

***Live Oak Lake  
Community Development District***

***Agenda***

***February 5, 2025***

# AGENDA

***Live Oak Lake***  
***Community Development District***  
219 E. Livingston St., Orlando, FL 32801  
Phone: 407-841-5524

January 29, 2025

**Board of Supervisors**  
**Live Oak Lake**  
**Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of **Live Oak Lake Community Development District will be held Wednesday, February 5, 2025, at 2:30 PM at the West Osceola Branch Library, 305 Campus Street, Celebration, FL 34747**

Those members of the public wishing to attend the meeting can do so using the information below:

Zoom Video Link: <https://us06web.zoom.us/j/89972553280>

Zoom Call-In Information: 1-305-224-1968

Zoom ID: 889 7255 3280

**Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period
3. Organizational Matters
  - A. Appointment of Individuals to Fill Seats 1 and 2
  - B. Administration of Oath of Office to Newly Appointed Supervisor
  - C. Consideration of Resolution 2025-01 Electing Officers
4. Approval of Minutes of the November 6, 2024 Board of Supervisors Meeting
5. Discussion Regarding Certificate of Substantial Absorption for the Series 2016 Assessments
6. Consideration of Requisition #20 - Series 2016 Acquisition and Construction Account
7. Staff Reports
  - A. Attorney
    - i. Stormwater Ratification Bill O&M Requirements Memo
  - B. Engineer
  - C. Field Manager's Report
    - i. Proposal to Replace Broken Fountain with Solitude Lake Management
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Approval of Balance Sheet
8. Other Business
9. Supervisors Requests
10. Adjournment

# SECTION III

# SECTION C

**RESOLUTION 2025-01**

**A RESOLUTION ELECTING THE OFFICERS OF THE LIVE OAK LAKE COMMUNITY DEVELOPMENT DISTRICT, OSCEOLA COUNTY, FLORIDA.**

**WHEREAS**, the Live Oak Lake Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LIVE OAK LAKE COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** The following persons are elected to the offices shown:

Chairperson	_____
Vice Chairperson	_____
Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Treasurer	_____
Assistant Treasurer	_____
Assistant Treasurer	_____

**PASSED AND ADOPTED** this 5th day of February 2025.

ATTEST:

**LIVE OAK LAKE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

# MINUTES

**MINUTES OF MEETING  
LIVE OAK LAKE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Live Oak Lake Community Development District was held on Wednesday, **November 6, 2024**, at 2:30 p.m. at the Hart Memorial Library, 211 E. Dakin Ave., Kissimmee, Florida.

Present and constituting a quorum:

Scott Stearns <i>by Zoom</i>	Chairman
Andrea Stevens	Vice Chairperson
Mel Gray Marshall	Assistant Secretary
Ned Bowman	Assistant Secretary
Kimberly Locher <i>by Zoom</i>	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Monica Virgen	District Manager, GMS
Sarah Sandy <i>by Zoom</i>	District Counsel, Kutak Rock
Jarrett Wright	Field Services, GMS
Ashley Hilyard	Field Services, GMS
Nicole Stalder <i>by Zoom</i>	District Engineer, Dewberry

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order at 3:28 p.m. Three Supervisors were present in person constituting a quorum. Mr. Stearns and Ms. Locher joined by Zoom.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Adams opened the public comment period. There were no comments, the next item followed.



**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the September 4, 2024,  
Board of Supervisors Meeting**

Ms. Adams presented the draft meeting minutes from the Board of Supervisors September 4, 2024 meeting. These minutes have been reviewed by District Management staff and District Counsel. There were no corrections.

On MOTION by Mr. Bowman, seconded by Ms. Stevens, with all in favor, the Minutes of the September 4, 2024 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Presentation of Series 2016 Arbitrage Rebate  
Report**

Ms. Adams presented the Arbitrage Report for the Series 2016 bond issue. The tax-exempt bonds were regulated by the IRS and calculations were done to confirm the District isn't earning more interest than they are paying. The report confirmed no arbitrage issues.

On MOTION by Mr. Bowman, seconded by Ms. Stevens, with all in favor, the Series 2016 Arbitrage Rebate Report, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Annual Proposal for Series  
2016 Arbitrage Services**

Ms. Adams presented a proposal from LLS Tax Solutions for arbitrage rebate calculations for FY25 at \$500.

On MOTION by Mr. Bowman, seconded by Ms. Stevens, with all in favor, the LLS Tax Solutions Proposal for Series 2016 Arbitrage Services, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Cost Share Agreement  
(Irrigation and Fountains)**

Ms. Sandy reviewed the cost share agreement with the Board.

On MOTION by Mr. Bowman, seconded by Ms. Marshall, with all in favor, the Cost Share Agreement (Irrigation and Fountains), was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Tri-Party Agreement  
Regarding Developer Funded/County  
Obligation Agreement**

Ms. Sandy discussed an impact fee credit that will be received by NLV or the District in connection with improvements that have previously been funded by the District or funded by NLV or certain ones funded by the developer in the future. When selling some of their property to Pulte they entered into a Tri-Party Agreement because certain credits that would be going to NLV now will be going to Pulte because they are either developing the property that was subject of that agreement with the County and may be obligated to provide certain items. This Tri-Party Agreement lays out those items reflecting certain of the impact fee credits that NLV & Pulte will be split between the two of those. It also provides that Pulte in certain circumstances may come to first NLV and then the District in order to purchase impact fee credits if needed in order to do development within the District. It also provides some explanation in terms of the impact fee credits even though the District will be receiving pond 19 once constructed by NLV or Pulte, the impact fee credit for that item since the District is not paying for it would continue to stay with the entity that built it. It acknowledges what the District approved in a previous resolution which is that the impact fee credits that the District is receiving under the county agreement, it recognizes that the District approved to pay out the revenue received from those impact fee credits from the county pursuant to Resolution 2024-08, those would be paid out to NLV as compensation for the acquisition of certain improvements included within the District's CIP. Pulte & NLV asked that the CDD be a part of this because the CDD is part of the agreement with the County.

On MOTION by Ms. Stevens, seconded by Mr. Stearns, with all in favor, the Tri-Party Agreement Regarding Developer Funded/County Obligation Agreement, was approved.

**EIGHTH ORDER OF BUSINESS**

**Consideration of FY24 Audit Services  
Engagement Letter**

Ms. Adams stated the District is required to undergo an annual independent audit. The audit is due to be filed with the State of Florida by June 30<sup>th</sup> each year. The Board approved a 5-year audit agreement back in 2023 with FY2024 being \$5,200.

On MOTION by Ms. Stevens, seconded by Mr. Bowman, with all in favor, the FY24 Audit Services Engagement Letter, was approved.

**NINTH ORDER OF BUSINESS**

**Ratification of Proposal for Hurricane Milton Clean Up**

Ms. Adams stated the field services manager worked with Juniper to put this proposal together for \$5,400 for cleanup of damaged trees, debris, and trees that needed to be staked. The Chair approved this proposal to start this cleanup as soon as possible.

On MOTION by Mr. Bowman, seconded by Ms. Stevens, with all in favor, the Proposal for Hurricane Milton Clean Up, was ratified.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Sandy had nothing further to report.

**B. Engineer**

Ms. Stalder updated the Board of the final wetland inspection and maintenance event that will occur next month and is a requirement of the District.

**C. Field Manager’s Report**

Mr. Wright reviewed the Field Managers Report on page 62 of the agenda package.

**i. Consideration of Proposals for Landscape Services**

- a. Blade Runners – 97 total points**
- b. Prince & Sons – 95.33**
- c. United Landscape – 86.86**
- d. Yellowstone Landscape – 90.84**

Ms. Adams reviewed the allocation per category for each proposer. Blade Runners was ranked #1 with 97 points. Mr. Wright recommends Blade Runners based on his review and analysis. Blade Runners start date will be January 1, 2025 with Board approval.

On MOTION by Mr. Bowman, seconded by Ms. Marshall, with all in favor, Ranking Blade Runners #1 with Start Date January 1, 2025, was approved.

Ms. Adams asked for a motion to terminate Juniper in accordance with the planned transition date of January 1, 2025.

On MOTION by Mr. Bowman, seconded by Ms. Locher, with all in favor, Terminating Juniper in Accordance with Agreement Terms, was approved.

**D. District Manager’s Report**

Ms. Adams updated the Board on the vacancies coming up effective November 19<sup>th</sup> for the general election seats where no one qualified. She noted two residents indicating they are qualified electors contacted her, Mr. Bob Holesko and Ms. Linda Warner. Appointment to the seats would be by Board motion and Board action. This item will be on the next agenda.

**i. Approval of Check Register**

Ms. Adams presented the check register through November 6, 2024 totaling \$91,661.43. The detailed run summary is included behind the check register.

On MOTION by Ms. Stearns, seconded by Mr. Bowman, with all in favor, the Check Register totaling \$91,661.43, were approved.

**ii. Approval of Balance Sheet**

Ms. Adams noted the unaudited financials through September 30, 2024 are provided for informational purposes. No Board action is required.

**iii. Discussion of New Meeting Location**

Ms. Adams discussed different meeting locations. The adopted meeting schedule is to meet at Celebration Library the first Wednesday of each month at 2:30 p.m. but when that meeting room is not available the meetings are booked at Hart Memorial Library. The Board can change the meeting schedule by Board action if they choose to do so.

**ELEVENTH ORDER OF BUSINESS      Other Business**

There being no comments, the next item followed.

**TWELFTH ORDER OF BUSINESS      Supervisors Requests**

There being no comments, the next item followed.

**THIRTEENTH ORDER OF BUSINESS      Adjournment**

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

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

# SECTION V

Live Oak Lake Community Development District  
Governmental Management Services  
219 East Livingston Street  
Orlando, FL 32801

Sent Via email

January 29, 2025

Scott Schuhle  
U.S. Bank Global Corporate Trust  
500 West Cypress Creek Road, Suite 460  
Fort Lauderdale, FL 33309

Re: Live Oak Lake Community Development District  
Capital Improvement Revenue Bonds, Series 2016 (the "Series 2016 Bonds")  
Reserve Release

Dear Mr. Schuhle:

With regard to the above referenced Series 2016 Bonds, the undersigned hereby certifies on behalf of Live Oak Lake Community Development District that the Series 2016 Assessments have been Substantially Absorbed. Pursuant to the terms of the First Supplemental Trust Indenture for the Series 2016 Bonds, once the Series 2016 Assessments have been Substantially Absorbed, the Series 2016 Reserve Requirement shall be reduced to 50% of the maximum annual debt service on the Series 2016 Bonds. Please accept this certificate as confirmation the Series 2016 Assessments have been Substantially Absorbed and pursuant to the terms of Section 405(ii)(A) of the First Supplemental Indenture, transfer the excess amount (estimated on the date of this letter as \$476,837.50) to the Series 2016 Acquisition and Construction Account for use for the purposes of such Account, all as further provided in the First Supplemental Indenture.

Should you have any questions, please do not hesitate to call me at 407-841-5524.

Sincerely,

Tricia Adams  
District Manager and Responsible Officer  
Live Oak Lake Community Development District  
219 E. Livingston Street  
Orlando, FL 32801  
TAdams@gmscfl.com

# SECTION VI



**LIVE OAK LAKE COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL IMPORVEMENT REVENUE, SERIES 2016  
(Acquisition and Construction)**

The undersigned, an Authorized Officer of Live Oak Lake Community Development District (the "**District**") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank Trust Company, National Association, Orlando, Florida, as successor trustee (the "**Trustee**"), dated as of August 1, 2016 (the "**Master Indenture**"), as amended and supplemented by the 1st Supplemental Indenture from the District to the Trustee, dated as of August 1, 2016 (the Master Indenture as amended and supplemented is hereinafter referred to as the "**Indenture**") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: [20]
- (B) Name of Payee: **Narcoossee Land Ventures, LLC**
- (C) Total Amount Payable: **\$836,280.82** [*Actual Amount to be Dispersed Based on Balance of Series 2016 Acquisition and Construction Account After Release of Series 2016 Reserve Account Funds: \$[476,837.50]<sup>1</sup>*]
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): **Acquisition of Phase 2A & 2B Stormwater Improvements pursuant to that certain Agreement by and between the District and Narcoossee Land Ventures, LLC, Regarding the Acquisition of Certain Work Product, Infrastructure and Real Property, dated March 25, 2016, as may be amended from time to time**

EVENT	AMOUNT
Acquisition of Phase 2A & 2B Stormwater Improvements	\$2,418,589.62
LESS Amount Paid By Requisition #19	(\$1,582,308.80)
BALANCE Owed After Requisition #19	\$836,280.82

- (E) Fund or Account and subaccount, if any, from which disbursement to be made:  
**Series 2016 Acquisition and Construction Account of the Acquisition and Construction Fund**

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Series 2016 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Series 2016 Project; and
4. each represents a Cost of the Series 2016 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

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<sup>1</sup> Amount to be confirmed by Trustee upon satisfaction of the Release Conditions and transfer of the Additional Construction Proceeds as further provided in Resolution 2024-07 and the Indenture.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

If this requisition is for a disbursement from other than the Costs of Issuance Account or for payment of capitalized interest, there shall be attached a resolution of the Governing Body of the District approving this requisition or approving the specific contract with respect to which disbursements pursuant to this requisition are due and payable.

Attached hereto are originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested, and/or applicable real estate deeds and other documents for disbursements related to land acquisitions, are on file with the District.

**LIVE OAK LAKE COMMUNITY DEVELOPMENT  
DISTRICT**

By: \_\_\_\_\_  
Authorized Officer

Date: \_\_\_\_\_

**CONSULTING ENGINEER'S APPROVAL**

If this requisition is for a disbursement for other than Capitalized Interest or Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2016 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2016 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer attached as an Exhibit to the First Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

\_\_\_\_\_  
Consulting Engineer

December 14, 2018

Live Oak Lake Community Development District  
c/o Kristen Suit, District Manager  
Inframark Infrastructure Management Services  
313 Campus Street  
Celebration, Florida 34747


Re: Live Oak Lake Community Development District  
Acquisition of Portions of Twin Lakes Phase 2A/2B Stormwater Improvements  
Described in **Exhibit "A"**

Dear Kristen:

Pursuant to the *Agreement by and between the Live Oak Lake Community Development District and Narcoossee Land Ventures, LLC, Regarding the Acquisition of Certain Work Product, Infrastructure and Real Property*, dated March 25, 2016, as may be amended from time to time, you are hereby notified that Narcoossee Land Ventures, LLC ("NLV"), has completed and wishes to sell to the Live Oak Lake Community Development District (the "**District**") those certain improvements described in **Exhibit "A"** attached hereto (the "**Improvements**"). NLV wishes to convey the Improvements, which were included in the District's *Master Engineer's Report*, dated March 25, 2016, as supplemented by the *First Supplemental Engineer's Report*, dated August 17, 2016, as may be amended from time to time (collectively, the "**Engineer's Report**"), to the District in exchange for the payment of the sum shown in **Exhibit "A"** attached hereto, representing the actual cost of constructing the Improvements less the costs to upsize the Improvements pursuant to the City of St. Cloud's ("City") Utility Master Plan for which costs NLV will receive sewer impact fee credits from the City. Please requisition the amount of the Acquisition Cost shown on **Exhibit "A"** to NLV. To the extent the Acquisition Cost exceeds the amounts available for payment of such in the District's Series 2018 Acquisition and Construction Account and/or the District's impact fee credit account, the Developer reserves the right to request that unpaid portions of the Acquisition Cost be reimbursed as future funds become available and/or treated as an Infrastructure Contribution under that certain Contribution Agreement between the District and NLV, dated August 18, 2016.

Sincerely,

**NARCOOSSEE LAND VENTURES, LLC**, a  
Florida limited liability company

By: , Lawrence B. Pitt  
Its: Vice President and General Counsel

cc: Tucker F. Mackie, District Counsel  
Rey Malave, P.E., District Engineer

## Exhibit "A"

### Description of Improvements to be Acquired by CDD:

All Stormwater Management Facilities including ponds, lakes, wetlands together with master drainage pipes, structures, inlets, manholes, mitered end sections, headwalls and control structures between said ponds in and for the development of Twin Lakes Phase 2A and 2B, all located on portions of the real property described in the legal description attached hereto as Attachment A-1.

The sketch and legals in Attachment A-2 describe areas that include portions of the master system outside of the Platted Boundary. They include control structures and outfall piping for the wetland, control structures and outfall piping from the development ponds to the existing ditch, and ponds that benefit the future phases of the Twin Lakes development.

All being more particularly described in the highlighted portions of that certain As-Built Survey of Twin Lakes Phase 2A & 2B dated November 9, 2018, prepared by Johnny A. Brown, PSM.

Location of Improvements: See Attachment A

Acquisition Cost:      \$2,418,589.62

**ATTACHMENT A-1**

TRACTS R-8, OS-24, OS-26, OS-27, SW-10, SW-14, AND SW-15, AS SHOWN ON THE PLAT KNOWN AS TWIN LAKES PHASE 2A AND 2B, RECORDED IN THE OFFICIAL RECORDS OF OSCEOLA COUNTY, FLORIDA AT PLAT BOOK 27, PAGES 121 THROUGH 126.

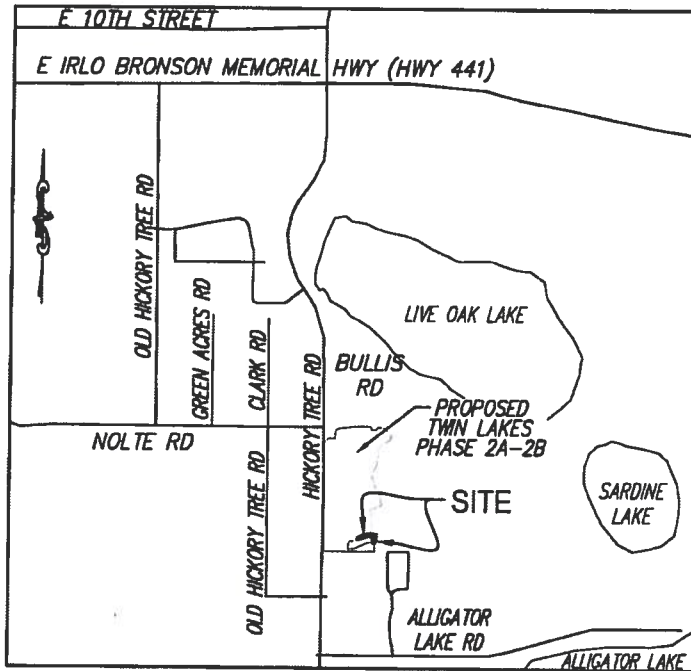
ALSO INCLUDING

THE REAL PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ATTACHED HERETO AS ATTACHMENT A-2.

**ATTACHMENT A-2**

**LEGEND:**

— —	LINE BREAK	PCC	POINT OF COMPOUND CURVATURE
Δ	CENTRAL ANGLE	PG(S)	PAGE(S)
AC	ACRES	PB	PLAT BOOK
CB	CHORD BEARING	PRC	POINT OF REVERSE CURVATURE
CH	CHORD LENGTH	PT	POINT OF TANGENCY
F.D.E.P.	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	PNT	POINT OF NON-TANGENCY
L	LENGTH	R	RADIUS
MB	MAP BOOK	R/W	RIGHT OF WAY
ORB	OFFICIAL RECORDS BOOK	SEC	SECTION-TOWNSHIP-RANGE
PC	POINT OF CURVATURE	○	CHANGE IN DIRECTION



**VICINITY MAP  
NOT TO SCALE**

**SURVEY NOTES:**

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, AS BEING S89°43'11"E.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.

*William D. Donley* 12/11/2018  
 WILLIAM D. DONLEY DATE  
 PROFESSIONAL SURVEYOR & MAPPER  
 LICENSE NUMBER LS 5381  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**SHEET 1 OF 4**

(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**

-OF-

**POND #15  
DRAINAGE EASEMENT**

SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST

OSCEOLA COUNTY

FLORIDA



131 WEST KALEY STREET  
 ORLANDO, FLORIDA 32806  
 PHONE: 321.354.9826 FAX: 407.648.9104  
 WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**NARCOOSSEE LAND  
VENTURES, LLC**

DATE: 12/11/18  
 DATE REV:  
 SCALE: N/A

PROJ: 50075546  
 DRAWN BY: WS  
 CHECKED BY: TPT

Users\wasmolot\pdpdata\locat\temp\AcPublish\6416\Twin Lakes Phase 2A-2B\sketch\Drainage Easement.dwg Dec 19, 2018 10:24am by wasmolot

DRAINAGE #1 ESM1-Sheet 2 Dec 11, 2018 2:43pm by wsamalat  
Users\wsamalat\opdata\local\temp\AcPublish\4900\Twin Lakes Phase 2A-2B\_sursketch\_Drainage Easem

**LEGAL DESCRIPTION:**

**PARCEL A**

A PORTION OF SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE N89°43'11"W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 24.74 FEET; THENCE DEPARTING SAID SOUTH LINE RUN, S00°00'00"E, A DISTANCE OF 99.42 FEET; THENCE N89°34'36"W, A DISTANCE OF 25.00 FEET; THENCE N00°00'00"E, A DISTANCE OF 118.36 FEET; THENCE N66°30'00"W, A DISTANCE OF 127.14 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 676.00 FEET, A CENTRAL ANGLE OF 04°36'37", A CHORD BEARING OF N84°59'11"E AND A CHORD DISTANCE OF 54.38 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 54.39 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 124.00 FEET, A CENTRAL ANGLE OF 10°39'12", A CHORD BEARING OF N81°57'53"E AND A CHORD DISTANCE OF 23.02 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.06 FEET TO THE END OF SAID CURVE; THENCE S66°30'00"E, A DISTANCE OF 55.81 FEET; THENCE N90°00'00"E, A DISTANCE OF 45.76 FEET; THENCE S00°00'00"E, A DISTANCE OF 55.70 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE N89°43'11"W ALONG SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 17, A DISTANCE OF 7.59 FEET TO THE POINT OF BEGINNING.

CONTAINING: 8913.24 SQUARE FEET OR 0.205 ACRES.

TOGETHER WITH

**PARCEL B**

A PORTION OF SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE S89°43'11"E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 373.89 FEET TO THE POINT OF BEGINNING; THENCE S70°24'29"W, A DISTANCE OF 41.27 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 676.00 FEET, A CENTRAL ANGLE OF 19°45'20", A CHORD BEARING OF N70°24'29"E AND A CHORD DISTANCE OF 231.93 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 233.08 FEET TO THE END OF SAID CURVE; THENCE S70°24'29"W, A DISTANCE OF 190.66 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1,552 SQUARE FEET OR 0.036 ACRES.

**SHEET 2 OF 4**

(SEE SHEET 3-4 FOR SKETCH OF DESCRIPTION)

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**

-OF-

**POND #15  
DRAINAGE EASEMENT**

SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST

OSCEOLA COUNTY

FLORIDA



**Dewberry**

131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104  
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

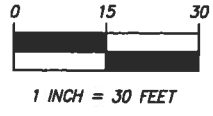
**NARCOOSSEE LAND  
VENTURES, LLC**

DATE: 12/11/18  
DATE REV:  
SCALE: N/A

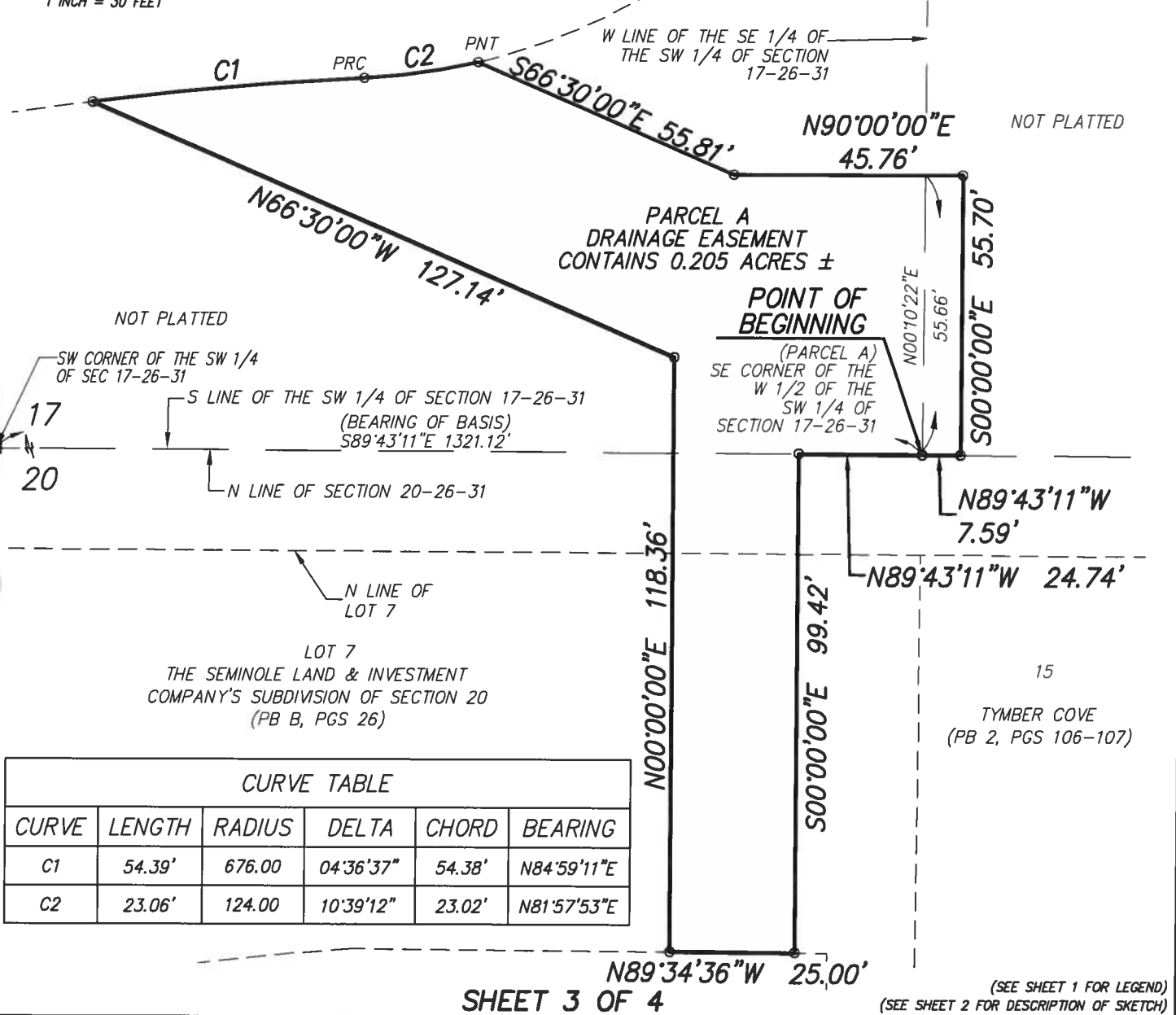
PROJ: 50075546  
DRAWN BY: WS  
CHECKED BY: TPT



Drawing no: jaers\wsamlot\opdata\local\temp\Acpublish\_4900\Twin Lakes Phase 2A-2B\_surasketch\_Drainage Eas...  
 DRAINAGE#1 ESMT-Sheet 3 Dec 11, 2018 2:43pm by: wsamlot



PROPOSED TWIN LAKES PHASES 2A-2B  
 PB \_\_, PG \_\_  
 NOT PLATTED



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	54.39'	676.00	04°36'37"	54.38'	N84°59'11"E
C2	23.06'	124.00	10°39'12"	23.02'	N81°57'53"E

SHEET 3 OF 4

(SEE SHEET 1 FOR LEGEND)  
 (SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

POND #15  
 DRAINAGE EASEMENT

SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST

OSCEOLA COUNTY FLORIDA



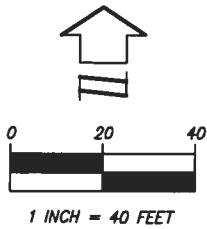
131 WEST KALEY STREET  
 ORLANDO, FLORIDA 32806  
 PHONE: 321.354.9826 FAX: 407.648.9104  
 WWW.DEWBERRY.COM  
 CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

NARCOOSSEE LAND  
 VENTURES, LLC

DATE: 12/11/18  
 DATE REV:  
 SCALE: 1"=30'

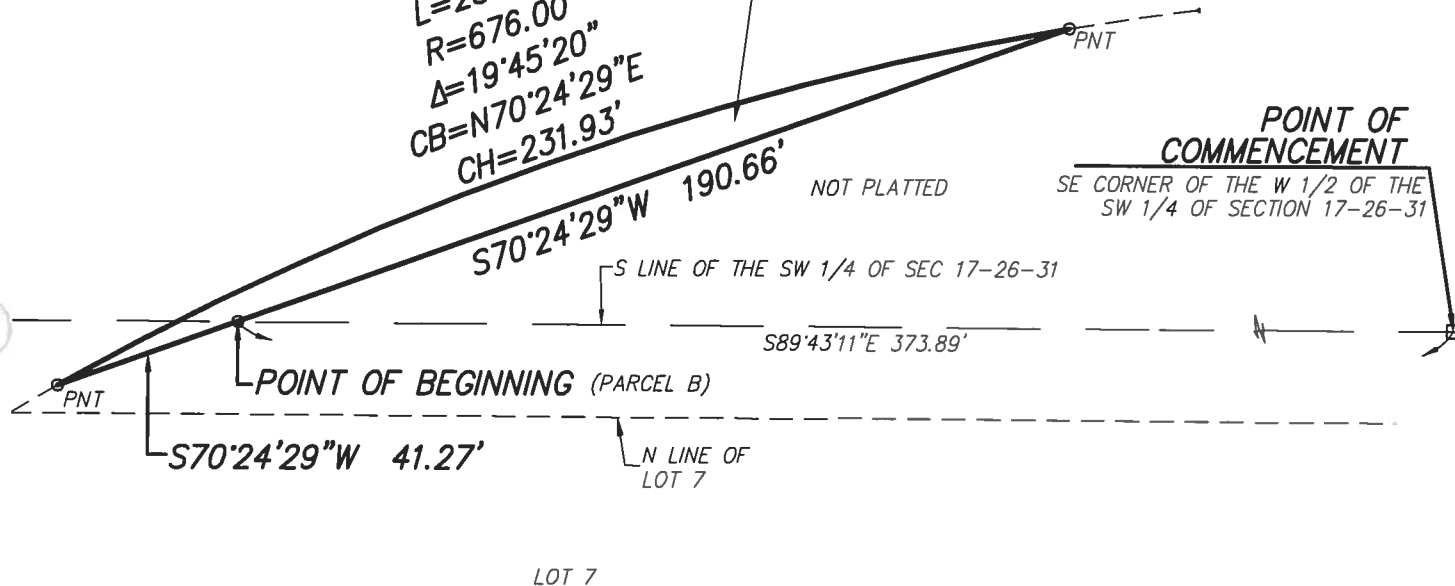
PROJ: 50075546  
 DRAWN BY: WS  
 CHECKED BY: TPT



PROPOSED TWIN LAKES PHASES 2A-2B  
 PB \_\_, PG \_\_  
 NOT PLATTED

PARCEL B  
 DRAINAGE EASEMENT  
 CONTAINS 1552 SQUARE FEET ±

$L=233.08'$   
 $R=676.00'$   
 $\Delta=19^{\circ}45'20''$   
 $CB=N70^{\circ}24'29''E$   
 $CH=231.93'$



POINT OF COMMENCEMENT  
 SE CORNER OF THE W 1/2 OF THE  
 SW 1/4 OF SECTION 17-26-31

THE SEMINOLE LAND & INVESTMENT  
 COMPANY'S SUBDIVISION OF SECTION 20  
 (PB B, PGS 26)

SHEET 4 OF 4

(SEE SHEET 1 FOR LEGEND)  
 (SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION  
 -OF-  
 POND #15  
 DRAINAGE EASEMENT

SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST

OSCEOLA COUNTY FLORIDA



131 WEST KALEY STREET  
 ORLANDO, FLORIDA 32806  
 PHONE: 321.354.9826 FAX: 407.648.9104  
 WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:  
 NARCOOSSEE LAND  
 VENTURES, LLC

DATE: 12/11/18  
 DATE REV:  
 SCALE: 1"=40'

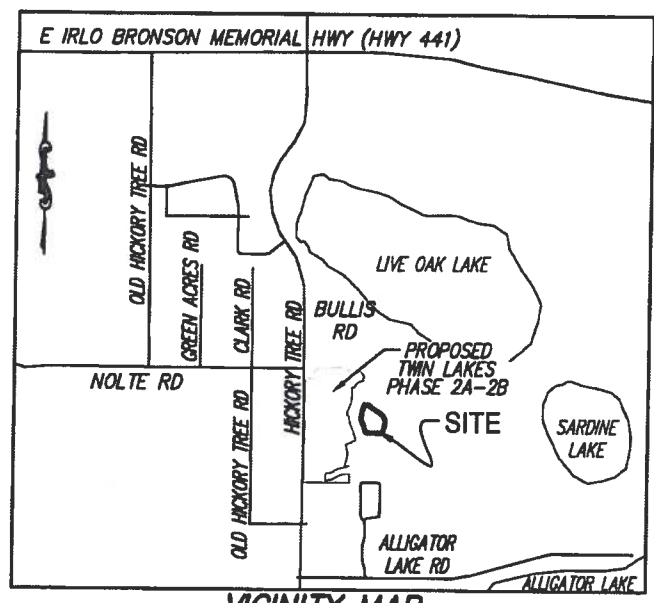
PROJ: 50075546  
 DRAWN BY: WS  
 CHECKED BY: TPT

Drawing name: users\wasmolot\opdata\local\temp\AcPublish\Twin Lakes Phase 2A-2B\_sursketch\_Drainage Eas...  
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Drawing no: 30411111 Property: J1\_Bouquinight Property\_Centerline\_500607081\DWG-LandDT\Twin Lakes Phases 2C\_au Pond-1.dwg POND #1 Sheet 1 Dec 19, 2018 10:25am by: weemadot

**LEGEND:**

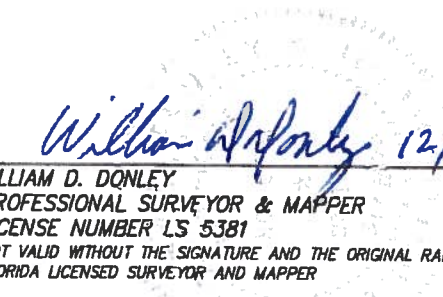
— —	LINE BREAK	PCC	POINT OF COMPOUND CURVATURE
Δ	CENTRAL ANGLE	POB	POINT OF BEGINNING
AC	ACRES	PG(S)	PAGE(S)
CB	CHORD BEARING	PB	PLAT BOOK
CH	CHORD LENGTH	PRC	POINT OF REVERSE CURVATURE
F.D.E.P.	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	PT	POINT OF TANGENCY
L	LENGTH	PNT	POINT OF NON-TANGENCY
MB	MAP BOOK	R	RADIUS
ORB	OFFICIAL RECORDS BOOK	R/W	RIGHT OF WAY
PC	POINT OF CURVATURE	SEC	SECTION-TOWNSHIP-RANGE
		○	CHANGE IN DIRECTION



**VICINITY MAP**  
NOT TO SCALE

**SURVEY NOTES:**

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, AS BEING S89°43'11"E.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.


  
*William D. Donley* 12/18/2018  
 WILLIAM D. DONLEY DATE  
 PROFESSIONAL SURVEYOR & MAPPER  
 LICENSE NUMBER LS 5381  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**SHEET 1 OF 3**

(SEE SHEET 2 FOR SKETCH OF DESCRIPTION)

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**  
 —OF—  
**PHASE 2C**  
**POND #1**  
 SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST  
 OSCEOLA COUNTY FLORIDA


**Dewberry**  
 131 WEST KALEY STREET  
 ORLANDO, FLORIDA 32806  
 PHONE: 321.354.9826 Fax: 407.648.9104  
 WWW.DEWBERRY.COM  
 CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:  
**NARCOOSSEE LAND VENTURES, LLC**  
 DATE: 12/07/18  
 REV DATE:  
 SCALE: N/A  
 PROJ: 50075546  
 DRAWN BY: WS  
 CHECKED BY: TPT

**LEGAL DESCRIPTION:**

A PORTION OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE S89°43'11"E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 1321.12 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE N00°10'22"E ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 1319.16 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE S89°40'58"E ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 253.22 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 14°49'46", A CHORD BEARING OF N06°27'48"W AND A CHORD DISTANCE OF 12.90 FEET; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 12.94 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 493.10 FEET, A CENTRAL ANGLE OF 22°05'52", A CHORD BEARING OF N12°00'00"E AND A CHORD DISTANCE OF 189.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 190.18 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1328.15 FEET, A CENTRAL ANGLE OF 07°07'31", A CHORD BEARING OF N19°29'11"E AND A CHORD DISTANCE OF 165.06 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 165.17 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 115°06'05", A CHORD BEARING OF N73°28'28"E AND A CHORD DISTANCE OF 84.39 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 100.44 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1208.30 FEET, A CENTRAL ANGLE OF 10°24'25", A CHORD BEARING OF S54°10'42"E AND A CHORD DISTANCE OF 219.17 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 219.47 FEET TO THE POINT OF TANGENCY; THENCE S59°22'54"E A DISTANCE OF 164.95 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 291.85 FEET, A CENTRAL ANGLE OF 77°55'28", A CHORD BEARING OF S20°25'10"E AND A CHORD DISTANCE OF 367.03 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 396.93 FEET TO THE POINT OF TANGENCY; THENCE S18°32'34"W, A DISTANCE OF 47.03 FEET; THENCE S16°58'58"W, A DISTANCE OF 103.39 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 73°17'51", A CHORD BEARING OF S53°37'53"W AND A CHORD DISTANCE OF 59.69 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 63.96 FEET TO THE POINT OF TANGENCY; THENCE N89°43'11"W, A DISTANCE OF 348.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 72°04'47", A CHORD BEARING OF N53°40'48"W AND A CHORD DISTANCE OF 58.83 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 62.90 FEET TO THE POINT OF TANGENCY; THENCE N17°38'25"W, A DISTANCE OF 127.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 776.45 FEET, A CENTRAL ANGLE OF 15°07'49", A CHORD BEARING OF N25°12'19"W AND A CHORD DISTANCE OF 204.44 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 205.04 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 18°53'32", A CHORD BEARING OF N23°19'27"W AND A CHORD DISTANCE OF 16.41 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 16.49 FEET TO THE POINT OF BEGINNING.

