	7.41	\$ 142,044.53	\$ 1,052,550	\$ 76,467	\$ 82,222
Northeast Polk Land Investments LLC	272710730000012000	13.23	\$ 142,044.53	\$ 1,879,249	\$ 136,525	\$ 146,802
Cassidy Property Investments LLC	272710730000012200	9.67	\$ 142,044.53	\$ 1,373,571	\$ 99,788	\$ 107,299
Cassidy Property Investments LLC	272710730000020500	9.59	\$ 142,044.53	\$ 1,362,207	\$ 98,963	\$ 106,412
Cassidy Property Investments LLC	272710733500006011	0.32	\$ 142,044.53	\$ 45,454	\$ 3,302	\$ 3,551
Flanagan Kenneth Walter Jr	272702713000040190	9.66	\$ 142,044.53	\$ 1,372,150	\$ 99,685	\$ 107,188
Smith Gerald S	272702713000040210	9.63	\$ 142,044.53	\$ 1,367,889	\$ 99,376	\$ 106,856
Smith Gerald S	272702713000040230	9.45	\$ 142,044.53	\$ 1,342,321	\$ 97,518	\$ 104,858
Smith Gerald S	272702713000040251	4.71	\$ 142,044.53	\$ 669,030	\$ 48,604	\$ 52,263
Smith Gerald S	272702713000040260	3.00	\$ 142,044.53	\$ 426,134	\$ 30,958	\$ 33,288
CH Dev LLC	272710730000021201	3.94	\$ 142,044.53	\$ 559,655	\$ 40,658	\$ 43,719
Cassidy Property Investments LLC	272710730000022200	4.95	\$ 142,044.53	\$ 703,120	\$ 51,081	\$ 54,926
JMBI Real Estate	272710730000022700	9.90	\$ 142,044.53	\$ 1,406,241	\$ 102,162	\$ 109,851
Nielsen Jan Douglas	272715739500010050	9.81	\$ 142,044.53	\$ 1,393,457	\$ 101,233	\$ 108,853
Nielsen Jan Douglas	272715739500010011	19.13	\$ 142,044.53	\$ 2,717,312	\$ 197,410	\$ 212,269
Cassidy Property Investments LLC	272715740000000010	24.58	\$ 142,044.53	\$ 3,491,454	\$ 253,650	\$ 272,742
Barnhill Teressa Ann	272702713000030191	30.95	\$ 142,044.53	\$ 4,396,278	\$ 319,385	\$ 343,425
Williams Terry	272702713000030211	31.54	\$ 142,044.53	\$ 4,480,084	\$ 325,473	\$ 349,971
GLK Real Estate LLC	272710730000010904	0.54	\$ 142,044.53	\$ 76,704	\$ 5,572	\$ 5,992
JMBI REAL ESTATE LLC	272634710501002960	71.33	\$ 142,044.53	\$ 10,132,036	\$ 736,081	\$ 791,485
Unplatted Totals		406.95		\$ 57,805,019	\$ 4,199,472	\$ 4,515,561
Totals				\$ 73,000,000	\$ 5,303,371	\$ 5,702,549

Annual Assessment Periods	30
Projected Bond Rate (%)	6.00%
Maximum Annual Debt Service	\$5,303,371

Prepared by: Governmental Management Services - Central Florida, LLC

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



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:

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



ABSOLUTE ENGINEERING, INC.
 1000 N. ASHLEY DRIVE, SUITE 925
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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

SHEET
3 OF 7

DATE
5-14-2021

DRAWN BY
JJM

JOB NUMBER
0002.0002

SEC TWP RGE
S2&10-27S-27E



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 S2&10-27S-27E	JOB NUMBER 0002.0002	DRAWN BY JJM	DATE 5-14-2021	SHEET 4 OF 7
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ABSOLUTE ENGINEERING, INC.
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P:\0002 Oakley Rhinehart Cassidy\0002 Powerline Road\Master\DWG\CDD-EXPANSION_SOUTH_2\CDD-EXH_4_LEGAL_DESC_AMEND_(1-5).dwg (LEGAL (4)) .jlm Feb 05, 2022 - 12:38pm

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 3/4 OF TRACT 26 AND W 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.

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	DATE	SHEET
S2&10-27S-27E	0002.0002	5-14-2021	5 OF 7
DRAWN BY			
JJM			



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P:\0002 Oakley Rhinehart Cassidy\0002 Powerline Road\Master\DWG\CDD\EXPANSION SOUTH 2\CDD-EXH 4-LEGAL-DESC AMEND (1-5).dwg (LEGAL (5)) .jrn Feb 05, 2022 - 12:38pm

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 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.

LESS A PORTION OF PARCEL 31: 27-27-02-713000-030191

DESCRIPTION:

A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11017, PAGE 1680 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING A PART OF TRACTS 29 THROUGH 31 OF THE MAP OF FLORIDA DEVELOPMENT CO. TRACT, LYING IN THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 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 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 1299.26 FEET TO THE WESTERLY EXTENSION OF THE SOUTH BOUNDARY OF TRACT 32 OF SAID MAP OF FLORIDA DEVELOPMENT CO. TRACT; THENCE ALONG THE SOUTH BOUNDARY OF SAID TRACTS 31 AND 32, AND WESTERLY EXTENSION THEREOF, N.89°39'34"E., A DISTANCE OF 495.14 FEET TO THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 31 FOR A POINT OF BEGINNING; THENCE ALONG SAID WEST LINE, N.00°17'30"W., A DISTANCE OF 200.00 FEET TO A LINE 200.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH BOUNDARY OF AFORESAID TRACTS 29 THROUGH 31; THENCE ALONG SAID PARALLEL LINE, N.89°39'34"E., A DISTANCE OF 750.00 FEET TO A LINE 750.00 FEET EAST OF AND PARALLEL WITH AFORESAID WEST LINE OF THE EAST 1/2 OF SAID TRACT 31; THENCE ALONG SAID PARALLEL LINE, S.00°17'30"E., A DISTANCE OF 200.00 FEET TO AFORESAID SOUTH BOUNDARY OF TRACTS 29 THROUGH 31; THENCE ALONG SAID SOUTH BOUNDARY, S.89°39'34"W., A DISTANCE OF 750.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.444 ACRES, MORE OR LESS.

EXHIBIT 4

NORTH POWER LINE ROAD CDD

LEGAL DESCRIPTION PROPOSED DISTRICT BOUNDARY AFTER EXPANSION

SHEET 6 OF 7

DATE 5-14-2021

DRAWN BY JJM

JOB NUMBER 0002.0002

SEC TWP RGE S2&10-27S-27E



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:

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 3/4 OF TRACT 26 AND W 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 426.07 AC. MORE OR LESS

EXHIBIT 4

NORTH POWER LINE ROAD CDD

LEGAL DESCRIPTION PROPOSED DISTRICT BOUNDARY AFTER EXPANSION

SEC TWP RGE S2&10-27S-27E	JOB NUMBER 0002.0002	DRAWN BY JJM	DATE 5-14-2021	SHEET 7 OF 7
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ABSOLUTE ENGINEERING, INC.
1000 N. ASHLEY DRIVE, SUITE 925
TAMPA, FLORIDA 33602
C.A. NO. 28358
(813) 221-1516 TEL
(813) 344-0100 FAX

SECTION A

PARCEL ID	Owner	Lot Size	UNITS	Total Par Debt Allocation Per Lot	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation
27-27-02-713010-002480	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002490	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002500	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002510	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002520	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002530	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002540	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002550	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002560	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002570	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002580	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002590	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002600	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002610	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002620	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002630	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002640	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002650	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002660	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002670	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002680	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002690	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002700	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002710	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002720	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002730	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002740	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002750	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002760	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002770	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002780	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002790	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002800	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002810	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002820	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002830	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002840	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002850	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002860	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002870	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002880	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002890	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002900	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002910	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002920	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002930	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002940	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002950	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002960	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002970	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002980	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-002990	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
27-27-02-713010-003000	CH DEV LLC	TH	1	\$24,186.20	\$1,757.10	\$1,889.36
Total Gross Direct			1036	\$46,540,296.53	\$3,381,102.18	\$3,635,593.74

Unplatted Property	Owner	Acres	Par Per Undeveloped Acre	Total Par Allocated	Net Annual Assessment Allocation	Gross Annual Assessment Allocation
272710730000010901	GLK REAL ESTATE LLC	5.70	\$179,120.78	\$1,021,651.18	\$74,221.85	\$79,808.44
272710730000010904	GLK REAL ESTATE LLC	0.54	\$179,120.78	\$97,029.73	\$7,049.10	\$7,579.68
272710730000011202	GLK REAL ESTATE LLC	7.62	\$179,120.78	\$1,364,022.64	\$99,094.77	\$106,553.51
272710730000022200	CASSIDY PROPERTY INVESTMENTS LLC	4.95	\$179,120.78	\$886,880.71	\$64,430.92	\$69,280.56
272710730000022700	JMBI REAL ESTATE LLC	9.90	\$179,120.78	\$1,772,901.64	\$128,799.39	\$138,493.96
272715739500010011	GAMA INVESTORS LLC	19.13	\$179,120.78	\$3,426,759.61	\$248,950.38	\$267,688.58
272715739500010050	GAMA INVESTORS LLC	9.81	\$179,120.78	\$1,757,103.19	\$127,651.65	\$137,259.83
272715740000000010	CASSIDY PROPERTY INVESTMENTS LLC	24.58	\$179,120.78	\$4,402,018.51	\$319,801.88	\$343,872.99
272702713000040310	NORTHEAST POLK LAND INVESTMENTS LLC	9.68	\$179,120.78	\$1,734,498.15	\$126,009.41	\$135,493.99
272703713500020070	NORTHEAST POLK LAND INVESTMENTS LLC	9.66	\$179,120.78	\$1,730,306.72	\$125,704.91	\$135,166.57
272702713000040170	CASSIDY HOLDINGS LLC	9.69	\$179,120.78	\$1,735,895.29	\$126,110.91	\$135,603.13
272702713000040190	GAMA INVESTORS LLC	9.66	\$179,120.78	\$1,731,130.67	\$125,764.77	\$135,230.94
272702713000040210	CASSIDY HOLDINGS LLC	9.63	\$179,120.78	\$1,725,076.39	\$125,324.93	\$134,757.99
272702713000040230	CASSIDY HOLDINGS LLC	9.45	\$179,120.78	\$1,692,816.74	\$122,981.30	\$132,237.96
272702713000040251	CASSIDY HOLDINGS LLC	4.71	\$179,120.78	\$844,249.96	\$61,333.85	\$65,950.37
272702713000040260	CASSIDY HOLDINGS LLC	3.00	\$179,120.78	\$537,362.34	\$39,038.79	\$41,977.20
Total Unplatted		147.72		\$26,459,703.47	\$1,922,268.82	\$2,066,955.72

PARCEL ID	Owner	Lot Size	UNITS	Total Par Debt Allocation Per Lot	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation
Total Combined				\$73,000,000.00	\$5,303,371.00	\$5,702,549.46

SECTION VIII

RESOLUTION 2023-16

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; Ordinance 20-046 of the County, effective December 2, 2020; Ordinance 22-001 of the County, effective January 4, 2022; Ordinance 22-030 of the County, effective May 3, 2022, and Ordinance 23-___ of the County, adopted September 5, 2023 (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 September 5, 2023, the Board of County Commissioners of Polk County Florida adopted Ordinance No. 23-___, correcting a scrivener's error in the description of the District's boundaries as to property identified as "Parcel 32" (the "Parcel 32 Property") located within the area known as "Phase Three" of the development; 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 Phase Three, inclusive of the Parcel 32 Property.