CONTAINING: 338,295 SQUARE FEET OR 7.766 ACRES.

**SHEET 2 OF 3**

(SEE SHEET 1 FOR LEGEND)  
(SEE SHEET 1 FOR DESCRIPTION OF SKETCH)

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**

-OF-

**PHASE 2C  
POND #1**

SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST

OSCEOLA COUNTY

FLORIDA



**Dewberry**

131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104  
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**NARCOOSSEE LAND  
VENTURES, LLC**

DATE: 12/07/18  
REV DATE:  
SCALE: N/A

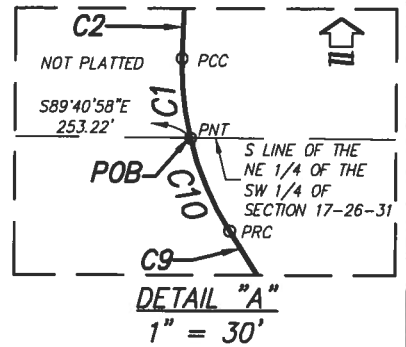
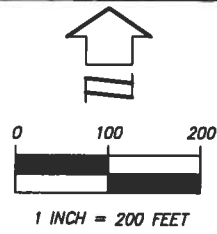
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CHECKED BY: TPT

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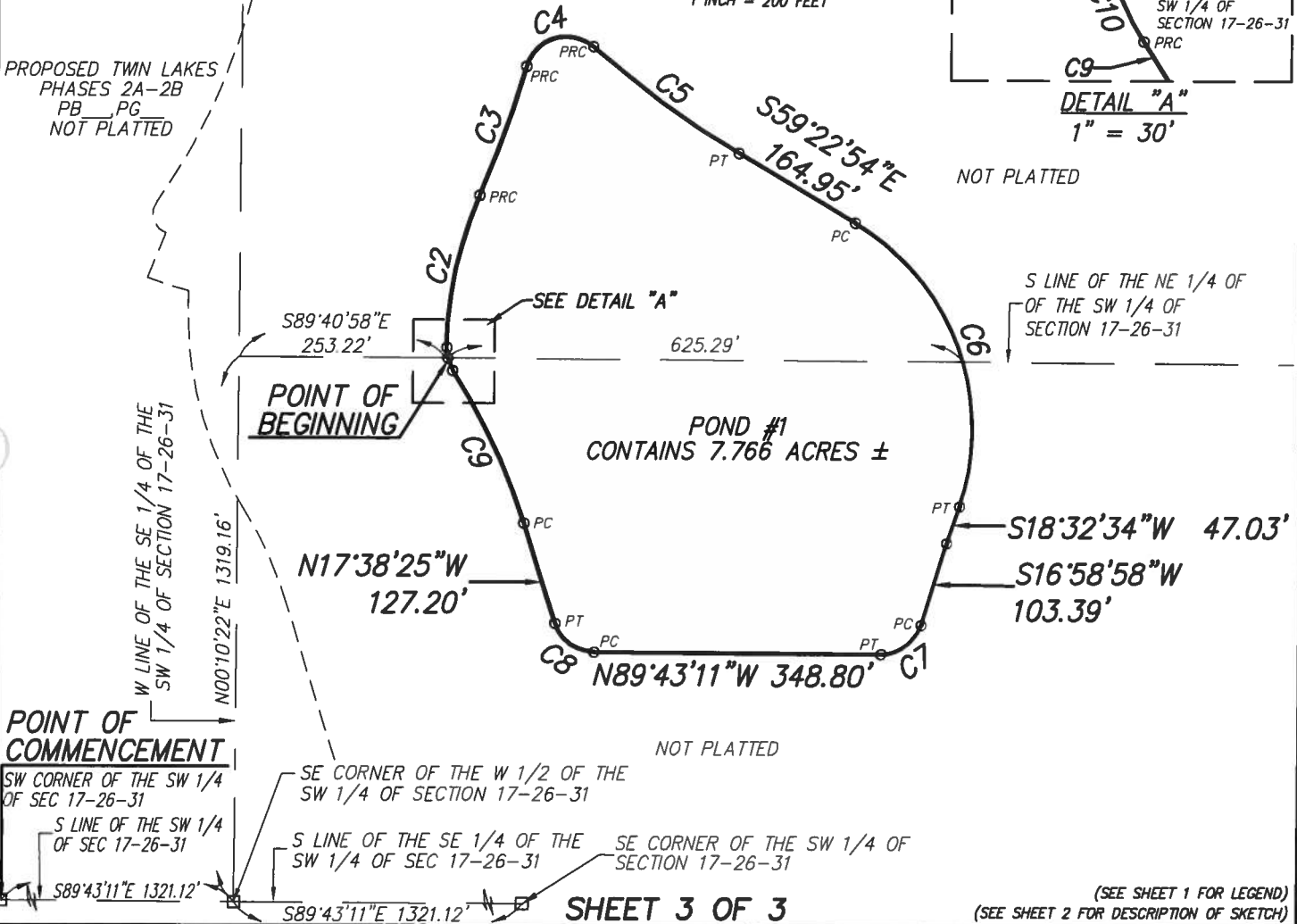
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**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	12.94'	50.00	14°49'46"	12.90'	N06°27'48"W
C2	190.18'	493.10	22°05'52"	189.00'	N12°00'00"E
C3	165.17'	1328.15	07°07'31"	165.06'	N19°29'11"E
C4	100.44'	50.00	115°06'05"	84.39'	N73°28'28"E
C5	219.47'	1208.30	10°24'25"	219.17'	S54°10'42"E
C6	396.93'	291.85	77°55'28"	367.03'	S20°25'10"E
C7	63.96'	50.00	73°17'51"	59.69'	S53°37'53"W
C8	62.90'	50.00	72°04'47"	58.83'	N53°40'48"W
C9	205.04'	776.45	15°07'49"	204.44'	N25°12'19"W
C10	16.49'	50.00	18°53'32"	16.41'	N23°19'27"W



PROPOSED TWIN LAKES PHASES 2A-2B  
PB PG NOT PLATTED



**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**

-OF-  
**PHASE 2C  
POND #1**

SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST

OSCEOLA COUNTY FLORIDA



131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806  
PHONE: 321.354.9826 FAX: 407.648.9104  
WWW.DEWBERRY.COM  
CERTIFICATE OF AUTHORIZATION No. LB 8011

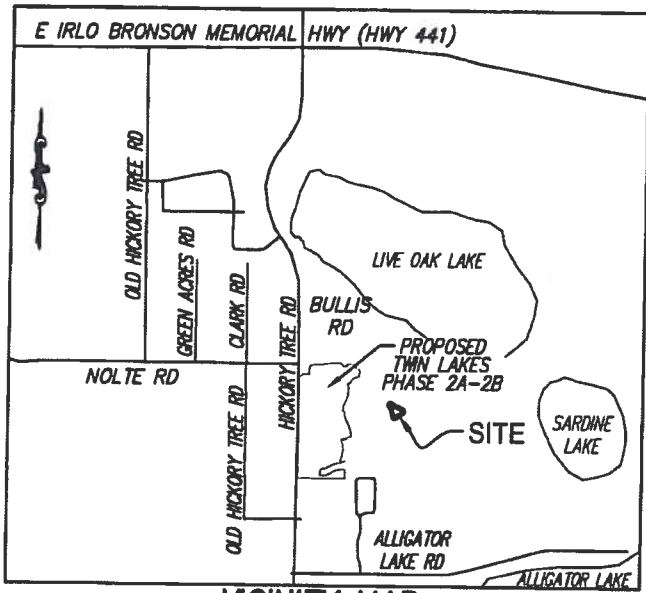
PREPARED FOR:  
**NARCOOSSEE LAND  
VENTURES, LLC**

DATE: 12/07/18  
REV DATE:  
SCALE: 1" = 200'

PROJ: 50075546  
DRAWN BY: WS  
CHECKED BY: TPT

Drawing no: Bouldnight Property\J...Bouldnight Property\Centerline\_50060708\DWG-Land01\Twin Lakes Phase 2C.dwg  
 Pond-2.dwg POND #2 Sheet 1 Dec 19, 2018 10:26am by: weemadlet

LEGEND:	
	LINE BREAK
Δ	CENTRAL ANGLE
AC	ACRES
CB	CHORD BEARING
CH	CHORD LENGTH
F.D.E.P.	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
L	LENGTH
MB	MAP BOOK
ORB	OFFICIAL RECORDS BOOK
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PG(S)	PAGE(S)
PB	PLAT BOOK
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
PNT	POINT OF NON-TANGENCY
R	RADIUS
R/W	RIGHT OF WAY
SEC	SECTION-TOWNSHIP-RANGE
○	CHANGE IN DIRECTION



**VICINITY MAP**  
**NOT TO SCALE**

**SURVEY NOTES:**

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, AS BEING S89°43'11"E.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.

WILLIAM D. DONLEY  
 PROFESSIONAL SURVEYOR & MAPPER  
 LICENSE NUMBER LS 5381  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DATE

**SHEET 1 OF 3**

(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**  
 -OF-  
**PHASE 2C**  
**POND #2**  
 SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST  
 OSCEOLA COUNTY FLORIDA

**Dewberry**  
 131 WEST KALEY STREET  
 ORLANDO, FLORIDA 32806  
 PHONE: 321.354.9826 Fax: 407.648.9104  
 WWW.DEWBERRY.COM  
 CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:  
**NARCOOSSEE LAND**  
**VENTURES, LLC**  
 DATE: 12/07/18  
 REV DATE:  
 SCALE: N/A  
 PROJ: 50075546  
 DRAWN BY: WS  
 CHECKED BY: TPT

**LEGAL DESCRIPTION:**

A PORTION OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE S89°43'11"E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 1321.12 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE N00°10'22"E ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 1319.16 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE S89°40'58"E ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 1208.50 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 616.77 FEET, A CENTRAL ANGLE OF 27°06'36", A CHORD BEARING OF N21°09'28"W AND A CHORD DISTANCE OF 289.11 FEET; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 291.83 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 155°10'27", A CHORD BEARING OF N42°52'28"E AND A CHORD DISTANCE OF 58.60 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 81.25 FEET TO THE POINT OF TANGENCY; THENCE S59°32'19"E, A DISTANCE OF 196.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1085.00 FEET, A CENTRAL ANGLE OF 08°39'54", A CHORD BEARING OF S63°52'16"E AND A CHORD DISTANCE OF 163.93 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 164.09 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 138°36'37", A CHORD BEARING OF S01°06'06"W AND A CHORD DISTANCE OF 93.55 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 120.96 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 457.00 FEET, A CENTRAL ANGLE OF 26°42'29", A CHORD BEARING OF S57°03'09"W AND A CHORD DISTANCE OF 211.10 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 213.03 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 132°39'37", A CHORD BEARING OF N69°58'17"W AND A CHORD DISTANCE OF 73.27 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 92.61 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 616.77 FEET, A CENTRAL ANGLE OF 03°57'41", A CHORD BEARING OF N05°37'19"W AND A CHORD DISTANCE OF 42.64 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 42.64 FEET TO THE END OF SAID CURVE AND THE POINT OF BEGINNING.

CONTAINING: 72,633 SQUARE FEET OR 1.667 ACRES.

**SHEET 2 OF 3**

(SEE SHEET 1 FOR LEGEND)  
(SEE SHEET 3 FOR SKETCH OF DESCRIPTION)

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**

-OF-  
**PHASE 2C  
POND #2**

SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST

OSCEOLA COUNTY

FLORIDA



**Dewberry**

131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104  
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

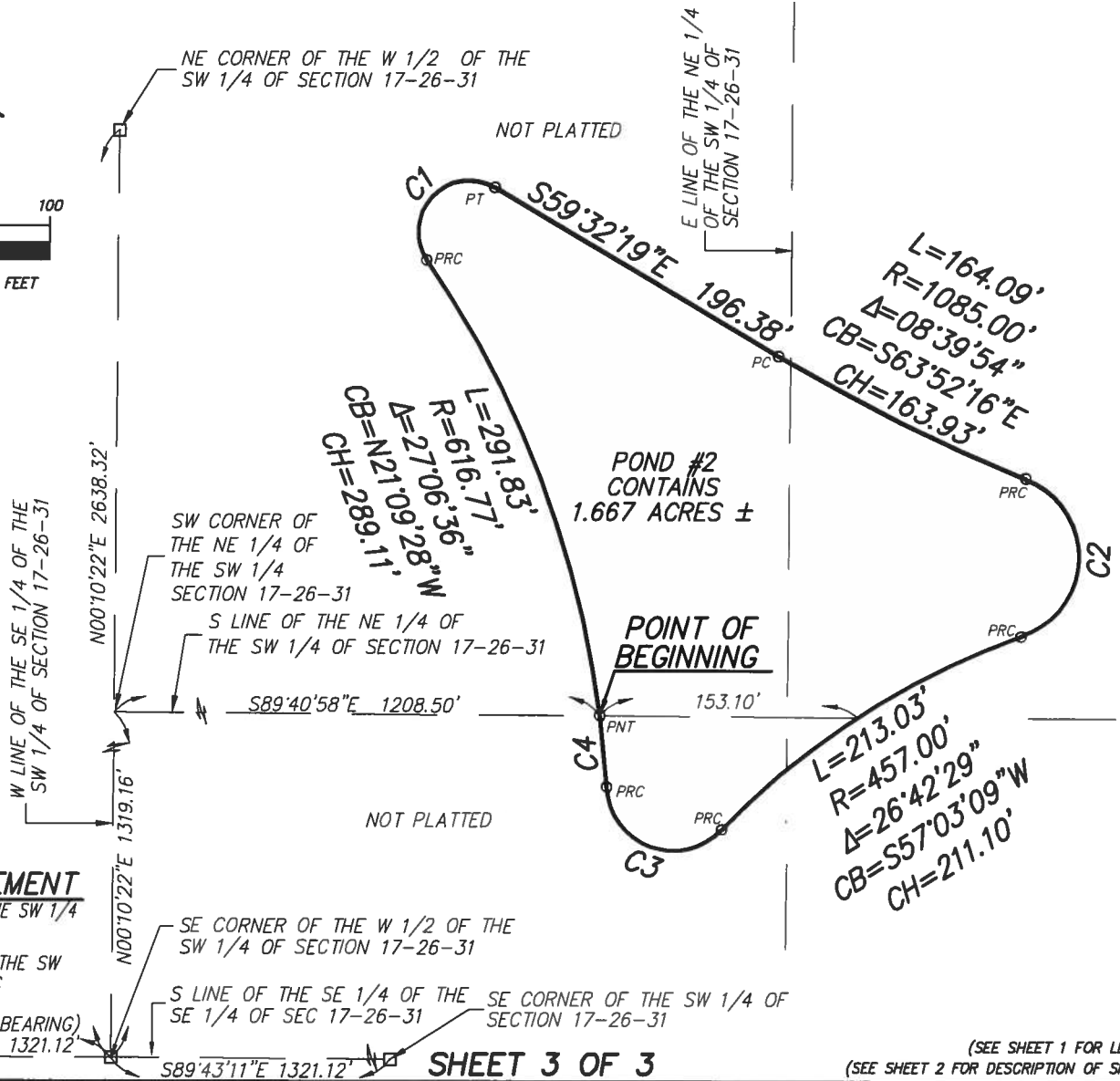
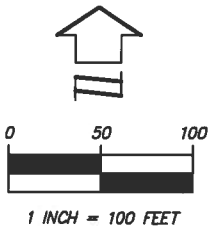
**NARCOOSSEE LAND  
VENTURES, LLC**

DATE: 12/07/18  
REV DATE:  
SCALE: N/A

PROJ: 50075546  
DRAWN BY: WS  
CHECKED BY: TPT

isera\waomat\appdata\local\temp\AcPublish\_4900\Twin\_Lakes\_Phase\_2C\_sursketch\_Pond-2.dwg PC Sheet 2 Dec 11, 2018 3:07pm by waomat

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	81.25'	30.00	155°10'27"	58.60'	N42°52'28"E
C2	120.96'	50.00	138°36'37"	93.55'	S01°06'06"W
C3	92.61'	40.00	132°39'37"	73.27'	N69°58'17"W
C4	42.64'	616.77	03°57'41"	42.64'	N05°37'19"W



Drawing no: [blank]   
 Users: waamot\opdata\local\temp\AcPublish\_4900\Twin Lakes Phase 2C\_sursketch\_Pond-2.dwg   
 Sheet 3 Dec 11, 2018 3:07pm by: waamot

**POINT OF COMMENCEMENT**

SW CORNER OF THE SW 1/4 OF SEC 17-26-31  
 S LINE OF THE SW 1/4 OF SEC 17-26-31 (BASIS OF BEARING)  
 S89°43'11"E 1321.12'

SE CORNER OF THE W 1/2 OF THE SW 1/4 OF SECTION 17-26-31

S LINE OF THE SE 1/4 OF THE SE 1/4 OF SEC 17-26-31  
 SE CORNER OF THE SW 1/4 OF SECTION 17-26-31

**SHEET 3 OF 3**

(SEE SHEET 1 FOR LEGEND)  
 (SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**

-OF-  
**PHASE 2C  
 POND #2**

SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST

OSCEOLA COUNTY FLORIDA



131 WEST KALEY STREET  
 ORLANDO, FLORIDA 32806  
 PHONE: 321.354.9826 FAX: 407.648.9104  
 WWW.DEWBERRY.COM  
 CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

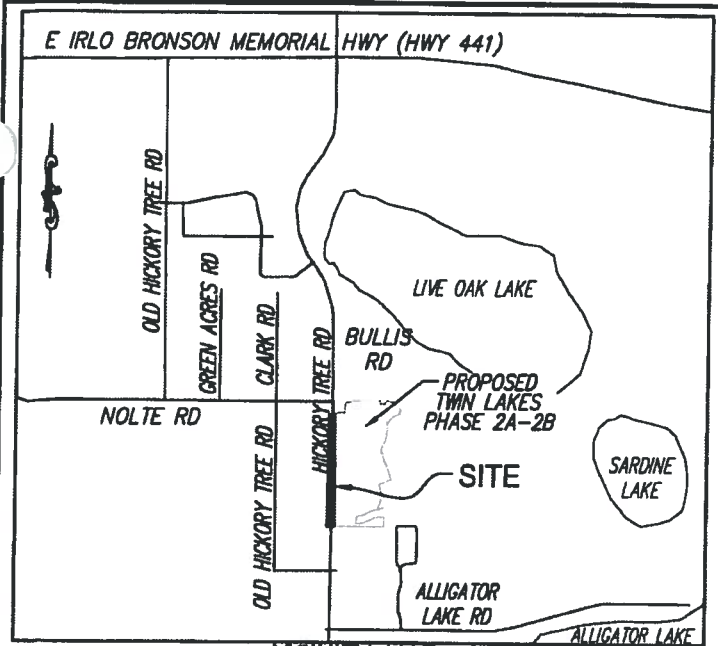
**NARCOOSSEE LAND  
 VENTURES, LLC**

DATE: 12/07/18  
 REV DATE:  
 SCALE: 1" = 100'

PROJ: 50075546  
 DRAWN BY: WS  
 CHECKED BY: TPT



Dec 19, 2018 8:08am by: weemoat  
 UTILITY #1 ESM1-Sheet 1  
 U:\era\weemoat\appdata\local\temp\AcPublish-6416\Twin Lakes Phase 2A-2B\_surv\sketch\_Hickory Tree



**VICINITY MAP  
NOT TO SCALE**

LEGEND:	
	LINE BREAK
$\Delta$	CENTRAL ANGLE
AC	ACRES
CB	CHORD BEARING
CH	CHORD LENGTH
F.D.E.P.	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
L	LENGTH
MB	MAP BOOK
ORB	OFFICIAL RECORDS BOOK
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PG(S)	PAGE(S)
PB	PLAT BOOK
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
PNT	POINT OF NON-TANGENCY
R	RADIUS
R/W	RIGHT OF WAY
SEC	SECTION-TOWNSHIP-RANGE
$\circ$	CHANGE IN DIRECTION

**LEGAL DESCRIPTION:**

A PORTION OF HICKORY TREE ROAD (A VARIABLE WIDTH PUBLIC RIGHT OF WAY) LYING IN SECTIONS 17, 18, 19, AND 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE S89°43'11"E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 90.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID HICKORY TREE ROAD (RIGHT OF WAY WIDTH VARIES) PER OFFICIAL RECORDS BOOK 1918, PAGE 2958 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S00°27'16"W ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 330.83 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, RUN N89°35'45"W, A DISTANCE OF 89.74 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE N89°35'45"W, A DISTANCE OF 20.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID HICKORY TREE ROAD (RIGHT OF WAY WIDTH VARIES); THENCE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: N00°24'34"E, A DISTANCE OF 330.61 FEET; THENCE N00°13'55"E, A DISTANCE OF 2276.45 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, RUN S89°52'44"E, A DISTANCE OF 20.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE CONTINUE S89°52'44"E, A DISTANCE OF 80.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID HICKORY TREE ROAD PER OFFICIAL RECORDS BOOK 1918, PAGE 2958; THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: S00°13'55"W, A DISTANCE OF 1010.30 FEET; THENCE S89°46'37"E, A DISTANCE OF 10.00 FEET; THENCE S00°13'55"W, A DISTANCE OF 1266.45 FEET TO THE POINT OF BEGINNING.

CONTAINING: 276,660 SQUARE FEET OR 6.351 ACRES.

**SURVEY NOTES:**

- BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, AS BEING S89°43'11"E.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
- THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
- THIS IS NOT A BOUNDARY SURVEY.

WILLIAM D. DONLEY DATE 12/18/2018  
 PROFESSIONAL SURVEYOR & MAPPER  
 LICENSE NUMBER LS 5381  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET 1 OF 2

(SEE SHEET 2 FOR SKETCH OF DESCRIPTION)

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**  
 -OF-  
**HICKORY TREE ROAD R/W**  
 SECTIONS 17, 18, 19, AND 20, TOWNSHIP 26 SOUTH,  
 RANGE 31 EAST  
 OSCEOLA COUNTY FLORIDA

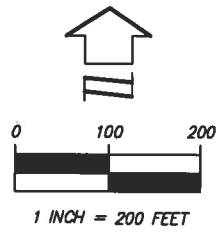
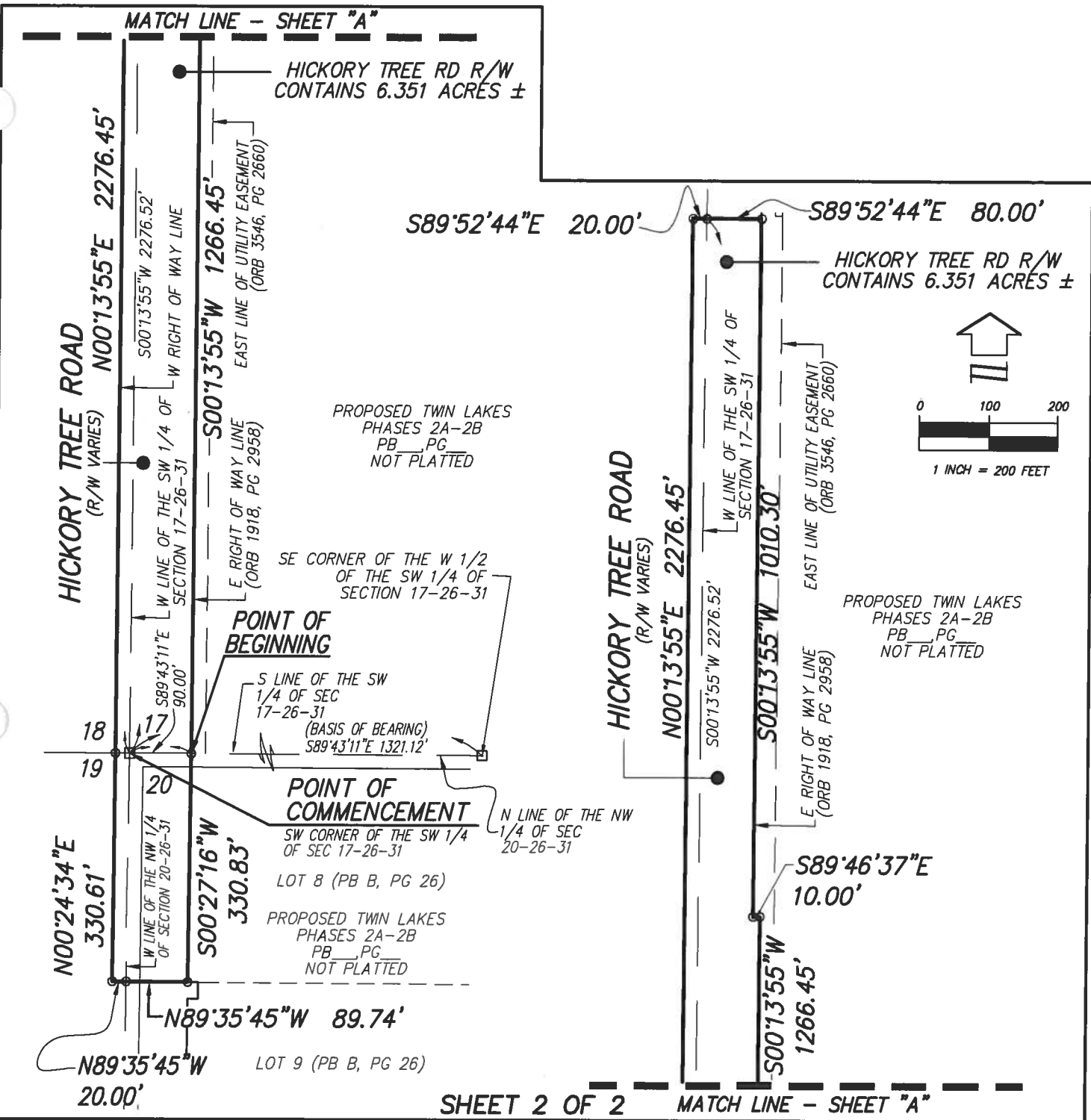
# Dewberry

131 WEST KALEY STREET  
 ORLANDO, FLORIDA 32806  
 PHONE: 321.354.9826 FAX: 407.648.9104  
 WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:  
**NARCOOSSEE LAND VENTURES, LLC**  
 DATE: 12/11/18  
 DATE REV:  
 SCALE: N/A  
 PROJ: 50075546  
 DRAWN BY: WS  
 CHECKED BY: TPT

Drawing name: users\wasmalat\appdata\local\temp\AcPublish\_3304\Twin Lakes Phase 2A-2B\_surfsketch\_Hickory Tree.c  
 Utility #1: ESMT-Sheet 2 Dec 12, 2018 12:48pm by: wsmalat



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION  
-OF-  
HICKORY TREE ROAD R/W



131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806  
PHONE: 321.354.9826 FAX: 407.648.9104  
WWW.DEWBERRY.COM  
CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:  
NARCOOSSEE LAND  
VENTURES, LLC

SECTIONS 17, 18, 19, AND 20, TOWNSHIP 26 SOUTH,  
RANGE 31 EAST  
OSCEOLA COUNTY FLORIDA

DATE: 12/11/18  
DATE REV:  
SCALE: 1"=200'  
PROJ: 50075546  
DRAWN BY: WS  
CHECKED BY: TPT

December 18, 2018

Live Oak Lake Community Development District  
c/o Kristen Suit, District Manager  
Inframark Infrastructure Management Services  
313 Campus Street  
Celebration, Florida 34747

Re: Live Oak Lake Community Development District  
Acquisition of Portions of Twin Lakes Phase 2A and 2B Stormwater Improvements

Dear Kristen:

Pursuant to the *Agreement by and between the Live Oak Lake Community Development District and Narcoossee Land Ventures, LLC, Regarding the Acquisition of Certain Work Product, Infrastructure and Real Property*, dated March 25, 2016, the District has received notification from Narcoossee Land Ventures, LLC, that certain stormwater improvements in and for the development of portions of Twin Lakes Phase 2A and 2B (the "**Improvements**") are available for acquisition by the District. I hereby certify that the Improvements sought to be conveyed are a component of the District's Series 2016 Project as described in the *Master Engineer's Report*, dated March 25, 2016, as supplemented by the *First Supplemental Engineer's Report*, dated August 17, 2016.

Sincerely,

Danielle Marie Van De Loo, P.E., District Engineer



cc: Tucker F. Mackie, District Counsel

**AFFIDAVIT REGARDING COSTS PAID**

STATE OF FLORIDA  
COUNTY OF Seminole

I, Lawrence B. Pitt, as VP & General Counsel of Narcoossee Land Ventures, LLC, a Florida limited liability company, being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this affidavit.
2. My name is Lawrence B. Pitt, and I am VP & General Counsel of Narcoossee Land Ventures, LLC, a Florida limited liability company (the “**Developer**”). I have authority to make this affidavit on behalf of Developer.
3. Developer is the developer of certain lands within the Live Oak Lake Community Development District, a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes* (“**District**”).
4. The District’s *Master Engineer’s Report* dated March 25, 2016, as supplemented by the *First Supplemental Engineer’s Report*, dated August 17, 2016 (collectively, the “**Engineer’s Report**”) describes certain public infrastructure improvements and/or work product that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
5. Pursuant to contracts in place between Developer and certain contractors and construction related professionals, as may be more particularly identified on the attached **Exhibit A**, Developer has expended funds to develop improvements that are included and described in the Engineer’s Report and are part of the District’s capital improvement plan. The attached **Exhibit A** accurately identifies the completed improvements and states, at least in part, the amounts that Developer has spent on the completed improvements. No money is owed to any contractors or subcontractors for any work performed on the completed improvements.
6. In making this affidavit, I understand that the District intends to rely on this affidavit for purposes of acquiring the completed improvements that Developer has developed consistent with the Engineer’s Report.

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 14<sup>th</sup> day of December, 2018.

**NARCOOSSEE LAND VENTURES, LLC**, a  
Florida limited liability company

By: [Signature]

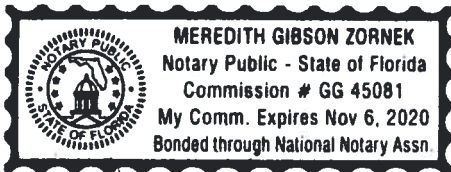
Name: LAWRENCE B. PITT

Title: VP & General Counsel

STATE OF FLORIDA  
COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of December, 2018, by LAWRENCE B. PITT, as VP & General Counsel of Narcossee Land Ventures, LLC, a Florida limited liability company, on behalf of said company and who has personally appeared before me and is personally known to me.

(NOTARY SEAL)



[Signature]

Notary Public Signature

Meredith Gibson Zornek

(Name typed, printed or stamped)

Notary Public, State of Florida

Commission No. GG 45081

My Commission Expires: Nov 6, 2020

**Exhibit A**

**Identification of Improvements**

All Stormwater Management Facilities including ponds, lakes, wetlands together with master drainage pipes, structures, inlets, manholes, mitered end sections, headwalls and control structures between said ponds in and for the development of Twin Lakes Phase 2A and 2B, all located on portions of the real property described in the legal description attached hereto as Attachment A-1.

The sketch and legals in Attachment A-2 describe areas that include portions of the master system outside of the Platted Boundary. They include control structures and outfall piping for the wetland, control structures and outfall piping from the development ponds to the existing ditch, and ponds that benefit the future phases of the Twin Lakes development.

All being more particularly described in the highlighted portions of that certain As-Built Survey of Twin Lakes Phase 2A & 2B dated November 9, 2018, prepared by Johnny A. Brown, PSM.

All as contemplated by the Engineer's Report and as more generally identified in the chart below:

<b>Contractor/Contract</b>	<b>Date</b>	<b>Amount</b>
<b>Jr. Davis Construction Company, Inc.</b>		<b>\$2,418,589.62</b>
Contract and any amendments, additions or change orders thereto, for the construction, installation or provision of stormwater, drainage and other District improvements.		
<b>TOTAL</b>		<b>\$2,418,589.62</b>

ATTACHMENT A-1

TRACTS R-8, OS-24, OS-26, OS-27, SW-10, SW-14, AND SW-15, AS SHOWN ON THE PLAT KNOWN AS TWIN LAKES PHASE 2A AND 2B, RECORDED IN THE OFFICIAL RECORDS OF OSCEOLA COUNTY, FLORIDA AT PLAT BOOK 27, PAGES 121 THROUGH 126.

ALSO INCLUDING

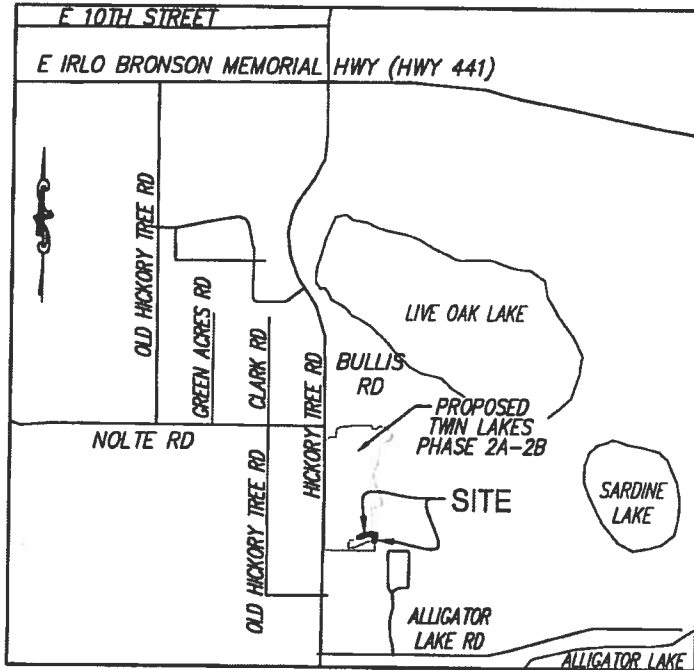
THE REAL PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ATTACHED HERETO AS ATTACHMENT A-2.

ATTACHMENT A-2



**LEGEND:**

— —	LINE BREAK	PCC	POINT OF COMPOUND CURVATURE
Δ	CENTRAL ANGLE	PG(S)	PAGE(S)
AC	ACRES	PB	PLAT BOOK
CB	CHORD BEARING	PRC	POINT OF REVERSE CURVATURE
CH	CHORD LENGTH	PT	POINT OF TANGENCY
F.D.E.P.	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	PNT	POINT OF NON-TANGENCY
L	LENGTH	R	RADIUS
MB	MAP BOOK	R/W	RIGHT OF WAY
ORB	OFFICIAL RECORDS BOOK	SEC	SECTION-TOWNSHIP-RANGE
PC	POINT OF CURVATURE	○	CHANGE IN DIRECTION



**VICINITY MAP  
NOT TO SCALE**

**SURVEY NOTES:**

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, AS BEING S89°43'11"E.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.

*William D. Donley* 12/10/2018  
 WILLIAM D. DONLEY DATE  
 PROFESSIONAL SURVEYOR & MAPPER  
 LICENSE NUMBER LS 5381  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**SHEET 1 OF 4**

(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**  
 -OF-  
**POND #15  
 DRAINAGE EASEMENT**

SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST

OSCEOLA COUNTY

FLORIDA



131 WEST KALEY STREET  
 ORLANDO, FLORIDA 32806  
 PHONE: 321.354.9826 FAX: 407.648.9104  
 WWW.DEWBERRY.COM  
 CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:  
**NARCOOSSEE LAND  
 VENTURES, LLC**

DATE: 12/11/18  
 DATE REV:  
 SCALE: N/A

PROJ: 50075548  
 DRAWN BY: WS  
 CHECKED BY: TPT

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DRAINAGE #1 ESM1-Sheet 2 Dec 11, 2018 2:43pm by wsamdiot  
jaers\wsamdiot\opdata\local\temp\AcPublish\4900\Twin Lakes Phase 2A-2B\_aurksketch\_Drainage East  
Drawing name

**LEGAL DESCRIPTION:**

**PARCEL A**

A PORTION OF SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE N89°43'11"W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 24.74 FEET; THENCE DEPARTING SAID SOUTH LINE RUN, S00°00'00"E, A DISTANCE OF 99.42 FEET; THENCE N89°34'36"W, A DISTANCE OF 25.00 FEET; THENCE N00°00'00"E, A DISTANCE OF 118.36 FEET; THENCE N66°30'00"W, A DISTANCE OF 127.14 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 676.00 FEET, A CENTRAL ANGLE OF 04°36'37", A CHORD BEARING OF N84°59'11"E AND A CHORD DISTANCE OF 54.38 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 54.39 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 124.00 FEET, A CENTRAL ANGLE OF 10°39'12", A CHORD BEARING OF N81°57'53"E AND A CHORD DISTANCE OF 23.02 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.06 FEET TO THE END OF SAID CURVE; THENCE S66°30'00"E, A DISTANCE OF 55.81 FEET; THENCE N90°00'00"E, A DISTANCE OF 45.76 FEET; THENCE S00°00'00"E, A DISTANCE OF 55.70 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE N89°43'11"W ALONG SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 17, A DISTANCE OF 7.59 FEET TO THE POINT OF BEGINNING.

CONTAINING: 8913.24 SQUARE FEET OR 0.205 ACRES.

TOGETHER WITH

**PARCEL B**

A PORTION OF SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE S89°43'11"E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 373.89 FEET TO THE POINT OF BEGINNING; THENCE S70°24'29"W, A DISTANCE OF 41.27 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 676.00 FEET, A CENTRAL ANGLE OF 19°45'20", A CHORD BEARING OF N70°24'29"E AND A CHORD DISTANCE OF 231.93 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 233.08 FEET TO THE END OF SAID CURVE; THENCE S70°24'29"W, A DISTANCE OF 190.66 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1,552 SQUARE FEET OR 0.036 ACRES.

**SHEET 2 OF 4**

(SEE SHEET 3-4 FOR SKETCH OF DESCRIPTION)

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**

-OF-

**POND #15  
DRAINAGE EASEMENT**

SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST

OSCEOLA COUNTY

FLORIDA



**Dewberry**

131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104  
WWW.DEWBERRY.COM

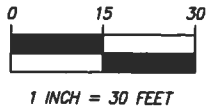
CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**NARCOOSSEE LAND  
VENTURES, LLC**

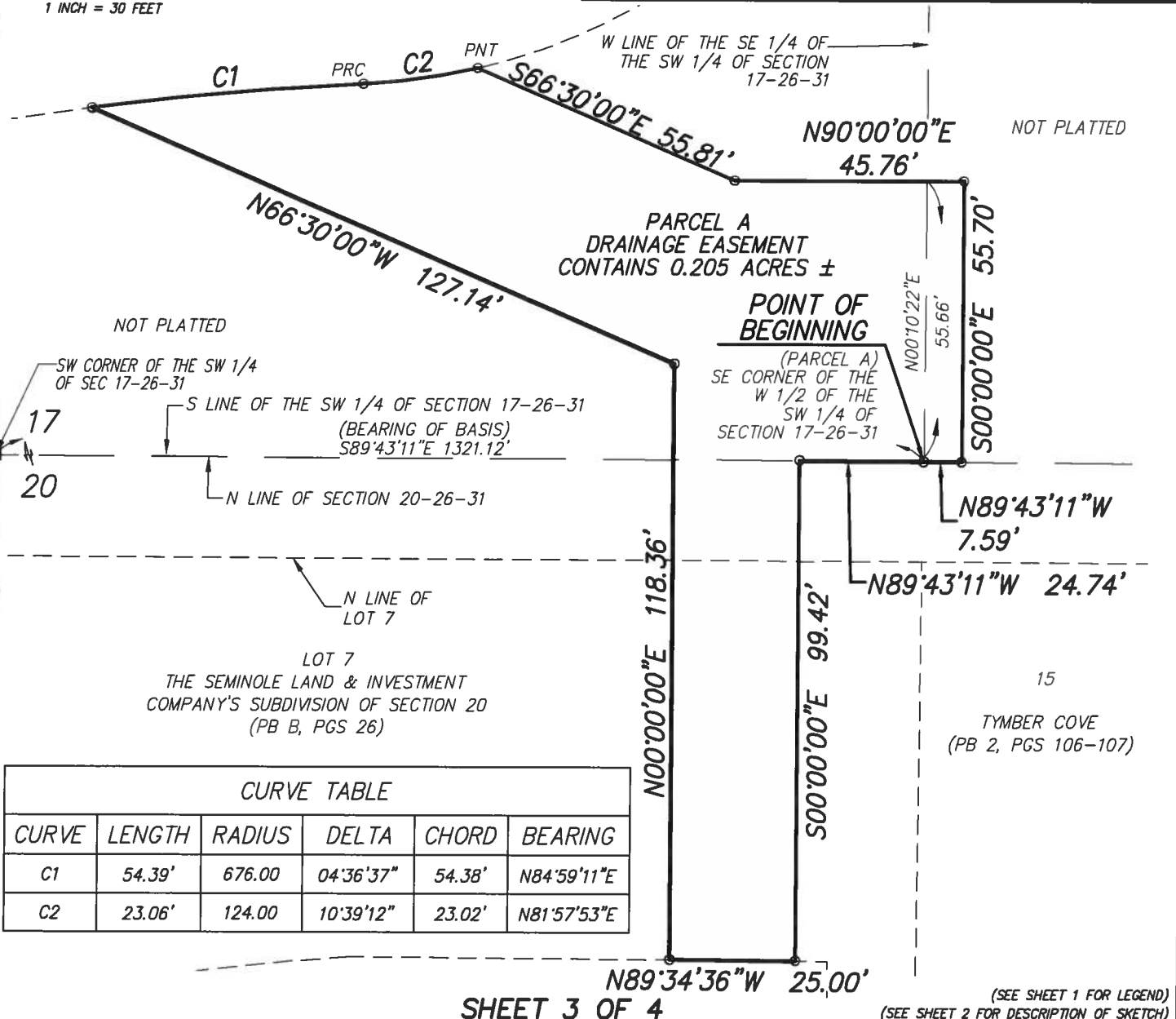
DATE: 12/11/18  
DATE REV:  
SCALE: N/A

PROJ: 50075546  
DRAWN BY: WS  
CHECKED BY: TPT



PROPOSED TWIN LAKES PHASES 2A-2B  
PB \_\_\_\_\_ PG \_\_\_\_\_  
NOT PLATTED

DRAINAGE #1 ESMT-Sheet.3 Dec 11, 2018 2:43pm by: waamclot



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	54.39'	676.00	04°36'37"	54.38'	N84°59'11"E
C2	23.06'	124.00	10°39'12"	23.02'	N81°57'53"E

SHEET 3 OF 4 (SEE SHEET 1 FOR LEGEND) (SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

POND #15 DRAINAGE EASEMENT

SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST

OSCEOLA COUNTY FLORIDA



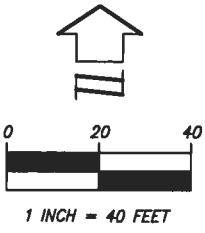
131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806  
PHONE: 321.354.9826 FAX: 407.648.9104  
WWW.DEWBERRY.COM  
CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:  
NARCOOSSEE LAND VENTURES, LLC

DATE: 12/11/18  
DATE REV:  
SCALE: 1"=30'

PROJ: 50075546  
DRAWN BY: WS  
CHECKED BY: TPT

Drawing no. J:\era\wamclot\appdata\local\temp\...\Twin Lakes Phase 2A-2B\_sursketch\_Drainage Est...



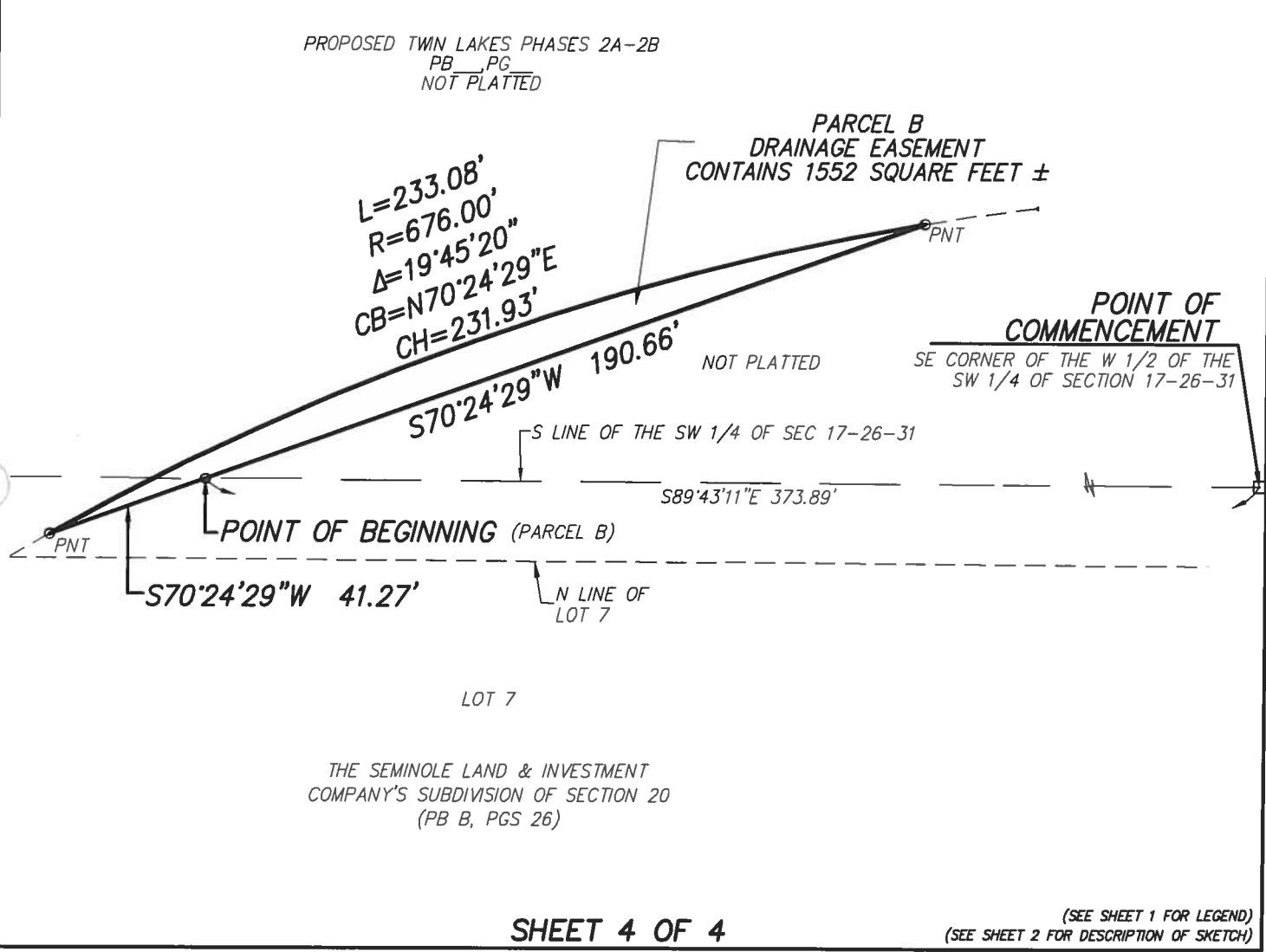
PROPOSED TWIN LAKES PHASES 2A-2B  
 PB \_\_, PG \_\_  
 NOT PLATTED

PARCEL B  
 DRAINAGE EASEMENT  
 CONTAINS 1552 SQUARE FEET ±

$L=233.08'$   
 $R=676.00'$   
 $\Delta=19^{\circ}45'20''$   
 $CB=N70^{\circ}24'29''E$   
 $CH=231.93'$

POINT OF  
 COMMENCEMENT

SE CORNER OF THE W 1/2 OF THE  
 SW 1/4 OF SECTION 17-26-31



THE SEMINOLE LAND & INVESTMENT  
 COMPANY'S SUBDIVISION OF SECTION 20  
 (PB B, PGS 26)

SHEET 4 OF 4

(SEE SHEET 1 FOR LEGEND)  
 (SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

POND #15  
 DRAINAGE EASEMENT

SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST

OSCEOLA COUNTY FLORIDA



131 WEST KALEY STREET  
 ORLANDO, FLORIDA 32806  
 PHONE: 321.354.9826 FAX: 407.648.9104  
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 CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:  
 NARCOOSSEE LAND  
 VENTURES, LLC

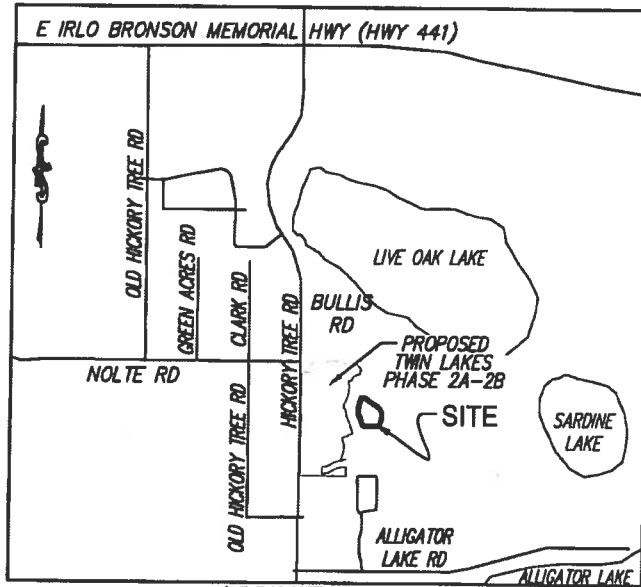
DATE: 12/11/18  
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 SCALE: 1"=40'

PROJ: 50075546  
 DRAWN BY: WS  
 CHECKED BY: TPT

Drawing non  
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 DRAINAGE #2 ESMT-Sheet 4 Dec 11, 2018 2:44pm by wamalat

**LEGEND:**

— —	LINE BREAK	PCC	POINT OF COMPOUND CURVATURE
Δ	CENTRAL ANGLE	POB	POINT OF BEGINNING
AC	ACRES	PG(S)	PAGE(S)
CB	CHORD BEARING	PB	PLAT BOOK
CH	CHORD LENGTH	PRC	POINT OF REVERSE CURVATURE
F.D.E.P.	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	PT	POINT OF TANGENCY
L	LENGTH	PNT	POINT OF NON-TANGENCY
MB	MAP BOOK	R	RADIUS
ORB	OFFICIAL RECORDS BOOK	R/W	RIGHT OF WAY
PC	POINT OF CURVATURE	SEC	SECTION-TOWNSHIP-RANGE
		○	CHANGE IN DIRECTION



**VICINITY MAP  
NOT TO SCALE**

**SURVEY NOTES:**

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, AS BEING S89°43'11"E.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.

*William D. Donley* 12/18/2018  
 WILLIAM D. DONLEY  
 PROFESSIONAL SURVEYOR & MAPPER  
 LICENSE NUMBER LS 5381  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**SHEET 1 OF 3**

(SEE SHEET 2 FOR SKETCH OF DESCRIPTION)

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**

—OF—  
**PHASE 2C  
 POND #1**

SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST

OSCEOLA COUNTY FLORIDA



131 WEST KALEY STREET  
 ORLANDO, FLORIDA 32806  
 PHONE: 321.354.9826 Fax: 407.648.9104  
 WWW.DEWBERRY.COM  
 CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**NARCOOSSEE LAND  
 VENTURES, LLC**

DATE: 12/07/18  
 REV DATE:  
 SCALE: N/A

PROJ: 50075546  
 DRAWN BY: WS  
 CHECKED BY: TPT

Drawing no: Baulinight Property\1\_Baulinight Property-Centerline\_50060708\DWG-LandDT\Twin Lakes Phases 2C\_sur Pond-1.dwg POND #1 Sheet.1 Dec.18, 2018 10:25am by: weamdot

**LEGAL DESCRIPTION:**

A PORTION OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE S89°43'11"E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 1321.12 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE N00°10'22"E ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 1319.16 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE S89°40'58"E ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 253.22 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 14°49'46", A CHORD BEARING OF N06°27'48"W AND A CHORD DISTANCE OF 12.90 FEET; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 12.94 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 493.10 FEET, A CENTRAL ANGLE OF 22°05'52", A CHORD BEARING OF N12°00'00"E AND A CHORD DISTANCE OF 189.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 190.18 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1328.15 FEET, A CENTRAL ANGLE OF 07°07'31", A CHORD BEARING OF N19°29'11"E AND A CHORD DISTANCE OF 165.06 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 165.17 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 115°06'05", A CHORD BEARING OF N73°28'28"E AND A CHORD DISTANCE OF 84.39 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 100.44 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1208.30 FEET, A CENTRAL ANGLE OF 10°24'25", A CHORD BEARING OF S54°10'42"E AND A CHORD DISTANCE OF 219.17 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 219.47 FEET TO THE POINT OF TANGENCY; THENCE S59°22'54"E A DISTANCE OF 164.95 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 291.85 FEET, A CENTRAL ANGLE OF 77°55'28", A CHORD BEARING OF S20°25'10"E AND A CHORD DISTANCE OF 367.03 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 396.93 FEET TO THE POINT OF TANGENCY; THENCE S18°32'34"W, A DISTANCE OF 47.03 FEET; THENCE S16°58'58"W, A DISTANCE OF 103.39 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 73°17'51", A CHORD BEARING OF S53°37'53"W AND A CHORD DISTANCE OF 59.69 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 63.96 FEET TO THE POINT OF TANGENCY; THENCE N89°43'11"W, A DISTANCE OF 348.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 72°04'47", A CHORD BEARING OF N53°40'48"W AND A CHORD DISTANCE OF 58.83 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 62.90 FEET TO THE POINT OF TANGENCY; THENCE N17°38'25"W, A DISTANCE OF 127.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 776.45 FEET, A CENTRAL ANGLE OF 15°07'49", A CHORD BEARING OF N25°12'19"W AND A CHORD DISTANCE OF 204.44 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 205.04 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 18°53'32", A CHORD BEARING OF N23°19'27"W AND A CHORD DISTANCE OF 16.41 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 16.49 FEET TO THE POINT OF BEGINNING.

CONTAINING: 338,295 SQUARE FEET OR 7.766 ACRES.

**SHEET 2 OF 3**

(SEE SHEET 1 FOR LEGEND)  
(SEE SHEET 1 FOR DESCRIPTION OF SKETCH)

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**

-OF-  
**PHASE 2C  
POND #1**

SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST

OSCEOLA COUNTY

FLORIDA



**Dewberry**

131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806  
PHONE: 321.354.9826 FAX: 407.648.9104  
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**NARCOOSSEE LAND  
VENTURES, LLC**

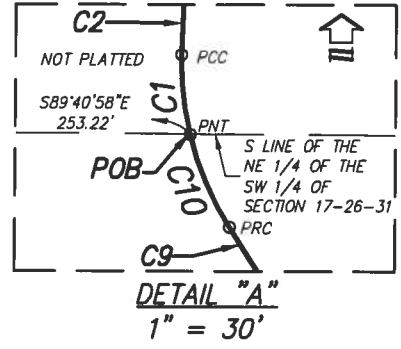
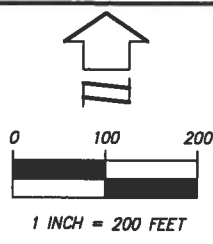
DATE: 12/07/18  
REV DATE:  
SCALE: N/A

PROJ: 50075546  
DRAWN BY: WS  
CHECKED BY: TPT

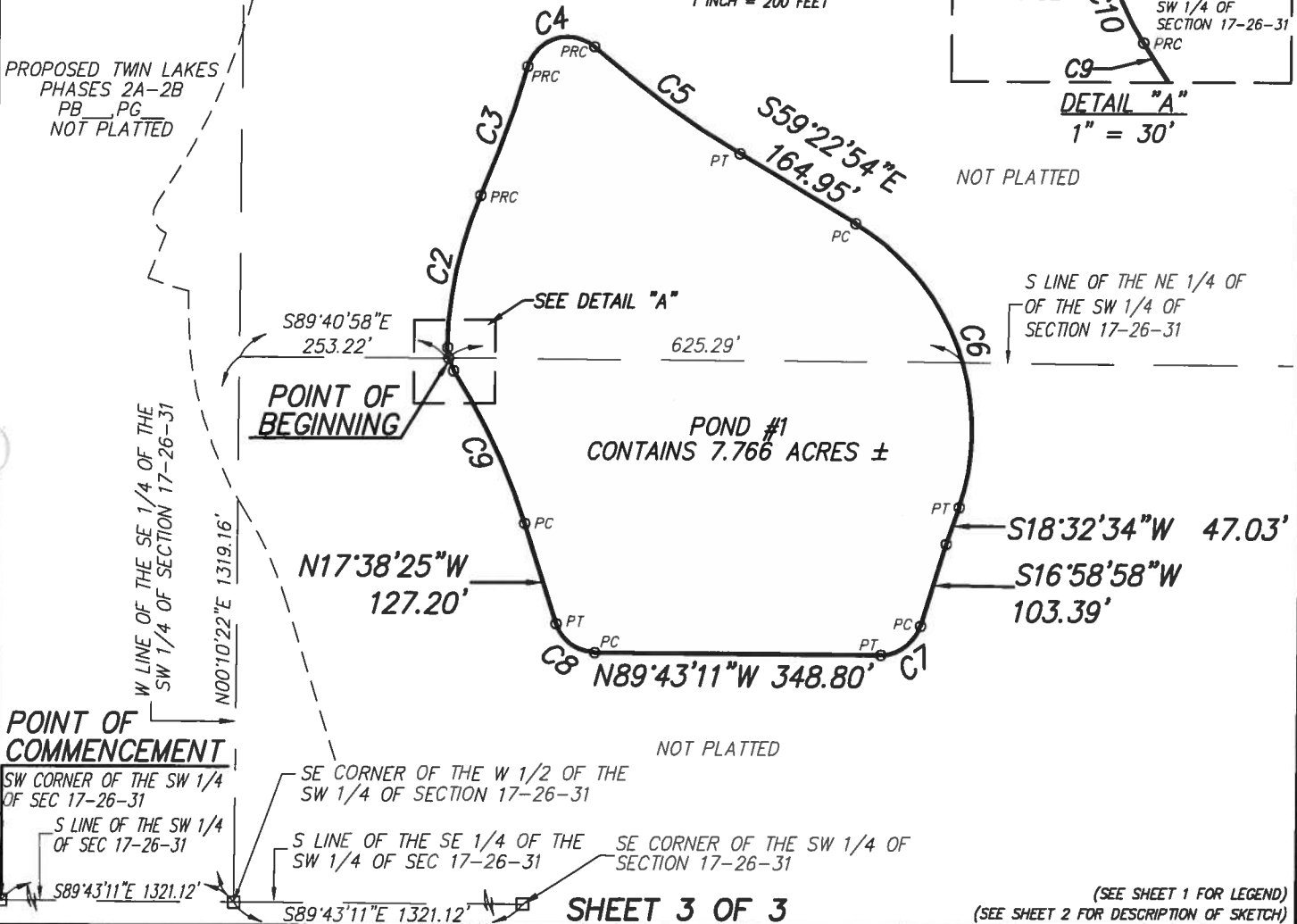
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Drawing name: \\pawmot\opdata\local\temp\AcPublish\_4900\Twin Lakes Phase 2C\_surasketch\_Pond-1.dwg PC Sheet 3 Dec 11, 2018 3:05pm by: waomdot

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	12.94'	50.00	14°49'46"	12.90'	N06°27'48"W
C2	190.18'	493.10	22°05'52"	189.00'	N12°00'00"E
C3	165.17'	1328.15	07°07'31"	165.06'	N19°29'11"E
C4	100.44'	50.00	115°06'05"	84.39'	N73°28'28"E
C5	219.47'	1208.30	10°24'25"	219.17'	S54°10'42"E
C6	396.93'	291.65	77°55'28"	367.03'	S20°25'10"E
C7	63.96'	50.00	73°17'51"	59.69'	S53°37'53"W
C8	62.90'	50.00	72°04'47"	58.83'	N53°40'48"W
C9	205.04'	776.45	15°07'49"	204.44'	N25°12'19"W
C10	16.49'	50.00	18°53'32"	16.41'	N23°19'27"W



PROPOSED TWIN LAKES  
 PHASES 2A-2B  
 PB PG  
 NOT PLATTED



**POINT OF BEGINNING**

**POINT OF COMMENCEMENT**

**SHEET 3 OF 3**

(SEE SHEET 1 FOR LEGEND)  
(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**

-OF-  
**PHASE 2C**  
**POND #1**

SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST

OSCEOLA COUNTY FLORIDA



131 WEST KALEY STREET  
 ORLANDO, FLORIDA 32806  
 PHONE: 321.354.9826 FAX: 407.648.9104  
 WWW.DEWBERRY.COM  
 CERTIFICATE OF AUTHORIZATION No. LB 8011

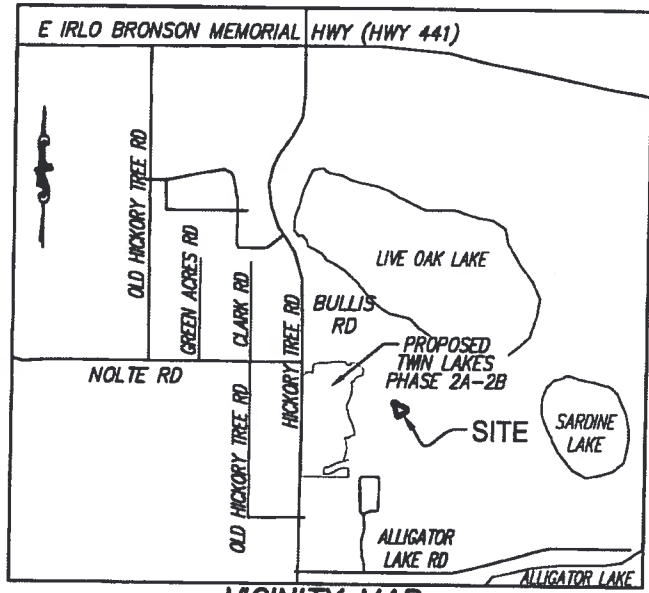
PREPARED FOR:  
**NARCOOSSEE LAND**  
**VENTURES, LLC**

DATE: 12/07/18  
 REV DATE:  
 SCALE: 1" = 200'

PROJ: 50075546  
 DRAWN BY: WS  
 CHECKED BY: TPT

Drawing no:   
 Osceola Property\JL\_Bouknight Property\Twin Lakes Phase 2C.su   
 Pond-2.dwg POND #2 Sheet 1 Dec 19, 2018 10:26am by: weandlet


LEGEND:			
— —	LINE BREAK	PCC	POINT OF COMPOUND CURVATURE
Δ	CENTRAL ANGLE	PG(S)	PAGE(S)
AC	ACRES	PB	PLAT BOOK
CB	CHORD BEARING	PRC	POINT OF REVERSE CURVATURE
CH	CHORD LENGTH	PT	POINT OF TANGENCY
F.D.E.P.	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	PNT	POINT OF NON-TANGENCY
L	LENGTH	R	RADIUS
MB	MAP BOOK	R/W	RIGHT OF WAY
ORB	OFFICIAL RECORDS BOOK	SEC	SECTION-TOWNSHIP-RANGE
PC	POINT OF CURVATURE	◊	CHANGE IN DIRECTION



**VICINITY MAP**  
NOT TO SCALE

**SURVEY NOTES:**

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, AS BEING S89°43'11"E.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.


  
 WILLIAM D. DONLEY DATE  
 PROFESSIONAL SURVEYOR & MAPPER  
 LICENSE NUMBER LS 5381  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**SHEET 1 OF 3**

(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**  
 —OF—  
**PHASE 2C**  
**POND #2**  
 SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST  
 OSCEOLA COUNTY FLORIDA



# Dewberry

131 WEST KALEY STREET  
 ORLANDO, FLORIDA 32806  
 PHONE: 321.354.9826 Fax: 407.648.9104  
 WWW.DEWBERRY.COM  
 CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:  
**NARCOOSSEE LAND VENTURES, LLC**  
 DATE: 12/07/18  
 REV DATE:  
 SCALE: N/A  
 PROJ: 50075546  
 DRAWN BY: WS  
 CHECKED BY: TPT



**LEGAL DESCRIPTION:**

A PORTION OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE S89°43'11"E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 1321.12 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE N00°10'22"E ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 1319.16 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE S89°40'58"E ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 1208.50 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 616.77 FEET, A CENTRAL ANGLE OF 27°06'36", A CHORD BEARING OF N21°09'28"W AND A CHORD DISTANCE OF 289.11 FEET; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 291.83 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 155°10'27", A CHORD BEARING OF N42°52'28"E AND A CHORD DISTANCE OF 58.60 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 81.25 FEET TO THE POINT OF TANGENCY; THENCE S59°32'19"E, A DISTANCE OF 196.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1085.00 FEET, A CENTRAL ANGLE OF 08°39'54", A CHORD BEARING OF S63°52'16"E AND A CHORD DISTANCE OF 163.93 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 164.09 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 138°36'37", A CHORD BEARING OF S01°06'06"W AND A CHORD DISTANCE OF 93.55 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 120.96 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 457.00 FEET, A CENTRAL ANGLE OF 26°42'29", A CHORD BEARING OF S57°03'09"W AND A CHORD DISTANCE OF 211.10 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 213.03 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 132°39'37", A CHORD BEARING OF N69°58'17"W AND A CHORD DISTANCE OF 73.27 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 92.61 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 616.77 FEET, A CENTRAL ANGLE OF 03°57'41", A CHORD BEARING OF N05°37'19"W AND A CHORD DISTANCE OF 42.64 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 42.64 FEET TO THE END OF SAID CURVE AND THE POINT OF BEGINNING.

CONTAINING: 72,633 SQUARE FEET OR 1.667 ACRES.

**SHEET 2 OF 3**

(SEE SHEET 1 FOR LEGEND)  
(SEE SHEET 3 FOR SKETCH OF DESCRIPTION)

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**

-OF-  
**PHASE 2C  
POND #2**

SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST

OSCEOLA COUNTY

FLORIDA



**Dewberry**

131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806  
PHONE: 321.354.9826 FAX: 407.648.9104  
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

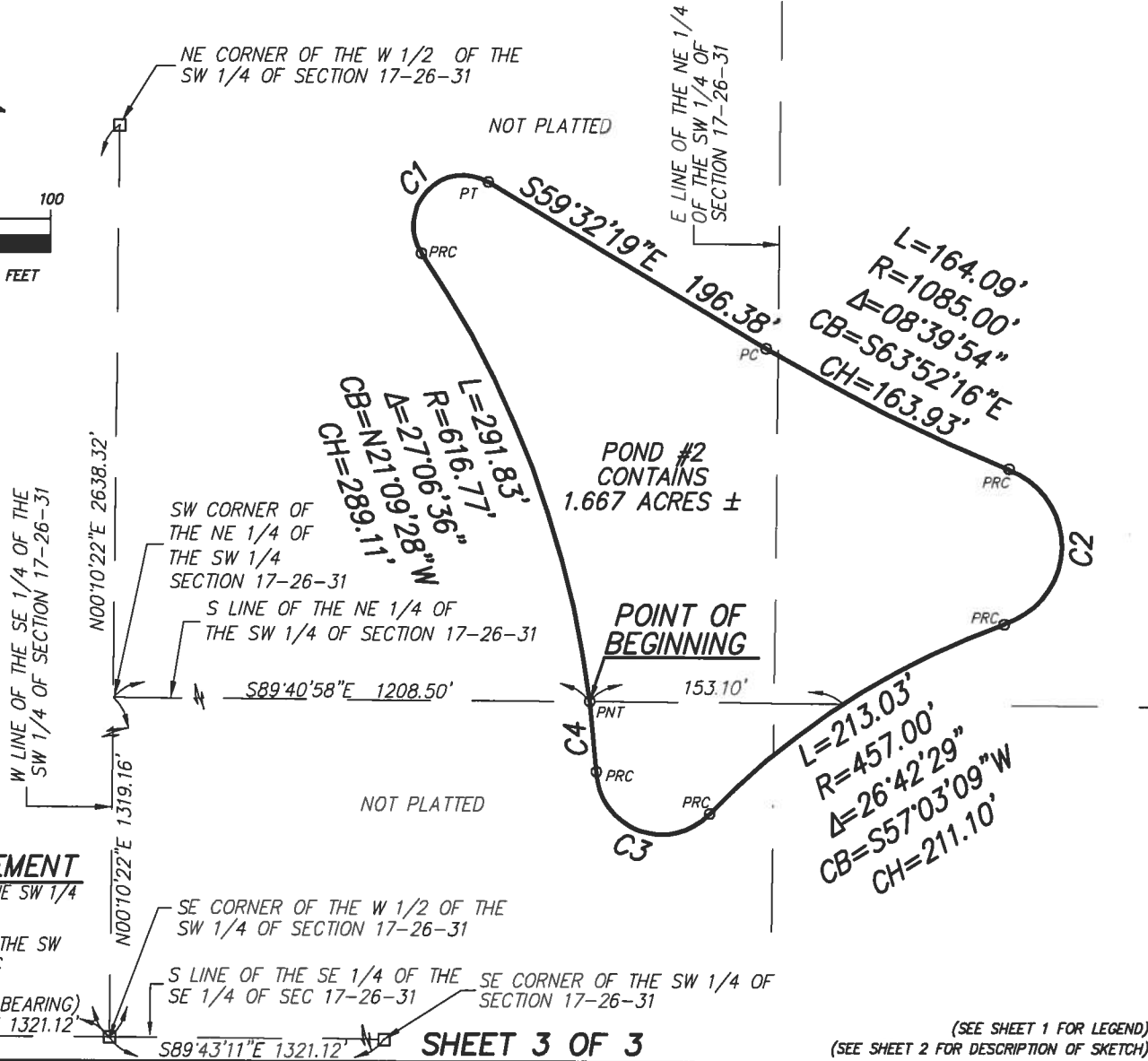
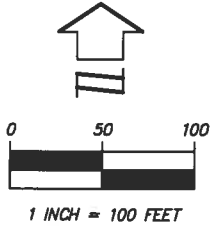
**NARCOOSSEE LAND  
VENTURES, LLC**

DATE: 12/07/18  
REV DATE:  
SCALE: N/A

PROJ: 50075546  
DRAWN BY: WS  
CHECKED BY: TPT

Drawing not for publication. See Phase 2C sketch. Pond-2.dwg. Dec 11, 2018 3:07pm by: waamolat

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	81.25'	30.00	155°10'27"	58.60'	N42°52'28"E
C2	120.96'	50.00	138°36'37"	93.55'	S01°06'06"W
C3	92.61'	40.00	132°39'37"	73.27'	N69°58'17"W
C4	42.64'	616.77	03°57'41"	42.64'	N05°37'19"W



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

**SKETCH OF DESCRIPTION**

—OF—  
**PHASE 2C  
 POND #2**

SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST

OSCEOLA COUNTY

FLORIDA



131 WEST KALEY STREET  
 ORLANDO, FLORIDA 32806  
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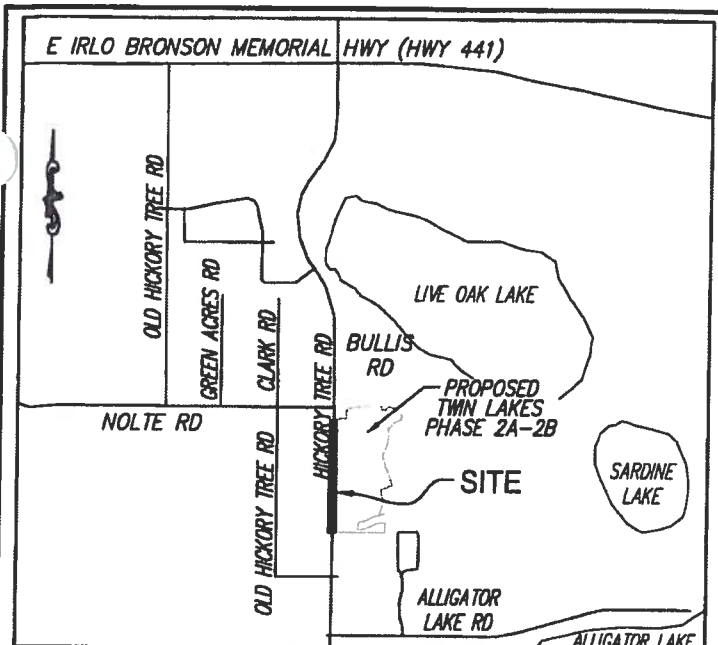
PREPARED FOR:

**NARCOOSSEE LAND  
 VENTURES, LLC**

DATE: 12/07/18  
 REV DATE:  
 SCALE: 1" = 100'

PROJ: 50075546  
 DRAWN BY: WS  
 CHECKED BY: TPT

Dec 19, 2018 8:08am by: swanmodet  
 UTILITY #1 ESM1-Sheet 1  
 U:\era\swanmodet\appdata\local\temp\AcPublish\_6418\Twin Lakes Phase 2A-2B\_auratetch\_Hickory Tree



**VICINITY MAP  
NOT TO SCALE**

**LEGEND:**

	LINE BREAK
$\Delta$	CENTRAL ANGLE
AC	ACRES
CB	CHORD BEARING
CH	CHORD LENGTH
F.D.E.P.	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
L	LENGTH
MB	MAP BOOK
ORB	OFFICIAL RECORDS BOOK
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PG(S)	PAGE(S)
PB	PLAT BOOK
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
PNT	POINT OF NON-TANGENCY
R	RADIUS
R/W	RIGHT OF WAY
SECTION-TOWNSHIP-RANGE	
$\circ$	CHANGE IN DIRECTION

**LEGAL DESCRIPTION:**

A PORTION OF HICKORY TREE ROAD (A VARIABLE WIDTH PUBLIC RIGHT OF WAY) LYING IN SECTIONS 17, 18, 19, AND 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE S89°43'11"E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 90.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID HICKORY TREE ROAD (RIGHT OF WAY WIDTH VARIES) PER OFFICIAL RECORDS BOOK 1918, PAGE 2958 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S00°27'16"W ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 330.83 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, RUN N89°35'45"W, A DISTANCE OF 89.74 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE N89°35'45"W, A DISTANCE OF 20.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID HICKORY TREE ROAD (RIGHT OF WAY WIDTH VARIES); THENCE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: N00°24'34"E, A DISTANCE OF 330.61 FEET; THENCE N00°13'55"E, A DISTANCE OF 2276.45 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, RUN S89°52'44"E, A DISTANCE OF 20.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE CONTINUE S89°52'44"E, A DISTANCE OF 80.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID HICKORY TREE ROAD PER OFFICIAL RECORDS BOOK 1918, PAGE 2958; THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: S00°13'55"W, A DISTANCE OF 1010.30 FEET; THENCE S89°46'37"E, A DISTANCE OF 10.00 FEET; THENCE S00°13'55"W, A DISTANCE OF 1266.45 FEET TO THE POINT OF BEGINNING.