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 _____, _____, **2023 at 10:00 AM at the Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., 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 Phase Three, inclusive of the Parcel 32 Property.

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 5th day of September 2023.

ATTEST:

**NORTH POWERLINE ROAD
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION IX

RESOLUTION 2023-17

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 (together, the “Boundary Amendment Parcel”) and contracting approximately 4.303 acres of land; and

WHEREAS, on May 3, 2022, the Board of County Commissioners of Polk County, Florida, adopted Ordinance No. 22-030, effective May 3, 2022, correcting a scrivener’s error in Ordinance No. 22-001; and

WHEREAS, on February 23, 2022, after publishing and mailing all statutorily required notices, the District’s Board adopted Resolution No. 2022-04 (the “Master Assessment Resolution”) equalizing, confirming, approving, and levying master debt assessments on the Boundary Amendment Parcel; and

WHEREAS, on September 5, 2023, the Board of County Commissioners of Polk County, Florida, adopted Ordinance No. 23-____, effective September 5, 2023, further correcting a scrivener’s error in the legal description for certain land within the Boundary Amendment Parcel identified as “Parcel 32” in Exhibit A to said Ordinance (the “Parcel 32 Property”), which is located within “Phase Three” of the development; and

WHEREAS, in an abundance of caution, the District’s Board now wishes to re-declare the assessments originally equalized, levied, and confirmed by the Master Assessment Resolution for Phase Three, inclusive of the Parcel 32 Property; 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 February 2022, 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 development, inclusive of Phase Three and the Parcel 32 Property (“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 Phase Three, inclusive of the Parcel 32 Property; 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 Phase Three, inclusive of the Parcel 32 Property, 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 Phase Three, inclusive of the Parcel 32 Property 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 Phase Three, inclusive of the Parcel 32 Property as specified in the Assessment Report.
2. The nature and general location of, and plans and specifications for, the Improvements benefitting Phase Three, inclusive of the Parcel 32 Property 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 property within the District, including Phase Three, is **\$56,851,293** (the “Estimated Cost”).

4. The Assessments will defray approximately **\$52,000,000**, which includes a portion of 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 5th day of September, 2023.

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 February 2022

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

FEBRUARY 2022

**NORTH POWERLINE ROAD
COMMUNITY DEVELOPMENT DISTRICT**

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**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 1825 single family lots, recreation / amenity areas, parks, and associated infrastructure. The District previously amended its boundaries (“Boundary Amendment No. 3”) to include an additional 158.74 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 and County Ordinance 22-001. 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 1825 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			158			4	162
4	300	8					308
5	532						532
6		164	92				256
Total	832	644	294	48	3	4	1825

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 water mains 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	Approved
SWFWMD ERP	Approved
Construction Permits	February 2022
Polk County Health Department Water	March 2022
FDEP Sewer	March 2022

PHASE 4

Permits / Approvals	Approval / Expected Date
Zoning Approval	County RMX
Preliminary Plat	N/A
SWFWMD ERP	February 2022
Construction Permits	Approved
Polk County Health Department Water	March 2022
FDEP Sewer	March 2022

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



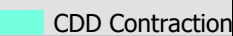
costs of equipment, materials, changes to the regulatory permitting agencies activities, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control. Due to this inherent opportunity for changes (upward or downward) in the construction costs, the total,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

CDD ADDITION

MAP ID PARCELID

21	272702713000040190
22	272702713000040210
23	272702713000040230
24	272702713000040251
25	272702713000040260
26	272710730000021201
27	272710730000022200
28	272710730000022700
29	272715739500010011
29	272715739500010050
30	272715740000000010
31	272702713000030191
32	272702713000030211
33	272710730000010904

	CDD
	CDD Addition
	CDD Contraction

CDD EXISTING

MAP ID PARCELID

01	272634000000022030
02	272634000000022020
03	272635000000044010
04	272703713500010031
05	272703000000011000
06	272703713500010200
07	272703713500010294
08	272703713500010282
09	272703713500010220
10	272703713500010231
11	272702713000030172
12	272634000000024120
13	272702713000040170
14	272702713000040310
15	272703713500020070
16	272710730000011202
16	272710730000010901
17	272710730000012000
18	272710730000012200
19	272710733500006011
19	272710730000020500
20	272703713500010232

Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Mapbox, OpenStreetMap contributors, and the GIS User Community



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



0 1,250 2,500 Feet

MAP DATE: 8/30/2021

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.

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.



ABSOLUTE ENGINEERING, INC.
 1000 N. ASHLEY DRIVE, SUITE 925
 TAMPA, FLORIDA 33602
 C.A. NO. 28365
 (813) 221-1516 TEL
 (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
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.

P:\0002 Coakley, Rhinehart, Cassidy, Road\Weston\DWG\CDD-EXPANSION SOUTH\20210514_CDD-EXH 2_LEGAL_DESC_EXST_DIST.dwg (LEGAL) (3) Jm, May 14, 2021 - 2:57pm

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 3 OF 5
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ABSOLUTE ENGINEERING, INC.

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

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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.

P:\0002 Oakley, Rhinehart, Casaldi\Road\Powerline Road\West\IDWGS\GDD-EXPANSION SOUTH 2\00210514_GDD-EXP 2_LEGAL_DESC_EXIST_DIST.dwg (LEGAL 4) [in: May 14, 2021 - 2:57pm]



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 1/4 OF TRACT 26 AND W 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 271.64 ACRES MORE OR LESS.

P:\0002 Ooksie, Rhinehart Coast\0002 Powerline Road\Master\DWGs\CD\CD-EXPANSION SOUTH 2\0210514_CDD-EXH 2_LEGAL DESC EXIST. DIST.dwg (LEGAL (5)) Jjm, May 14, 2021 -- 4:57pm

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 5 OF 5
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ABSOLUTE ENGINEERING, INC.

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

C.A. NO. 28358
(813) 221-1616 TEL
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LEGAL DESCRIPTION:

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

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 1 OF 3
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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 NUMBERS 31: 272702-713000-030191 AND 32: 272702-713000-030211

A PARCEL OF LAND BEING ALL OF TRACTS 20 THROUGH 28, THE SOUTH 1/4 OF TRACT 19, AND A PORTION OF TRACTS 29-31, OF THE MAP OF 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, 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 MAP OF 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 1380.59 FEET TO A LINE 750.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 31; THENCE ALONG SAID PARALLEL LINE, N 00°17'30" W, A DISTANCE OF 200.00 FEET TO A LINE 200.00 FEET NORTH OF AND PARALLEL WITH AFORESAID SOUTH BOUNDARY OF TRACTS 25 THROUGH 31; THENCE ALONG SAID PARALLEL LINE, S 89°39'34" W, A DISTANCE OF 750.00 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 441.84 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.

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 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



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 3/4 OF TRACT 26 AND W 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 158.74 AC. MORE OR LESS



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

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



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:

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

SHEET
3 OF 7

DATE
5-14-2021

DRAWN BY
JJM

JOB NUMBER
0002.0002

SEC TWP RGE
S2&10-27S-27E



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

EXHIBIT 4

NORTH POWER LINE ROAD CDD

LEGAL DESCRIPTION PROPOSED DISTRICT BOUNDARY AFTER EXPANSION

SHEET 4 OF 7

DATE 5-14-2021

DRAWN BY JJM

JOB NUMBER 0002.0002

SEC TWP RGE S2&10-27S-27E



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

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

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 3/4 OF TRACT 26 AND W 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.

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 **S2&10-27S-27E** JOB NUMBER **0002.0002** DRAWN BY **JJM** DATE **5-14-2021** SHEET **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 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 NUMBERS 31: 272702-713000-030191 AND 32: 272702-713000-030211

A PARCEL OF LAND BEING ALL OF TRACTS 20 THROUGH 28, THE SOUTH 1/4 OF TRACT 19, AND A PORTION OF TRACTS 29-31, OF THE MAP OF 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, 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 MAP OF 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 1380.59 FEET TO A LINE 750.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 31; THENCE ALONG SAID PARALLEL LINE, N 00°17'30" W, A DISTANCE OF 200.00 FEET TO A LINE 200.00 FEET NORTH OF AND PARALLEL WITH AFORESAID SOUTH BOUNDARY OF TRACTS 25 THROUGH 31; THENCE ALONG SAID PARALLEL LINE, S 89°39'34" W, A DISTANCE OF 750.00 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 441.84 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.

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

SHEET 6 OF 7

DATE 5-14-2021

DRAWN BY JJM

JOB NUMBER 0002.0002

SEC TWP RGE S2&10-27S-27E



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 3/4 OF TRACT 26 AND W 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 430.38 AC. MORE OR LESS



EXHIBIT 4

NORTH POWER LINE ROAD CDD

LEGAL DESCRIPTION PROPOSED DISTRICT BOUNDARY AFTER EXPANSION

SEC TWP RGE
S2&10-27S-27E

JOB NUMBER
0002.0002

DRAWN BY
JJM

DATE
5-14-2021

SHEET
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> ⁽¹²⁾	<u>Phase 1 (295 Lots)</u> <u>2020-2023</u>	<u>Phase 2 (272 Lots)</u> <u>2020-2023</u>	<u>Phase 3 (162 Lots)</u> <u>2021-2023</u>	<u>Phase 4 (308 Lots)</u> <u>2022-2023</u>	<u>Phase 5 (532 Lots)</u> <u>2022-2023</u>	<u>Phase 6 (256 Lots)</u> <u>2022-2023</u>	<u>Powerline Road Extension</u>	<u>Total (1825 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⁾⁹¹¹⁾	\$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 2022 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 1825 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.