CONTAINING: 276,660 SQUARE FEET OR 6.351 ACRES.

**SURVEY NOTES:**

- BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, AS BEING S89°43'11"E.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
- THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
- THIS IS NOT A BOUNDARY SURVEY.

*William D. Donley* 12/18/2018  
 WILLIAM D. DONLEY DATE  
 PROFESSIONAL SURVEYOR & MAPPER  
 LICENSE NUMBER LS 5381  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**SHEET 1 OF 2**

(SEE SHEET 2 FOR SKETCH OF DESCRIPTION)

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**  
 -OF-  
**HICKORY TREE ROAD R/W**

SECTIONS 17, 18, 19, AND 20, TOWNSHIP 26 SOUTH,  
 RANGE 31 EAST

OSCEOLA COUNTY FLORIDA

**Dewberry**

131 WEST KALEY STREET  
 ORLANDO, FLORIDA 32806  
 PHONE: 321.354.9826 FAX: 407.648.9104  
 WWW.DEWBERRY.COM

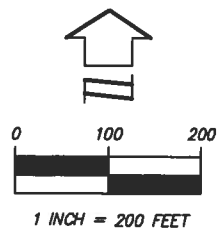
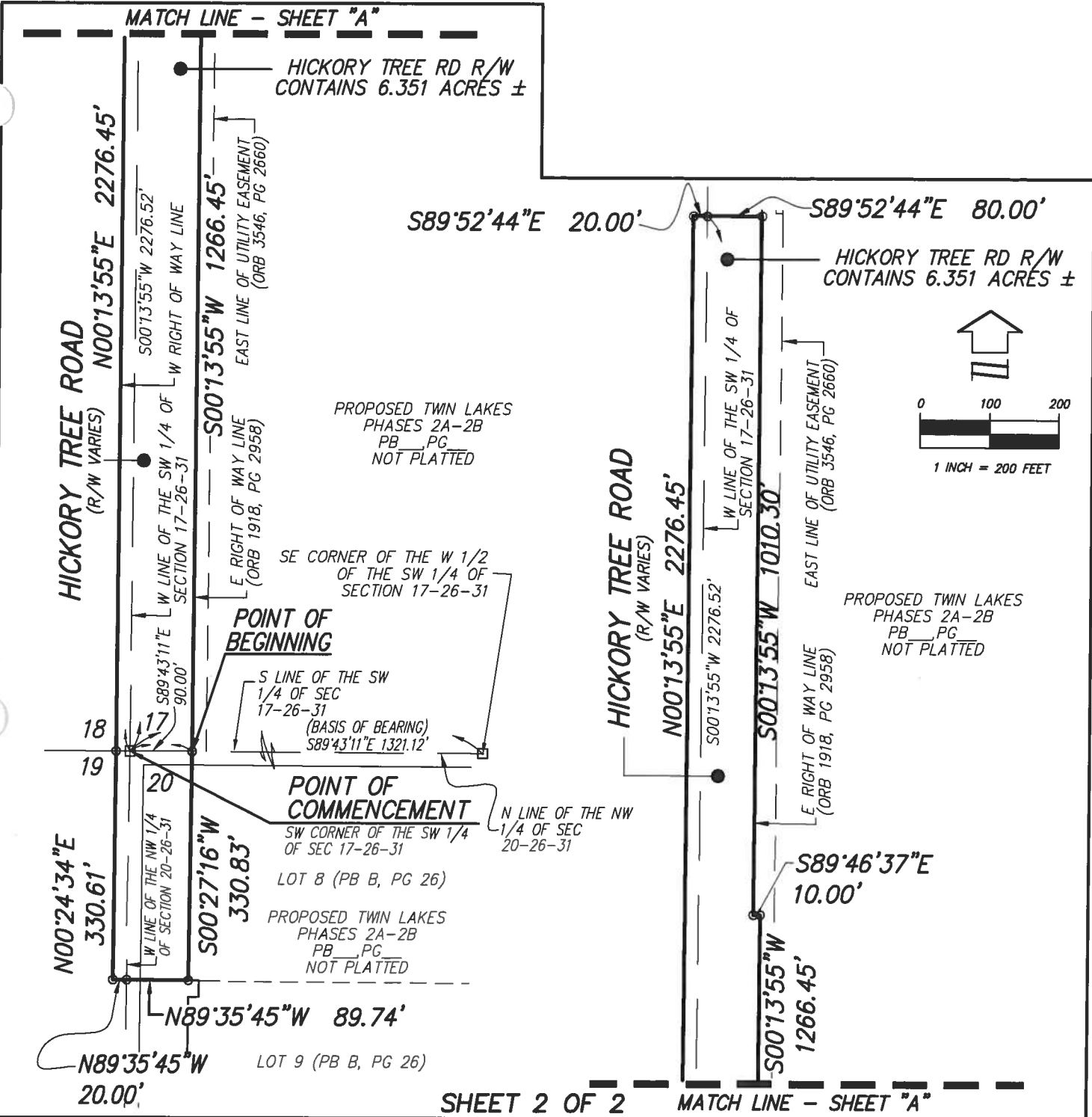
CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:  
**NARCOOSSEE LAND VENTURES, LLC**

DATE: 12/11/18  
 DATE REV:  
 SCALE: N/A

PROJ: 50075546  
 DRAWN BY: WS  
 CHECKED BY: TPT

users\wasmolot\appdata\local\temp\AcPublish...3304\Twin Lakes Phase 2A-2B\_surksketch\_Hickory Tree.c  
 UTILITY #1 ESMT-Sheet 2 Dec 12, 2018 12:48pm by: wsmolot



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

**SKETCH OF DESCRIPTION**  
 -OF-  
**HICKORY TREE ROAD R/W**

SECTIONS 17, 18, 19, AND 20, TOWNSHIP 26 SOUTH,  
 RANGE 31 EAST  
 OSCEOLA COUNTY FLORIDA

**Dewberry**

131 WEST KALEY STREET  
 ORLANDO, FLORIDA 32806  
 PHONE: 321.354.9826 FAX: 407.648.9104  
 WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:  
**NARCOOSSEE LAND VENTURES, LLC**

DATE: 12/11/18  
 DATE REV:  
 SCALE: 1"=200'

PROJ: 50075546  
 DRAWN BY: WS  
 CHECKED BY: TPT

**ACKNOWLEDGMENT OF ACQUISITION OF CERTAIN INFRASTRUCTURE  
IMPROVEMENTS AND THE RIGHT TO RELY UPON ANY WARRANTIES AND  
CONTRACT TERMS FOR THE CONSTRUCTION OF SAME**

THIS ACQUISITION AND WARRANTY ACKNOWLEDGMENT is made the 17th day of December, 2018, by **Jr. Davis Construction Company, Inc.**, having offices located at 210 S. Hoagland Blvd., Kissimmee, Florida 34741 (“Contractor”), in favor of the **Live Oak Lake Community Development District** (“District”), which is a local unit of special-purpose government situated in Osceola County, Florida, and having offices located 313 Campus Street, Celebration, Florida 34747.

**SECTION 1. DESCRIPTION OF CONTRACTOR’S SERVICES.** Contractor has provided construction services as general contractor in connection with the construction of certain infrastructure improvements (the “Improvements”) for Narcoossee Land Ventures, LLC, a Florida limited liability company, a developer of lands within the District (the “Developer”). A copy of the contract for the construction of said Improvements is attached as **Exhibit A** (“Construction Contract”). The Improvements constructed and acquired are more generally described in the attached **Exhibit B**.

**SECTION 2. ACQUISITION OF IMPROVEMENTS.** Contractor acknowledges that the District is or has acquired the Improvements, constructed by Contractor in connection with the Construction Contract attached as Exhibit A, from Developer, and thereby securing the unrestricted right to rely upon the terms of the Construction Contract for same.

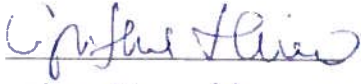
**SECTION 3. WARRANTY.** Contractor hereby expressly acknowledges the District’s right to enforce the terms of the Construction Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

**SECTION 4. INDEMNIFICATION.** Contractor indemnifies and holds the District harmless from any claims, demands, liabilities, judgments, costs, or other actions that may be brought against or imposed upon the District in connection with the Improvements identified in **Exhibit B** because of any act or omission of Contractor, its agents, employees, or officers. Said indemnification shall include, but not be limited to, any reasonable attorney’s fees and costs incurred by the District.

**SECTION 5. CERTIFICATE OF PAYMENT.** Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that no outstanding requests for payment exist related to the Improvements identified in **Exhibit B**, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. This document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer for the Improvements identified in **Exhibit B**.

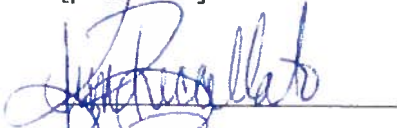
**SECTION 6. EFFECTIVE DATE.** This Acquisition and Warranty Acknowledgement shall take effect upon execution.

ATTEST



Cynthia Marino

[print name]



Kim Succellato

[print name]

**JR. DAVIS CONSTRUCTION  
COMPANY, INC.,** a Florida corporation



By: James B. Davis, Jr.

Its: President

**EXHIBIT A**  
**CONSTRUCTION CONTRACT**

**EXHIBIT B**  
**IMPROVEMENT DESCRIPTION**

All Stormwater Management Facilities including ponds, lakes, wetlands together with master drainage pipes, structures, inlets, manholes, mitered end sections, headwalls and control structures between said ponds in and for the development of Twin Lakes Phase 2A and 2B, all located on portions of the real property described in the legal description attached hereto as Attachment A-1.

The sketch and legals in Attachment A-2 describe areas that include portions of the master system outside of the Platted Boundary. They include control structures and outfall piping for the wetland, control structures and outfall piping from the development ponds to the existing ditch, and ponds that benefit the future phases of the Twin Lakes development.

All being more particularly described in the highlighted portions of that certain As-Built Survey of Twin Lakes Phase 2A & 2B dated November 9, 2018, prepared by Johnny A. Brown, PSM.



**ATTACHMENT A-1:  
LEGAL DESCRIPTION**

TRACTS R-8, OS-24, OS-26, OS-27, SW-10, SW-14, AND SW-15, AS SHOWN ON THE PLAT KNOWN AS TWIN LAKES PHASE 2A AND 2B, RECORDED IN THE OFFICIAL RECORDS OF OSCEOLA COUNTY, FLORIDA AT PLAT BOOK 27, PAGES 121 THROUGH 126.

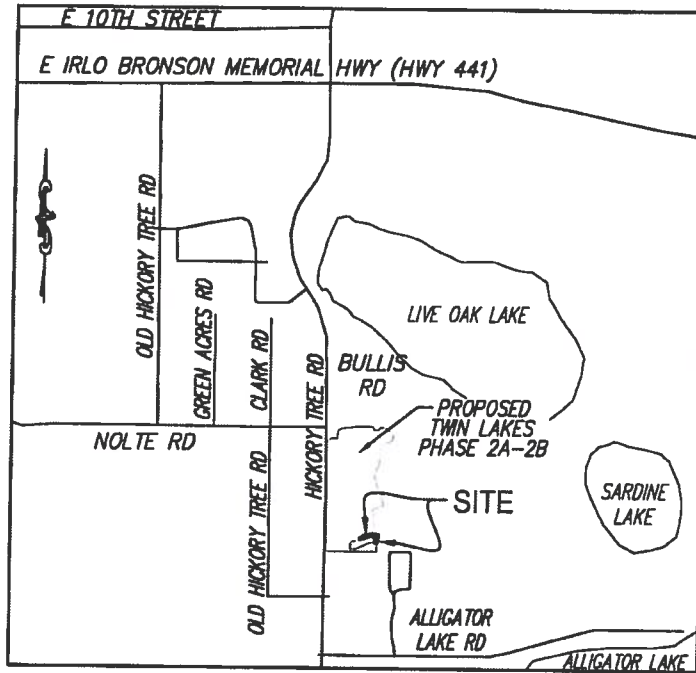
ALSO INCLUDING

THE REAL PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ATTACHED HERETO AS ATTACHMENT A-2.

**ATTACHMENT A-2**

**LEGEND:**

— —	LINE BREAK	PCC	POINT OF COMPOUND CURVATURE
Δ	CENTRAL ANGLE	PG(S)	PAGE(S)
AC	ACRES	PB	PLAT BOOK
CB	CHORD BEARING	PRC	POINT OF REVERSE CURVATURE
CH	CHORD LENGTH	PT	POINT OF TANGENCY
F.D.E.P.	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	PNT	POINT OF NON-TANGENCY
L	LENGTH	R	RADIUS
MB	MAP BOOK	R/W	RIGHT OF WAY
ORB	OFFICIAL RECORDS BOOK	SEC	SECTION-TOWNSHIP-RANGE
PC	POINT OF CURVATURE	○	CHANGE IN DIRECTION



**VICINITY MAP  
NOT TO SCALE**

**SURVEY NOTES:**

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, AS BEING S89°43'11"E.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.

*William D. Donley* 12/10/2018  
 WILLIAM D. DONLEY DATE  
 PROFESSIONAL SURVEYOR & MAPPER  
 LICENSE NUMBER LS 5381  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**SHEET 1 OF 4**

(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**

—OF—

**POND #15  
DRAINAGE EASEMENT**

SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST

OSCEOLA COUNTY

FLORIDA



131 WEST KALEY STREET  
 ORLANDO, FLORIDA 32806  
 PHONE: 321.354.9826 FAX: 407.648.9104  
 WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**NARCOOSSEE LAND  
VENTURES, LLC**

DATE: 12/11/18  
 DATE REV:  
 SCALE: N/A

PROJ: 50075546  
 DRAWN BY: WS  
 CHECKED BY: TPT

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Drawing not

**LEGAL DESCRIPTION:**

**PARCEL A**

A PORTION OF SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE N89°43'11"W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 24.74 FEET; THENCE DEPARTING SAID SOUTH LINE RUN, S00°00'00"E, A DISTANCE OF 99.42 FEET; THENCE N89°34'36"W, A DISTANCE OF 25.00 FEET; THENCE N00°00'00"E, A DISTANCE OF 118.36 FEET; THENCE N66°30'00"W, A DISTANCE OF 127.14 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 676.00 FEET, A CENTRAL ANGLE OF 04°36'37", A CHORD BEARING OF N84°59'11"E AND A CHORD DISTANCE OF 54.38 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 54.39 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 124.00 FEET, A CENTRAL ANGLE OF 10°39'12", A CHORD BEARING OF N81°57'53"E AND A CHORD DISTANCE OF 23.02 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.06 FEET TO THE END OF SAID CURVE; THENCE S66°30'00"E, A DISTANCE OF 55.81 FEET; THENCE N90°00'00"E, A DISTANCE OF 45.76 FEET; THENCE S00°00'00"E, A DISTANCE OF 55.70 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE N89°43'11"W ALONG SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 17, A DISTANCE OF 7.59 FEET TO THE POINT OF BEGINNING.

CONTAINING: 8913.24 SQUARE FEET OR 0.205 ACRES.

**TOGETHER WITH**

**PARCEL B**

A PORTION OF SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE S89°43'11"E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 373.89 FEET TO THE POINT OF BEGINNING; THENCE S70°24'29"W, A DISTANCE OF 41.27 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 676.00 FEET, A CENTRAL ANGLE OF 19°45'20", A CHORD BEARING OF N70°24'29"E AND A CHORD DISTANCE OF 231.93 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 233.08 FEET TO THE END OF SAID CURVE; THENCE S70°24'29"W, A DISTANCE OF 190.66 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1,552 SQUARE FEET OR 0.036 ACRES.

**SHEET 2 OF 4**

(SEE SHEET 3-4 FOR SKETCH OF DESCRIPTION)

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**

—OF—

**POND #15  
DRAINAGE EASEMENT**

SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST

OSCEOLA COUNTY

FLORIDA



**Dewberry**

131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104  
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

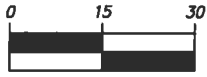
PREPARED FOR:

**NARCOOSSEE LAND  
VENTURES, LLC**

DATE: 12/11/18  
DATE REV:  
SCALE: N/A

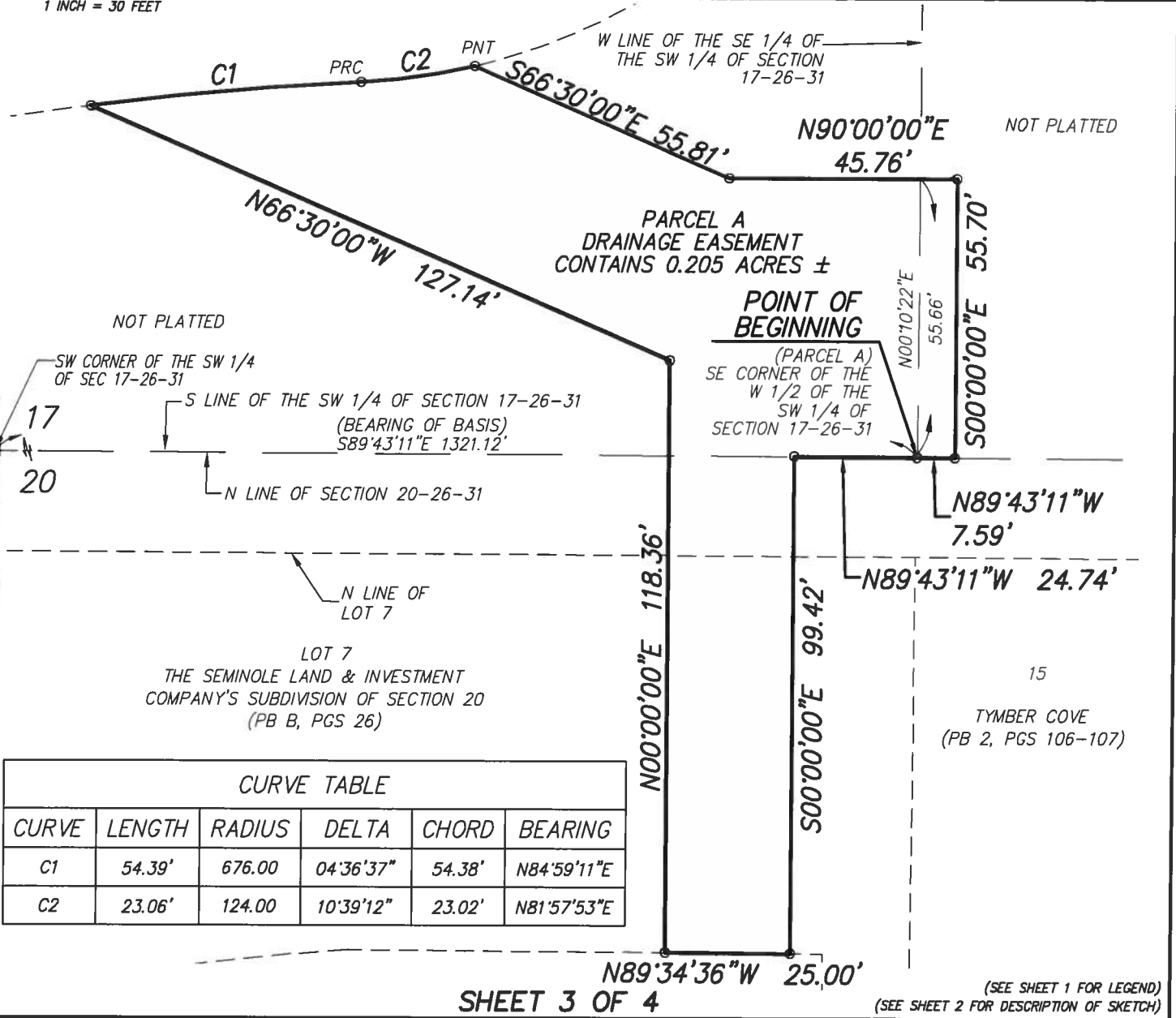
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DRAWN BY: WS  
CHECKED BY: TPT

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 Dec 11, 2018 2:43pm by wsamolot  
 DRAINAGE #1 ESMT-Sheet 3  
 Drawing name:



1 INCH = 30 FEET

PROPOSED TWIN LAKES PHASES 2A-2B  
 PB \_\_\_ PG \_\_\_  
 NOT PLATTED



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	54.39'	676.00	04°36'37"	54.38'	N84°59'11"E
C2	23.06'	124.00	10°39'12"	23.02'	N81°57'53"E

SHEET 3 OF 4

(SEE SHEET 1 FOR LEGEND)  
 (SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION  
 -OF-  
**POND #15  
 DRAINAGE EASEMENT**

SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST

OSCEOLA COUNTY FLORIDA

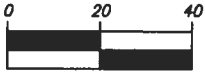


131 WEST KALEY STREET  
 ORLANDO, FLORIDA 32806  
 PHONE: 321.354.9826 FAX: 407.648.9104  
 WWW.DEWBERRY.COM  
 CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:  
**NARCOOSSEE LAND  
 VENTURES, LLC**

DATE: 12/11/18  
 DATE REV:  
 SCALE: 1"=30'

PROJ: 50075546  
 DRAWN BY: WS  
 CHECKED BY: TPT



1 INCH = 40 FEET

PROPOSED TWIN LAKES PHASES 2A-2B  
PB     , PG       
NOT PLATTED

PARCEL B  
DRAINAGE EASEMENT  
CONTAINS 1552 SQUARE FEET ±

$L=233.08'$   
 $R=676.00'$   
 $\Delta=19^{\circ}45'20''$   
 $CB=N70^{\circ}24'29''E$   
 $CH=231.93'$

POINT OF  
COMMENCEMENT

SE CORNER OF THE W 1/2 OF THE  
SW 1/4 OF SECTION 17-26-31

NOT PLATTED

$S70^{\circ}24'29''W$  190.66'

S LINE OF THE SW 1/4 OF SEC 17-26-31

$S89^{\circ}43'11''E$  373.89'

POINT OF BEGINNING (PARCEL B)

$S70^{\circ}24'29''W$  41.27'

N LINE OF  
LOT 7

LOT 7

THE SEMINOLE LAND & INVESTMENT  
COMPANY'S SUBDIVISION OF SECTION 20  
(PB B, PGS 26)

SHEET 4 OF 4

(SEE SHEET 1 FOR LEGEND)  
(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

POND #15  
DRAINAGE EASEMENT

SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST

OSCEOLA COUNTY

FLORIDA



**Dewberry**

131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806  
PHONE: 321.354.9826 FAX: 407.648.9104  
WWW.DEWBERRY.COM  
CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**NARCOOSSEE LAND  
VENTURES, LLC**

DATE: 12/11/18  
DATE REV:  
SCALE: 1"=40'

PROJ: 50075546  
DRAWN BY: WS  
CHECKED BY: TPT

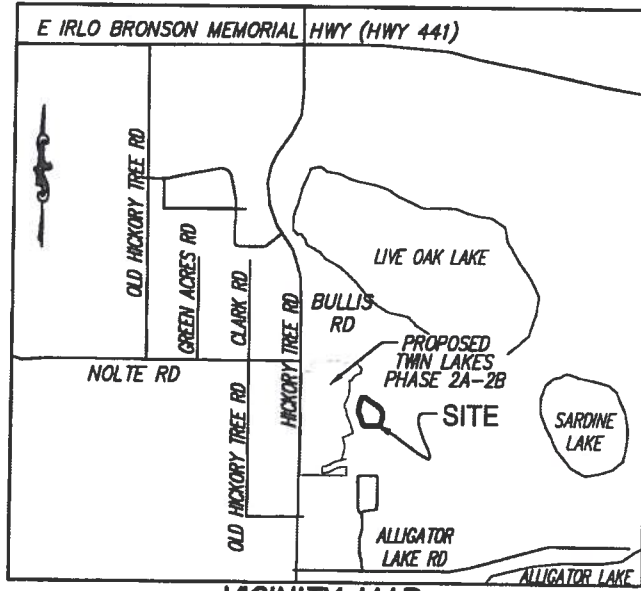
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Drawing name

### LEGEND:

— —	LINE BREAK	PCC	POINT OF COMPOUND CURVATURE
Δ	CENTRAL ANGLE	POB	POINT OF BEGINNING
AC	ACRES	PG(S)	PAGE(S)
CB	CHORD BEARING	PB	PLAT BOOK
CH	CHORD LENGTH	PRC	POINT OF REVERSE CURVATURE
F.D.E.P.	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	PT	POINT OF TANGENCY
L	LENGTH	PNT	POINT OF NON-TANGENCY
MB	MAP BOOK	R	RADIUS
ORB	OFFICIAL RECORDS BOOK	R/W	RIGHT OF WAY
PC	POINT OF CURVATURE	SEC	SECTION-TOWNSHIP-RANGE
		o	CHANGE IN DIRECTION



### SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, AS BEING S89°43'11"E.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE SJ17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.

12/18/2018  
 WILLIAM D. DONLEY DATE  
 PROFESSIONAL SURVEYOR & MAPPER  
 LICENSE NUMBER LS 5381  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET 1 OF 3

(SEE SHEET 2 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

### SKETCH OF DESCRIPTION

-OF-

**PHASE 2C  
POND #1**

SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST

OSCEOLA COUNTY

FLORIDA

**Dewberry**

131 WEST KALEY STREET  
 ORLANDO, FLORIDA 32806  
 PHONE: 321.354.9826 FAX: 407.648.9104  
 WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**NARCOOSSEE LAND  
VENTURES, LLC**

DATE: 12/07/18  
 REV DATE:  
 SCALE: N/A

PROJ: 50075546  
 DRAWN BY: WS  
 CHECKED BY: TPT

**LEGAL DESCRIPTION:**

A PORTION OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE S89°43'11"E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 1321.12 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE N00°10'22"E ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 1319.16 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE S89°40'58"E ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 253.22 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 14°49'46", A CHORD BEARING OF N06°27'48"W AND A CHORD DISTANCE OF 12.90 FEET; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 12.94 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 493.10 FEET, A CENTRAL ANGLE OF 22°05'52", A CHORD BEARING OF N12°00'00"E AND A CHORD DISTANCE OF 189.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 190.18 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1328.15 FEET, A CENTRAL ANGLE OF 07°07'31", A CHORD BEARING OF N19°29'11"E AND A CHORD DISTANCE OF 165.06 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 165.17 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 115°06'05", A CHORD BEARING OF N73°28'28"E AND A CHORD DISTANCE OF 84.39 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 100.44 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1208.30 FEET, A CENTRAL ANGLE OF 10°24'25", A CHORD BEARING OF S54°10'42"E AND A CHORD DISTANCE OF 219.17 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 219.47 FEET TO THE POINT OF TANGENCY; THENCE S59°22'54"E, A DISTANCE OF 164.95 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 291.85 FEET, A CENTRAL ANGLE OF 77°55'28", A CHORD BEARING OF S20°25'10"E AND A CHORD DISTANCE OF 367.03 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 396.93 FEET TO THE POINT OF TANGENCY; THENCE S18°32'34"W, A DISTANCE OF 47.03 FEET; THENCE S16°58'58"W, A DISTANCE OF 103.39 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 73°17'51", A CHORD BEARING OF S53°37'53"W AND A CHORD DISTANCE OF 59.69 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 63.96 FEET TO THE POINT OF TANGENCY; THENCE N89°43'11"W, A DISTANCE OF 348.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 72°04'47", A CHORD BEARING OF N53°40'48"W AND A CHORD DISTANCE OF 58.83 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 62.90 FEET TO THE POINT OF TANGENCY; THENCE N17°38'25"W, A DISTANCE OF 127.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 776.45 FEET, A CENTRAL ANGLE OF 15°07'49", A CHORD BEARING OF N25°12'19"W AND A CHORD DISTANCE OF 204.44 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 205.04 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 18°53'32", A CHORD BEARING OF N23°19'27"W AND A CHORD DISTANCE OF 16.41 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 16.49 FEET TO THE POINT OF BEGINNING.

CONTAINING: 338,295 SQUARE FEET OR 7.766 ACRES.

**SHEET 2 OF 3**

(SEE SHEET 1 FOR LEGEND)  
(SEE SHEET 1 FOR DESCRIPTION OF SKETCH)

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**

-OF-

**PHASE 2C  
POND #1**

SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST

OSCEOLA COUNTY

FLORIDA



131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104  
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**NARCOOSSEE LAND  
VENTURES, LLC**

DATE: 12/07/18  
REV DATE:  
SCALE: N/A

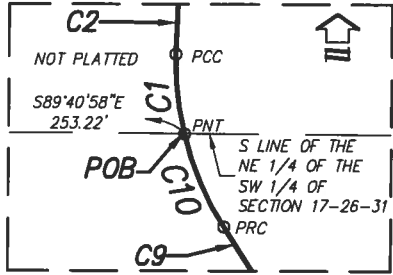
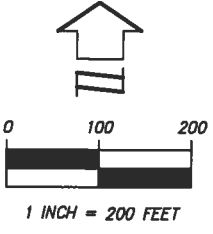
PROJ: 50075546  
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CHECKED BY: TPT

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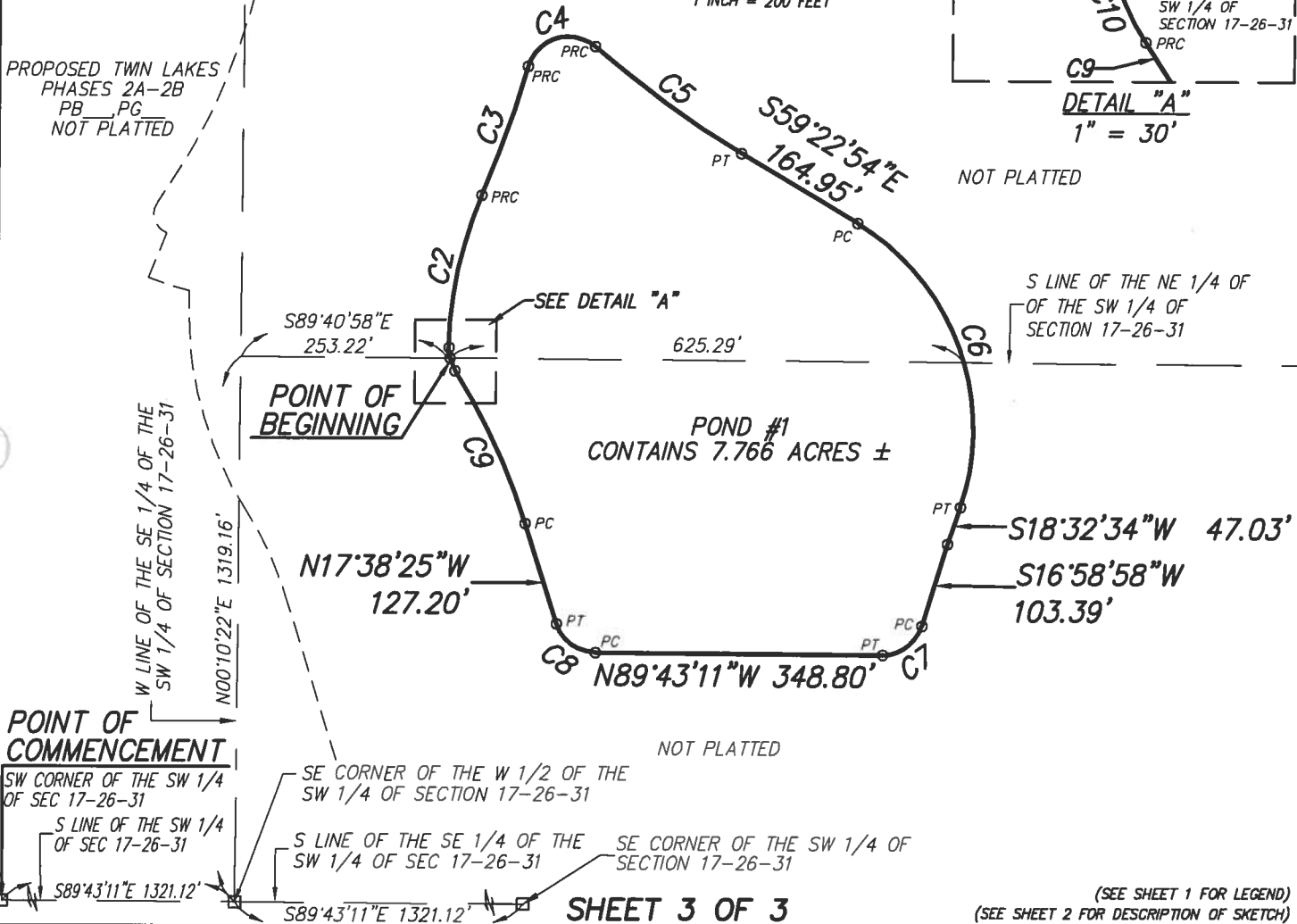


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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	12.94'	50.00	14°49'46"	12.90'	N06°27'48"W
C2	190.18'	493.10	22°05'52"	189.00'	N12°00'00"E
C3	165.17'	1328.15	07°07'31"	165.06'	N19°29'11"E
C4	100.44'	50.00	115°06'05"	84.39'	N73°28'28"E
C5	219.47'	1208.30	10°24'25"	219.17'	S54°10'42"E
C6	396.93'	291.85	77°55'28"	367.03'	S20°25'10"E
C7	63.96'	50.00	73°17'51"	59.69'	S53°37'53"W
C8	62.90'	50.00	72°04'47"	58.83'	N53°40'48"W
C9	205.04'	776.45	15°07'49"	204.44'	N25°12'19"W
C10	16.49'	50.00	18°53'32"	16.41'	N23°19'27"W



PROPOSED TWIN LAKES  
 PHASES 2A-2B  
 PB, PG  
 NOT PLATTED



**POINT OF BEGINNING**

**POINT OF COMMENCEMENT**

**SHEET 3 OF 3**

(SEE SHEET 1 FOR LEGEND)  
(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**

-OF-  
**PHASE 2C**  
**POND #1**

SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST

OSCEOLA COUNTY FLORIDA



131 WEST KALEY STREET  
 ORLANDO, FLORIDA 32806  
 PHONE: 321.354.9826 FAX: 407.648.9104  
 WWW.DEWBERRY.COM  
 CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:  
**NARCOOSSEE LAND**  
**VENTURES, LLC**

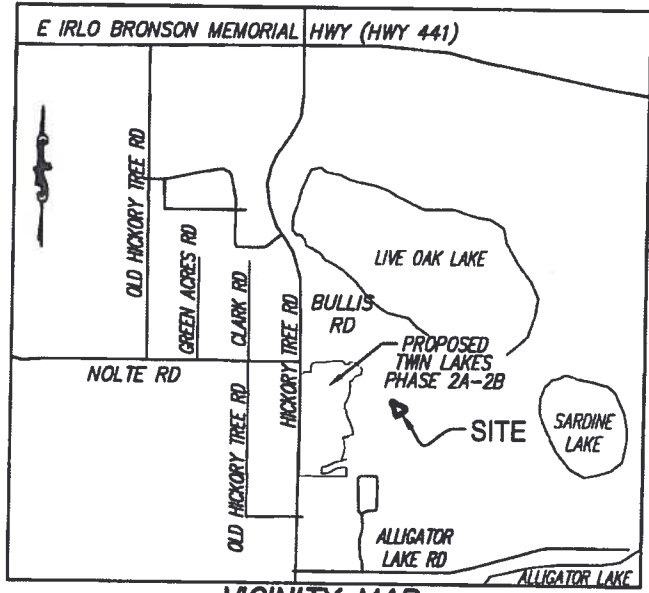
DATE: 12/07/18  
 REV DATE:  
 SCALE: 1" = 200'

PROJ: 50075546  
 DRAWN BY: WS  
 CHECKED BY: TPT

Drawing no: Bounknight Property\JL\_Bounknight Property\_Centerline\_50080708\DWG-Land\Twin Lakes Phase 2C.dwg  
 Pond-2.dwg POND #2 Sheet 1 Dec 19, 2018 10:28am by: wecmcdot

**LEGEND:**


— —	LINE BREAK	PCC	POINT OF COMPOUND CURVATURE
Δ	CENTRAL ANGLE	PG(S)	PAGE(S)
AC	ACRES	PB	PLAT BOOK
CB	CHORD BEARING	PRC	POINT OF REVERSE CURVATURE
CH	CHORD LENGTH	PT	POINT OF TANGENCY
F.D.E.P.	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	PNT	POINT OF NON-TANGENCY
L	LENGTH	R	RADIUS
MB	MAP BOOK	R/W	RIGHT OF WAY
ORB	OFFICIAL RECORDS BOOK	SEC	SECTION-TOWNSHIP-RANGE
PC	POINT OF CURVATURE	○	CHANGE IN DIRECTION



**VICINITY MAP  
NOT TO SCALE**

**SURVEY NOTES:**

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, AS BEING S89°43'11"E.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.