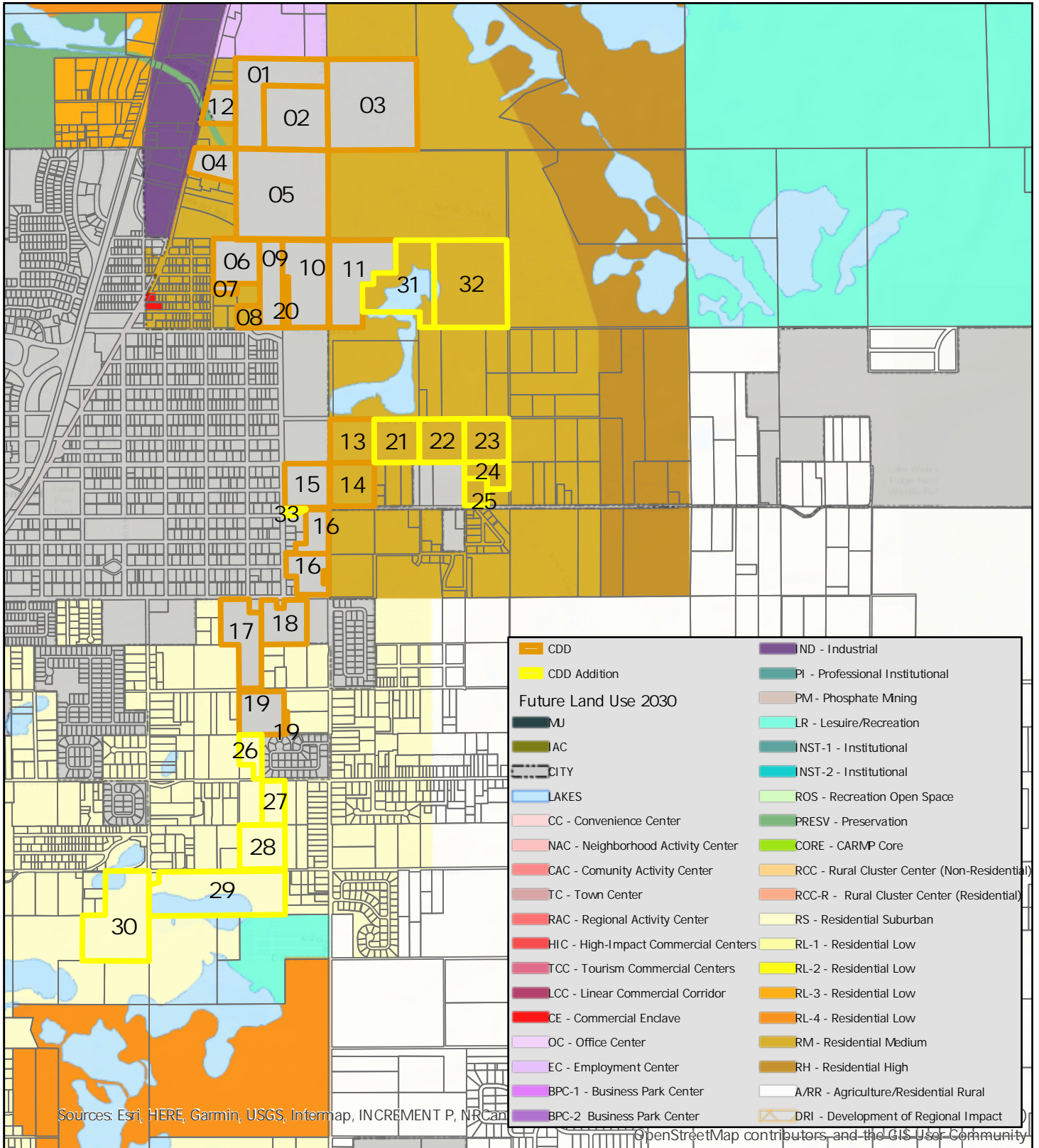
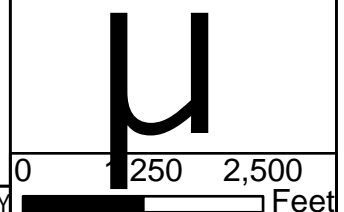


EXHIBIT 7
NORTH POWER LINE ROAD CDD
COMPOSITE EXHIBIT
EXISTING AND FUTURE LAND USE



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.

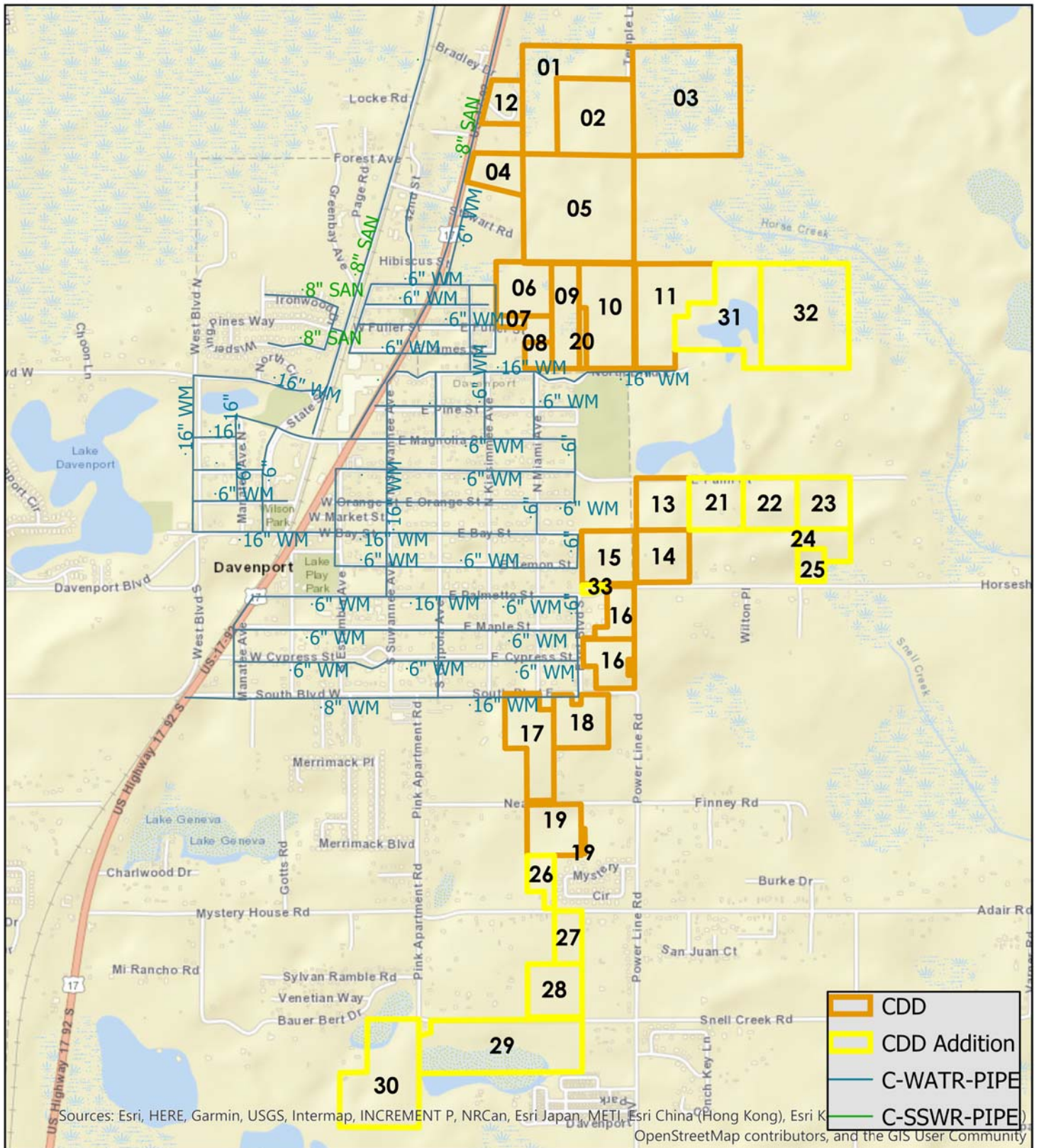
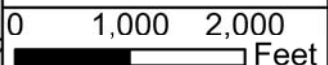


EXHIBIT 8
NORTH POWER LINE ROAD CDD
WATER AND SEWER LOCATIONS



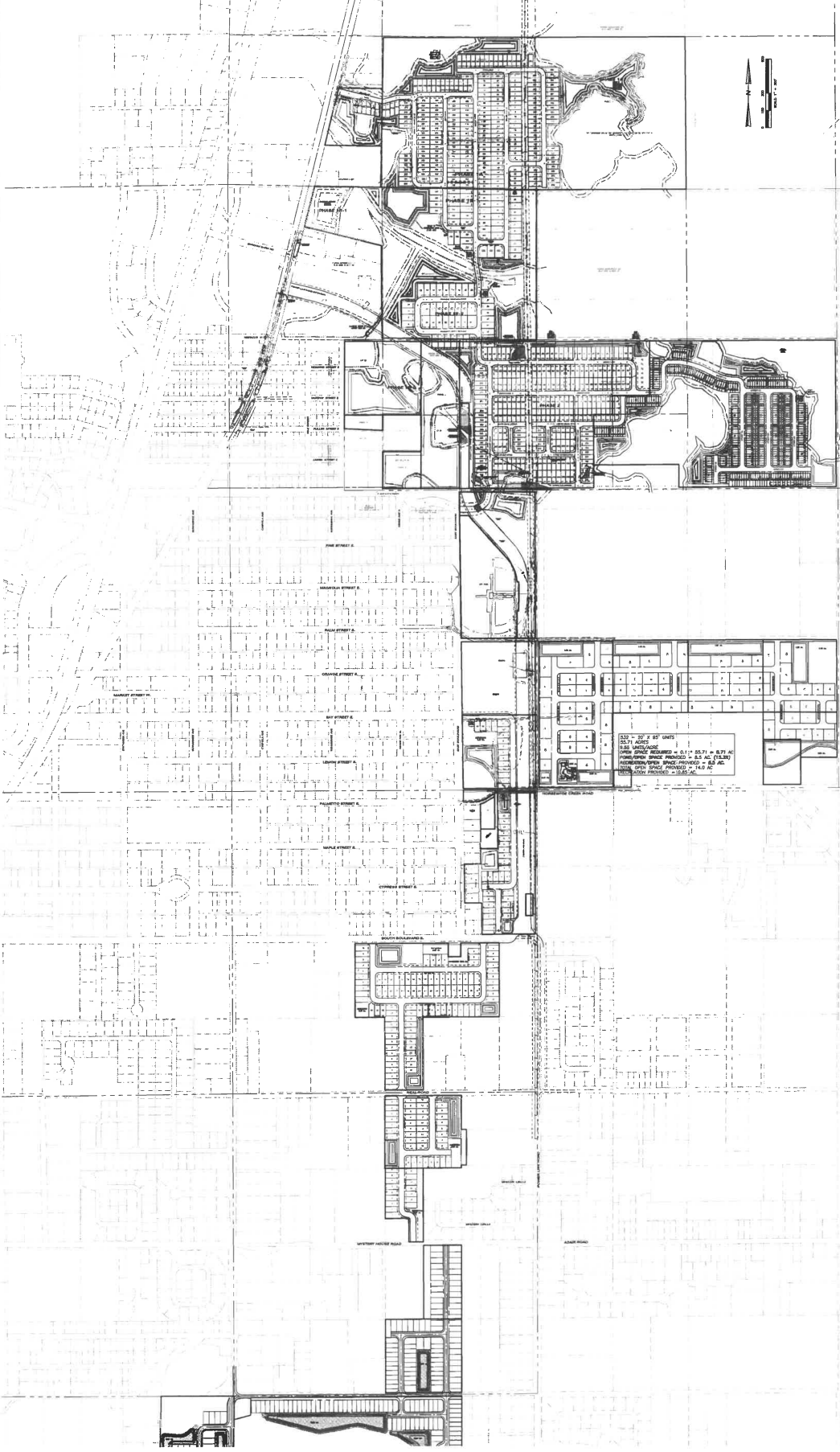
MAP DATE: 5/17/2021

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.

CONCEPTUAL SITE PLAN



BELLA VITA SUBDIVISION - LOT SUMMARY

PHASE	LOT WIDTH	LOT WIDTH	LOT WIDTH	LOT WIDTH	TOWN- FRONT	SF TOTAL	UNIT TOTAL
PHASE 1A-1	244	65	48	3	51	244	51
PHASE 1B-1	244	65	44	44	244	244	51
PHASE 1B-2	244	65	44	44	244	244	51
PHASE 2	244	65	44	44	244	244	51
PHASE 3	244	65	44	44	244	244	51
TOTAL	479	0	92	3	300	975	975

BELLA VITA SOUTH SUBDIVISION - LOT SUMMARY

PHASE	LOT WIDTH	LOT WIDTH	LOT WIDTH	LOT WIDTH	LOT WIDTH	SF TOTAL
PHASE 1	40	40	40	40	40	146
PHASE 2	40	40	40	40	40	16
PHASE 3	40	40	40	40	40	16
TOTAL	0	0	0	0	0	168

**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**

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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 \$73,000,000 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 of-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 1,868 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 \$56,891,293. 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 \$73,000,000. 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 \$73,000,000 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 \$73,000,000 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 \$56,891,293. 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 \$73,000,000. 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	845	845
50' Lot	1.25	136	170
55' and 65' Lot	1.38	51	70
80' Lot	2.00	4	8
Total Units		1,868	1,509

(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	\$ 7,675,609
Stormwater Management	\$ 14,416,699
Utilities (Water, Sewer, & Street Lighting)	\$ 12,281,092
Roadway	\$ 14,700,274
Entry Feature	\$ 655,407
Parks and Amenities	\$ 2,752,710
Contingencies	\$ 4,369,504
	\$ 56,851,293

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

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

Bond Sizing

Description	Total
Construction Funds	\$ 56,851,293
Debt Service Reserve	\$ 5,303,371
Capitalized Interest	\$ 8,760,000
Underwriters Discount	\$ 1,460,000
Cost of Issuance	\$ 220,000
Contingency	\$ 405,336
Par Amount*	\$ 73,000,000

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 Costs Per Product Type	Improvement Costs Per Unit
TH/20' Lot	832	0.50	416.0	28%	\$ 15,671,424	\$ 18,836
40' Lot	845	1.00	845.0	56%	\$ 31,832,580	\$ 37,672
50' Lot	136	1.25	170.0	11%	\$ 6,404,188	\$ 47,090
55' and 65' Lot	51	1.38	70.1	5%	\$ 2,641,727	\$ 51,799
80' Lot	4	2.00	8.0	1%	\$ 301,374	\$ 75,343
	1,868		1,509	100%	\$ 56,851,293	

* 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 Costs Per Product Type	Allocation of Par Debt Per Product Type	Per Unit Revised Par
TH/20' Lot	832	\$ 15,671,424	\$ 20,122,919	\$ 24,186
40' Lot	845	\$ 31,832,580	\$ 40,874,679	\$ 48,372
50' Lot	136	\$ 6,404,188	\$ 8,223,308	\$ 60,466
55' and 65' Lot	51	\$ 2,641,727	\$ 3,392,115	\$ 66,512
80' Lot	4	\$ 301,374	\$ 386,979	\$ 96,745
	<u>1,868</u>	<u>\$ 56,851,293</u>	<u>\$ 73,000,000</u>	

* 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	\$ 20,122,919	\$ 24,186	\$ 1,461,908	\$ 1,757	\$ 1,889
40' Lot	845	\$ 40,874,679	\$ 48,372	\$ 2,969,501	\$ 3,514	\$ 3,779
50' Lot	136	\$ 8,223,308	\$ 60,466	\$ 597,414	\$ 4,393	\$ 4,723
55' and 65' Lot	51	\$ 3,392,115	\$ 66,512	\$ 246,433	\$ 4,832	\$ 5,196
80' Lot	4	\$ 386,979	\$ 96,745	\$ 28,114	\$ 7,028	\$ 7,557
	1,868	\$ 73,000,000		\$ 5,303,371		

(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	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000020	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000030	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000040	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000050	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000060	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000070	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000080	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000090	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000100	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000110	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000120	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000130	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000140	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000150	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000160	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000170	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000180	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000190	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000200	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000210	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000220	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000230	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000240	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000250	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000260	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000270	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000280	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000290	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196

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	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000310	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000320	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000330	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000340	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000350	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000360	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000370	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000380	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000390	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000400	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000410	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000420	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000430	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000440	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000450	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000460	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000470	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000480	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000490	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000500	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000510	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000520	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000530	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000540	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000550	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000560	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000570	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000580	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000590	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000600	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000610	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000620	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000630	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000640	40	1	\$ 48,372	\$ 3,514	\$ 3,779

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	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000660	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000670	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000680	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000690	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000700	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000710	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000720	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000730	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000740	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000750	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000760	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000770	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000780	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000790	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000800	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000810	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000820	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000830	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000840	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000850	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000860	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000870	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000880	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000890	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000900	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000910	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000920	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000930	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501000940	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000950	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000960	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000970	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000980	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501000990	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196

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	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001010	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001020	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001030	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001040	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001050	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001060	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001070	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001080	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001090	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001100	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001110	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001120	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001130	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001140	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001150	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001160	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001170	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001180	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001190	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001200	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001210	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001220	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001230	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001240	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001250	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001260	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001270	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001280	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001290	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001300	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001310	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001320	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001330	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001340	40	1	\$ 48,372	\$ 3,514	\$ 3,779

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	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001360	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001370	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001380	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001390	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001400	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001410	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001420	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001430	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001440	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001450	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001460	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001470	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001480	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001490	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001500	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001510	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001520	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001530	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001540	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001550	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001560	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001570	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001580	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001590	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001600	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001610	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001620	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001630	55/65	1	\$ 66,512	\$ 4,832	\$ 5,196
JMBI REAL ESTATE LLC	272634710501001640	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001650	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001660	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001670	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001680	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001690	40	1	\$ 48,372	\$ 3,514	\$ 3,779

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	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001710	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001720	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001730	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001740	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001750	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001760	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001770	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001780	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001790	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001800	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001810	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001820	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001830	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001840	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001850	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001860	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001870	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001880	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001890	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001900	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001910	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001920	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001930	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001940	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001950	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001960	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001970	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001980	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501001990	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002000	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002010	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002020	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002030	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002040	40	1	\$ 48,372	\$ 3,514	\$ 3,779

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	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002060	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002070	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002080	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002090	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002100	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002110	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002120	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002130	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002140	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002150	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002160	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002170	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002180	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002190	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002200	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002210	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002220	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002230	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002240	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002250	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002260	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002270	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002280	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002290	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002300	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002310	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002320	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002330	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002340	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002350	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002360	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002370	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002380	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002390	40	1	\$ 48,372	\$ 3,514	\$ 3,779

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	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002410	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002420	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002430	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002440	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002450	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002460	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002470	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002480	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002490	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002500	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002510	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002520	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002530	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002540	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002550	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002560	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002570	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002580	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002590	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002600	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002610	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002620	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002630	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002640	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002650	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002660	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002670	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002680	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002690	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002700	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002710	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002720	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002730	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002740	40	1	\$ 48,372	\$ 3,514	\$ 3,779

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	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002760	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002770	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002780	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002790	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002800	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002810	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002820	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002830	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002840	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002850	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002860	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002870	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002880	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002890	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002900	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002910	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002920	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002930	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002940	40	1	\$ 48,372	\$ 3,514	\$ 3,779
JMBI REAL ESTATE LLC	272634710501002950	40	1	\$ 48,372	\$ 3,514	\$ 3,779
	Platted Totals		295	\$ 15,194,981	\$ 1,103,899	\$ 1,186,988

			Par Per Undeveloped Acre	Total Par Allocated	Net Annual Assessment Allocation	Gross Annual Assessment Allocation
CH Dev LLC	272634710501002980	6.47	\$ 142,044.53	\$ 919,028	\$ 66,766	\$ 71,792
CH Dev LLC	272703000000011010	21.63	\$ 142,044.53	\$ 3,072,423	\$ 223,208	\$ 240,009
CH Dev LLC	272703713500010203	10.03	\$ 142,044.53	\$ 1,424,707	\$ 103,503	\$ 111,294
CH Dev LLC	272703713500010294	0.81	\$ 142,044.53	\$ 115,056	\$ 8,359	\$ 8,988
CH Dev LLC	272703713500010282	2.47	\$ 142,044.53	\$ 350,850	\$ 25,489	\$ 27,407
CH Dev LLC	272703713500010220	9.78	\$ 142,044.53	\$ 1,389,195	\$ 100,924	\$ 108,520
CH Dev LLC	272703713500010231	18.26	\$ 142,044.53	\$ 2,593,733	\$ 188,432	\$ 202,615
CH Dev LLC	272702713000030172	20.13	\$ 142,044.53	\$ 2,859,356	\$ 207,729	\$ 223,365

			Par Per Undeveloped Acre	Total Par Allocated	Net Annual Assessment Allocation	Gross Annual Assessment Allocation
Lowey Watters Investors LLC	272702713000040170	9.44	\$ 142,044.53	\$ 1,340,900	\$ 97,415	\$ 104,747
Northeast Polk Land Investments LLC	272702713000040310	9.45	\$ 142,044.53	\$ 1,342,321	\$ 97,518	\$ 104,858
Northeast Polk Land Investments LLC	272703713500020070	9.66	\$ 142,044.53	\$ 1,372,150	\$ 99,685	\$ 107,188
GLK Real Estate LLC	272710730000010901	5.48	\$ 142,044.53	\$ 778,404	\$ 56,550	\$ 60,807
GLK Real Estate LLC	272710730000011202	7.41	\$ 142,044.53	\$ 1,052,550	\$ 76,467	\$ 82,222
Northeast Polk Land Investments LLC	272710730000012000	13.23	\$ 142,044.53	\$ 1,879,249	\$ 136,525	\$ 146,802
Cassidy Property Investments LLC	272710730000012200	9.67	\$ 142,044.53	\$ 1,373,571	\$ 99,788	\$ 107,299
Cassidy Property Investments LLC	272710730000020500	9.59	\$ 142,044.53	\$ 1,362,207	\$ 98,963	\$ 106,412
Cassidy Property Investments LLC	272710733500006011	0.32	\$ 142,044.53	\$ 45,454	\$ 3,302	\$ 3,551
Flanagan Kenneth Walter Jr	272702713000040190	9.66	\$ 142,044.53	\$ 1,372,150	\$ 99,685	\$ 107,188
Smith Gerald S	272702713000040210	9.63	\$ 142,044.53	\$ 1,367,889	\$ 99,376	\$ 106,856
Smith Gerald S	272702713000040230	9.45	\$ 142,044.53	\$ 1,342,321	\$ 97,518	\$ 104,858
Smith Gerald S	272702713000040251	4.71	\$ 142,044.53	\$ 669,030	\$ 48,604	\$ 52,263
Smith Gerald S	272702713000040260	3.00	\$ 142,044.53	\$ 426,134	\$ 30,958	\$ 33,288
CH Dev LLC	272710730000021201	3.94	\$ 142,044.53	\$ 559,655	\$ 40,658	\$ 43,719
Cassidy Property Investments LLC	272710730000022200	4.95	\$ 142,044.53	\$ 703,120	\$ 51,081	\$ 54,926
JMBI Real Estate	272710730000022700	9.90	\$ 142,044.53	\$ 1,406,241	\$ 102,162	\$ 109,851
Nielsen Jan Douglas	272715739500010050	9.81	\$ 142,044.53	\$ 1,393,457	\$ 101,233	\$ 108,853
Nielsen Jan Douglas	272715739500010011	19.13	\$ 142,044.53	\$ 2,717,312	\$ 197,410	\$ 212,269
Cassidy Property Investments LLC	272715740000000010	24.58	\$ 142,044.53	\$ 3,491,454	\$ 253,650	\$ 272,742
Barnhill Teressa Ann	272702713000030191	30.95	\$ 142,044.53	\$ 4,396,278	\$ 319,385	\$ 343,425
Williams Terry	272702713000030211	31.54	\$ 142,044.53	\$ 4,480,084	\$ 325,473	\$ 349,971
GLK Real Estate LLC	272710730000010904	0.54	\$ 142,044.53	\$ 76,704	\$ 5,572	\$ 5,992
JMBI REAL ESTATE LLC	272634710501002960	71.33	\$ 142,044.53	\$ 10,132,036	\$ 736,081	\$ 791,485
Unplatted Totals		406.95		\$ 57,805,019	\$ 4,199,472	\$ 4,515,561
Totals				\$ 73,000,000	\$ 5,303,371	\$ 5,702,549

Annual Assessment Periods	30
Projected Bond Rate (%)	6.00%
Maximum Annual Debt Service	\$5,303,371

Prepared by: Governmental Management Services - Central Florida, LLC

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



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:

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 S2&10-27S-27E	JOB NUMBER 0002.0002	DRAWN BY JJM	DATE 5-14-2021	SHEET 2 OF 7
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ENGINEERING, INC.**
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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



1000 N. ASHLEY DRIVE, SUITE 925
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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 S2&10-27S-27E	JOB NUMBER 0002.0002	DRAWN BY JJM	DATE 5-14-2021	SHEET 4 OF 7
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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 3/4 OF TRACT 26 AND W 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.