  
 WILLIAM D. DONLEY  
 PROFESSIONAL SURVEYOR & MAPPER  
 LICENSE NUMBER LS 5381  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**SHEET 1 OF 3**

(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**  
 -OF-  
**PHASE 2C**  
**POND #2**  
 SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST  
 OSCEOLA COUNTY FLORIDA


**Dewberry**  
 131 WEST KALEY STREET  
 ORLANDO, FLORIDA 32806  
 PHONE: 321.354.9826 Fax: 407.648.9104  
 WWW.DEWBERRY.COM  
 CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:  
**NARCOOSSEE LAND VENTURES, LLC**  
 DATE: 12/07/18  
 REV DATE:  
 SCALE: N/A  
 PROJ: 50075546  
 DRAWN BY: WS  
 CHECKED BY: TPT

**LEGAL DESCRIPTION:**

A PORTION OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE S89°43'11"E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 1321.12 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE N00°10'22"E ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 1319.16 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE S89°40'58"E ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 1208.50 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 616.77 FEET, A CENTRAL ANGLE OF 27°06'36", A CHORD BEARING OF N21°09'28"W AND A CHORD DISTANCE OF 289.11 FEET; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 291.83 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 155°10'27", A CHORD BEARING OF N42°52'28"E AND A CHORD DISTANCE OF 58.60 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 81.25 FEET TO THE POINT OF TANGENCY; THENCE S59°32'19"E, A DISTANCE OF 196.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1085.00 FEET, A CENTRAL ANGLE OF 08°39'54", A CHORD BEARING OF S63°52'16"E AND A CHORD DISTANCE OF 163.93 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 164.09 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 138°36'37", A CHORD BEARING OF S01°06'06"W AND A CHORD DISTANCE OF 93.55 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 120.96 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 457.00 FEET, A CENTRAL ANGLE OF 26°42'29", A CHORD BEARING OF S57°03'09"W AND A CHORD DISTANCE OF 211.10 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 213.03 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 132°39'37", A CHORD BEARING OF N69°58'17"W AND A CHORD DISTANCE OF 73.27 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 92.61 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 616.77 FEET, A CENTRAL ANGLE OF 03°57'41", A CHORD BEARING OF N05°37'19"W AND A CHORD DISTANCE OF 42.64 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 42.64 FEET TO THE END OF SAID CURVE AND THE POINT OF BEGINNING.

CONTAINING: 72,633 SQUARE FEET OR 1.667 ACRES.

**SHEET 2 OF 3**

(SEE SHEET 1 FOR LEGEND)  
(SEE SHEET 3 FOR SKETCH OF DESCRIPTION)

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**

—OF—

**PHASE 2C  
POND #2**

SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST

OSCEOLA COUNTY

FLORIDA



**Dewberry**

131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104  
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

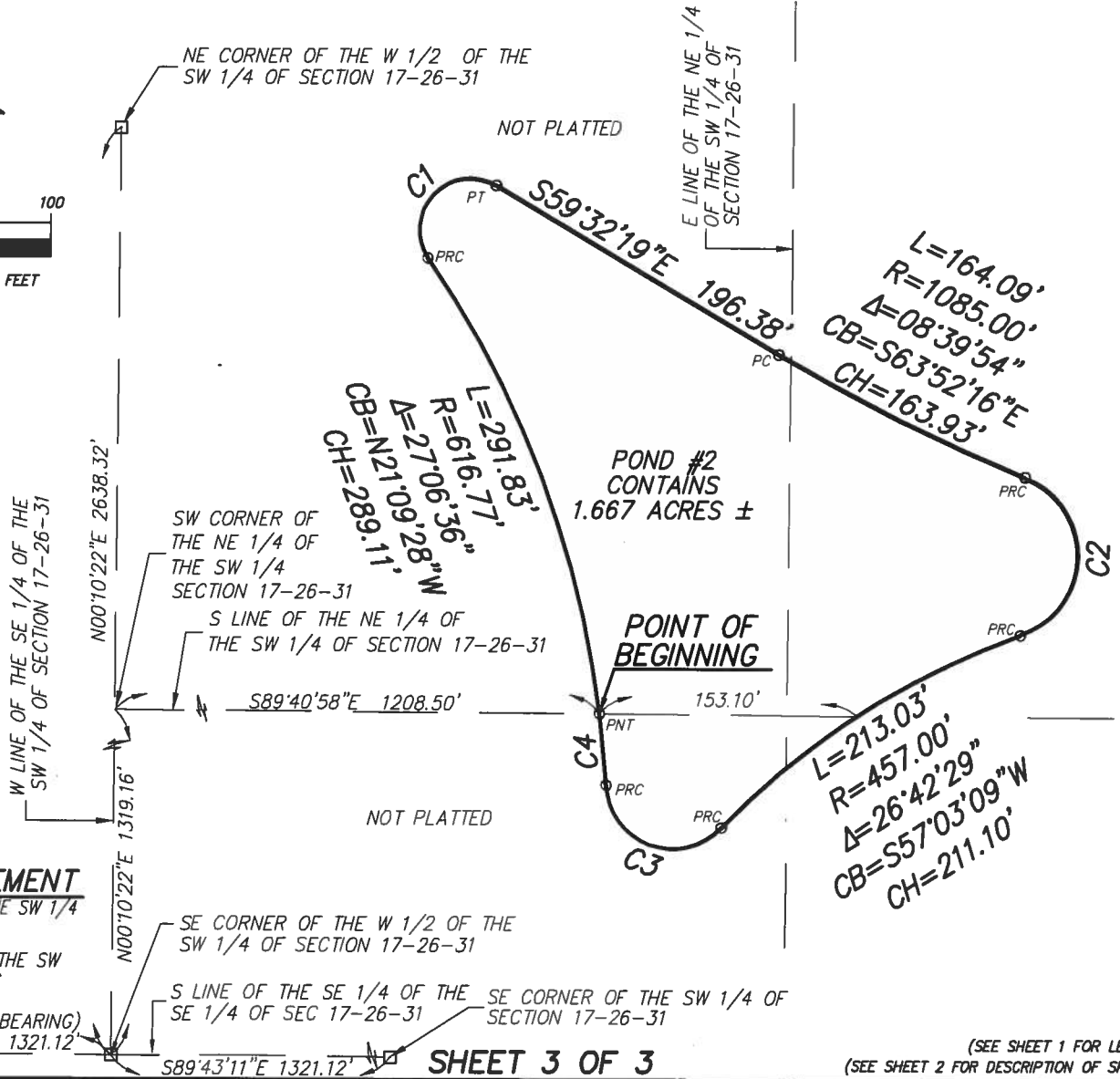
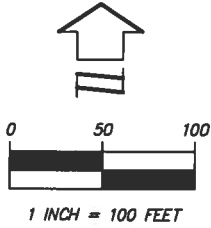
**NARCOOSSEE LAND  
VENTURES, LLC**

DATE: 12/07/18  
REV DATE:  
SCALE: N/A

PROJ: 50075546  
DRAWN BY: WS  
CHECKED BY: TPT

D:\Users\wasmolot\pdpdata\local\temp\AcPublish\41900\Twin Lakes Phase 2C\_surfsketch\_Pond-2.dwg PC Sheet 2 Dec 11, 2018 3:07pm by: wasmolot

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	81.25'	30.00	155°10'27"	58.60'	N42°52'28"E
C2	120.96'	50.00	138°36'37"	93.55'	S01°06'06"W
C3	92.61'	40.00	132°39'37"	73.27'	N69°58'17"W
C4	42.64'	616.77	03°57'41"	42.64'	N05°37'19"W



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

**SKETCH OF DESCRIPTION**

-OF-  
**PHASE 2C  
POND #2**

SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST

OSCEOLA COUNTY

FLORIDA



131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806  
PHONE: 321.354.9826 FAX: 407.648.9104  
WWW.DEWBERRY.COM  
CERTIFICATE OF AUTHORIZATION No. LB 8011

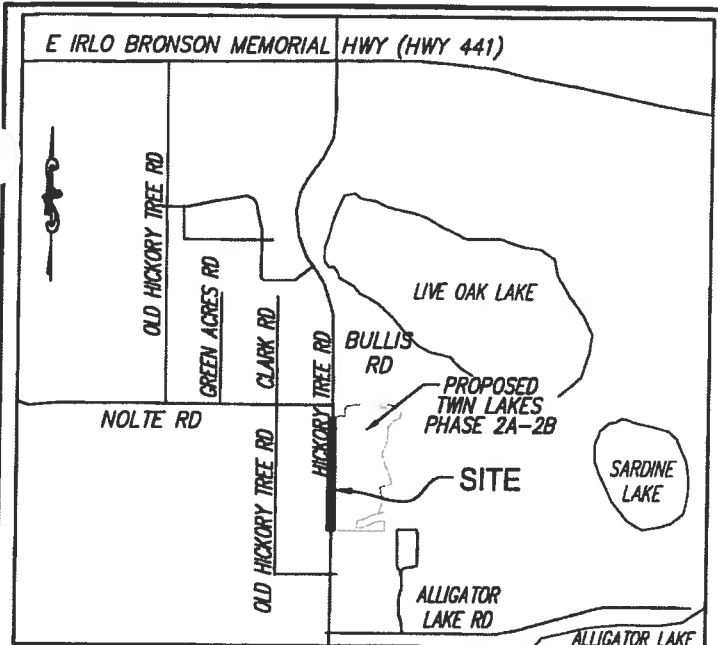
PREPARED FOR:

**NARCOOSSEE LAND  
VENTURES, LLC**

DATE: 12/07/18  
REV DATE:  
SCALE: 1" = 100'

PROJ: 50075546  
DRAWN BY: WS  
CHECKED BY: TPT

Drawing no:   
 User: \msm\slat\p\p\data\Local\Temp\AcPublish\_6416\Twin Lakes Phase 2A-2B\sketch\Hickory Tree   
 Utility #1 ESM1-Sheet 1   
 Dec 18, 2018 8:08am by: wsm\mdot



**VICINITY MAP  
NOT TO SCALE**

**LEGEND:**

—	LINE BREAK
Δ	CENTRAL ANGLE
AC	ACRES
CB	CHORD BEARING
CH	CHORD LENGTH
F.D.E.P.	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
L	LENGTH
MB	MAP BOOK
ORB	OFFICIAL RECORDS BOOK
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PC(S)	PAGE(S)
PB	PLAT BOOK
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
PNT	POINT OF NON-TANGENCY
R	RADIUS
R/W	RIGHT OF WAY
SEC	SECTION-TOWNSHIP-RANGE
○	CHANGE IN DIRECTION

**LEGAL DESCRIPTION:**

A PORTION OF HICKORY TREE ROAD (A VARIABLE WIDTH PUBLIC RIGHT OF WAY) LYING IN SECTIONS 17, 18, 19, AND 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE S89°43'11"E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 90.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID HICKORY TREE ROAD (RIGHT OF WAY WIDTH VARIES) PER OFFICIAL RECORDS BOOK 1918, PAGE 2958 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S00°27'16"W ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 330.83 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, RUN N89°35'45"W, A DISTANCE OF 89.74 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE N89°35'45"W, A DISTANCE OF 20.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID HICKORY TREE ROAD (RIGHT OF WAY WIDTH VARIES); THENCE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: N00°24'34"E, A DISTANCE OF 330.61 FEET; THENCE N00°13'55"E, A DISTANCE OF 2276.45 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, RUN S89°52'44"E, A DISTANCE OF 20.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE CONTINUE S89°52'44"E, A DISTANCE OF 80.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID HICKORY TREE ROAD PER OFFICIAL RECORDS BOOK 1918, PAGE 2958; THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: S00°13'55"W, A DISTANCE OF 1010.30 FEET; THENCE S89°46'37"E, A DISTANCE OF 10.00 FEET; THENCE S00°13'55"W, A DISTANCE OF 1266.45 FEET TO THE POINT OF BEGINNING.

CONTAINING: 276,660 SQUARE FEET OR 6.351 ACRES.

**SURVEY NOTES:**

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, AS BEING S89°43'11"E.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.

*William D. Donley* 12/18/2018  
 WILLIAM D. DONLEY DATE  
 PROFESSIONAL SURVEYOR & MAPPER  
 LICENSE NUMBER LS 5381  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET 1 OF 2

(SEE SHEET 2 FOR SKETCH OF DESCRIPTION)

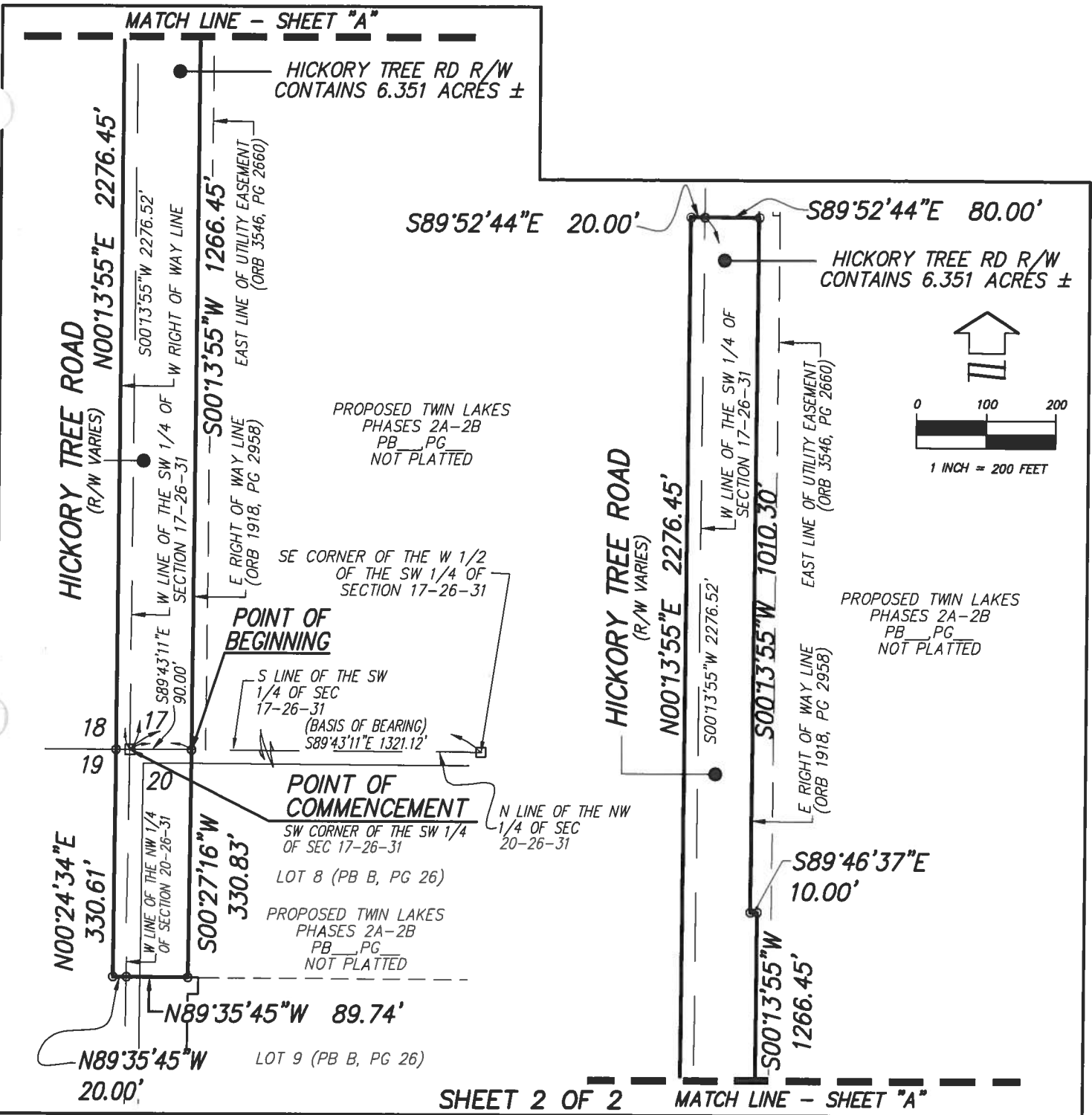
**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**  
 -OF-  
**HICKORY TREE ROAD R/W**  
 SECTIONS 17, 18, 19, AND 20, TOWNSHIP 26 SOUTH,  
 RANGE 31 EAST  
 OSCEOLA COUNTY FLORIDA

**Dewberry**  
 131 WEST KALEY STREET  
 ORLANDO, FLORIDA 32806  
 PHONE: 321.354.9826 FAX: 407.648.9104  
 WWW.DEWBERRY.COM  
 CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:  
**NARCOOSSEE LAND VENTURES, LLC**  
 DATE: 12/11/18  
 DATE REV: N/A  
 SCALE: N/A  
 PROJ: 50075546  
 DRAWN BY: WS  
 CHECKED BY: TPT

Drawing name: j:\users\wsamotol\appdata\local\temp\AcPublish\_3304\Twin Lakes Phase 2A-2B\_surasketch\_Hickory Tree...  
 Utility #: ESM1-Sheet 2 Dec 12, 2018 12:48pm by: wsamotol



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION  
-OF-  
HICKORY TREE ROAD R/W



131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806  
PHONE: 321.354.9826 FAX: 407.648.9104  
WWW.DEWBERRY.COM  
CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:  
NARCOOSSEE LAND  
VENTURES, LLC

SECTIONS 17, 18, 19, AND 20, TOWNSHIP 26 SOUTH,  
RANGE 31 EAST  
OSCEOLA COUNTY FLORIDA

DATE: 12/11/18  
DATE REV:  
SCALE: 1"=200'  
PROJ: 50075546  
DRAWN BY: WS  
CHECKED BY: TPT

## BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that **Narcoossee Land Ventures, LLC**, a Florida limited liability company, whose address for purposes hereof is 370 CenterPointe Circle, Suite 1136, Altamonte Springs, Florida 32701 (“**Seller**”), and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to it paid by the **Live Oak Lake Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* (“**District**”) whose address is 313 Campus Street, Celebration, Florida 34747, the receipt whereof is hereby acknowledged, 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:

All Stormwater Management Facilities including ponds, lakes, wetlands together with master drainage pipes, structures, inlets, manholes, mitered end sections, headwalls and control structures between said ponds in and for the development of Twin Lakes Phase 2A and 2B, all located on portions of the real property described in the legal description attached hereto as Attachment A-1.

The sketch and legals in Attachment A-2 describe areas that include portions of the master system outside of the Platted Boundary. They include control structures and outfall piping for the wetland, control structures and outfall piping from the development ponds to the existing ditch, and ponds that benefit the future phases of the Twin Lakes development.

All being more particularly described in the highlighted portions of that certain As-Built Survey of Twin Lakes Phase 2A & 2B dated November 9, 2018, prepared by Johnny A. Brown, PSM.

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.

*[signature contained on following page]*



IN WITNESS WHEREOF, the Seller has caused this instrument to be executed in its name this 19<sup>th</sup> day of December, 2018.

Signed, sealed and delivered in the presence of:

NARCOOSSEE LAND VENTURES, LLC, a Florida limited liability company

By: [Signature]

Print Name: Lawrence B. Pitt

Print Title: Vice President and General Counsel

Witnessed:

[Signature]

Print Name: Meredith Gibson Zornek

[Signature]

Print Name: Michelle Dillon

STATE OF Florida  
COUNTY OF Seminole

I hereby certify that on this day, before me, an officer duly authorized to take acknowledgments, personally appeared Lawrence B. Pitt as VP & General Counsel of Narcoossee Land Ventures, LLC, a Florida limited liability company, on behalf of the company, who executed the foregoing instrument, acknowledged before me that he executed the same on behalf of the foregoing entity and was identified in the manner indicated below.

Witness my hand and official seal this 19<sup>th</sup> day of December, 2018.

[Signature]  
Notary Public



Personally known:

Produced Identification: \_\_\_\_\_

Type of Identification: \_\_\_\_\_

ATTACHMENT A-1

TRACTS R-8, OS-24, OS-26, OS-27, SW-10, SW-14, AND SW-15, AS SHOWN ON THE PLAT KNOWN AS TWIN LAKES PHASE 2A AND 2B, RECORDED IN THE OFFICIAL RECORDS OF OSCEOLA COUNTY, FLORIDA AT PLAT BOOK 27, PAGES 121 THROUGH 126.

ALSO INCLUDING

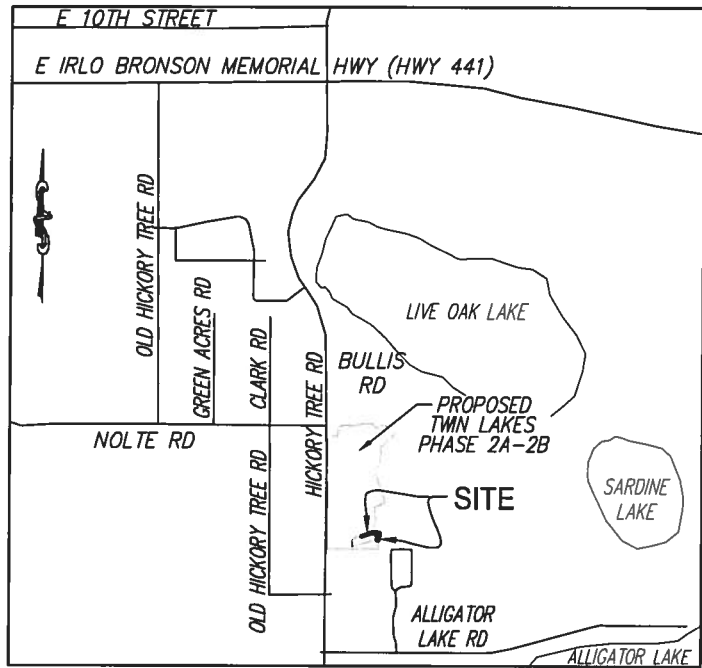
THE REAL PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ATTACHED HERETO AS ATTACHMENT A-2.

ATTACHMENT A-2

Drawing n:\Users\wsamad\appdata\local\temp\AcPublish\_4900\Twin Lakes Phase 2A-2B\_sursketch\_Drainage Eas...  
 Dec 11, 2018 2:43pm by wsamadot  
 DRAINAGE #1 ESMT-Sheet 1

**LEGEND:**

— —	LINE BREAK	PCC	POINT OF COMPOUND CURVATURE
Δ	CENTRAL ANGLE	PG(S)	PAGE(S)
AC	ACRES	PB	PLAT BOOK
CB	CHORD BEARING	PRC	POINT OF REVERSE CURVATURE
CH	CHORD LENGTH	PT	POINT OF TANGENCY
F.D.E.P.	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	PNT	POINT OF NON-TANGENCY
L	LENGTH	R	RADIUS
MB	MAP BOOK	R/W	RIGHT OF WAY
ORB	OFFICIAL RECORDS BOOK	SEC	SECTION-TOWNSHIP-RANGE
PC	POINT OF CURVATURE	○	CHANGE IN DIRECTION



**VICINITY MAP**  
NOT TO SCALE

**SURVEY NOTES:**

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, AS BEING S89°43'11"E.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.

WILLIAM D. DONLEY \_\_\_\_\_ DATE  
 PROFESSIONAL SURVEYOR & MAPPER  
 LICENSE NUMBER LS 5381  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**SHEET 1 OF 4**

(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**

—OF—

**POND #15  
DRAINAGE EASEMENT**

SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST

OSCEOLA COUNTY FLORIDA



**Dewberry**

131 WEST KALEY STREET  
 ORLANDO, FLORIDA 32806  
 PHONE: 321.354.9826 FAX: 407.648.9104  
 WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**NARCOOSSEE LAND  
VENTURES, LLC**

DATE: 12/11/18  
 DATE REV:  
 SCALE: N/A

PROJ: 50075546  
 DRAWN BY: WS  
 CHECKED BY: TPT

DRAINAGE #1 ESMT-Sheet 2 Dec 11, 2018 2:43pm by wsomd101  
Drawing no: \\Users\wsomd101\appdata\local\temp\AcPublish\4900\Twin Lakes Phase 2A-2B\_sursketch\_Drainage Easement.dwg

**LEGAL DESCRIPTION:**

**PARCEL A**

A PORTION OF SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE N89°43'11"W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 24.74 FEET; THENCE DEPARTING SAID SOUTH LINE RUN, S00°00'00"E, A DISTANCE OF 99.42 FEET; THENCE N89°34'36"W, A DISTANCE OF 25.00 FEET; THENCE N00°00'00"E, A DISTANCE OF 118.36 FEET; THENCE N66°30'00"W, A DISTANCE OF 127.14 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 676.00 FEET, A CENTRAL ANGLE OF 04°36'37", A CHORD BEARING OF N84°59'11"E AND A CHORD DISTANCE OF 54.38 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 54.39 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 124.00 FEET, A CENTRAL ANGLE OF 10°39'12", A CHORD BEARING OF N81°57'53"E AND A CHORD DISTANCE OF 23.02 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.06 FEET TO THE END OF SAID CURVE; THENCE S66°30'00"E, A DISTANCE OF 55.81 FEET; THENCE N90°00'00"E, A DISTANCE OF 45.76 FEET; THENCE S00°00'00"E, A DISTANCE OF 55.70 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE N89°43'11"W ALONG SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 17, A DISTANCE OF 7.59 FEET TO THE POINT OF BEGINNING.

CONTAINING: 8913.24 SQUARE FEET OR 0.205 ACRES.

TOGETHER WITH

**PARCEL B**

A PORTION OF SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE S89°43'11"E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 373.89 FEET TO THE POINT OF BEGINNING; THENCE S70°24'29"W, A DISTANCE OF 41.27 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 676.00 FEET, A CENTRAL ANGLE OF 19°45'20", A CHORD BEARING OF N70°24'29"E AND A CHORD DISTANCE OF 231.93 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 233.08 FEET TO THE END OF SAID CURVE; THENCE S70°24'29"W, A DISTANCE OF 190.66 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1,552 SQUARE FEET OR 0.036 ACRES.

**SHEET 2 OF 4**

(SEE SHEET 3-4 FOR SKETCH OF DESCRIPTION)

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**

-OF-

**POND #15  
DRAINAGE EASEMENT**

SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST

OSCEOLA COUNTY

FLORIDA



**Dewberry**

131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104  
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

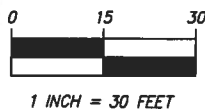
PREPARED FOR:

**NARCOOSSEE LAND  
VENTURES, LLC**

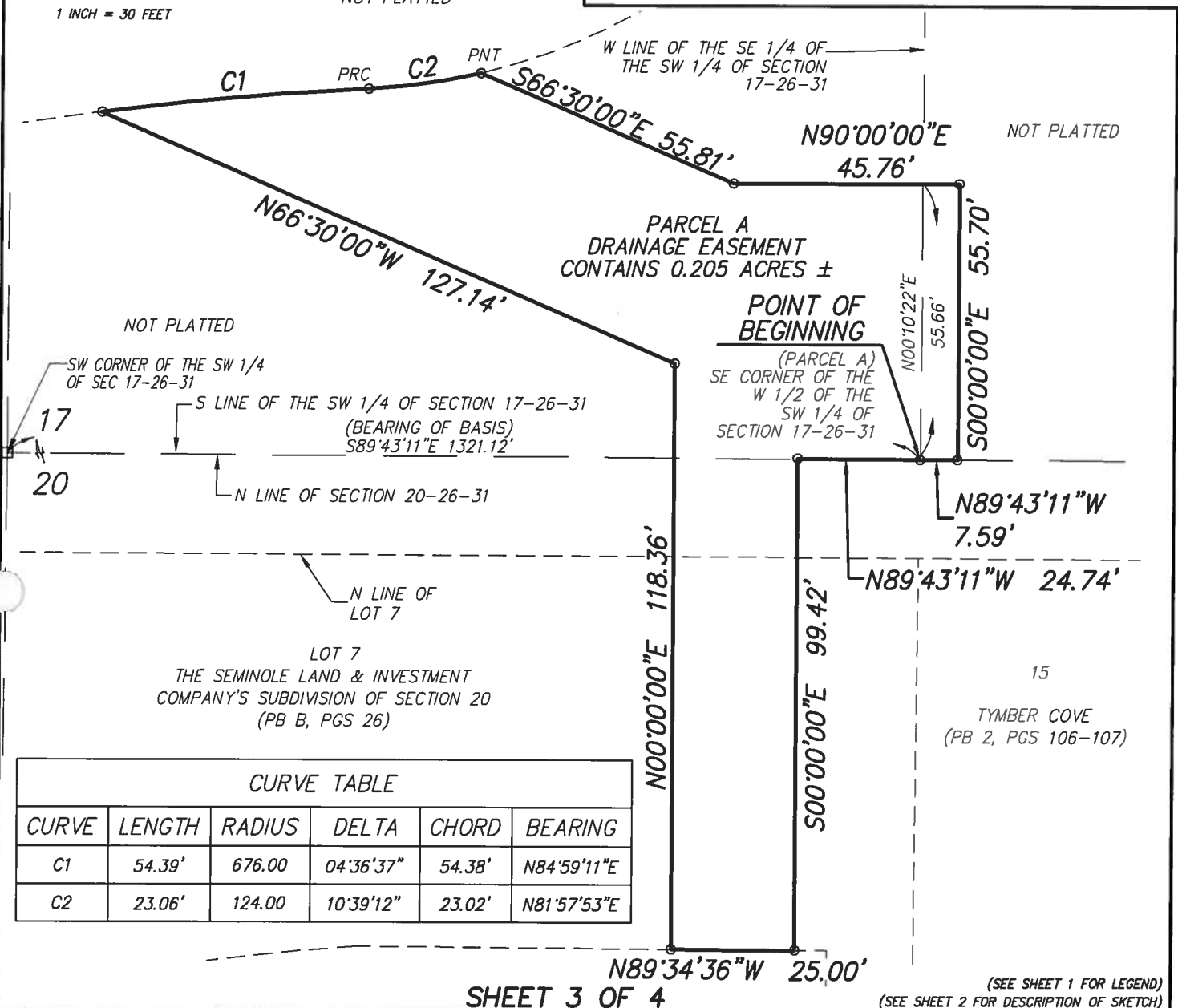
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DATE REV:  
SCALE: N/A

PROJ: 50075546  
DRAWN BY: WS  
CHECKED BY: TPT

Drawing no: \\Users\wsamdat\appdata\local\temp\AcPublish\temp\AcPublish\_4900\Twin Lakes Phase 2A-2B\_sursketch\_Drainage Eas...  
 DRAINAGE#1 ESMT-Sheet 3 Dec 11, 2018 2:43pm by: waamolat



PROPOSED TWIN LAKES PHASES 2A-2B  
 PB, PG  
 NOT PLATTED




SHEET 3 OF 4

(SEE SHEET 1 FOR LEGEND)  
 (SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

**SKETCH OF DESCRIPTION**  
 -OF-  
**POND #15**  
**DRAINAGE EASEMENT**  
 SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST  
 OSCEOLA COUNTY FLORIDA


**Dewberry**  
 131 WEST KALEY STREET  
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 CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:  
**NARCOOSSEE LAND VENTURES, LLC**  
 DATE: 12/11/18  
 DATE REV:  
 SCALE: 1"=30'  
 PROJ: 50075546  
 DRAWN BY: WS  
 CHECKED BY: TPT



1 INCH = 40 FEET

PROPOSED TWIN LAKES PHASES 2A-2B  
PB \_\_, PG \_\_  
NOT PLATTED

PARCEL B  
DRAINAGE EASEMENT  
CONTAINS 1552 SQUARE FEET ±

$L=233.08'$   
 $R=676.00'$   
 $\Delta=19^{\circ}45'20''$   
 $CB=N70^{\circ}24'29''E$   
 $CH=231.93'$

POINT OF COMMENCEMENT

SE CORNER OF THE W 1/2 OF THE  
SW 1/4 OF SECTION 17-26-31

NOT PLATTED

$S70^{\circ}24'29''W$  190.66'

S LINE OF THE SW 1/4 OF SEC 17-26-31

$S89^{\circ}43'11''E$  373.89'

POINT OF BEGINNING (PARCEL B)

$S70^{\circ}24'29''W$  41.27'

N LINE OF  
LOT 7

LOT 7

THE SEMINOLE LAND & INVESTMENT  
COMPANY'S SUBDIVISION OF SECTION 20  
(PB B, PGS 26)

SHEET 4 OF 4

(SEE SHEET 1 FOR LEGEND)  
(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

POND #15  
DRAINAGE EASEMENT

SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST

OSCEOLA COUNTY

FLORIDA



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CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

NARCOOSSEE LAND  
VENTURES, LLC

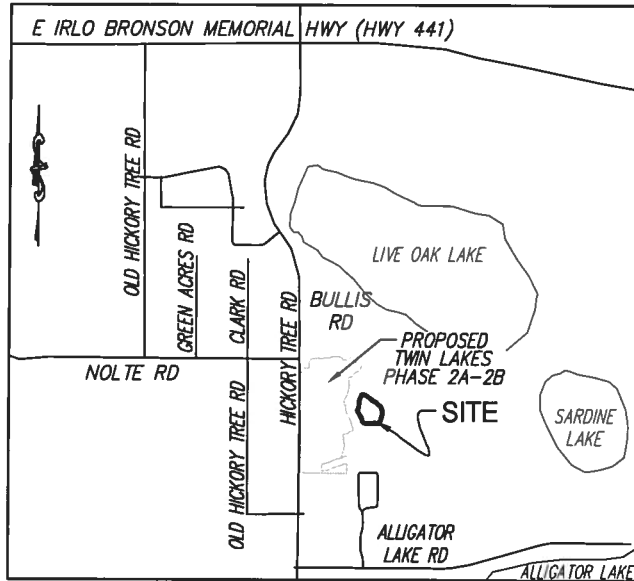
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PROJ: 50075546  
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CHECKED BY: TPT

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Drawing no:

**LEGEND:**

— —	LINE BREAK	PCC	POINT OF COMPOUND CURVATURE
Δ	CENTRAL ANGLE	POB	POINT OF BEGINNING
AC	ACRES	PG(S)	PAGE(S)
CB	CHORD BEARING	PB	PLAT BOOK
CH	CHORD LENGTH	PRC	POINT OF REVERSE CURVATURE
F.D.E.P.	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	PT	POINT OF TANGENCY
L	LENGTH	PNT	POINT OF NON-TANGENCY
MB	MAP BOOK	R	RADIUS
ORB	OFFICIAL RECORDS BOOK	R/W	RIGHT OF WAY
PC	POINT OF CURVATURE	SEC	SECTION-TOWNSHIP-RANGE
		○	CHANGE IN DIRECTION



**VICINITY MAP  
NOT TO SCALE**

**SURVEY NOTES:**

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, AS BEING S89°43'11"E.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050--052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.

WILLIAM D. DONLEY \_\_\_\_\_ DATE  
 PROFESSIONAL SURVEYOR & MAPPER  
 LICENSE NUMBER LS 5381  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A  
 FLORIDA LICENSED SURVEYOR AND MAPPER

**SHEET 1 OF 3**

(SEE SHEET 2 FOR SKETCH OF DESCRIPTION)

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**

—OF—  
**PHASE 2C  
 POND #1**

SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST

OSCEOLA COUNTY FLORIDA



**Dewberry**

131 WEST KALEY STREET  
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 PHONE: 321.354.9826 FAX: 407.648.9104  
 WWW.DEWBERRY.COM  
 CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**NARCOOSSEE LAND  
 VENTURES, LLC**

DATE: 12/07/18  
 REV DATE:  
 SCALE: N/A

PROJ: 50075546  
 DRAWN BY: WS  
 CHECKED BY: TPT

Drawing no: \\Users\wsamald\opdata\local\temp\publish\_4900\Twin Lakes Phase 2C\_sursketch\_Pond-1.dwg PLO Sheet 1 Dec 11, 2018 3:05pm by: wsamald



**LEGAL DESCRIPTION:**

A PORTION OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE S89°43'11"E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 1321.12 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE N00°10'22"E ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 1319.16 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE S89°40'58"E ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 253.22 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 14°49'46", A CHORD BEARING OF N06°27'48"W AND A CHORD DISTANCE OF 12.90 FEET; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 12.94 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 493.10 FEET, A CENTRAL ANGLE OF 22°05'52", A CHORD BEARING OF N12°00'00"E AND A CHORD DISTANCE OF 189.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 190.18 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1328.15 FEET, A CENTRAL ANGLE OF 07°07'31", A CHORD BEARING OF N19°29'11"E AND A CHORD DISTANCE OF 165.06 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 165.17 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 115°06'05", A CHORD BEARING OF N73°28'28"E AND A CHORD DISTANCE OF 84.39 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 100.44 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1208.30 FEET, A CENTRAL ANGLE OF 10°24'25", A CHORD BEARING OF S54°10'42"E AND A CHORD DISTANCE OF 219.17 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 219.47 FEET TO THE POINT OF TANGENCY; THENCE S59°22'54"E A DISTANCE OF 164.95 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 291.85 FEET, A CENTRAL ANGLE OF 77°55'28", A CHORD BEARING OF S20°25'10"E AND A CHORD DISTANCE OF 367.03 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 396.93 FEET TO THE POINT OF TANGENCY; THENCE S18°32'34"W, A DISTANCE OF 47.03 FEET; THENCE S16°58'58"W A DISTANCE OF 103.39 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 73°17'51", A CHORD BEARING OF S53°37'53"W AND A CHORD DISTANCE OF 59.69 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 63.96 FEET TO THE POINT OF TANGENCY; THENCE N89°43'11"W, A DISTANCE OF 348.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 72°04'47", A CHORD BEARING OF N53°40'48"W AND A CHORD DISTANCE OF 58.83 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 62.90 FEET TO THE POINT OF TANGENCY; THENCE N17°38'25"W, A DISTANCE OF 127.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 776.45 FEET, A CENTRAL ANGLE OF 15°07'49", A CHORD BEARING OF N25°12'19"W AND A CHORD DISTANCE OF 204.44 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 205.04 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 18°53'32", A CHORD BEARING OF N23°19'27"W AND A CHORD DISTANCE OF 16.41 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 16.49 FEET TO THE POINT OF BEGINNING.