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	DATE	SHEET
S2&10-27S-27E	0002.0002	5-14-2021	5 OF 7
DRAWN BY		DATE	
JJM		5-14-2021	



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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 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.

LESS A PORTION OF PARCEL 31: 27-27-02-713000-030191

DESCRIPTION:

A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11017, PAGE 1680 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING A PART OF TRACTS 29 THROUGH 31 OF THE MAP OF FLORIDA DEVELOPMENT CO. TRACT, LYING IN THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 27 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 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 1299.26 FEET TO THE WESTERLY EXTENSION OF THE SOUTH BOUNDARY OF TRACT 32 OF SAID MAP OF FLORIDA DEVELOPMENT CO. TRACT; THENCE ALONG THE SOUTH BOUNDARY OF SAID TRACTS 31 AND 32, AND WESTERLY EXTENSION THEREOF, N.89°39'34"E., A DISTANCE OF 495.14 FEET TO THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 31 FOR A POINT OF BEGINNING; THENCE ALONG SAID WEST LINE, N.00°17'30"W., A DISTANCE OF 200.00 FEET TO A LINE 200.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH BOUNDARY OF AFORESAID TRACTS 29 THROUGH 31; THENCE ALONG SAID PARALLEL LINE, N.89°39'34"E., A DISTANCE OF 750.00 FEET TO A LINE 750.00 FEET EAST OF AND PARALLEL WITH AFORESAID WEST LINE OF THE EAST 1/2 OF SAID TRACT 31; THENCE ALONG SAID PARALLEL LINE, S.00°17'30"E., A DISTANCE OF 200.00 FEET TO AFORESAID SOUTH BOUNDARY OF TRACTS 29 THROUGH 31; THENCE ALONG SAID SOUTH BOUNDARY, S.89°39'34"W., A DISTANCE OF 750.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.444 ACRES, MORE OR LESS.

EXHIBIT 4

NORTH POWER LINE ROAD CDD

LEGAL DESCRIPTION PROPOSED DISTRICT BOUNDARY AFTER EXPANSION

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



LEGAL DESCRIPTION:

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 3/4 OF TRACT 26 AND W 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 426.07 AC. MORE OR LESS

**EXHIBIT 4
NORTH POWER LINE ROAD CDD**

LEGAL DESCRIPTION PROPOSED DISTRICT BOUNDARY AFTER EXPANSION

SEC TWP RGE S2&10-27S-27E	JOB NUMBER 0002.0002	DRAWN BY JJM	DATE 5-14-2021	SHEET 7 OF 7
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**ABSOLUTE
ENGINEERING, INC.**
1000 N. ASHLEY DRIVE, SUITE 925
TAMPA, FLORIDA 33602
C.A. NO. 28358
(813) 221-1516 TEL
(813) 344-0100 FAX

SECTION X

RESOLUTION 2023-18

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON _____, _____, 2023, AT 10:00 AM, AT THE HOLIDAY INN—WINTER HAVEN, 200 CYPRESS GARDENS BLVD., 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 2023-17, 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 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, in accordance with Resolution 2023-17, 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 _____, _____, **2023 at 10:00 AM at the Holiday Inn—Winter**

Haven, 200 Cypress Gardens Blvd., 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.

PASSED AND ADOPTED this 5th day of September, 2023.

ATTEST:

**NORTH POWERLINE ROAD
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION XI

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that **PRIME COMMUNITY MANAGEMENT, LLC**, a Florida limited liability company ("Seller"), and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, which has been or will be paid to it by the **NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("District"), has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, and deliver unto the District, its successors and assigns, the following described property, assets and rights, to wit:

Those improvements set forth in Exhibit A, attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD all of the foregoing unto the District, its successors and assigns, for its own use forever, free and clear and discharged of and from any and all obligations, claims or liens.

AND the Seller does hereby covenant to and with the District, its successors and assigns, that they are the lawful owners of the above-described personal property and assets; that said personal property and assets are free from all liens and encumbrances; that Seller has good right to sell said personal property and assets; that all contractors, subcontractors and material men furnishing labor or materials relative to the construction of the personal property and assets have been paid in full; and that Seller will warrant and defend the sale of its said personal property and assets hereby made, unto the District, its successors and assigns, against the lawful claims and demands of all persons whosoever.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF Seller has caused this Bill of Sale to be signed in its name this 1st day of October 2023. Signed, sealed and delivered.

Signed, sealed and delivered in the presence of:

PRIME COMMUNITY MANAGEMENT, LLC, a Florida limited liability company

By:

Print Name: _____

Lauren O. Schwenk
Its: Manager

Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of September 2023, by Lauren O. Schwenk, as Manager of Prime Community Management, LLC, a Florida limited liability company.

(Official Notary Signature & Seal)

Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

Exhibit A - Description of Improvements

SECTION XII

SECTION C

North Powerline Road CDD

Field Management Report



09/05/2023

Marshall Tindall

Field Services Manager

GMS

Complete

Post Storm Assessment

- Staff monitored the storm throughout its track to assess potential impact.
- Pool was closed Wednesday.
- Facilities were promptly assessed after the storm and reopened Thursday.
- Ponds have risen but are all still fairly low.



Complete

Amenity Review

- ✚ Vendors have kept up the facilities clean and well maintained.
- ✚ Playground review was completed. No issues.
- ✚ Additional janitorial service was arranged over labor day weekend.



Complete

Landscape Review

- ✚ Landscapers have kept the common areas mowed and the beds well maintained.
- ✚ Minor irrigation repairs were completed, mainly in phase 3.
- ✚ Coordinating palm replacement at entrance.



Complete

Pond Review

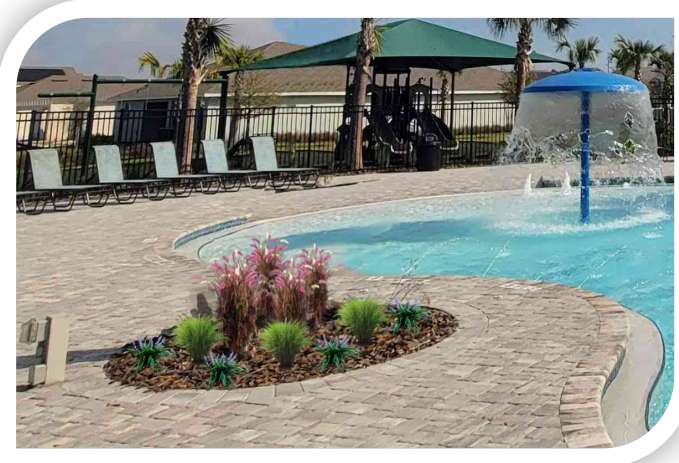
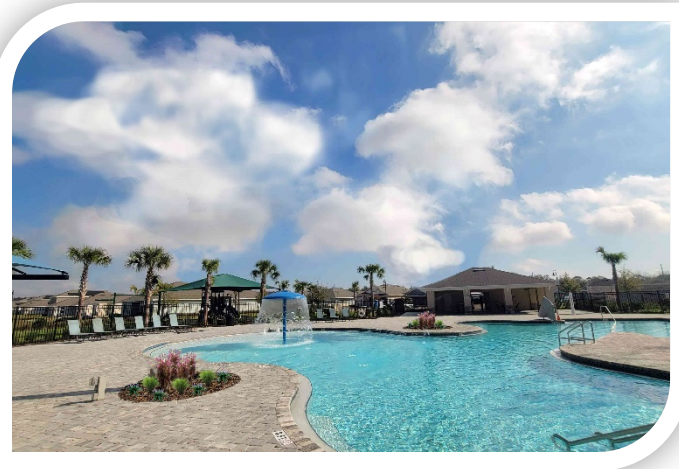
- ✚ Ponds look good overall.
- ✚ Vendor has started treating phase 3 and is working to get cattails under control.



In Progress

Pool planters

- ✚ Coordinating with landscaper for palm removal.
- ✚ Planning new plantings to improved maintainability and safeguard pool plumbing.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-346-2453, or by email at mtindall@gmscfl.com. Thank you.

Respectfully,

Marshall Tindall

SECTION D

SECTION 1

North Powerline Road Community Development District

Summary of Check Register

July 22, 2023 to August 25, 2023

Bank	Date	Check No.'s	Amount
General Fund	7/28/23	533 - 538	\$ 7,848.30
	8/4/23	539 - 542	\$ 3,153.89
	8/10/23	543	\$ 3,972.44
	8/11/23	544 - 549	\$ 19,335.62
	8/18/23	550 - 552	\$ 3,505.26
	8/25/23	553 - 554	\$ 1,116.50
			\$ 38,932.01
Capital Projects Fund	7/31/23	100	\$ 1,500.00
	8/3/23	101 - 105	\$ 181,152.49
	8/17/23	106 - 107	\$ 85,597.00
			\$ 268,249.49
Total Amount			\$ 307,181.50

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/28/23	00051	6/28/23	10111	202306	330-57200-48200	MONTHLY CLEANING - JUN 23	CSS CLEAN STAR SERVICES CENTRAL FL	*	550.00	550.00	000533
7/28/23	00060	7/10/23	33548	202307	330-57200-48000	5000 ACCESS CARDS	CURRENT DEMANDS ELECTRICAL	*	1,005.00	1,005.00	000534
7/28/23	00053	7/20/23	54109619	202307	330-57200-48100	PEST CONTROL - JUL 23	MASSEY SERVICES INC.	*	40.00	40.00	000535
7/28/23	00034	7/01/23	9409	202307	320-53800-46200	LANDSCAPE MAINT - JUL 23	PRINCE & SONS INC.	*	2,990.42	2,990.42	000536
7/28/23	00050	12/06/22	19841	202212	330-57200-48000	2 LIFE RINGS AND MOTOR	RESORT POOL SERVICES DBA	*	900.00	900.00	000537
7/28/23	00059	6/30/23	11342428	202306	330-57200-34500	SECURITY SERVICES JUN 23	SECURITAS SECURITY SERVICES USA, INC	*	2,362.88	2,362.88	000538
8/04/23	00029	7/31/23	00057483	202307	310-51300-48000	NOTICE OF FY24 BUDGET	CA FLORIDA HOLDINGS, LLC	*	2,553.89	2,553.89	000539
8/04/23	00057	8/01/23	DA080120	202308	310-51300-11000	SUPERVISOR FEES 08/01/23	DANIEL ARNETTE	*	200.00	200.00	000540
8/04/23	00008	8/01/23	KC080120	202308	310-51300-11000	SUPERVISOR FEES 08/01/23	KEVIN CHINOY	*	200.00	200.00	000541
8/04/23	00009	8/01/23	LS080120	202308	310-51300-11000	SUPERVISOR FEES 08/01/23	LAUREN SCHWENK	*	200.00	200.00	000542
8/10/23	00044	8/10/23	08102023	202308	300-20700-10200	ASSESSMENT TXFER - S2020	NORTH POWERLINE ROAD CDD C/O USBANK	*	3,972.44	3,972.44	000543
8/11/23	00049	8/01/23	INV-0057	202308	320-53800-47000	LAKE MAINTENANCE - AUG 23	AQUAGENIX	*	918.00	918.00	000544