CONTAINING: 338,295 SQUARE FEET OR 7.766 ACRES.

**SHEET 2 OF 3**

(SEE SHEET 1 FOR LEGEND)  
(SEE SHEET 1 FOR DESCRIPTION OF SKETCH)

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**

-OF-

**PHASE 2C  
POND #1**

SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST

OSCEOLA COUNTY

FLORIDA



**Dewberry**

131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104  
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**NARCOOSSEE LAND  
VENTURES, LLC**

DATE: 12/07/18  
REV DATE:  
SCALE: N/A

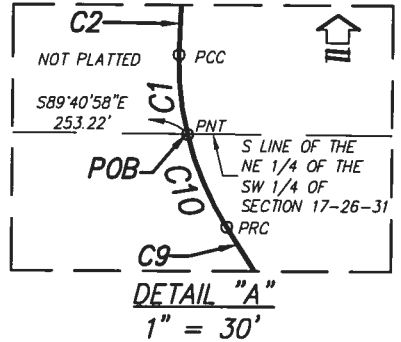
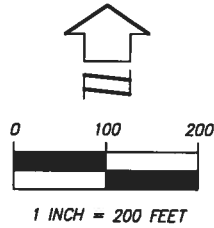
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CHECKED BY: TPT

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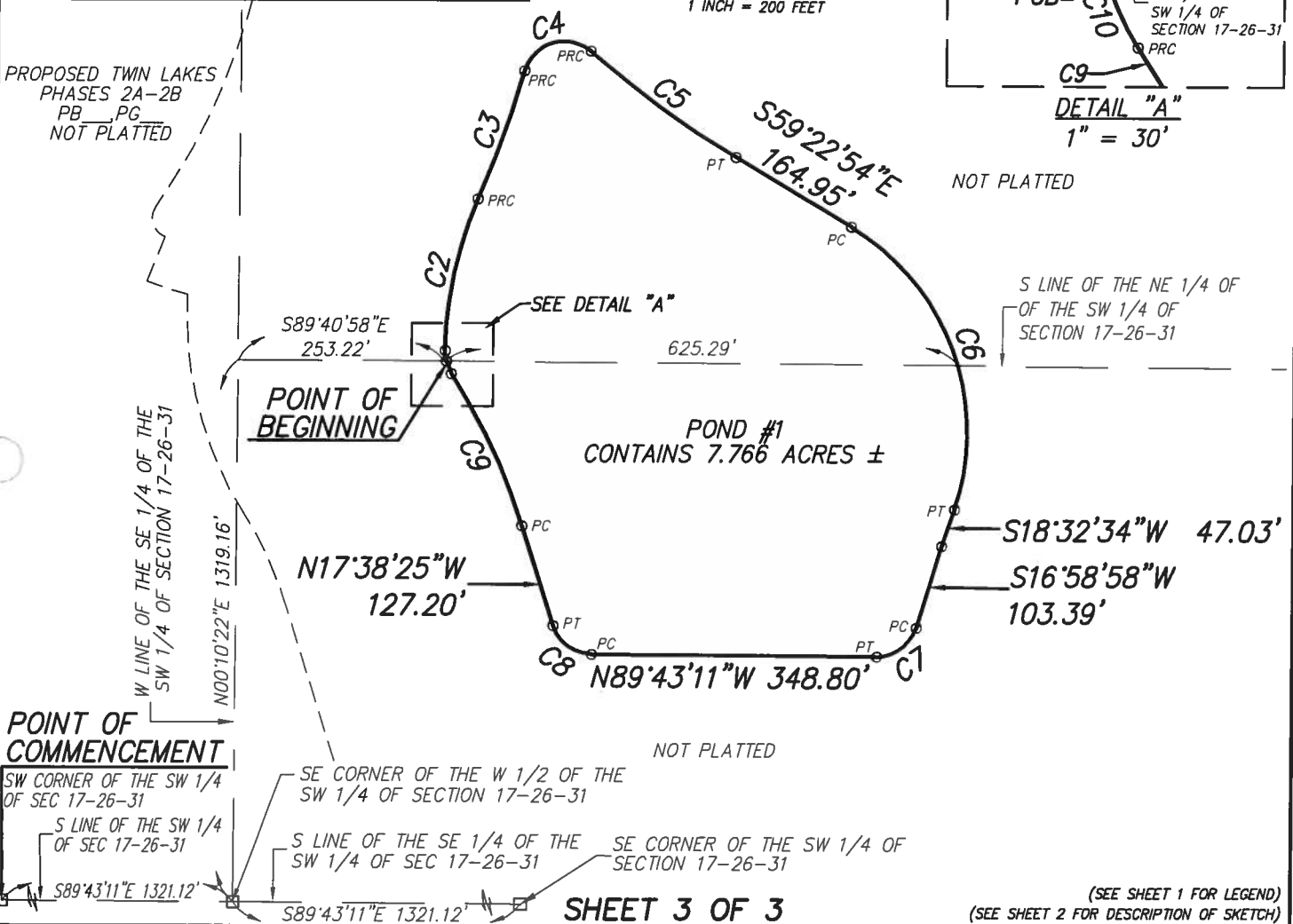
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**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	12.94'	50.00	14°49'46"	12.90'	N06°27'48"W
C2	190.18'	493.10	22°05'52"	189.00'	N12°00'00"E
C3	165.17'	1328.15	07°07'31"	165.06'	N19°29'11"E
C4	100.44'	50.00	115°06'05"	84.39'	N73°28'28"E
C5	219.47'	1208.30	10°24'25"	219.17'	S54°10'42"E
C6	396.93'	291.85	77°55'28"	367.03'	S20°25'10"E
C7	63.96'	50.00	73°17'51"	59.69'	S53°37'53"W
C8	62.90'	50.00	72°04'47"	58.83'	N53°40'48"W
C9	205.04'	776.45	15°07'49"	204.44'	N25°12'19"W
C10	16.49'	50.00	18°53'32"	16.41'	N23°19'27"W



PROPOSED TWIN LAKES PHASES 2A-2B  
PB, PG  
NOT PLATTED



**SHEET 3 OF 3**

(SEE SHEET 1 FOR LEGEND)  
(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**

-OF-  
**PHASE 2C  
POND #1**

SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST

OSCEOLA COUNTY

FLORIDA



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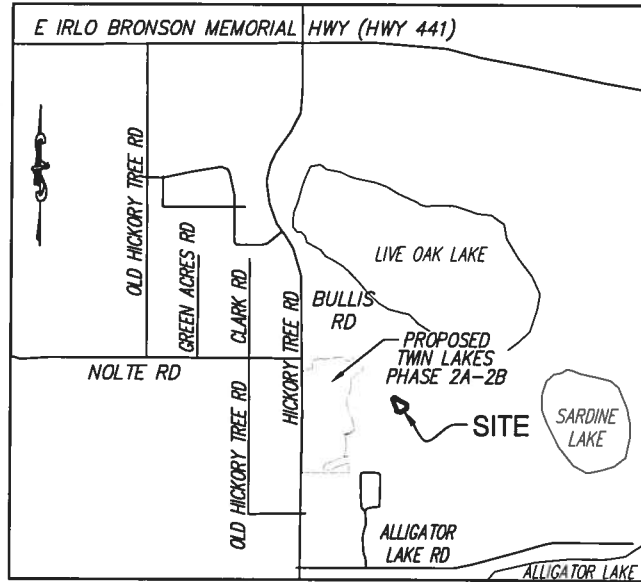
**NARCOOSSEE LAND  
VENTURES, LLC**

DATE: 12/07/18  
REV DATE:  
SCALE: 1" = 200'

PROJ: 50075546  
DRAWN BY: WS  
CHECKED BY: TPT

**LEGEND:**

— —	LINE BREAK	PCC	POINT OF COMPOUND CURVATURE
Δ	CENTRAL ANGLE	PG(S)	PAGE(S)
AC	ACRES	PB	PLAT BOOK
CB	CHORD BEARING	PRC	POINT OF REVERSE CURVATURE
CH	CHORD LENGTH	PT	POINT OF TANGENCY
F.D.E.P.	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	PNT	POINT OF NON-TANGENCY
L	LENGTH	R	RADIUS
MB	MAP BOOK	R/W	RIGHT OF WAY
ORB	OFFICIAL RECORDS BOOK	SEC	SECTION-TOWNSHIP-RANGE
PC	POINT OF CURVATURE	○	CHANGE IN DIRECTION



**VICINITY MAP**  
NOT TO SCALE

**SURVEY NOTES:**

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, AS BEING S89°43'11"E.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.

WILLIAM D. DONLEY \_\_\_\_\_ DATE  
 PROFESSIONAL SURVEYOR & MAPPER  
 LICENSE NUMBER LS 5381  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A  
 FLORIDA LICENSED SURVEYOR AND MAPPER

**SHEET 1 OF 3**

(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**

—OF—  
**PHASE 2C  
 POND #2**

SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST

OSCEOLA COUNTY FLORIDA



**Dewberry**

131 WEST KALEY STREET  
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 WWW.DEWBERRY.COM  
 CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**NARCOOSSEE LAND  
 VENTURES, LLC**

DATE: 12/07/18  
 REV DATE:  
 SCALE: N/A

PROJ: 50075546  
 DRAWN BY: WS  
 CHECKED BY: TPT

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**LEGAL DESCRIPTION:**

A PORTION OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE S89°43'11"E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 1321.12 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE N00°10'22"E ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 1319.16 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE S89°40'58"E ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 1208.50 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 616.77 FEET, A CENTRAL ANGLE OF 27°06'36", A CHORD BEARING OF N21°09'28"W AND A CHORD DISTANCE OF 289.11 FEET; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 291.83 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 155°10'27", A CHORD BEARING OF N42°52'28"E AND A CHORD DISTANCE OF 58.60 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 81.25 FEET TO THE POINT OF TANGENCY; THENCE S59°32'19"E, A DISTANCE OF 196.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1085.00 FEET, A CENTRAL ANGLE OF 08°39'54", A CHORD BEARING OF S63°52'16"E AND A CHORD DISTANCE OF 163.93 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 164.09 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 138°36'37", A CHORD BEARING OF S01°06'06"W AND A CHORD DISTANCE OF 93.55 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 120.96 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 457.00 FEET, A CENTRAL ANGLE OF 26°42'29", A CHORD BEARING OF S57°03'09"W AND A CHORD DISTANCE OF 211.10 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 213.03 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 132°39'37", A CHORD BEARING OF N69°58'17"W AND A CHORD DISTANCE OF 73.27 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 92.61 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 616.77 FEET, A CENTRAL ANGLE OF 03°57'41", A CHORD BEARING OF N05°37'19"W AND A CHORD DISTANCE OF 42.64 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 42.64 FEET TO THE END OF SAID CURVE AND THE POINT OF BEGINNING.

CONTAINING: 72,633 SQUARE FEET OR 1.667 ACRES.

**SHEET 2 OF 3**

(SEE SHEET 1 FOR LEGEND)  
(SEE SHEET 3 FOR SKETCH OF DESCRIPTION)

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**

-OF-  
**PHASE 2C  
POND #2**

SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST

OSCEOLA COUNTY

FLORIDA



**Dewberry**

131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806  
PHONE: 321.354.9826 FAX: 407.648.9104  
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

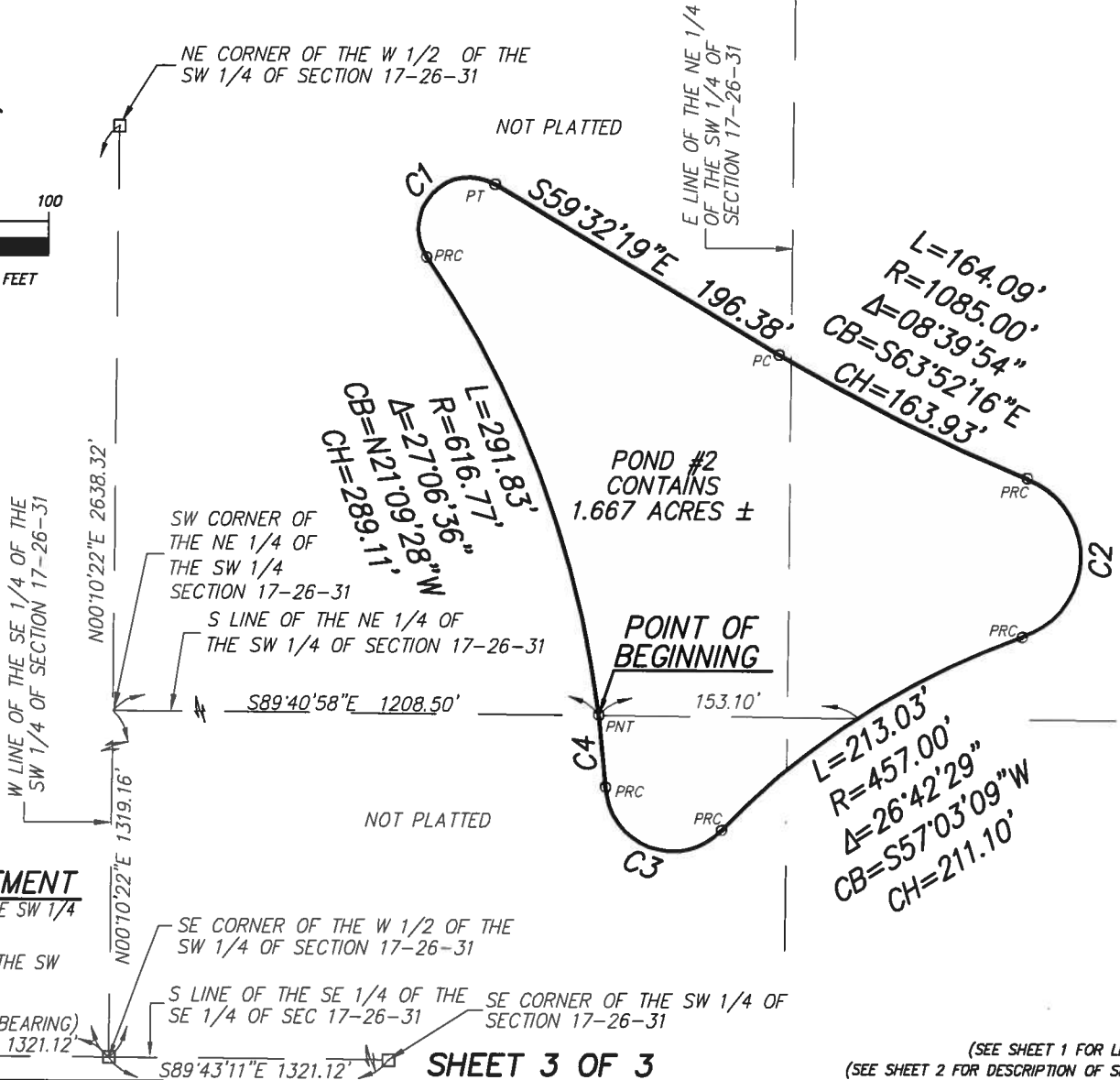
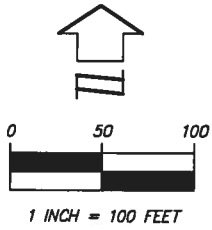
PREPARED FOR:

**NARCOOSSEE LAND  
VENTURES, LLC**

DATE: 12/07/18  
REV DATE:  
SCALE: N/A

PROJ: 50075546  
DRAWN BY: WS  
CHECKED BY: TPT

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	81.25'	30.00	155°10'27"	58.60'	N42°52'28"E
C2	120.96'	50.00	138°36'37"	93.55'	S01°06'06"W
C3	92.61'	40.00	132°39'37"	73.27'	N69°58'17"W
C4	42.64'	616.77	03°57'41"	42.64'	N05°37'19"W



POND #2  
CONTAINS  
1.667 ACRES ±

POINT OF  
BEGINNING

POINT OF  
COMMENCEMENT

SHEET 3 OF 3

(SEE SHEET 1 FOR LEGEND)  
(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-  
PHASE 2C  
POND #2

SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST

OSCEOLA COUNTY FLORIDA



131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806  
PHONE: 321.354.9826 FAX: 407.648.9104  
WWW.DEWBERRY.COM  
CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:  
NARCOOSSEE LAND  
VENTURES, LLC

DATE: 12/07/18  
REV DATE:  
SCALE: 1" = 100'

PROJ: 50075546  
DRAWN BY: WS  
CHECKED BY: TPT

D:\Users\wsomolot\appdata\local\temp\AcPublish\_4900\Twin Lakes Phase 2C\_sursketch\_Pond-2.dwg P:\Users\wsomolot\appdata\local\temp\AcPublish\_4900\Twin Lakes Phase 2C\_sursketch\_Pond-2.dwg Sheet 3 Dec 11, 2018 3:07pm by: wsomolot

**DEWBERRY ENGINEERS INC.  
CERTIFICATION TO LIVE OAK LAKE COMMUNITY DEVELOPMENT DISTRICT  
REGARDING PORTIONS OF TWIN LAKES PHASE 2A AND 2B  
STORMWATER IMPROVEMENTS**

STATE OF FLORIDA  
COUNTY OF ORANGE

BEFORE ME, the undersigned, personally appeared Danielle Van De Loo, P.E., of Dewberry Engineers Inc., who, after being first duly sworn, deposes and says:

I, Danielle Van De Loo, am a Professional Engineer registered in the State of Florida. I have reviewed certain documentation, including, but not limited to, permitted plans and specifications, as-builts and applicable permits. I, or my authorized agent, have conducted on-site observations of the Portions of Twin Lakes Phase 2A and 2B Stormwater Improvements (the "Improvements"), as described in **Exhibit A**.


I hereby certify to the Live Oak Lake Community Development District (the "District") the below listed matters:

1) The Improvements have been completed in substantial compliance with the applicable permit requirements and in substantial accordance with the permitted plans and specifications.

3) The Improvements are free from obstruction and are functional for their intended purpose.

4) In my opinion, the acquisition amount of \$2,418,589.62 (1) relates directly to the construction of certain improvements described in the *Master Engineer's Report* dated March 25, 2016, as supplemented by the *First Supplemental Engineer's Report*, dated August 17, 2016 (collectively, the "Engineer's Report"), as may be amended, for the Live Oak Lake Community Development District, (2) specifically benefits property within the boundaries of the District as described in the Engineer's Report, and (3) is fair and reasonable. Further, in my opinion, this amount does not exceed the value of the Improvements as installed.

FURTHER AFFIANT SAYETH NOT.

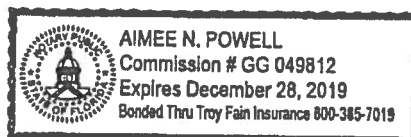
  
\_\_\_\_\_  
Danielle Van De Loo, P.E.,  
Dewberry Engineers Inc.  
Florida Registration No. 74676

The foregoing instrument was acknowledged and subscribed before me this 18<sup>th</sup> day of December, 2018, by Danielle Van De Loo, P.E., who is personally known to me.

  
\_\_\_\_\_  
Notary Public

Aimee N. Powell  
\_\_\_\_\_  
Name of officer taking acknowledgment

Commission Expires:



**ATTACHMENT A-1:**

**LEGAL DESCRIPTION**

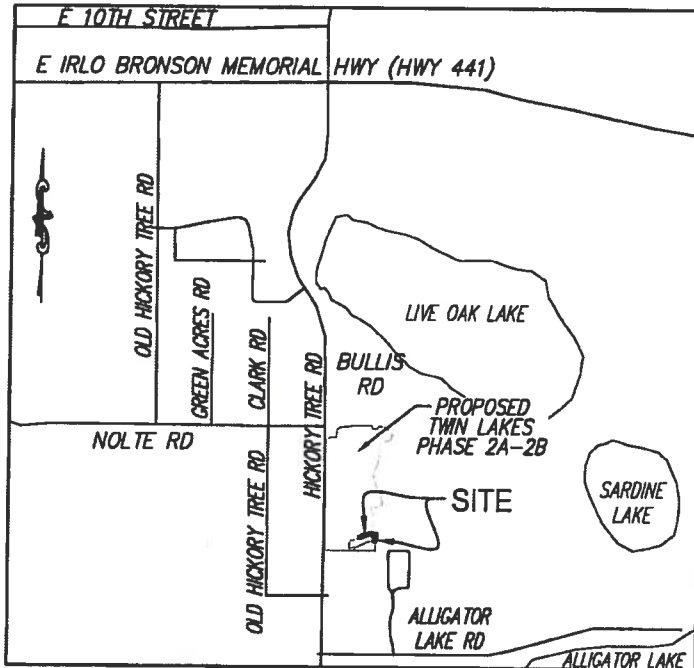
TRACTS R-8, OS-24, OS-26, OS-27, SW-10, SW-14, AND SW-15, AS SHOWN ON THE PLAT KNOWN AS TWIN LAKES PHASE 2A AND 2B, RECORDED IN THE OFFICIAL RECORDS OF OSCEOLA COUNTY, FLORIDA AT PLAT BOOK 27, PAGES 121 THROUGH 126.

ALSO INCLUDING

THE REAL PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ATTACHED HERETO AS ATTACHMENT A-2

**LEGEND:**

— —	LINE BREAK	PCC	POINT OF COMPOUND CURVATURE
Δ	CENTRAL ANGLE	PG(S)	PAGE(S)
AC	ACRES	PB	PLAT BOOK
CB	CHORD BEARING	PRC	POINT OF REVERSE CURVATURE
CH	CHORD LENGTH	PT	POINT OF TANGENCY
F.D.E.P.	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	PNT	POINT OF NON-TANGENCY
L	LENGTH	R	RADIUS
MB	MAP BOOK	R/W	RIGHT OF WAY
ORB	OFFICIAL RECORDS BOOK	SEC	SECTION-TOWNSHIP-RANGE
PC	POINT OF CURVATURE	○	CHANGE IN DIRECTION



**VICINITY MAP  
NOT TO SCALE**

**SURVEY NOTES:**

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, AS BEING S89°43'11"E.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.

*William D. Donley* 12/10/2018  
 WILLIAM D. DONLEY DATE  
 PROFESSIONAL SURVEYOR & MAPPER  
 LICENSE NUMBER LS 5381  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**SHEET 1 OF 4**

(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**  
 -OF-  
**POND #15  
 DRAINAGE EASEMENT**

SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST

OSCEOLA COUNTY FLORIDA



131 WEST KALEY STREET  
 ORLANDO, FLORIDA 32806  
 PHONE: 321.354.9826 FAX: 407.648.9104  
 WWW.DEWBERRY.COM  
 CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:  
**NARCOOSSEE LAND  
 VENTURES, LLC**

DATE: 12/11/18  
 DATE REV:  
 SCALE: N/A

PROJ: 50075546  
 DRAWN BY: WS  
 CHECKED BY: TPT

Drawing no: Jeera\wsomolot\appdata\local\temp\AcPublish\_6418\Twin Lakes Phase 2A-2B\suratasketch\_Drainage Eas...  
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DRAINAGE #1 ESMT-Sheet 2 Dec 11, 2018 2:43pm by wsmolot  
sers\wsmolot\appdata\local\temp\AcPublish\_4900\Twin Lakes Phase 2A--2B\_surasketch\_Drainage Esm  
Drawing nam

**LEGAL DESCRIPTION:**

**PARCEL A**

A PORTION OF SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE N89°43'11"W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 24.74 FEET; THENCE DEPARTING SAID SOUTH LINE RUN, S00°00'00"E, A DISTANCE OF 99.42 FEET; THENCE N89°34'36"W, A DISTANCE OF 25.00 FEET; THENCE N00°00'00"E, A DISTANCE OF 118.36 FEET; THENCE N66°30'00"W, A DISTANCE OF 127.14 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 676.00 FEET, A CENTRAL ANGLE OF 04°36'37", A CHORD BEARING OF N84°59'11"E AND A CHORD DISTANCE OF 54.38 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 54.39 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 124.00 FEET, A CENTRAL ANGLE OF 10°39'12", A CHORD BEARING OF N81°57'53"E AND A CHORD DISTANCE OF 23.02 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.06 FEET TO THE END OF SAID CURVE; THENCE S66°30'00"E, A DISTANCE OF 55.81 FEET; THENCE N90°00'00"E, A DISTANCE OF 45.76 FEET; THENCE S00°00'00"E, A DISTANCE OF 55.70 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE N89°43'11"W ALONG SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 17, A DISTANCE OF 7.59 FEET TO THE POINT OF BEGINNING.

CONTAINING: 8913.24 SQUARE FEET OR 0.205 ACRES.

**TOGETHER WITH**

**PARCEL B**

A PORTION OF SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE S89°43'11"E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 373.89 FEET TO THE POINT OF BEGINNING; THENCE S70°24'29"W, A DISTANCE OF 41.27 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 676.00 FEET, A CENTRAL ANGLE OF 19°45'20", A CHORD BEARING OF N70°24'29"E AND A CHORD DISTANCE OF 231.93 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 233.08 FEET TO THE END OF SAID CURVE; THENCE S70°24'29"W, A DISTANCE OF 190.66 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1,552 SQUARE FEET OR 0.036 ACRES.

**SHEET 2 OF 4**

(SEE SHEET 3-4 FOR SKETCH OF DESCRIPTION)

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**

-OF-

**POND #15  
DRAINAGE EASEMENT**

SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST

OSCEOLA COUNTY

FLORIDA



**Dewberry**

131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104  
WWW.DEWBERRY.COM

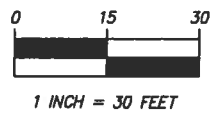
CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:

**NARCOOSSEE LAND  
VENTURES, LLC**

DATE: 12/11/18  
DATE REV:  
SCALE: N/A

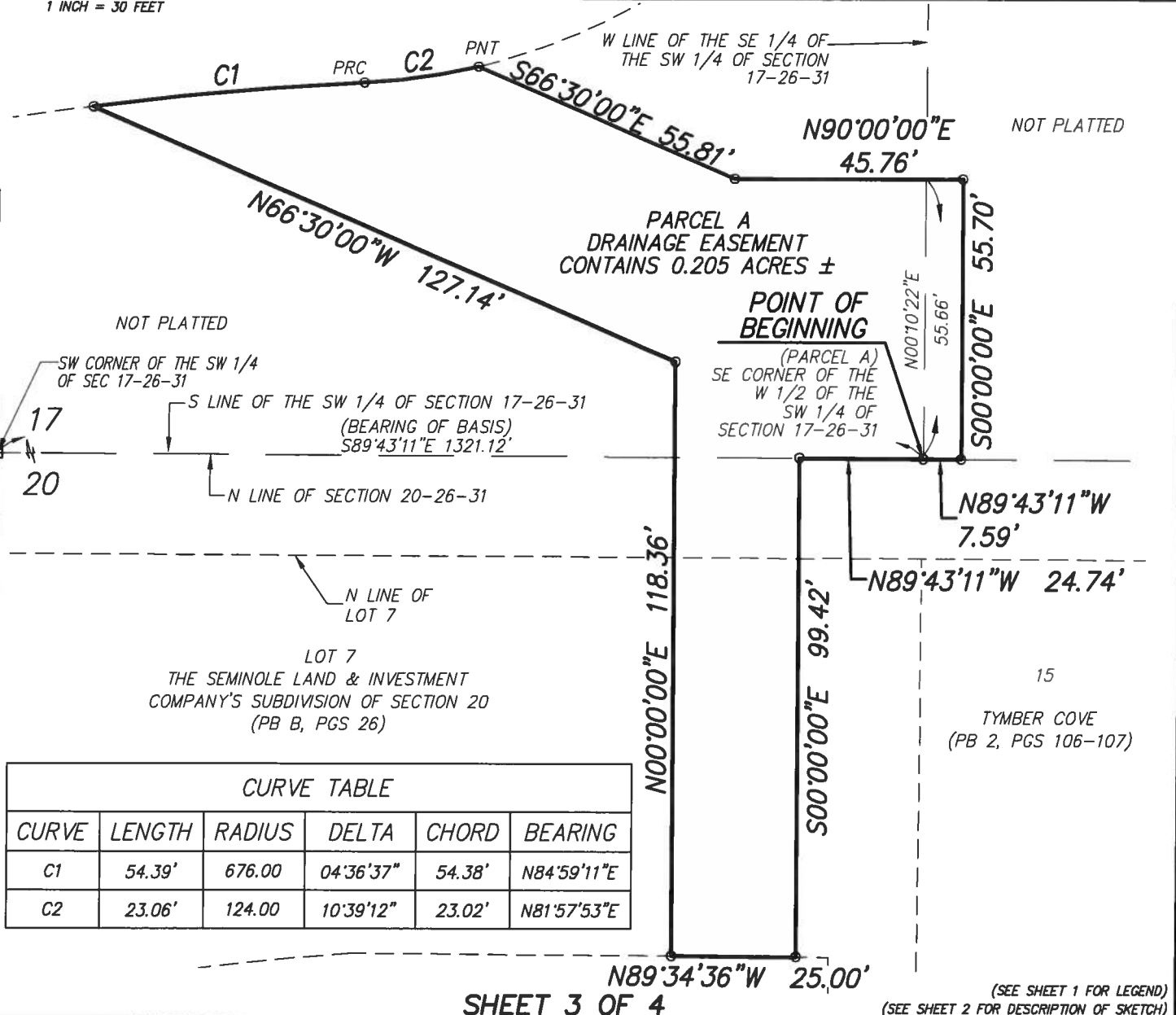
PROJ: 50075546  
DRAWN BY: WS  
CHECKED BY: TPT



PROPOSED TWIN LAKES PHASES 2A-2B  
PB PG  
NOT PLATTED

DRAINAGE#1 ESMIT-Sheet 3 Dec 11, 2018 2:43pm by waornalot

Jaera waornalot\opdata\local\temp\AcPublish\_4900\Twin Lakes Phase 2A-2B\_aurksketch\_Drainage Easr Drawing.narr



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	54.39'	676.00	04°36'37"	54.38'	N84°59'11"E
C2	23.06'	124.00	10°39'12"	23.02'	N81°57'53"E

SHEET 3 OF 4

(SEE SHEET 1 FOR LEGEND)  
(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

POND #15 DRAINAGE EASEMENT

SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST

OSCEOLA COUNTY FLORIDA



**Dewberry**

131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806  
PHONE: 321.354.9826 FAX: 407.648.9104  
WWW.DEWBERRY.COM  
CERTIFICATE OF AUTHORIZATION No. LB 8011

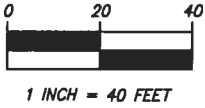
PREPARED FOR:

**NARCOOSSEE LAND VENTURES, LLC**

DATE: 12/11/18  
DATE REV:  
SCALE: 1"=30'

PROJ: 50075546  
DRAWN BY: WS  
CHECKED BY: TPT

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Drawing name:



PROPOSED TWIN LAKES PHASES 2A-2B  
PB     , PG       
NOT PLATTED

PARCEL B  
DRAINAGE EASEMENT  
CONTAINS 1552 SQUARE FEET ±

$L=233.08'$   
 $R=676.00'$   
 $\Delta=19^{\circ}45'20''$   
 $CB=N70^{\circ}24'29''E$   
 $CH=231.93'$

POINT OF COMMENCEMENT

SE CORNER OF THE W 1/2 OF THE SW 1/4 OF SECTION 17-26-31

NOT PLATTED

$S70^{\circ}24'29''W$  190.66'

S LINE OF THE SW 1/4 OF SEC 17-26-31

$S89^{\circ}43'11''E$  373.89'

POINT OF BEGINNING (PARCEL B)

$S70^{\circ}24'29''W$  41.27'

N LINE OF LOT 7

LOT 7

THE SEMINOLE LAND & INVESTMENT  
COMPANY'S SUBDIVISION OF SECTION 20  
(PB B, PGS 26)

SHEET 4 OF 4

(SEE SHEET 1 FOR LEGEND)  
(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

POND #15  
DRAINAGE EASEMENT

SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST

OSCEOLA COUNTY

FLORIDA



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PREPARED FOR:

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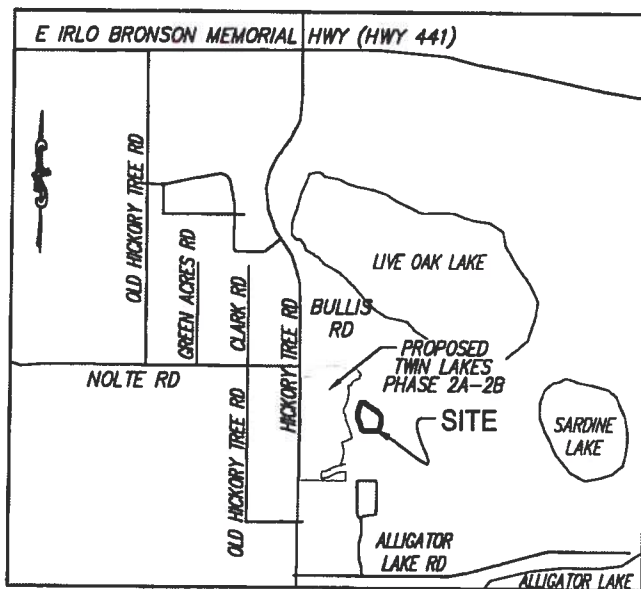
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DATE REV:  
SCALE: 1"=40'

PROJ: 50075546  
DRAWN BY: WS  
CHECKED BY: TPT

Drawing No: 304917 Property: JTBoulevard Property Centerline-50080708 DWG-LongDT Twin Lakes Phase 2C Pond #1  
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**LEGEND:**

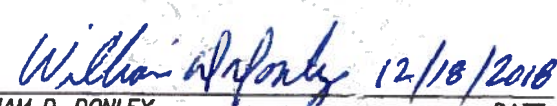
— —	LINE BREAK	PCC	POINT OF COMPOUND CURVATURE
Δ	CENTRAL ANGLE	POB	POINT OF BEGINNING
AC	ACRES	PG(S)	PAGE(S)
CB	CHORD BEARING	PB	PLAT BOOK
CH	CHORD LENGTH	PRC	POINT OF REVERSE CURVATURE
F.D.E.P.	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	PT	POINT OF TANGENCY
L	LENGTH	PNT	POINT OF NON-TANGENCY
MB	MAP BOOK	R	RADIUS
ORB	OFFICIAL RECORDS BOOK	R/W	RIGHT OF WAY
PC	POINT OF CURVATURE	SEC	SECTION-TOWNSHIP-RANGE
		○	CHANGE IN DIRECTION



**VICINITY MAP**  
NOT TO SCALE

**SURVEY NOTES:**

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, AS BEING S89°43'11"E.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.

  
 WILLIAM D. DONLEY  
 PROFESSIONAL SURVEYOR & MAPPER  
 LICENSE NUMBER LS 5381  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DATE 12/18/2018

**SHEET 1 OF 3**

(SEE SHEET 2 FOR SKETCH OF DESCRIPTION)

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**

-OF-

**PHASE 2C  
POND #1**

SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST

OSCEOLA COUNTY

FLORIDA



131 WEST KALEY STREET  
 ORLANDO, FLORIDA 32806  
 PHONE: 321.354.9826 FAX: 407.648.9104  
 WWW.DEWBERRY.COM  
 CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**NARCOOSSEE LAND  
VENTURES, LLC**

DATE: 12/07/18  
 REV DATE:  
 SCALE: N/A

PROJ: 50075546  
 DRAWN BY: WS  
 CHECKED BY: TPT

**LEGAL DESCRIPTION:**

A PORTION OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE S89°43'11"E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 1321.12 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE N00°10'22"E ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 1319.16 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE S89°40'58"E ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 253.22 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 14°49'46", A CHORD BEARING OF N06°27'48"W AND A CHORD DISTANCE OF 12.90 FEET; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 12.94 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 493.10 FEET, A CENTRAL ANGLE OF 22°05'52", A CHORD BEARING OF N12°00'00"E AND A CHORD DISTANCE OF 189.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 190.18 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1328.15 FEET, A CENTRAL ANGLE OF 07°07'31", A CHORD BEARING OF N19°29'11"E AND A CHORD DISTANCE OF 165.06 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 165.17 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 115°06'05", A CHORD BEARING OF N73°28'28"E AND A CHORD DISTANCE OF 84.39 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 100.44 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1208.30 FEET, A CENTRAL ANGLE OF 10°24'25", A CHORD BEARING OF S54°10'42"E AND A CHORD DISTANCE OF 219.17 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 219.47 FEET TO THE POINT OF TANGENCY; THENCE S59°22'54"E, A DISTANCE OF 164.95 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 291.85 FEET, A CENTRAL ANGLE OF 77°55'28", A CHORD BEARING OF S20°25'10"E AND A CHORD DISTANCE OF 367.03 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 396.93 FEET TO THE POINT OF TANGENCY; THENCE S18°32'34"W, A DISTANCE OF 47.03 FEET; THENCE S16°58'58"W, A DISTANCE OF 103.39 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 73°17'51", A CHORD BEARING OF S53°37'53"W AND A CHORD DISTANCE OF 59.69 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 63.96 FEET TO THE POINT OF TANGENCY; THENCE N89°43'11"W, A DISTANCE OF 348.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 72°04'47", A CHORD BEARING OF N53°40'48"W AND A CHORD DISTANCE OF 58.83 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 62.90 FEET TO THE POINT OF TANGENCY; THENCE N17°38'25"W, A DISTANCE OF 127.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 776.45 FEET, A CENTRAL ANGLE OF 15°07'49", A CHORD BEARING OF N25°12'19"W AND A CHORD DISTANCE OF 204.44 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 205.04 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 18°53'32", A CHORD BEARING OF N23°19'27"W AND A CHORD DISTANCE OF 16.41 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 16.49 FEET TO THE POINT OF BEGINNING.

CONTAINING: 338,295 SQUARE FEET OR 7.766 ACRES.

**SHEET 2 OF 3**

(SEE SHEET 1 FOR LEGEND)  
(SEE SHEET 1 FOR DESCRIPTION OF SKETCH)

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**

-OF-  
**PHASE 2C  
POND #1**

SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST

OSCEOLA COUNTY FLORIDA



**Dewberry**

131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806  
PHONE: 321.354.9826 FAX: 407.648.9104  
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**NARCOOSSEE LAND  
VENTURES, LLC**

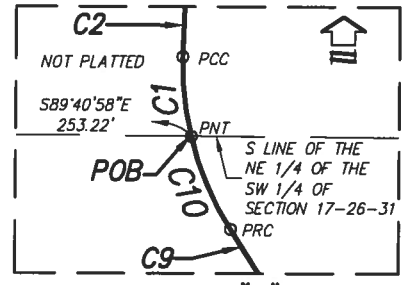
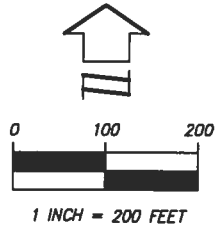
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DRAWN BY: WS  
CHECKED BY: TPT

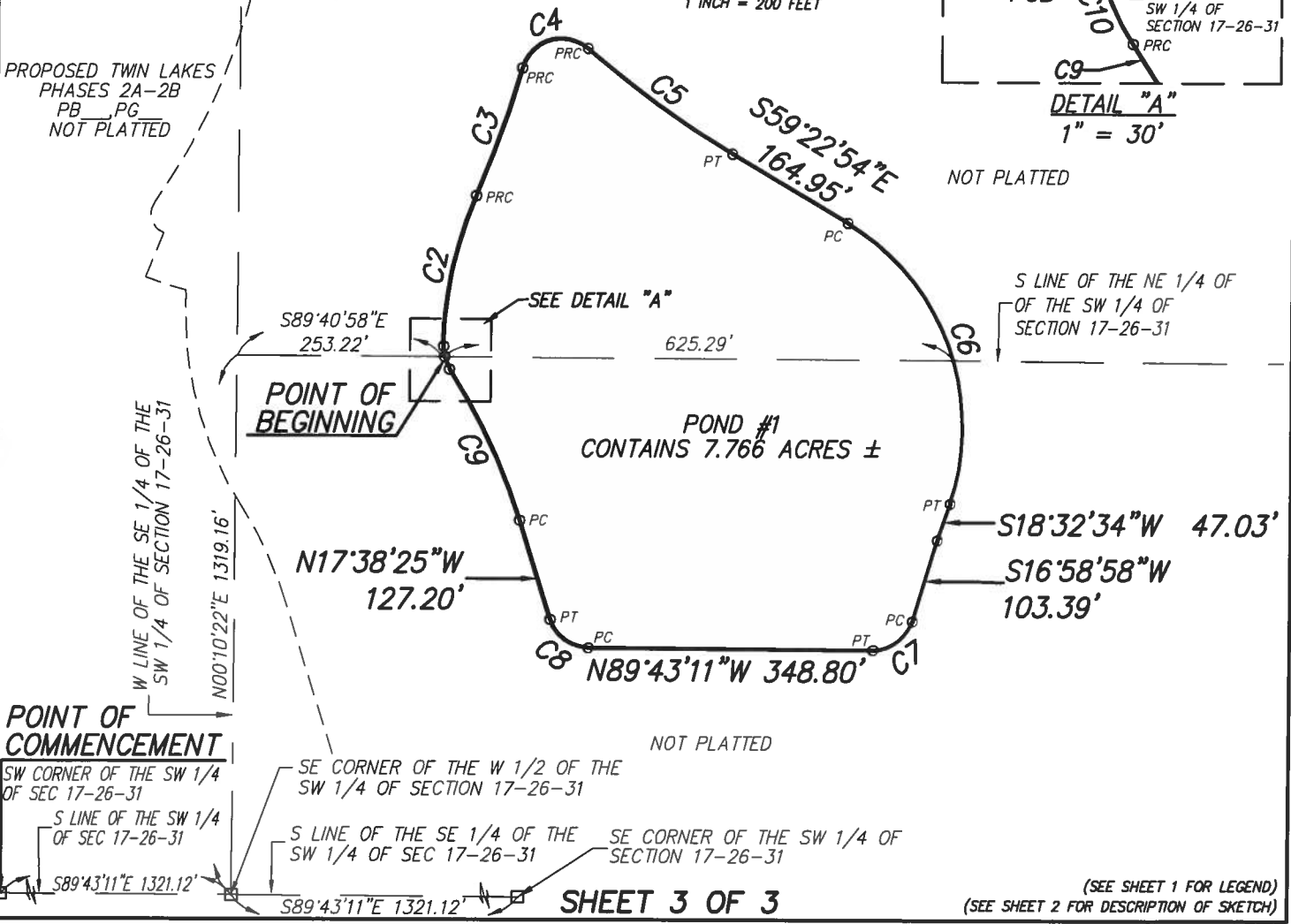
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Drawing name: faera\wasmadot\opdata\local\temp\publish-4900\Twin Lakes Phase 2C\_sursketch\_Pond-1.dwg PC  
 Sheet 3 Dec 11, 2018 3:05pm by: wasmadot

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	12.94'	50.00	14°49'46"	12.90'	N06°27'48"W
C2	190.18'	493.10	22°05'52"	189.00'	N12°00'00"E
C3	165.17'	1328.15	07°07'31"	165.06'	N19°29'11"E
C4	100.44'	50.00	115°06'05"	84.39'	N73°28'28"E
C5	219.47'	1208.30	10°24'25"	219.17'	S54°10'42"E
C6	396.93'	291.85	77°55'28"	367.03'	S20°25'10"E
C7	63.96'	50.00	73°17'51"	59.69'	S53°37'53"W
C8	62.90'	50.00	72°04'47"	58.83'	N53°40'48"W
C9	205.04'	776.45	15°07'49"	204.44'	N25°12'19"W
C10	16.49'	50.00	18°53'32"	16.41'	N23°19'27"W



PROPOSED TWIN LAKES PHASES 2A-2B  
 PB PG NOT PLATTED



**SHEET 3 OF 3**

(SEE SHEET 1 FOR LEGEND)  
 (SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**

-OF-  
**PHASE 2C  
 POND #1**

SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST

OSCEOLA COUNTY FLORIDA



131 WEST KALEY STREET  
 ORLANDO, FLORIDA 32806  
 PHONE: 321.354.9826 FAX: 407.648.9104  
 WWW.DEWBERRY.COM  
 CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:  
**NARCOOSSEE LAND  
 VENTURES, LLC**

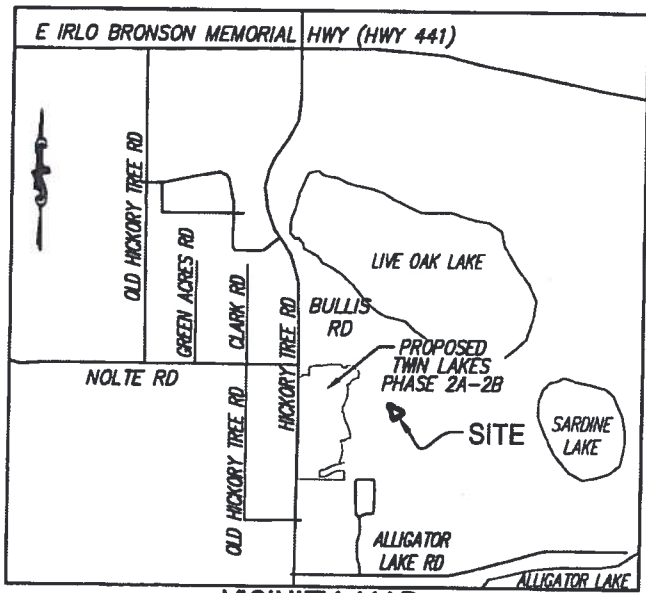
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 REV DATE:  
 SCALE: 1" = 200'

PROJ: 50075546  
 DRAWN BY: WS  
 CHECKED BY: TPT

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 Pond-2.dwg POND #2 Sheet 1 Dec 19, 2018 10:26am by: weemdet

**LEGEND:**

	LINE BREAK	PCC	POINT OF COMPOUND CURVATURE
Δ	CENTRAL ANGLE	PC(S)	PAGE(S)
AC	ACRES	PB	PLAT BOOK
CB	CHORD BEARING	PRC	POINT OF REVERSE CURVATURE
CH	CHORD LENGTH	PT	POINT OF TANGENCY
F.D.E.P.	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	PNT	POINT OF NON-TANGENCY
L	LENGTH	R	RADIUS
MB	MAP BOOK	R/W	RIGHT OF WAY
ORB	OFFICIAL RECORDS BOOK	SEC	SECTION-TOWNSHIP-RANGE
PC	POINT OF CURVATURE	○	CHANGE IN DIRECTION



**VICINITY MAP**  
NOT TO SCALE

**SURVEY NOTES:**

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, AS BEING S89°43'11"E.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.

WILLIAM D. DONLEY  
 PROFESSIONAL SURVEYOR & MAPPER  
 LICENSE NUMBER LS 5381  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**SHEET 1 OF 3**

(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**

-OF-

**PHASE 2C  
POND #2**

SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST

OSCEOLA COUNTY                      FLORIDA

**Dewberry**

131 WEST KALEY STREET  
 ORLANDO, FLORIDA 32806  
 PHONE: 321.354.9826 Fax: 407.648.9104  
 WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:  
**NARCOOSSEE LAND  
 VENTURES, LLC**

DATE: 12/07/18  
 REV DATE:  
 SCALE: N/A

PROJ: 50075546  
 DRAWN BY: WS  
 CHECKED BY: TPT

**LEGAL DESCRIPTION:**

A PORTION OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE S89°43'11"E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 1321.12 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE N00°10'22"E ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 1319.16 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE S89°40'58"E ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 1208.50 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 616.77 FEET, A CENTRAL ANGLE OF 27°06'36", A CHORD BEARING OF N21°09'28"W AND A CHORD DISTANCE OF 289.11 FEET; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 291.83 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 155°10'27", A CHORD BEARING OF N42°52'28"E AND A CHORD DISTANCE OF 58.60 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 81.25 FEET TO THE POINT OF TANGENCY; THENCE S59°32'19"E, A DISTANCE OF 196.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1085.00 FEET, A CENTRAL ANGLE OF 08°39'54", A CHORD BEARING OF S63°52'16"E AND A CHORD DISTANCE OF 163.93 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 164.09 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 138°36'37", A CHORD BEARING OF S01°06'06"W AND A CHORD DISTANCE OF 93.55 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 120.96 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 457.00 FEET, A CENTRAL ANGLE OF 26°42'29", A CHORD BEARING OF S57°03'09"W AND A CHORD DISTANCE OF 211.10 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 213.03 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 132°39'37", A CHORD BEARING OF N69°58'17"W AND A CHORD DISTANCE OF 73.27 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 92.61 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 616.77 FEET, A CENTRAL ANGLE OF 03°57'41", A CHORD BEARING OF N05°37'19"W AND A CHORD DISTANCE OF 42.64 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 42.64 FEET TO THE END OF SAID CURVE AND THE POINT OF BEGINNING.

CONTAINING: 72,633 SQUARE FEET OR 1.667 ACRES.

**SHEET 2 OF 3**

(SEE SHEET 1 FOR LEGEND)  
(SEE SHEET 3 FOR SKETCH OF DESCRIPTION)

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**

—OF—  
**PHASE 2C  
POND #2**

SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST

OSCEOLA COUNTY FLORIDA



**Dewberry**

131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806  
PHONE: 321.354.9826 FAX: 407.648.9104  
WWW.DEWBERRY.COM  
CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**NARCOOSSEE LAND  
VENTURES, LLC**

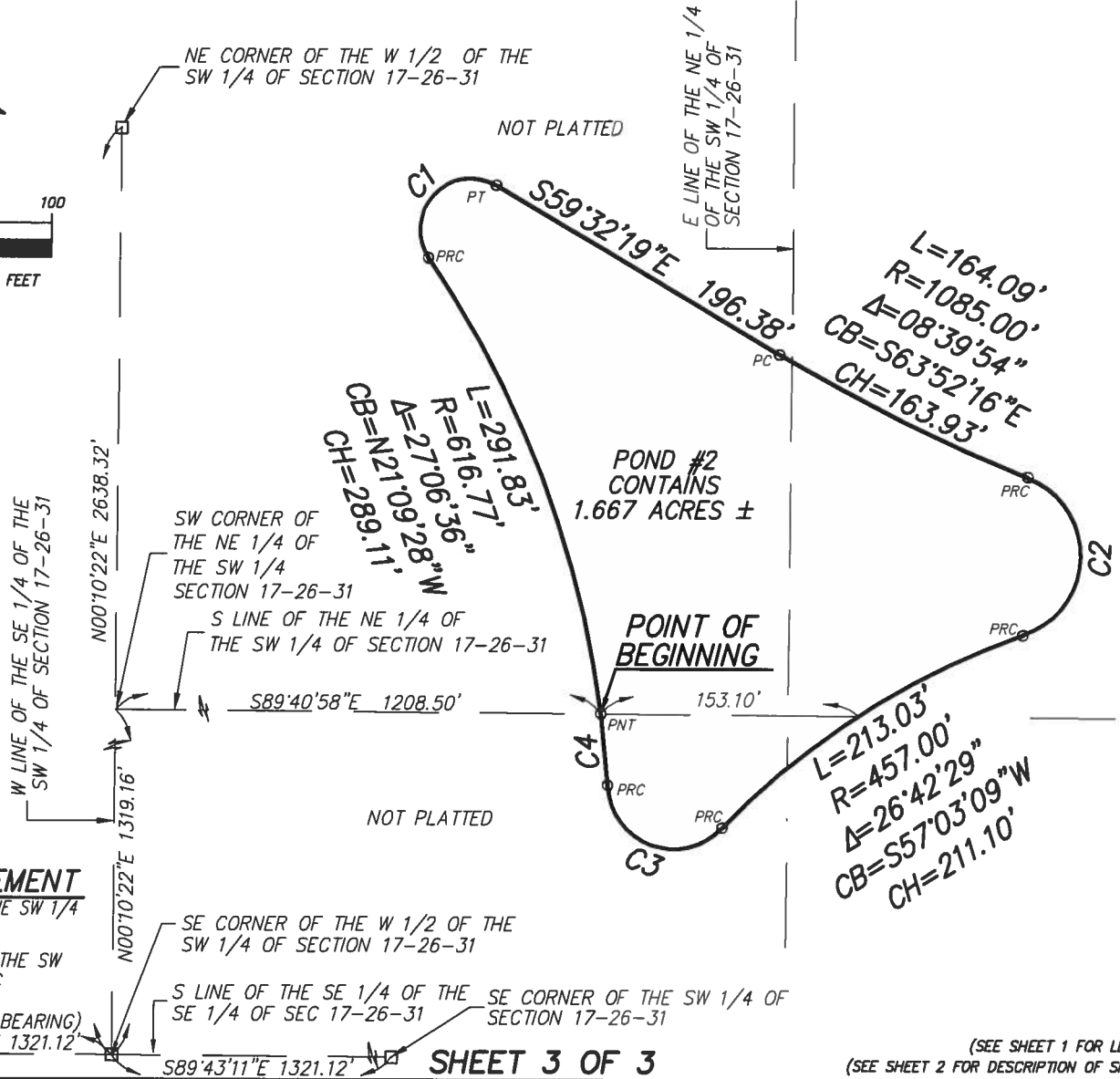
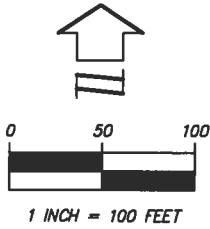
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REV DATE:  
SCALE: N/A

PROJ: 50075546  
DRAWN BY: WS  
CHECKED BY: TPT

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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	81.25'	30.00	155°10'27"	58.60'	N42°52'28"E
C2	120.96'	50.00	138°36'37"	93.55'	S01°06'06"W
C3	92.61'	40.00	132°39'37"	73.27'	N69°58'17"W
C4	42.64'	616.77	03°57'41"	42.64'	N05°37'19"W



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-  
**PHASE 2C  
 POND #2**

SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST

OSCEOLA COUNTY

FLORIDA



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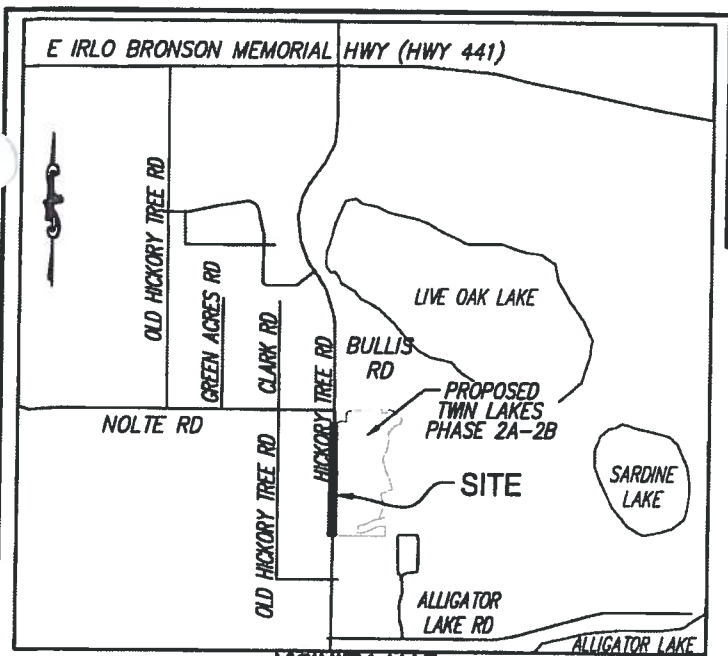
PREPARED FOR:

**NARCOOSSEE LAND  
 VENTURES, LLC**

DATE: 12/07/18  
 REV DATE:  
 SCALE: 1" = 100'

PROJ: 50075546  
 DRAWN BY: WS  
 CHECKED BY: TPT

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Dec 19, 2018 8:08am by: wscsmot  
User: wscsmot\apps\data\locat\terms\AcPublish\_6416\Twin Lakes Phase 2A-2B\_survketch\_Hickory Tree



**VICINITY MAP  
NOT TO SCALE**

LEGEND:	
	LINE BREAK
$\Delta$	CENTRAL ANGLE
AC	ACRES
CB	CHORD BEARING
CH	CHORD LENGTH
F.D.E.P.	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
L	LENGTH
MB	MAP BOOK
ORB	OFFICIAL RECORDS BOOK
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PG(S)	PAGE(S)
PB	PLAT BOOK
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
PNT	POINT OF NON-TANGENCY
R	RADIUS
R/W	RIGHT OF WAY
SEC	SECTION-TOWNSHIP-RANGE
$\circ$	CHANGE IN DIRECTION

**LEGAL DESCRIPTION:**

A PORTION OF HICKORY TREE ROAD (A VARIABLE WIDTH PUBLIC RIGHT OF WAY) LYING IN SECTIONS 17, 18, 19, AND 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE S89°43'11"E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 90.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID HICKORY TREE ROAD (RIGHT OF WAY WIDTH VARIES) PER OFFICIAL RECORDS BOOK 1918, PAGE 2958 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S00°27'16"W ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 330.83 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, RUN N89°35'45"W, A DISTANCE OF 89.74 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE N89°35'45"W, A DISTANCE OF 20.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID HICKORY TREE ROAD (RIGHT OF WAY WIDTH VARIES); THENCE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: N00°24'34"E, A DISTANCE OF 330.61 FEET; THENCE N00°13'55"E, A DISTANCE OF 2276.45 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, RUN S89°52'44"E, A DISTANCE OF 20.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE CONTINUE S89°52'44"E, A DISTANCE OF 80.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID HICKORY TREE ROAD PER OFFICIAL RECORDS BOOK 1918, PAGE 2958; THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: S00°13'55"W, A DISTANCE OF 1010.30 FEET; THENCE S89°46'37"E, A DISTANCE OF 10.00 FEET; THENCE S00°13'55"W, A DISTANCE OF 1266.45 FEET TO THE POINT OF BEGINNING.

CONTAINING: 276,660 SQUARE FEET OR 6.351 ACRES.

**SURVEY NOTES:**

- BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, AS BEING S89°43'11"E.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
- THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
- THIS IS NOT A BOUNDARY SURVEY.

*William D. Donley* 12/18/2018  
 WILLIAM D. DONLEY DATE  
 PROFESSIONAL SURVEYOR & MAPPER  
 LICENSE NUMBER LS 5381  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**SHEET 1 OF 2**

(SEE SHEET 2 FOR SKETCH OF DESCRIPTION)

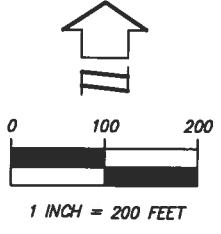
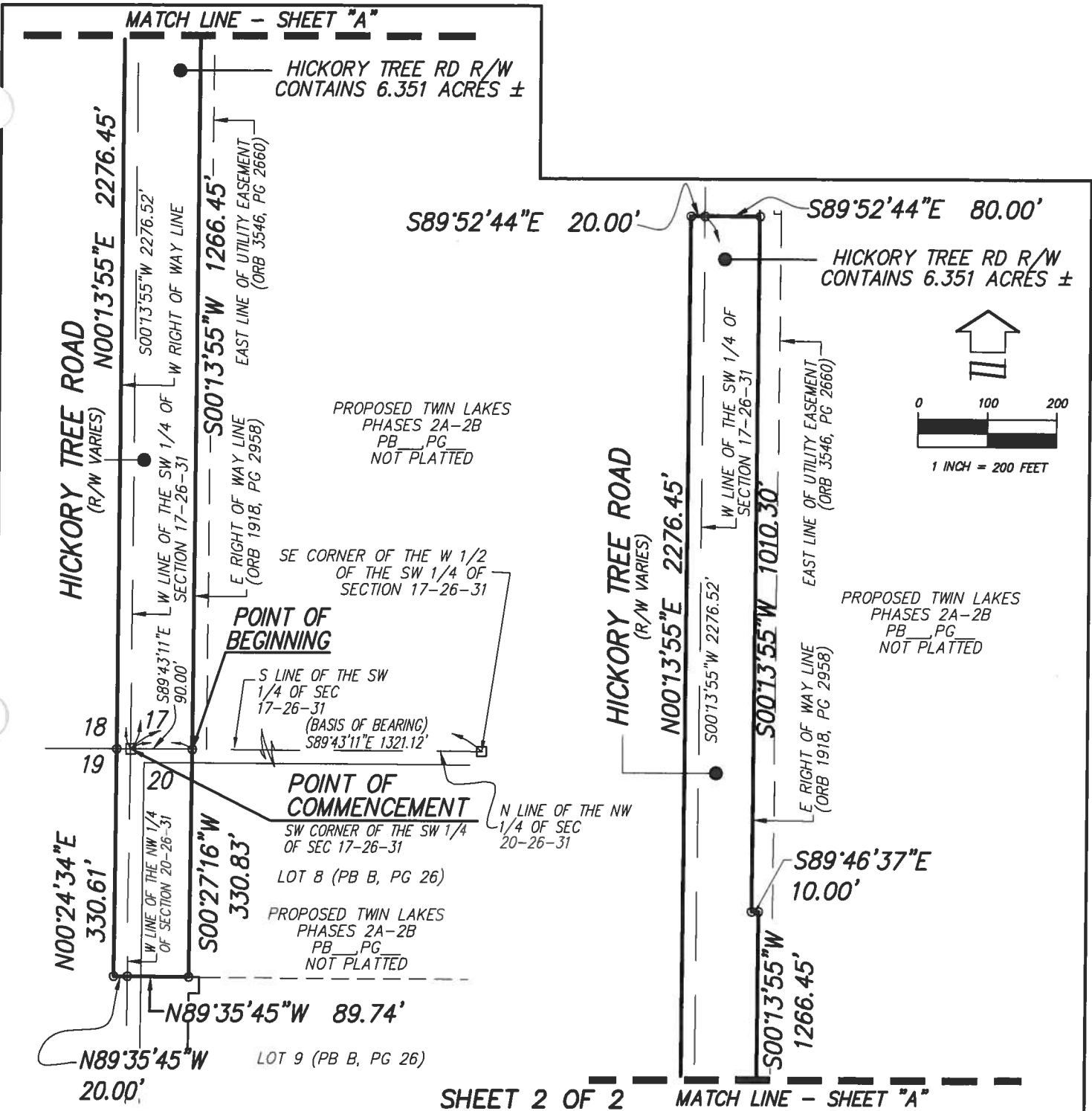
**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**  
 -OF-  
**HICKORY TREE ROAD R/W**  
 SECTIONS 17, 18, 19, AND 20, TOWNSHIP 26 SOUTH,  
 RANGE 31 EAST  
 OSCEOLA COUNTY FLORIDA

**Dewberry**  
 131 WEST KALEY STREET  
 ORLANDO, FLORIDA 32806  
 PHONE: 321.354.9826 FAX: 407.648.9104  
 WWW.DEWBERRY.COM  
 CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:  
**NARCOOSSEE LAND VENTURES, LLC**  
 DATE: 12/11/18  
 DATE REV:  
 SCALE: N/A  
 PROJ: 50075546  
 DRAWN BY: WS  
 CHECKED BY: TPT

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SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION  
-OF-  
HICKORY TREE ROAD R/W



131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806  
PHONE: 321.354.9826 FAX: 407.648.9104  
WWW.DEWBERRY.COM  
CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:  
NARCOOSSEE LAND  
VENTURES, LLC

SECTIONS 17, 18, 19, AND 20, TOWNSHIP 26 SOUTH,  
RANGE 31 EAST  
OSCEOLA COUNTY FLORIDA

DATE: 12/11/18  
DATE REV:  
SCALE: 1"=200'

PROJ: 50075546  
DRAWN BY: WS  
CHECKED BY: TPT

# SECTION VII

# SECTION A

## MEMORANDUM

**To:** District Managers

**From:** Kutak Rock, LLP

**Date:** December 20, 2024

**Subject:** SB 7040 Stormwater Ratification Bill O&M Requirements

---

Effective, June 28, 2024, Senate Bill 7040, also known as the Florida Stormwater Ratification Bill, codified into law several significant changes to the Environment Resource Permit Handbook (the “**Handbook**”) promulgated by the Florida Department of Environmental Protection (“**FDEP**”). Among other things, these changes imposed several specific inspection and reporting requirements applicable to permanent operations and maintenance (“**O&M**”) entities, including special districts. To ensure compliance with these requirements, CDD Managers should forward this memorandum to their respective Boards of Supervisors and District Engineers, and otherwise take the necessary steps to budget for, plan, and implement the requirements.

### **Changes to Application Process Relevant to New Reporting Requirements**

Pursuant to Section 12.3.5(a)(4) of the Handbook, an applicant must submit written cost estimates with supporting documentation to FDEP along with the financial capability certification required under 12.3.5(b). Section 12.3.5(b) states that, at the time of permit application, applicants for the O&M phase must submit Form 62-330.301(26), “Certification of Financial Capability for Perpetual Operations and Maintenance Entities.”

In addition to the cost estimates, an applicant must submit a written O&M plan as part of the permitting process. Section 12.4.1(a) of the Handbook requires that this plan include the following items:

- A list and details of all stormwater system components, including their location, type, and other pertinent information, such as normal pool elevation, volume, recovery time, and how the systems connect;
- A list and description of each of the identified maintenance and inspection tasks for each of the system’s components and for the overall system (refer to Appendix O for procedures for BMPs);
- All regular inspection and maintenance schedules;
- Inspection checklists;
- Copies of or references to the pertinent sections of all covenants, conditions, restrictions, and other association documents, permits, approvals, and agreements that govern the operation and maintenance of the stormwater management system; and
- Permitted or as-built plans of the stormwater water management system.

Once the stormwater system is ready to be transferred to the District, the Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity must be submitted to FDEP along with the written cost estimates and O&M plan. After the transfer, the District must keep the cost estimates and O&M plan on file for purposes of maintaining compliance with Section 12.6(b).

**Changes to Inspection and Reporting Requirements**

Pursuant to Section 12.5(h) of the Handbook, an applicant may propose a project-specific minimum inspection frequency for a stormwater management system, with a maximum frequency of five years. If FDEP determines that an applicant’s proposed inspection frequency does not provide assurances that the stormwater management system in question will continue to function perpetually as designed and permitted, FDEP shall require frequencies as listed in table depicted below.

<b>TYPE OF SYSTEM</b>	<b>INSPECTION FREQUENCY</b>
Dry Retention basins	Once every 3 years
Exfiltration trenches	Once every 2 Years
Underground retention	Once every Year
Sand or Media Filters	Once every Year
Underdrain System	Once every 2 Years
Underground vault/chambers	Once every Year
Pump Systems	Twice every Year
Swales (treatment)	Once every 3 years
Wet Detention systems	Once every 3 years
Wet Detention systems with littoral zones	Once every 2 years
Vegetated Natural Buffers	Once every 5 years
Manufactured Devices	As manufacturer recommends in specifications, minimum once every year
Dam Systems	Once every Year
All other	Once every Year

Pursuant to Section 12.6(b) of the Handbook, special districts responsible for stormwater management systems must submit an inspection report to FDEP within 30 days of the inspection’s completion. The inspection report must use Form 62-330.311(1) “Operation and Maintenance Inspection Certification,” and must be certified by a “qualified inspector.” As defined in Section 12.5(c), a qualified inspector is either a (1) registered professional, (2) a person whose inspection was overseen by a registered professional, or (3) a person who has completed training regarding certain relevant topics within the 5 years prior to the inspection.

The inspection report submitted by the qualified inspector to FDEP must include the following:

- Form 62-330.311(3) “Inspection Checklists;”
- Updates to the operation and maintenance cost estimates submitted to FDEP, if any, as described in Section 12.3.5 of the Handbook;
- Updates to the written O&M plan submitted to FDEP, if any, as described in Section 12.4.1 of the Handbook; and
- Any monitoring reports requirement that may be required as a condition to a specific permit.

Pursuant to Section 12.6(e), O&M entities shall continue to follow the inspection and reporting requirements contained in a permit issued under Part IV of Chapter 373, F.S. prior to June 28, 2024, unless the permittee obtains a modification using the procedures in Rule 62-330.315, F.A.C., to comply with the inspection and reporting requirements of Rule 62-330.311, F.A.C., and Section 12.6.

All forms referenced in the foregoing are provided at the following link:  
<https://floridadep.gov/water/engineering-hydrology-geology/content/erp-stormwater-resource-center>



# SECTION C

# Live Oak Lake CDD

## Field Management Report



February 5th, 2025

Jarett Wright

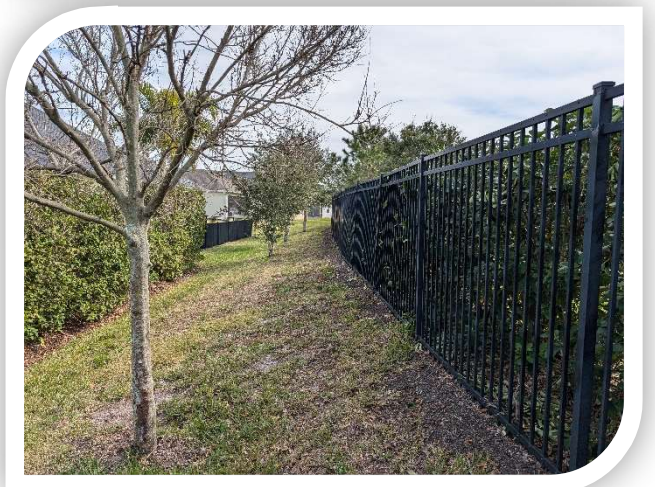
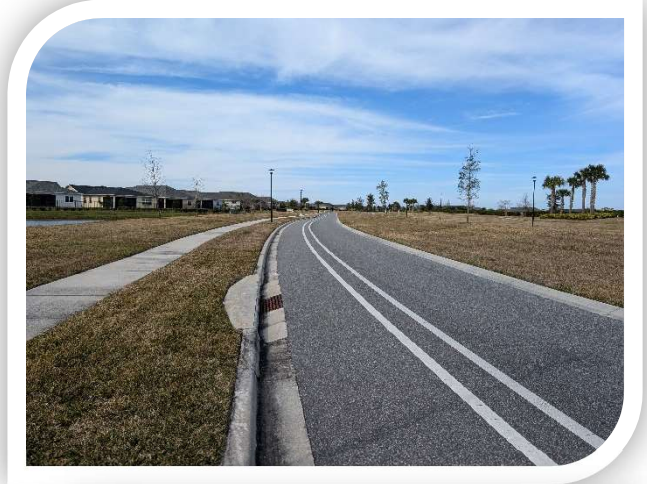
Field Manager

GMS

# Landscaping Update

## Landscape Items

- ✚ Blade Runners of Orlando assumed contracted landscape maintenance responsibilities on January 1<sup>st</sup>, 2025.
- ✚ Meeting onsite with vendor weekly to review and address areas of concern.
- ✚ IMC and Blade Runners are conducting independent audits of the irrigation system to identify issues.
- ✚ Vendor is focusing on detailing work and fixing the irrigation through dormancy to prepare for Spring.



# Landscaping Update Continued

## Reserve Signage Foliage

- ✚ Vendor is providing proposals to replace the declining plants at the Reserve signs.
- ✚ Rose bushes will be removed and replaced with Blue Daze, Dwarf Ixora, and Viburnum. Annuals will be replaced with better quality plants such as snapdragons.



# Site Items

## Fountain Repairs

- ✚ The discharge nozzle for the tennis court fountain was replaced with an updated model and is working properly again.
- ✚ The motor for the fountain at the duplex side pool is broken. Solitude Lake Management provided a proposal to replace the fountain with an updated model.



# Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-750-3599, or by email at [JWright@gmscfl.com](mailto:JWright@gmscfl.com). Thank you.

Respectfully,  
Jarett Wright

# SECTION 1

## **SERVICES AGREEMENT**

PROPERTY NAME: Live Oak Lake CDD

CUSTOMER NAME: Live Oak Lake CDD

SERVICE DESCRIPTION: Installation of one (1) Airmax 3HP Fountain (Corina & Pool House FTN 1A)

EFFECTIVE DATE: January 23, 2025

SUBMITTED TO: Jarrett Wright

SUBMITTED BY: Brittany Hemery, Sales Support Administrator

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

1. **SERVICES.** SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A.
2. **MODIFICATIONS.** Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").
3. **PRICING.** The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B.
4. **PAYMENT.** SOLitude shall invoice Customer following completion of each required Service. Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse SOLitude for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.
5. **TERM AND EXPIRATION.** This Agreement shall commence on the Effective Date and shall expire upon completion of the Services required by Customer specified in Schedule A.





6. TERMINATION. In the event that this Agreement is terminated for any reason prior to SOLitude's completion of the Services, Customer agrees to reimburse SOLitude for any costs incurred, including, but not limited to, labor costs, materials and fees, that SOLitude may have incurred in preparation for the provision of its Services.

7. RESERVED.

8. INSURANCE. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.

9. INDEMNIFICATION: LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.

10. CONFIDENTIAL INFORMATION. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.

Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.



11. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.
12. RIGHT TO SUBCONTRACT. The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.
13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.
14. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.
15. E-VERIFY. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.
16. GOVERNING LAW. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.
17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at [www.adr.org](http://www.adr.org), or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.
18. ASSIGNMENT. The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.