NPRC NORTH POWER LI MBYINGTON

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/11/23	00051	7/31/23	10302	202307	330	57200	48200			*	550.00		
									MONTHLY CLEANING - JUL 23				
		7/31/23	10302	202307	330	57200	48200		ADDITIONAL CLEANING	*	45.00		
CSS CLEAN STAR SERVICES CENTRAL FL												595.00	000545
8/11/23	00006	8/01/23	106	202308	310	51300	34000		MANAGEMENT FEES - AUG 23	*	3,154.42		
		8/01/23	106	202308	310	51300	35200		WEBSITE ADMIN - AUG 23	*	100.00		
		8/01/23	106	202308	310	51300	35100		INFORMATION TECH -AUG 23	*	150.00		
		8/01/23	106	202308	310	51300	31300		DISSEMINATION - AUG 23	*	500.00		
		8/01/23	106	202308	330	57200	48300		AMENITY ACCESS - AUG 23	*	416.67		
		8/01/23	106	202308	310	51300	51000		OFFICE SUPPLIES	*	3.97		
		8/01/23	106	202308	310	51300	42000		POSTAGE	*	93.95		
		8/01/23	107	202308	320	53800	34000		FIELD MANAGEMENT - AUG 23	*	1,312.50		
GOVERNMENTAL MANAGEMENT SERVICES-CF												5,731.51	000546
8/11/23	00034	7/31/23	9594	202307	320	53800	46300		REMOVE DEAD PALM AT POOL	*	500.00		
		8/01/23	9607	202308	320	53800	46200		BUSHOGGING PHASE 3	*	750.00		
		8/01/23	9607	202308	320	53800	46200		MOW PHASE 3	*	550.00		
		8/01/23	9615	202308	320	53800	46200		LANDSCAPE MAINT - AUG 23	*	6,400.42		
PRINCE & SONS INC.												8,200.42	000547
8/11/23	00050	8/01/23	19912	202308	330	57200	48500		POOL MAINTENANCE - AUG 23	*	1,500.00		
RESORT POOL SERVICES DBA												1,500.00	000548
8/11/23	00054	8/11/23	09012023	202308	300	15500	10000		PLAYGRND/FUR LEASE SEP23	*	2,390.69		
WHFS, LLC												2,390.69	000549
8/18/23	00062	8/16/23	9075676	202308	310	51300	42000		TOWING MAILED NOTICE	*	618.51		
ACTION MAIL SERVICES												618.51	000550

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/18/23	00004	8/14/23	19122	202308	320	53800	45000		EGIS INSURANCE ADVISORS, LLC	*	347.00	347.00	000551
			FY23 POLCY CHANGE										
8/18/23	00006	6/30/23	110	202306	320	53800	48000		GOVERNMENTAL MANAGEMENT SERVICES-CF	*	2,539.75	2,539.75	000552
			FIX PAVERS/SIGNS/FLOOD LT										
8/25/23	00032	8/18/23	7220	202307	310	51300	31500		KILINSKI / VAN WYK, PLLC	*	1,076.50	1,076.50	000553
			GENERAL COUNSEL - JUL 23										
8/25/23	00053	8/15/23	54506838	202308	330	57200	48100		MASSEY SERVICES INC.	*	40.00	40.00	000554
			PEST CONTROL - AUG 23										
TOTAL FOR BANK A											38,932.01		
TOTAL FOR REGISTER											38,932.01		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/31/23	00012	7/17/23	11307 SER22 PH3 FR#15	202307	600	20700	10100		STEWART & ASSOCIATES PROPERTY SVCS	*	1,500.00	1,500.00	000100
8/03/23	00002	6/30/23	021710 SER22 PH3 FR#16	202308	600	20700	10100		ABSOLUTE ENGINEERING INC	*	17,449.37	17,449.37	000101
8/03/23	00030	6/30/23	CHANGEOR SER22 PH3 FR#16	202308	600	20700	10100		FORTILINE WATERWORKS	*	1,379.00	1,379.00	000102
8/03/23	00025	7/01/23	1465 SER22 PH3 FR#16	202308	600	20700	10100		GLK REAL ESTATE LLC	*	3,750.00	3,750.00	000103
8/03/23	00018	7/11/23	1562 SER22 PH3 FR#16	202308	600	20700	10100		SIGNATURE PRIVACY WALLS OF FLORIDA	*	41,043.75	41,043.75	000104
8/03/23	00003	6/09/23	PAYAPP#1 SER22PH4 FR#19	202308	600	20700	10100		TUCKER PAVING INC	*	117,530.37	117,530.37	000105
8/17/23	00006	6/30/23	PAYREQ#1 SER22 PH3 FR#17	202308	600	20700	10100		THE KEARNEY COMPANIES LLC	*	83,747.00	83,747.00	000106
8/17/23	00031	7/22/23	9539 SER22 PH3 FR#17	202308	600	20700	10100		PRINCE & SONS INC.	*	1,850.00	1,850.00	000107
TOTAL FOR BANK B											268,249.49		
TOTAL FOR REGISTER											268,249.49		

SECTION 2

North Powerline Road
Community Development District

Unaudited Financial Reporting
July 31, 2023



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9-10	<hr/>	<u>Month to Month</u>
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12	<hr/>	<u>Assessment Receipt Schedule</u>

North Powerline Road
Community Development District
Combined Balance Sheet
July 31, 2023

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 480,412	\$ -	\$ -	\$ 480,412
Capital Projects Account	\$ -	\$ -	\$ 1,000	\$ 1,000
Investments:				
Series 2020				
Reserve	\$ -	\$ 355,933	\$ -	\$ 355,933
Revenue	\$ -	\$ 253,496	\$ -	\$ 253,496
Prepayment	\$ -	\$ 277	\$ -	\$ 277
Construction - Phase 1	\$ -	\$ -	\$ 28,497	\$ 28,497
Construction - Phase 2	\$ -	\$ -	\$ 397	\$ 397
Series 2022				
Reserve	\$ -	\$ 758,588	\$ -	\$ 758,588
Revenue	\$ -	\$ 38,427	\$ -	\$ 38,427
Prepayment	\$ -	\$ 1,630,362	\$ -	\$ 1,630,362
Construction - Phase 3	\$ -	\$ -	\$ 319	\$ 319
Construction - Phase 4	\$ -	\$ -	\$ 2,122	\$ 2,122
Due from Developer	\$ -	\$ -	\$ 181,152	\$ 181,152
Due from General Fund	\$ -	\$ 3,972	\$ -	\$ 3,972
Prepaid Expenses	\$ 2,391	\$ -	\$ -	\$ 2,391
Total Assets	\$ 482,802	\$ 3,041,055	\$ 213,487	\$ 3,737,344
Liabilities:				
Accounts Payable	\$ 8,198	\$ -	\$ -	\$ 8,198
Contracts Payable	\$ -	\$ -	\$ 181,152	\$ 181,152
Due to Debt Service	\$ 3,972	\$ -	\$ -	\$ 3,972
Retainage Payable	\$ -	\$ -	\$ 57,440	\$ 57,440
Total Liabilities	\$ 12,171	\$ -	\$ 238,592	\$ 250,763
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 2,391	\$ -	\$ -	\$ 2,391
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 613,678	\$ -	\$ 613,678
Debt Service - Series 2022	\$ -	\$ 2,427,377	\$ -	\$ 2,427,377
Capital Projects - Series 2020	\$ -	\$ -	\$ 29,894	\$ 29,894
Capital Projects - Series 2022	\$ -	\$ -	\$ (54,999)	\$ (54,999)
Unassigned	\$ 468,241	\$ -	\$ -	\$ 468,241
Total Fund Balances	\$ 470,632	\$ 3,041,055	\$ (25,105)	\$ 3,486,582
Total Liabilities & Fund Balance	\$ 482,802	\$ 3,041,055	\$ 213,487	\$ 3,737,344

North Powerline Road

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2023

	Adopted Budget	Prorated Budget Thru 07/31/23	Actual Thru 07/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 371,728	\$ 371,728	\$ 372,952	\$ 1,224
Assessments - Direct Bill	\$ 178,885	\$ 178,885	\$ 178,886	\$ 1
Developer Contributions	\$ 114,111	\$ -	\$ -	\$ -
Boundary Amendment Contributions	\$ -	\$ -	\$ 2,905	\$ 2,905
Miscellaneous Revenue	\$ -	\$ -	\$ 90	\$ 90
Interest	\$ -	\$ -	\$ 42	\$ 42
Total Revenues	\$ 664,725	\$ 550,614	\$ 554,876	\$ 4,262
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 10,000	\$ 5,800	\$ 4,200
Engineering	\$ 20,000	\$ 16,667	\$ 1,345	\$ 15,321
Attorney	\$ 30,000	\$ 25,000	\$ 16,573	\$ 8,428
Annual Audit	\$ 5,500	\$ 5,500	\$ 3,850	\$ 1,650
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 1,350	\$ 450	\$ 450	\$ -
Dissemination	\$ 7,000	\$ 5,833	\$ 5,500	\$ 333
Trustee Fees	\$ 12,500	\$ 8,081	\$ 8,081	\$ -
Management Fees	\$ 37,853	\$ 31,544	\$ 31,544	\$ (0)
Information Technology	\$ 1,800	\$ 1,500	\$ 1,500	\$ -
Website Maintenance	\$ 1,200	\$ 1,000	\$ 1,000	\$ -
Telephone	\$ 300	\$ 250	\$ -	\$ 250
Postage & Delivery	\$ 1,000	\$ 833	\$ 691	\$ 142
Insurance	\$ 6,684	\$ 6,684	\$ 5,988	\$ 696
Printing & Binding	\$ 1,000	\$ 833	\$ 90	\$ 743
Legal Advertising	\$ 10,000	\$ 8,333	\$ 6,040	\$ 2,293
Other Current Charges	\$ 5,000	\$ 4,167	\$ 394	\$ 3,772
Boundary Amendment Expenses	\$ -	\$ -	\$ 3,838	\$ (3,838)
Office Supplies	\$ 625	\$ 521	\$ 34	\$ 487
Travel Per Diem	\$ 600	\$ 500	\$ -	\$ 500
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 159,587	\$ 132,872	\$ 97,893	\$ 34,978

North Powerline Road

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/23	Thru 07/31/23	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 20,000	\$ 20,000	\$ 11,774	\$ 8,226
Field Management	\$ 15,750	\$ 13,125	\$ 13,125	\$ -
Landscape Maintenance	\$ 95,000	\$ 79,167	\$ 29,904	\$ 49,262
Landscape Replacement	\$ 25,000	\$ 20,833	\$ 4,600	\$ 16,233
Lake Maintenance	\$ 21,600	\$ 18,000	\$ 9,180	\$ 8,820
Streetlights	\$ 75,000	\$ 62,500	\$ 25,218	\$ 37,282
Electric	\$ 7,500	\$ 6,250	\$ 5,424	\$ 826
Water & Sewer	\$ 2,400	\$ 2,000	\$ 436	\$ 1,564
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 2,083	\$ -	\$ 2,083
Irrigation Repairs	\$ 5,000	\$ 4,167	\$ 299	\$ 3,867
General Repairs & Maintenance	\$ 15,000	\$ 12,500	\$ 2,837	\$ 9,663
Contingency	\$ 7,500	\$ 6,250	\$ -	\$ 6,250
Subtotal Field Expenditures	\$ 292,250	\$ 246,875	\$ 102,799	\$ 144,076
Amenity Expenditures				
Amenity - Electric	\$ 14,400	\$ 12,000	\$ 10,811	\$ 1,189
Amenity - Water	\$ 4,000	\$ 3,333	\$ 2,277	\$ 1,057
Playground Lease	\$ 28,688	\$ 23,907	\$ 23,907	\$ -
Internet	\$ 2,000	\$ 1,667	\$ 1,010	\$ 657
Pest Control	\$ 600	\$ 500	\$ 200	\$ 300
Janitorial Services	\$ 7,500	\$ 6,250	\$ 5,545	\$ 705
Security Services	\$ 34,000	\$ 28,333	\$ 16,768	\$ 11,565
Pool Maintenance	\$ 20,000	\$ 16,667	\$ 15,530	\$ 1,137
Amenity Access Management	\$ 5,000	\$ 4,167	\$ 4,167	\$ (0)
Amenity Repairs & Maintenance	\$ 15,000	\$ 12,500	\$ 7,233	\$ 5,267
Contingency	\$ 7,500	\$ 6,250	\$ -	\$ 6,250
Subtotal Amenity Expenditures	\$ 138,688	\$ 115,574	\$ 87,448	\$ 28,126
Total Operations & Maintenance	\$ 430,938	\$ 362,449	\$ 190,246	\$ 172,202
Total Expenditures	\$ 590,525	\$ 495,320	\$ 288,140	\$ 207,181
Excess (Deficiency) of Revenues over Expenditures	\$ 74,200		\$ 266,736	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (74,200)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (74,200)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 0		\$ 266,736	
Fund Balance - Beginning	\$ -		\$ 203,895	
Fund Balance - Ending	\$ 0		\$ 470,632	

North Powerline Road

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/23	Thru 07/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 711,117	\$ 711,117	\$ 713,605	\$ 2,487
Interest	\$ -	\$ -	\$ 22,501	\$ 22,501
Total Revenues	\$ 711,117	\$ 711,117	\$ 736,106	\$ 24,989
Expenditures:				
Interest - 11/1	\$ 229,241	\$ 229,241	\$ 229,241	\$ (0)
Special Call - 11/1	\$ -	\$ -	\$ 5,000	\$ (5,000)
Principal - 5/1	\$ 255,000	\$ 255,000	\$ 255,000	\$ -
Interest - 5/1	\$ 229,241	\$ 229,241	\$ 229,150	\$ 91
Total Expenditures	\$ 713,481	\$ 713,481	\$ 718,391	\$ (4,909)
Excess (Deficiency) of Revenues over Expenditures	\$ (2,364)		\$ 17,716	
Fund Balance - Beginning	\$ 233,810		\$ 595,963	
Fund Balance - Ending	\$ 231,446		\$ 613,678	

North Powerline Road

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2023

	Adopted Budget	Prorated Budget Thru 07/31/23	Actual Thru 07/31/23	Variance
Revenues:				
Assessments - Direct Bill	\$ 758,588	\$ 453,675	\$ 315,058	\$ (138,617)
Assessments - Lot Closings	\$ -	\$ -	\$ 139,945	\$ 139,945
Assessments - Prepayments	\$ -	\$ -	\$ 1,630,362	\$ 1,630,362
Interest	\$ -	\$ -	\$ 32,491	\$ 32,491
Total Revenues	\$ 758,588	\$ 453,675	\$ 2,117,856	\$ 1,664,181
Expenditures:				
Interest - 11/1	\$ 239,566	\$ 239,566	\$ 239,566	\$ 0
Principal - 5/1	\$ 150,000	\$ 150,000	\$ 150,000	\$ -
Interest - 5/1	\$ 303,675	\$ 303,675	\$ 303,675	\$ -
Total Expenditures	\$ 693,241	\$ 693,241	\$ 693,241	\$ 0
Excess (Deficiency) of Revenues over Expenditures	\$ 65,347		\$ 1,424,615	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ 1,771	\$ 1,771
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 1,771	\$ 1,771
Net Change in Fund Balance	\$ 65,347		\$ 1,426,386	
Fund Balance - Beginning	\$ 239,566		\$ 1,000,990	
Fund Balance - Ending	\$ 304,912		\$ 2,427,377	

North Powerline Road

Community Development District

Capital Projects Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2023

	Adopted Budget	Prorated Budget Thru 07/31/23	Actual Thru 07/31/23	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 7,570	\$ 7,570
Interest	\$ -	\$ -	\$ 527	\$ 527
Total Revenues	\$ -	\$ -	\$ 8,097	\$ 8,097
Expenditures:				
Capital Outlay - Phase 1	\$ -	\$ -	\$ (18,218)	\$ 18,218
Capital Outlay - Phase 2	\$ -	\$ -	\$ 7,570	\$ (7,570)
Total Expenditures	\$ -	\$ -	\$ (10,648)	\$ 10,648
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 18,745	
Fund Balance - Beginning	\$ -	\$ -	\$ 11,149	
Fund Balance - Ending	\$ -	\$ -	\$ 29,894	

North Powerline Road

Community Development District

Capital Projects Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/23	Thru 07/31/23	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 4,019,240	\$ 4,019,240
Interest	\$ -	\$ -	\$ 33,130	\$ 33,130
Total Revenues	\$ -	\$ -	\$ 4,052,370	\$ 4,052,370
Expenditures:				
Capital Outlay - Phase 3	\$ -	\$ -	\$ 5,519,064	\$ (5,519,064)
Capital Outlay - Phase 4	\$ -	\$ -	\$ 2,463,910	\$ (2,463,910)
Total Expenditures	\$ -	\$ -	\$ 7,982,975	\$ (7,982,975)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (3,930,605)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (1,771)	\$ (1,771)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (1,771)	\$ (1,771)
Net Change in Fund Balance	\$ -	\$ -	\$ (3,932,376)	
Fund Balance - Beginning	\$ -	\$ -	\$ 3,877,377	
Fund Balance - Ending	\$ -	\$ -	\$ (54,999)	

North Powerline Road
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2023

	Adopted Budget	Prorated Budget Thru 07/31/23	Actual Thru 07/31/23	Variance
Revenues				
Interest	\$ -	\$ -	\$ -	-
Total Revenues	\$ -	\$ -	\$ -	-
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	-
Total Expenditures	\$ -	\$ -	\$ -	-
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ -	-
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 74,200	\$ -	\$ -	-
Total Other Financing Sources (Uses)	\$ 74,200	\$ -	\$ -	-
Net Change in Fund Balance	\$ 74,200	\$ -	\$ -	-
Fund Balance - Beginning	\$ 5,000	\$ -	\$ -	-
Fund Balance - Ending	\$ 79,200	\$ -	\$ -	-

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	\$ -	\$ 9,803	\$ 276,892	\$ 80,839	\$ 663	\$ 2,003	\$ 677	\$ 2,072	\$ -	\$ 4	\$ -	\$ -	\$ 372,952
Assessments - Direct Bill	\$ 44,722	\$ -	\$ 44,722	\$ -	\$ 44,722	\$ -	\$ 29,307	\$ -	\$ -	\$ 15,415	\$ -	\$ -	\$ 178,886
Assessments - Lot Closings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Boundary Amendment Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,338	\$ -	\$ 509	\$ 59	\$ -	\$ -	\$ -	\$ 2,905
Miscellaneous Revenue	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30	\$ -	\$ -	\$ 90
Interest	\$ 1	\$ 2	\$ 4	\$ 8	\$ 4	\$ 5	\$ 5	\$ 5	\$ 4	\$ 4	\$ -	\$ -	\$ 42
Total Revenues	\$ 44,783	\$ 9,805	\$ 321,618	\$ 80,847	\$ 45,389	\$ 4,345	\$ 29,988	\$ 2,585	\$ 63	\$ 15,453	\$ -	\$ -	\$ 554,876
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 600	\$ 800	\$ 800	\$ 800	\$ 800	\$ -	\$ 600	\$ 800	\$ 600	\$ -	\$ -	\$ -	\$ 5,800
Engineering	\$ 413	\$ -	\$ 434	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 499	\$ -	\$ -	\$ -	\$ 1,345
Attorney	\$ 2,822	\$ 1,370	\$ 2,935	\$ 921	\$ 1,859	\$ 847	\$ 2,337	\$ 1,253	\$ 1,153	\$ 1,077	\$ -	\$ -	\$ 16,573
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,850	\$ -	\$ -	\$ -	\$ -	\$ 3,850
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 1,000	\$ -	\$ -	\$ 5,500
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ 4,041	\$ -	\$ -	\$ -	\$ 4,041	\$ -	\$ -	\$ -	\$ 8,081
Management Fees	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ -	\$ -	\$ 31,544
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ 1,500
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ 1,000
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 25	\$ 16	\$ 46	\$ 70	\$ -	\$ 149	\$ 81	\$ 45	\$ 170	\$ 89	\$ -	\$ -	\$ 691
Insurance	\$ 5,988	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,988
Printing & Binding	\$ -	\$ -	\$ -	\$ 1	\$ 71	\$ 17	\$ -	\$ -	\$ -	\$ 2	\$ -	\$ -	\$ 90
Legal Advertising	\$ 311	\$ 1,627	\$ -	\$ 963	\$ -	\$ -	\$ -	\$ 584	\$ -	\$ 2,554	\$ -	\$ -	\$ 6,040
Other Current Charges	\$ 39	\$ 39	\$ 39	\$ 39	\$ 39	\$ 39	\$ 38	\$ 39	\$ 39	\$ 42	\$ -	\$ -	\$ 394
Boundary Amendment Expenses	\$ 38	\$ -	\$ 2,300	\$ -	\$ -	\$ 509	\$ 59	\$ -	\$ 933	\$ -	\$ -	\$ -	\$ 3,838
Office Supplies	\$ 1	\$ 6	\$ 3	\$ 6	\$ 1	\$ 4	\$ 1	\$ 6	\$ 2	\$ 4	\$ -	\$ -	\$ 34
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 19,317	\$ 7,763	\$ 10,912	\$ 6,705	\$ 10,716	\$ 5,468	\$ 7,020	\$ 10,482	\$ 11,340	\$ 8,171	\$ -	\$ -	\$ 97,893

North Powerline Road
Community Development District
 Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Expenditures													
Property Insurance	\$ 11,774	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,774
Field Management	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ -	\$ -	\$ 13,125
Landscape Maintenance	\$ 2,990	\$ 2,990	\$ 2,990	\$ 2,990	\$ 2,990	\$ 2,990	\$ 2,990	\$ 2,990	\$ 2,990	\$ 2,990	\$ -	\$ -	\$ 29,904
Landscape Replacement	\$ -	\$ -	\$ 4,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ -	\$ -	\$ 4,600
Lake Maintenance	\$ 918	\$ 918	\$ 918	\$ 918	\$ 918	\$ 918	\$ 918	\$ 918	\$ 918	\$ 918	\$ -	\$ -	\$ 9,180
Streetlights	\$ 2,509	\$ 2,509	\$ 2,509	\$ 2,509	\$ 2,527	\$ 2,527	\$ 2,527	\$ 2,534	\$ 2,534	\$ 2,534	\$ -	\$ -	\$ 25,218
Electric	\$ 195	\$ 321	\$ 262	\$ 2	\$ 310	\$ 617	\$ 149	\$ 288	\$ 1,530	\$ 1,752	\$ -	\$ -	\$ 5,424
Water & Sewer	\$ 150	\$ 33	\$ -	\$ 41	\$ 38	\$ 40	\$ 37	\$ 64	\$ 17	\$ 17	\$ -	\$ -	\$ 436
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 229	\$ -	\$ -	\$ -	\$ 70	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 299
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 297	\$ -	\$ 2,540	\$ -	\$ -	\$ -	\$ 2,837
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Field Expenditures	\$ 20,078	\$ 8,083	\$ 12,092	\$ 7,773	\$ 8,166	\$ 8,405	\$ 8,230	\$ 8,106	\$ 11,841	\$ 10,023	\$ -	\$ -	\$ 102,799
Amenity Expenditures													
Amenity - Electric	\$ 956	\$ 1,614	\$ 898	\$ -	\$ 1,005	\$ 2,570	\$ -	\$ 1,339	\$ 1,230	\$ 1,199	\$ -	\$ -	\$ 10,811
Amenity - Water	\$ 175	\$ 173	\$ 197	\$ 185	\$ 196	\$ 248	\$ 284	\$ 291	\$ 261	\$ 267	\$ -	\$ -	\$ 2,277
Playground Lease	\$ 2,391	\$ 2,391	\$ 2,391	\$ 2,391	\$ 2,391	\$ 2,391	\$ 2,391	\$ 2,391	\$ 2,391	\$ 2,391	\$ -	\$ -	\$ 23,907
Internet	\$ 101	\$ 101	\$ 101	\$ 101	\$ 101	\$ 101	\$ 101	\$ 101	\$ 101	\$ 101	\$ -	\$ -	\$ 1,010
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ -	\$ -	\$ 200
Janitorial Services	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 595	\$ -	\$ -	\$ 5,545
Security Services	\$ -	\$ -	\$ 1,139	\$ 3,018	\$ 2,363	\$ 2,363	\$ 2,818	\$ 2,705	\$ 2,363	\$ -	\$ -	\$ -	\$ 16,768
Pool Maintenance	\$ 1,750	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,780	\$ 1,500	\$ 1,500	\$ -	\$ -	\$ 15,530
Amenity Access Management	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ 4,167
Amenity Repairs & Maintenance	\$ 1,882	\$ 250	\$ 900	\$ -	\$ -	\$ 3,196	\$ -	\$ -	\$ -	\$ 1,005	\$ -	\$ -	\$ 7,233
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Amenity Expenditures	\$ 8,221	\$ 6,995	\$ 8,092	\$ 8,161	\$ 8,523	\$ 13,376	\$ 8,100	\$ 9,613	\$ 8,853	\$ 7,514	\$ -	\$ -	\$ 87,448
Total Operations & Maintenance	\$ 28,299	\$ 15,078	\$ 20,184	\$ 15,933	\$ 16,689	\$ 21,781	\$ 16,331	\$ 17,719	\$ 20,694	\$ 17,537	\$ -	\$ -	\$ 190,246
Total Expenditures	\$ 47,616	\$ 22,841	\$ 31,096	\$ 22,638	\$ 27,405	\$ 27,249	\$ 23,351	\$ 28,202	\$ 32,034	\$ 25,708	\$ -	\$ -	\$ 288,140
Excess (Deficiency) of Revenues over Expenditures	\$ (2,833)	\$ (13,036)	\$ 290,522	\$ 58,209	\$ 17,984	\$ (22,904)	\$ 6,637	\$ (25,616)	\$ (31,972)	\$ (10,255)	\$ -	\$ -	\$ 266,736
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (2,833)	\$ (13,036)	\$ 290,522	\$ 58,209	\$ 17,984	\$ (22,904)	\$ 6,637	\$ (25,616)	\$ (31,972)	\$ (10,255)	\$ -	\$ -	\$ 266,736

North Powerline Road

Community Development District

Long Term Debt Report

Series 2020, Special Assessment Revenue Bonds		
Maturity Date:	5/1/2051	
Reserve Fund Definition	50% Maximum Annual Debt Service	
Reserve Fund Requirement	\$355,933	
Reserve Fund Balance	\$355,933	
Bonds Outstanding - 12/14/20		\$12,685,000
Less: Principal Payment - 05/01/22		(\$250,000)
Less: Special Call - 05/01/22		(\$20,000)
Less: Special Call - 11/01/22		(\$5,000)
Less: Principal Payment - 05/01/23		(\$255,000)
Current Bonds Outstanding		\$12,155,000

Series 2022, Special Assessment Revenue Bonds		
Maturity Date:	5/1/2052	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	\$758,588	
Reserve Fund Balance	\$758,588	
Bonds Outstanding - 06/09/22		\$11,000,000
Less: Principal Payment - 05/01/23		(\$150,000)
Current Bonds Outstanding		\$10,850,000

North Powerline Road
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2023

Gross Assessments \$ 400,416.70 \$ 766,155.52 \$ 1,166,572.22
 Net Assessments \$ 372,387.53 \$ 712,524.63 \$ 1,084,912.16

ON ROLL ASSESSMENTS

34.32% 65.68% 100.00%

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	O&M Portion	Series 2020	
								Debt Service	Total
11/16/22	10/01/22 - 10/31/22	\$10,160.21	(\$406.39)	(\$195.08)	\$0.00	\$9,558.74	\$3,281.11	\$6,277.63	\$9,558.74
11/21/22	11/01/22 - 11/06/22	\$22,539.95	(\$901.49)	(\$432.77)	\$0.00	\$21,205.69	\$7,278.69	\$13,927.00	\$21,205.69
11/25/22	11/07/22 - 11/13/22	\$10,056.05	(\$402.20)	(\$193.08)	\$0.00	\$9,460.77	\$3,247.33	\$6,213.44	\$9,460.77
11/30/22	1% Fee Adj	(\$11,665.73)	\$0.00	\$0.00	\$0.00	(\$11,665.73)	(\$4,004.17)	(\$7,661.56)	(\$11,665.73)
12/12/22	11/14/22 - 11/23/22	\$38,317.15	(\$1,532.60)	(\$735.69)	\$0.00	\$36,048.86	\$12,373.49	\$23,675.37	\$36,048.86
12/21/22	11/24/22 - 11/30/22	\$437,578.33	(\$17,501.70)	(\$8,401.53)	\$0.00	\$411,675.10	\$141,304.23	\$270,370.87	\$411,675.10
12/23/22	12/01/22 - 12/15/22	\$381,560.06	(\$15,261.37)	(\$7,325.97)	\$0.00	\$358,972.72	\$123,214.55	\$235,758.17	\$358,972.72
01/13/23	12/16/22 - 12/31/22	\$250,270.79	(\$9,948.58)	(\$4,806.44)	\$0.00	\$235,515.77	\$80,838.93	\$154,676.84	\$235,515.77
02/16/23	01/01/23 - 01/31/23	\$2,011.21	(\$40.22)	(\$39.42)	\$0.00	\$1,931.57	\$663.00	\$1,268.57	\$1,931.57
03/17/23	02/01/23 - 02/28/23	\$6,033.63	(\$80.46)	(\$119.06)	\$0.00	\$5,834.11	\$2,002.51	\$3,831.60	\$5,834.11
04/11/23	03/01/23 - 03/31/23	\$2,011.21	\$0.00	(\$40.22)	\$0.00	\$1,970.99	\$676.53	\$1,294.46	\$1,970.99
05/11/23	04/01/23 - 04/30/23	\$4,143.08	\$0.00	(\$82.86)	\$0.00	\$4,060.22	\$1,393.64	\$2,666.58	\$4,060.22
05/24/23	Check #31902	\$91.44	\$0.00	\$0.00	\$0.00	\$91.44	\$31.39	\$60.05	\$91.44
05/24/23	10/01/22 - 03/31/23	\$0.00	\$0.00	\$0.00	\$1,885.38	\$1,885.38	\$647.14	\$1,238.24	\$1,885.38
07/31/23	Interest	\$0.00	\$0.00	\$0.00	\$11.52	\$11.52	\$3.95	\$7.57	\$11.52
TOTAL		\$ 1,153,107.38	\$ (46,075.01)	\$ (22,372.12)	\$ 1,896.90	\$ 1,086,557.15	\$ 372,952.32	\$ 713,604.83	\$ 1,086,557.15

100%	Net Percent Collected
0	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

2023-01		CH Dev LLC		Net Assessments	\$389,374.55	\$74,681.76	\$314,692.79
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Operations & Maintenance	Series 2022 Debt Service	
10/11/22	10/1/22	1187 & 1523	\$18,670.44	\$18,670.44	\$18,670.44	\$0.00	
12/6/22	12/1/22	1202 & 1594	\$18,670.44	\$18,670.44	\$18,670.44	\$0.00	
2/8/23	2/1/23	1218 & 1656	\$18,670.44	\$18,670.44	\$18,670.44	\$0.00	
4/20/23	4/1/23	1731	\$189,401.19	\$151,680.62	\$0.00	\$151,680.62	
4/5/23	5/1/23	1236	\$18,670.44	\$18,670.44	\$18,670.44	\$0.00	
	10/1/23		\$125,291.60	\$0.00	\$0.00	\$0.00	
			\$389,374.55	\$226,362.38	\$74,681.76	\$151,680.62	

2023-02		GLK Real Estate LLC		Net Assessments	\$335,874.90	\$64,420.57	\$271,454.33
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Operations & Maintenance	Series 2022 Debt Service	
10/11/22	10/1/22	1187 & 1523	\$16,105.14	\$16,105.14	\$16,105.14	\$0.00	
12/6/22	12/1/22	1202 & 1594	\$16,105.14	\$16,105.14	\$16,105.14	\$0.00	
2/8/23	2/1/23	1218 & 1656	\$16,105.14	\$16,105.14	\$16,105.14	\$0.00	
4/20/23	4/1/23	1731	\$163,377.67	\$163,377.67	\$0.00	\$163,377.67	
4/5/23 & 07/12/23	5/1/23	1236 & 1814	\$16,105.14	\$16,105.15	\$16,105.15	\$0.00	
	10/1/23		\$108,076.66	\$0.00	\$0.00	\$0.00	
			\$335,874.89	\$227,798.24	\$64,420.57	\$163,377.67	

2023-03		Cassidy Holdings LLC		Net Assessments	\$68,576.46	\$13,152.92	\$55,423.54
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Operations & Maintenance	Series 2022 Debt Service	
10/11/22	10/1/22	1187 & 1523	\$3,288.23	\$3,288.23	\$3,288.23	\$0.00	
12/6/22	12/1/22	1202 & 1594	\$3,288.23	\$3,288.23	\$3,288.23	\$0.00	
2/8/23	2/1/23	1218 & 1656	\$3,288.23	\$3,288.23	\$3,288.23	\$0.00	
*	4/1/23	*	\$33,357.25	*	\$0.00	\$0.00	
7/12/23	5/1/23	1814	\$3,288.23	\$3,288.23	\$3,288.23	\$0.00	
	10/1/23		\$22,066.30	\$0.00	\$0.00	\$0.00	
			\$68,576.47	\$13,152.92	\$13,152.92	\$0.00	

2023-04		Northeast Polk Land Investments LLC		Net Assessments	\$138,847.72	\$26,630.89	\$112,216.83
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Operations & Maintenance	Series 2022 Debt Service	
10/11/22	10/1/22	1187 & 1523	\$6,657.72	\$6,657.73	\$6,657.73	\$0.00	
12/6/22	12/1/22	1202 & 1594	\$6,657.72	\$6,657.73	\$6,657.73	\$0.00	
2/8/23	2/1/23	1218 & 1656	\$6,657.72	\$6,657.73	\$6,657.73	\$0.00	
*	4/1/23	*	\$67,538.89	*	\$0.00	\$0.00	
7/12/23	5/1/23	1814	\$6,657.72	\$6,657.72	\$6,657.72	\$0.00	
	10/1/23		\$44,677.94	\$0.00	\$0.00	\$0.00	
			\$138,847.71	\$26,630.91	\$26,630.91	\$0.00	

*Amounts collected via Lot Closings