19. **NOTICES.** All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

20. **DISCLAIMER.** SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was performed. The Customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

21. **BINDING.** This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

22. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

23. **SEVERABILITY.** If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

[SIGNATURES FOLLOW ON THE NEXT PAGE]



By signing below, the parties agree to be bound by the terms and conditions of this Agreement and any accompanying schedules as of the Effective Date.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

LIVE OAK LAKE CDD

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**Please Remit All Payments to:**

**Customer's Address for Notice Purposes:**

**SOLitude Lake Management, LLC  
1320 Brookwood Drive Suite H  
Little Rock AR 72202**

\_\_\_\_\_

**Please Mail All Notices and Agreements to:**

**SOLitude Lake Management, LLC  
1253 Jensen Drive, Suite 103  
Virginia Beach, VA 23451**



## **SCHEDULE A – SCOPE OF SERVICES**

### Fountain Installation:

1. Company will install the following floating surface aerator:

- 1 Airmax Lake Series 3 HP (230V/1PH)**

Includes:

**Crown & Gusher Nozzle**

Standard Stainless-Steel Intake Debris Screen

**200 ft.** of underwater power cable

Underwater Oil Cooled motor w/ Thermal Protection

Control Panel (UL Listed / NEMA Rated)

GFCI Protection Breaker

Motor Starter / Contactor

Motor Overload Protection Assembly

24-hour Digital Programmable Timer\*

Control Fuse Protection

All labor and parts necessary for proper installation\*\*\*

*\*Programmable digital timer includes complete daily programmability, automatic adjustments for daylight savings time, battery backup, etc. so as to eliminate the need for service calls and adjustments that occur as a result of power outages, sunrise and sunset time changes, daylight savings time, and more.*

*Easy programming with daily, weekly & impulse programming (up to 20 events)*

*LED power indicator*

*LCD screen display*

*Lithium battery for memory backup*

*Three-way operation manual*

*Digital Electronics time switch*

*One touch, multi-functional keys*

*\*\*Customer must provide a properly sized power source for the amp load and voltage requirement of the units specified above, and a suitable structure adjacent to the power source to which the control panel will be mounted. Single-phase 208/240V units will require a 2-pole breaker for fountain control panel electrical connection and must be configured with 3 wire (2 hots + 1 neutral) and 1 ground wire for fountain control panel connection. SOLitude Lake Management® is not responsible for electrical permits or inspections that might be required if new electrical service is ordered. Permits and inspections are the sole responsibility of the customer and the customer's electrician who is responsible for providing the necessary electrical service as described above.*

*\*\*\*The cost for installation is based on the assumption that power is available within 30 feet of the pond, and that no obstacles exist between the power source and the pond (i.e., concrete/asphalt walkways, retaining walls, utilities, landscaped areas, trees).*



Lighting Installation:

1. Fountain will include an RGBW (red, green, blue, white) LED Underwater Lighting Package:  
Includes: **9** Underwater LED RGBW Lights  
**200 ft.** of underwater power cable  
Control panel with nine (9) preset programs featuring endless color options.  
  
Adjustable Above Waterline, Snap-On Design  
**Wireless RF Remote with 200' Range**  
24-hour Digital Programmable Timer\*  
GFCI Protection Breaker  
Control Breaker  
Control Fuse Protection  
All labor and parts necessary for proper installation

Warranty:

1. Company warrants that all installation work will be done in a safe and professional manner.
2. Manufacturer warrants fountains for **five (5) years** from the date of installation against any defects in materials and workmanship.
3. Manufacturer warrants light sets for **three (3) years** from the date of installation against any defects in materials and workmanship.
4. Company warrants all labor for the fountain/aeration system for a period of **90 days** from the date of installation.
5. The manufacturer's warranty and the SOLitude Lake Management® warranty will be voided if:
  - a. Any person not specifically authorized by the manufacturer and by SOLitude Lake Management® performs any service, repair, or other work to the fountain aeration system.
  - b. The fountain system is used in any manner inconsistent with its intended use or in any manner that is not in accordance with the manufacturer's instructions.

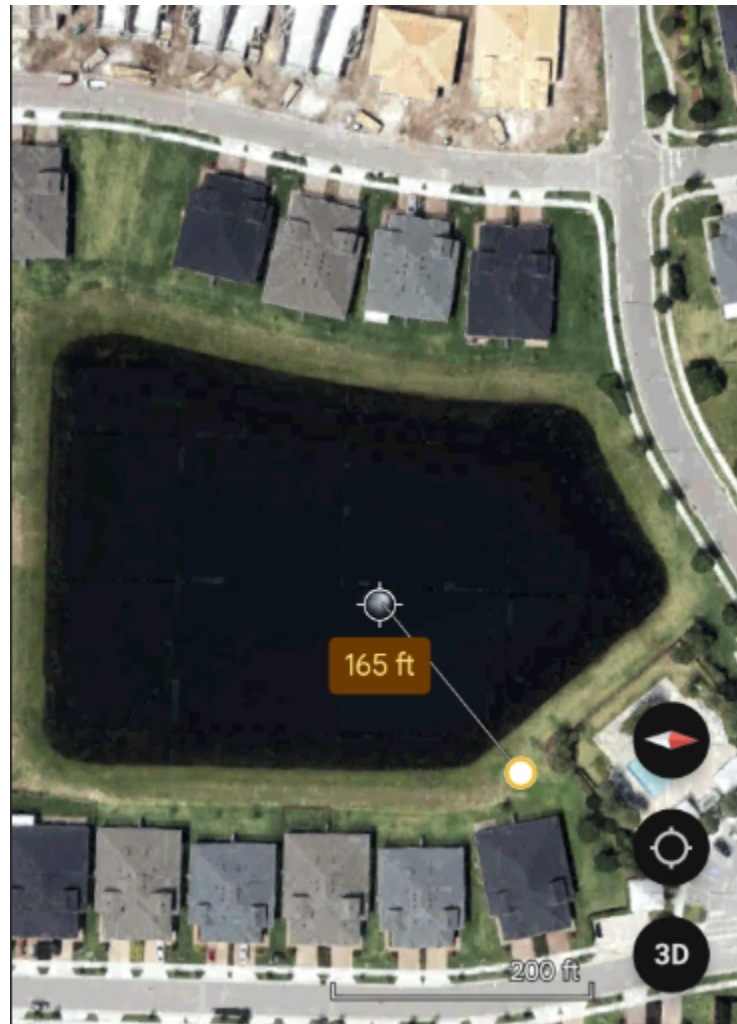
General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algacides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or



exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.

6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.





**SCHEDULE B – PRICING SCHEDULE**

Total Price: **\$16,500.00** Price is valid for 60 days from the Effective Date

Due upon execution of this Agreement: 50% of the Total Price

Due upon completion of the services: remaining 50% of the Total Price



# SECTION D

# SECTION 1

# LIVE OAK LAKE

## COMMUNITY DEVELOPMENT DISTRICT

### *Check Run Summary*

*February 5, 2025*

#### **GENERAL FUND**

<b>Date</b>	<b>Check Numbers</b>	<b>Amount</b>
11/19/24	594-605	\$116,674.19
11/20/24	606-608	\$8,175.94
12/19/24	609-617	\$46,648.24
12/23/24	618-620	\$10,835.31
01/14/25	621-629	\$1,074,536.19
01/20/25	630-632	\$21,627.57
<b>Total</b>		<b>\$1,278,497.44</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/19/24	00036	10/31/24	00103549	202410	320	53800	46801			*	2,963.75		
			SVCS-10/24						CLARKE ENVIRONMENTAL MOSQUITO			2,963.75	000594
11/19/24	00006	10/25/24	22425550	202409	310	51300	31100			*	890.00		
			SERVICE THRU 9/27/2024						DEWBERRY ENGINEERS INC.			890.00	000595
11/19/24	00040	10/17/24	3	202410	310	51300	31300			*	100.00		
			AMORTIZATION SCHEDULE						DISCLOSURE SERVICES LLC			100.00	000596
11/19/24	00010	10/22/24	86583155	202410	310	51300	42000			*	51.44		
			DELIVERIES THRU 10/16/24						FEDEX			51.44	000597
11/19/24	00001	9/30/24	120	202409	320	53800	46800			*	3,143.04		
			INSTALL 21 ACRES GAMBUSIA							*	3,541.67		
11/01/24	122	202411	310-51300-34000							*	105.00		
11/01/24	122	202411	310-51300-35101							*	157.50		
11/01/24	122	202411	310-51300-35100							*	437.50		
11/01/24	122	202411	310-51300-31300							*	.36		
11/01/24	122	202411	310-51300-51000							*	8.32		
11/01/24	122	202411	310-51300-42000							*	1,378.17		
			OFFICE SUPPLIES							*			
			POSTAGE							*			
11/01/24	9-112024	202411	320-53800-34000							*			
			FIELD MGMT-11/24						GMS-CENTRAL FLORIDA, LLC			8,771.56	000598
11/19/24	00030	11/01/24	27717-26	202411	320	53800	35000			*	500.00		
			MGMT FEES-11/24						IRRIGATION MANAGEMENT CONSULTING			500.00	000599
11/19/24	00024	9/01/24	281720	202409	320	53800	46200			*	22,585.75		
			SEPT 24 LANDSCAPE MAINT.							*	105,679.76		
9/30/24	287495	202409	320-53800-46210							*	23,263.34		
10/31/24	288060	202410	320-53800-46200							*	23,263.34		
			SOD REPLACE/PLANTER POT							*			
			MAINT CONTRACT-10/24							*			
11/01/24	295189	202411	320-53800-46200							*			
			MAINT CONTRACT-11/24							*			

LOKS LIVE OAK LAKES SHENNING

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/04/24		293438		202411	320-53800-46210			*	5,400.00		
			STORM CLEAN UP 11/24								
9/01/24		281720		202409	320-53800-46200			V	22,585.75-		
			SEPT 24 LANDSCAPE MAINT.								
9/30/24		287495		202409	320-53800-46210			V	105,679.76-		
			SOD REPLACE/PLANTER POT								
10/31/24		288060		202410	320-53800-46200			V	23,263.34-		
			MAINT CONTRACT-10/24								
11/01/24		295189		202411	320-53800-46200			V	23,263.34-		
			MAINT CONTRACT-11/24								
11/04/24		293438		202411	320-53800-46210			V	5,400.00-		
			STORM CLEAN UP 11/24								
JUNIPER LANDSCAPING OF FLORIDA, LLC										.00	000600
11/19/24	00033	10/31/24	3469963	202409	310-51300-31500			*	3,345.00		
			SVCS-09/24 GENERAL COUNSE								
		10/31/24	3469965	202409	310-51300-31500			*	1,386.00		
			SVCS-09/24 SERIES 2020 PR								
KUTAK ROCK LLP										4,731.00	000601
11/19/24	00004	11/19/24	102024	202410	300-20700-10000			*	9,231.53		
			TXFER OF TAX RECEIPTS								
		11/19/24	11192024	202409	300-20700-10000			*	8,016.20		
			TXFER OF TAX RECEIPTS								
LIVE OAK LAKE CDD										17,247.73	000602
11/19/24	00039	11/19/24	092024	202409	300-20700-10000			*	275.26		
			TXFER OF TAX RECEIPTS								
		11/19/24	112024	202411	300-20700-10000			*	1,390.56		
			TXFER OF TAX RECEIPTS								
LIVE OAK LAKE CDD										1,665.82	000603
11/19/24	00032	1/10/24	PSI24625	202411	320-53800-46800			*	2,901.18		
			MAINT-11/24								
		11/01/24	PSI20918	202411	320-53800-46800			*	1,474.00		
			MAINT-11/24								
		11/02/24	PSI24716	202411	320-53800-46800			*	865.28		
			MAINT-11/24								
SOLITUDE LAKE MANAGEMENT										5,240.46	000604
11/19/24	00024	9/01/24	281720	202409	320-53800-46200			*	22,585.75		
			SEPT 24 LANDSCAPE MAINT.								
		10/31/24	288060	202410	320-53800-46200			*	23,263.34		
			MAINT CONTRACT-10/24								
		11/01/24	295189	202411	320-53800-46200			*	23,263.34		
			MAINT CONTRACT-11/24								

LOKS LIVE OAK LAKES SHENNING

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		11/04/24 293438	202411 320-53800-46210		STORM CLEAN UP 11/24	*	5,400.00	
					JUNIPER LANDSCAPING OF FLORIDA, LLC			74,512.43 000605
11/20/24	00035	10/11/24 02232634	202410 320-53800-43000		SERVICE THRU 10/11/2024	*	56.94	
					ORLANDO UTILITIES COMMISSION			56.94 000606
11/20/24	00037	10/23/24 62619-10	202410 320-53800-43100		SERVICE THRU 10/11/2024	*	4,429.13	
					TOHO WATER AUTHORITY			4,429.13 000607
11/20/24	00037	10/23/24 62746-10	202410 320-53800-43100		SERVICE THRU 10/11/2024	*	3,689.87	
					TOHO WATER AUTHORITY			3,689.87 000608
12/19/24	00036	12/09/24 00103560	202411 320-53800-46801		SVCS 11/24	*	2,963.75	
					CLARKE ENVIRONMENTAL MOSQUITO			2,963.75 000609
12/19/24	00006	12/12/24 22430451	202411 310-51300-31100		SVCS THRU 11/29/24	*	785.00	
					DEWBERRY ENGINEERS INC.			785.00 000610
12/19/24	00010	11/26/24 86942869	202411 310-51300-42000		SVCS 11/24	*	140.12	
					FEDEX			140.12 000611
12/19/24	00001	12/01/24 125	202412 310-51300-34000		MGMT FEE 12/24	*	3,541.67	
		12/01/24 125	202412 310-51300-35101		WEBSITE ADMIN 12/24	*	105.00	
		12/01/24 125	202412 310-51300-35100		INFORMATION TECH 12/24	*	157.50	
		12/01/24 125	202412 310-51300-31300		DISSEMINATION AGENT SVCS	*	437.50	
		12/01/24 125	202412 310-51300-51000		OFFICE SUPPLIES 12/24	*	.21	
		12/01/24 125	202412 310-51300-42000		POSTAGE 12/24	*	27.98	
		12/01/24 126	202412 320-53800-34000		FIELD MGMT 12/24	*	1,378.17	
					GMS-CENTRAL FLORIDA, LLC			5,648.03 000612
12/19/24	00030	12/02/24 27717-27	202412 320-53800-35000		MGMT FEE 12/24	*	500.00	
					IRRIGATION MANAGEMENT CONSULTING			500.00 000613
					LOKS LIVE OAK LAKES SHENNING			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/19/24	00024	12/01/24 298767	202412 320-53800-46200	MAINT 12/24	*	23,263.34	
				JUNIPER LANDSCAPING OF FLORIDA, LLC			23,263.34 000614
12/19/24	00033	11/25/24 3484697	202410 310-51300-31500	SVCS 10/24	*	2,180.50	
		11/25/24 3484698	202410 300-13100-10000	SVCS 10/24	*	787.50	
		11/25/24 3484698	202410 310-51300-31500	SVCS 10/24	*	787.50	
		11/25/24 3484698	202410 300-20700-10000	SVCS 10/24	*	787.50-	
		12/18/24 3499619	202411 310-51300-31500	SVCS 11/24	*	1,389.50	
				KUTAK ROCK LLP			4,357.50 000615
12/19/24	00032	11/26/24 PSI12559	202411 320-53800-46810	FOUNTAIN REPAIRS 11/24	*	574.69	
		12/01/24 PSI12767	202412 320-53800-46800	ANNUAL MAINT 12/24	*	1,474.00	
		12/02/24 PSI13134	202412 320-53800-46800	MAINT 12/24	*	2,901.18	
				SOLITUDE LAKE MANAGEMENT			4,949.87 000616
12/19/24	00005	11/25/24 7553121	202411 310-51300-32300	FEES 11/01-10/31/25	*	4,040.63	
				US BANK			4,040.63 000617
12/23/24	00035	11/11/24 02232634	202411 320-53800-43000	SERVICE THRU 11/11/2024	*	56.79	
				ORLANDO UTILITIES COMMISSION			56.79 000618
12/23/24	00037	11/20/24 62619-11	202411 320-53800-43100	SERVICE THRU 11/12/2024	*	3,758.01	
				TOHO WATER AUTHORITY			3,758.01 000619
12/23/24	00037	11/20/24 62746-11	202411 320-53800-43100	SERVICE THRU 11/12/2024	*	7,020.51	
				TOHO WATER AUTHORITY			7,020.51 000620
1/14/25	00045	1/01/25 4059807	202501 320-53800-46200	JAN 25 LANDSCAPE MAINT.	*	21,701.00	
		1/10/25 4059808	202501 320-53800-46210	TREE TRIMMING/SHRUB REMVL	*	1,950.00	
				BLADE RUNNERS COMMERCIAL			23,651.00 000621
				LOKS LIVE OAK LAKES SHENNING			

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/14/25	00036	12/20/24	00103565	202412	320-53800	46801	DEC 24 MIDGE SERVICE	*	2,963.75		
							CLARKE ENVIRONMENTAL MOSQUITO			2,963.75	000622
1/14/25	00010	11/12/24	86799028	202411	310-51300	42000	DELIVERIES THRU 11/12/24	*	48.93		
		12/17/24	96867754	202412	310-51300	42000	DELIVERIES THRU 12/17/24	*	3.91		
		12/24/24	87212232	202412	310-51300	42000	DELIVERIES THRU 12/24/24	*	50.14		
		12/31/24	96875513	202411	310-51300	42000	DELIVERIES THRU 12/31/24	*	10.90		
							FEDEX			113.88	000623
1/14/25	00001	11/30/24	128	202411	320-53800	46000	NOV 24 GENERAL MAINT.	*	500.00		
							GMS-CENTRAL FLORIDA, LLC			500.00	000624
1/14/25	00016	1/08/25	26724	202409	310-51300	31600	ARBITRAGE 2020-2 YEARS	*	1,200.00		
							GRAU & ASSOCIATES			1,200.00	000625
1/14/25	00030	1/02/25	27717-28	202501	320-53800	35000	IRRIGATION MAINTENANCE	*	500.00		
							IRRIGATION MANAGEMENT CONSULTING			500.00	000626
1/14/25	00004	1/14/25	01142025	202501	300-20700	10000	TRANSFER TAX RECEIPTS	*	907,444.14		
							LIVE OAK LAKE CDD			907,444.14	000627
1/14/25	00039	1/14/25	01142025	202501	300-20700	10000	TRANSFER TAX RECEIPTS	*	136,689.42		
							LIVE OAK LAKE CDD			136,689.42	000628
1/14/25	00032	1/01/25	PSI13424	202501	320-53800	46800	JAN 25 LAKE MAINTENANCE	*	1,474.00		
							SOLITUDE LAKE MANAGEMENT			1,474.00	000629
1/20/25	00035	12/12/24	02232634	202412	320-53800	43001	SERVICE THRU 12/10/2024	*	11,516.96		
		12/12/24	02232634	202412	320-53800	43000	SERVICE THRU 12/10/2024	*	28.26		
		12/12/24	02232634	202412	320-53800	43000	SERVICE THRU 12/10/2024	*	23.83		
							ORLANDO UTILITIES COMMISSION			11,569.05	000630
							LOKS LIVE OAK LAKES SHENNING				



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/20/25	00037	12/18/24 62619-12	202412 320-53800-43100		SERVICE THRU 12/12/2024 TOHO WATER AUTHORITY	*	5,430.51	5,430.51 000631
1/20/25	00037	12/18/24 62746-12	202412 320-53800-43100		SERVICE THRU 12/12/2024 TOHO WATER AUTHORITY	*	4,628.01	4,628.01 000632
TOTAL FOR BANK B							1,278,497.44	
TOTAL FOR REGISTER							1,278,497.44	

**LIVE OAK LAKE**  
**COMMUNITY DEVELOPMENT DISTRICT**  
Special Assessment Receipts  
Fiscal Year 2025

ASSESSMENTS - TAX COLLECTOR

DATE	DESCRIPTION	GROSS AMOUNT	DISCOUNTS/PENALTIES	COMMISSIONS	INTEREST	NET RECEIPTS	O&M Portion	16 DSF Portion	20 DSF Portion	Total
11/18/24	CURRENT DISTRIBUTION	\$15,147.45	\$777.15	\$287.41	\$0.00	\$14,082.89	\$3,460.80	\$9,231.53	\$1,390.56	\$14,082.89
11/21/24	CURRENT DISTRIBUTION	\$244,762.40	\$9,790.31	\$4,699.44	\$0.00	\$230,272.65	\$56,588.40	\$150,946.93	\$22,737.32	\$230,272.65
12/10/24	CURRENT DISTRIBUTION	\$1,017,216.60	\$40,687.90	\$19,530.57	\$0.00	\$956,998.13	\$235,177.69	\$627,325.62	\$94,494.83	\$956,998.13
12/19/24	CURRENT DISTRIBUTION	\$181,205.65	\$7,068.92	\$3,482.73	\$0.00	\$170,654.00	\$41,937.40	\$111,866.08	\$16,850.52	\$170,654.00
<b>TOTAL</b>		<b>\$1,458,332.10</b>	<b>\$58,324.28</b>	<b>\$28,000.15</b>	<b>\$0.00</b>	<b>\$1,372,007.67</b>	<b>\$337,164.28</b>	<b>\$899,370.16</b>	<b>\$135,473.23</b>	<b>\$1,372,007.67</b>

\$380,100.30	\$1,013,900.00	\$152,725.00	\$1,546,725.30
<b>FY 2025</b>	<b>FY 2025</b>	<b>FY 2025</b>	<b>TOTAL</b>
<b>.36300.10000</b>	<b>.36300.10000</b>	<b>.36300.10000</b>	
24.57%	65.55%	9.87%	100.00%

357294.28

<b>GROSS</b>
<b>94.29%</b>

ASSESSMENTS-DIRECT

DATE	BILLED AMOUNT	AMOUNT RECEIVED	NET RECEIPTS	O&M	DSF Portion	Total
NLV	10/29/24	\$43,261.35	\$43,261.35	\$43,261.35	\$0.00	\$43,261.35
<b>TOTAL</b>		<b>\$43,261.35</b>	<b>\$43,261.35</b>	<b>\$43,261.35</b>	<b>\$0.00</b>	<b>\$43,261.35</b>

\$135,360.91	\$900,400.00	\$1,035,760.91
<b>FY 2025</b>	<b>FY 2025</b>	<b>TOTAL</b>
<b>.36300.10100</b>	<b>.36300.10100</b>	
13.07%	86.93%	

ASSESSMENTS COMBINED

	GROSS AMOUNT ASSESSED	TAX COLLECTOR RECEIVED	DIRECT RECEIVED	TOTAL COLLECTED	NET PERCENTAGE COLLECTED
O & M	\$515,461.21	\$337,164.28	\$43,261.35	\$380,425.63	73.80%
DEBT SERVICE	\$2,067,025.00	\$899,370.16	\$0.00	\$899,370.16	43.51%
<b>TOTAL</b>	<b>\$2,582,486.21</b>	<b>\$1,236,534.44</b>	<b>\$43,261.35</b>	<b>\$1,279,795.79</b>	

# SECTION 2

***Live Oak Lake***  
***Community Development District***

***Unaudited Financial Reporting***  
***December 31, 2024***



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**Live Oak Lake**  
**Community Development District**  
**Combined Balance Sheet**  
**December 31, 2024**

	<i>General Fund</i>	<i>Impact Fee Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account	\$ 1,437,794	\$ 104,541	\$ -	\$ -	\$ 1,542,335
Due from Impact Fee Fund	\$ 39,561	\$ -	\$ -	\$ -	\$ 39,561
Due from General Fund	\$ -	\$ -	\$ 1,034,389	\$ -	\$ 1,034,389
Deposits	\$ 480	\$ -	\$ -	\$ -	\$ 480
<b>Investments:</b>					
Bank United	\$ 18,237	\$ -	\$ -	\$ -	\$ 18,237
<b>Series 2016</b>					
Reserve	\$ -	\$ -	\$ 953,675	\$ -	\$ 953,675
Revenue	\$ -	\$ -	\$ 223,021	\$ -	\$ 223,021
Construction	\$ -	\$ -	\$ -	\$ 278	\$ 278
<b>Series 2020</b>					
Reserve	\$ -	\$ -	\$ 989,553	\$ -	\$ 989,553
Revenue	\$ -	\$ -	\$ 128,297	\$ -	\$ 128,297
Construction	\$ -	\$ -	\$ -	\$ 89	\$ 89
<b>Total Assets</b>	<b>\$ 1,496,071</b>	<b>\$ 104,541</b>	<b>\$ 3,328,936</b>	<b>\$ 367</b>	<b>\$ 4,929,916</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 135,723	\$ -	\$ -	\$ -	\$ 135,723
Due to Debt Service	\$ 1,034,389	\$ -	\$ -	\$ -	\$ 1,034,389
Due to General Fund	\$ -	\$ 39,561	\$ -	\$ -	\$ 39,561
<b>Total Liabilities</b>	<b>\$ 1,170,113</b>	<b>\$ 39,561</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,209,673</b>
<b>Fund Balance:</b>					
<b>Nonspendable:</b>					
Prepaid Items	\$ 480	\$ -	\$ -	\$ -	\$ 480
<b>Restricted for:</b>					
Impact Fee	\$ -	\$ 64,981	\$ -	\$ -	\$ 64,981
Debt Service - Series 2016	\$ -	\$ -	\$ 2,077,003	\$ -	\$ 2,077,003
Debt Service - Series 2020	\$ -	\$ -	\$ 1,251,933	\$ -	\$ 1,251,933
Capital Projects - Series 2016	\$ -	\$ -	\$ -	\$ 278	\$ 278
Capital Projects - Series 2020	\$ -	\$ -	\$ -	\$ 89	\$ 89
Unassigned	\$ 325,479	\$ -	\$ -	\$ -	\$ 325,479
<b>Total Fund Balances</b>	<b>\$ 325,959</b>	<b>\$ 64,981</b>	<b>\$ 3,328,936</b>	<b>\$ 367</b>	<b>\$ 3,720,242</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 1,496,071</b>	<b>\$ 104,541</b>	<b>\$ 3,328,936</b>	<b>\$ 367</b>	<b>\$ 4,929,916</b>

# Live Oak Lake

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
<b>Revenues:</b>				
Assessments - Tax Collector (Net)	\$ 357,293	\$ 337,164	\$ 337,164	\$ -
Assessments - Off Roll (Platted)	\$ 95,439	\$ 43,261	\$ 43,261	\$ -
Assessments - Off Roll (Unplatted)	\$ 31,800	\$ -	\$ -	\$ -
Developer Deficit Funding	\$ 226,920	\$ 56,730	\$ -	\$ (56,730)
Interest Income	\$ -	\$ -	\$ 196	\$ 196
<b>Total Revenues</b>	<b>\$ 711,452</b>	<b>\$ 437,156</b>	<b>\$ 380,622</b>	<b>\$ (56,534)</b>
<b>Expenditures:</b>				
<b><i>General &amp; Administrative:</i></b>				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 600	\$ 2,400
FICA Expense	\$ 918	\$ 230	\$ 46	\$ 184
Engineering	\$ 15,000	\$ 3,750	\$ 785	\$ 2,965
Dissemination	\$ 5,250	\$ 1,313	\$ 1,413	\$ (100)
Assessment Roll	\$ 5,250	\$ 5,250	\$ 5,250	\$ -
Property Appraiser	\$ 600	\$ 150	\$ -	\$ 150
Arbitrage	\$ 1,150	\$ 288	\$ -	\$ 288
Attorney	\$ 30,000	\$ 7,500	\$ 3,570	\$ 3,930
Annual Audit	\$ 5,100	\$ 1,275	\$ -	\$ 1,275
Trustee Fees	\$ 8,100	\$ 8,100	\$ 8,081	\$ 19
Management Fees	\$ 42,500	\$ 10,625	\$ 10,625	\$ (0)
Information Technology	\$ 1,890	\$ 473	\$ 473	\$ -
Postage	\$ 1,450	\$ 363	\$ 343	\$ 19
Copies	\$ 250	\$ 63	\$ 18	\$ 45
Rentals and Leases	\$ -	\$ -	\$ 49	\$ (49)
Insurance	\$ 6,684	\$ 6,684	\$ 6,501	\$ 183
Legal Advertising	\$ 2,500	\$ 625	\$ -	\$ 625
Other Current Charges	\$ 350	\$ 88	\$ -	\$ 88
Office Supplies	\$ 100	\$ 25	\$ 1	\$ 24
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Website Hosting/Compliance	\$ 1,260	\$ 315	\$ 315	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 140,527</b>	<b>\$ 50,288</b>	<b>\$ 38,244</b>	<b>\$ 12,044</b>

# Live Oak Lake

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
<b><i>Operations &amp; Maintenance</i></b>				
<b>Field Expenditures</b>				
Field Management	\$ 16,538	\$ 4,135	\$ 4,135	\$ (0)
Property Insurance	\$ 5,000	\$ 5,000	\$ 4,050	\$ 950
Aquatic Control	\$ 51,200	\$ 12,800	\$ 13,879	\$ (1,079)
Mitigation Maintenance	\$ 2,000	\$ 500	\$ -	\$ 500
Midge Management	\$ 20,000	\$ 5,000	\$ 8,891	\$ (3,891)
Contingency	\$ 9,384	\$ 2,346	\$ -	\$ 2,346
Landscape Maintenance	\$ 286,000	\$ 71,500	\$ 69,790	\$ 1,710
Landscaping Replacements	\$ 50,000	\$ 12,500	\$ 5,400	\$ 7,100
Pond Fountain Maintenance	\$ 15,000	\$ 3,750	\$ 575	\$ 3,175
Irrigation Consultant Services	\$ 6,000	\$ 1,500	\$ 1,500	\$ -
Irrigation Repairs	\$ 15,000	\$ 3,750	\$ -	\$ 3,750
General Repairs and Maintenance	\$ 15,000	\$ 3,750	\$ 500	\$ 3,250
Electricity-Street Lights	\$ 43,694	\$ 10,924	\$ 11,517	\$ (593)
Electricity-Fountains	\$ 57,600	\$ 14,400	\$ 166	
Water-Irrigation	\$ 67,144	\$ 16,786	\$ 28,956	\$ (12,170)
Capital Reserve	\$ 17,500	\$ 4,375	\$ -	\$ 4,375
<b>Subtotal Field Expenditures</b>	<b>\$ 677,060</b>	<b>\$ 173,015</b>	<b>\$ 149,359</b>	<b>\$ 9,422</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 677,060</b>	<b>\$ 173,015</b>	<b>\$ 149,359</b>	<b>\$ 9,422</b>
<b>Total Expenditures</b>	<b>\$ 817,587</b>	<b>\$ 223,303</b>	<b>\$ 187,603</b>	<b>\$ 21,466</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (106,135)</b>		<b>\$ 193,019</b>	
<b>Net Change in Fund Balance</b>	<b>\$ (106,135)</b>		<b>\$ 193,019</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 106,135</b>		<b>\$ 132,940</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 325,959</b>	



# Live Oak Lake

## Community Development District

### Impact Fee Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
<b>Revenues:</b>				
Impact Fees	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Stormwater	\$ -	\$ -	\$ 788	\$ (788)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 788</b>	<b>\$ (788)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ (788)</b>	
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ (788)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 65,768</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 64,981</b>	

# Live Oak Lake

## Community Development District

### Debt Service Fund Series 2016

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 954,030	\$ 899,370	\$ 899,370	\$ -
Interest	\$ 5,000	\$ 1,250	\$ 9,646	\$ 8,396
<b>Total Revenues</b>	<b>\$ 959,030</b>	<b>\$ 900,620</b>	<b>\$ 909,016</b>	<b>\$ 8,396</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 308,991	\$ 308,991	\$ 308,991	\$ (0)
Special Call - 11/1	\$ -	\$ -	\$ 15,000	\$ (15,000)
Principal - 5/1	\$ 340,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 308,991	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 957,981</b>	<b>\$ 308,991</b>	<b>\$ 323,991</b>	<b>\$ (15,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 1,048</b>		<b>\$ 585,025</b>	
<b>Net Change in Fund Balance</b>	<b>\$ 1,048</b>		<b>\$ 585,025</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 509,632</b>		<b>\$ 1,491,978</b>	
<b>Fund Balance - Ending</b>	<b>\$ 510,681</b>		<b>\$ 2,077,003</b>	

# Live Oak Lake

## Community Development District

### Debt Service Fund Series 2020

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 143,562	\$ 135,473	\$ 135,473	\$ -
Assessments - Direct	\$ 846,376	\$ 211,594	\$ -	\$ (211,594)
Interest	\$ 5,000	\$ 1,250	\$ 9,375	\$ 8,125
<b>Total Revenues</b>	<b>\$ 994,938</b>	<b>\$ 348,317</b>	<b>\$ 144,848</b>	<b>\$ (203,469)</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 339,894	\$ 339,894	\$ 339,894	\$ -
Principal - 5/1	\$ 310,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 339,894	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 989,788</b>	<b>\$ 339,894</b>	<b>\$ 339,894</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 5,150</b>		<b>\$ (195,046)</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 1	\$ 1
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1</b>	<b>\$ 1</b>
<b>Net Change in Fund Balance</b>	<b>\$ 5,150</b>		<b>\$ (195,045)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 452,102</b>		<b>\$ 1,446,978</b>	
<b>Fund Balance - Ending</b>	<b>\$ 457,252</b>		<b>\$ 1,251,933</b>	

# Live Oak Lake

## Community Development District

### Capital Projects Fund Series 2016

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 2	\$ 2
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2</b>	<b>\$ 2</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 2</b>	
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 2</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 276</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 278</b>	

# Live Oak Lake

## Community Development District

### Capital Projects Fund Series 2020

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24		Variance
<b>Revenues</b>					
Interest	\$ -	\$ -	\$ 1	\$	1
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1</b>	<b>\$</b>	<b>1</b>
<b>Expenditures:</b>					
Capital Outlay	\$ -	\$ -	\$ -	\$	-
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$</b>	<b>-</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1</b>		
<b>Other Financing Sources/(Uses)</b>					
Transfer In/(Out)	\$ -	\$ -	\$ (1)	\$	(1)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (1)</b>	<b>\$</b>	<b>(1)</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (0)</b>		
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 89</b>		
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 89</b>		

**Live Oak Lake**  
**Community Development District**  
 Month to Month  
 FY 2025

	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Total
<b>Revenues:</b>													
Assessments - Tax Collector (Net)	\$ -	\$ 60,049	\$ 277,115	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 337,164
Assessments - Off Roll (Platted)	\$ 43,261	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,261
Assessments - Off Roll (Unplatted)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Deficit Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 69	\$ 63	\$ 63	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 196
<b>Total Revenues</b>	<b>\$ 43,331</b>	<b>\$ 60,113</b>	<b>\$ 277,178</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 380,622</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
FICA Expense	\$ -	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46
Engineering	\$ -	\$ 785	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 785
Dissemination	\$ 538	\$ 438	\$ 438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,413
Assessment Roll	\$ 5,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,250
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 2,181	\$ 1,390	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,570
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ 4,041	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,081
Management Fees	\$ 3,542	\$ 3,542	\$ 3,542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,625
Information Technology	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 473
Postage	\$ 53	\$ 208	\$ 82	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 343
Copies	\$ 18	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18
Rentals and Leases	\$ 49	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49
Insurance	\$ 6,501	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,501
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Website Hosting/Compliance	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 315
<b>Total Administrative</b>	<b>\$ 22,609</b>	<b>\$ 11,311</b>	<b>\$ 4,324</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 38,244</b>

**Live Oak Lake**  
**Community Development District**  
 Month to Month  
 FY 2025

	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Total
<b><i>Operations &amp; Maintenance</i></b>													
<b>Field Expenditures</b>													
Field Management	\$ 1,378	\$ 1,378	\$ 1,378	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,135
Property Insurance	\$ 4,050	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,050
Aquatic Control	\$ 4,264	\$ 5,240	\$ 4,375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,879
Mitigation Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Midge Management	\$ 2,964	\$ 2,964	\$ 2,964	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,891
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ 23,263	\$ 23,263	\$ 23,263	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 69,790
Landscaping Replacements	\$ -	\$ 5,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,400
Pond Fountain Maintenance	\$ -	\$ 575	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 575
Irrigation Consultant Services	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs and Maintenance	\$ -	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Electricity-Street Lights	\$ -	\$ -	\$ 11,517	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,517
Electricity-Fountains	\$ 57	\$ 57	\$ 52	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 166
Water-Irrigation	\$ 8,119	\$ 10,779	\$ 10,059	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,956
Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
													\$ -
<b>Total Field</b>	<b>\$ 44,595</b>	<b>\$ 50,656</b>	<b>\$ 54,108</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 149,359</b>
<b>Total Expenditures</b>	<b>\$ 67,204</b>	<b>\$ 61,967</b>	<b>\$ 58,432</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 187,603</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (23,873)</b>	<b>\$ (1,855)</b>	<b>\$ 218,747</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 193,019</b>

**LIVE OAK LAKE**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Long Term Debt Report**  
**FY 2025**

Series 2016, Capital Improvement Revenue Bonds		
Interest Rate:	4.50%	
Maturity Date:	5/1/36	\$5,285,000.00
Interest Rate:	4.625%	
Maturity Date:	5/1/47	\$8,220,000.00
Excess Revenues:	Remain In Revenue Fund	
Reserve Fund Definition:	Maximum Annual Debt Assessments	
Reserve Fund Requirement:	\$955,025.00	
Reserve Fund Balance:	\$953,675.00	
Bonds outstanding - 9/30/2024		\$13,505,000.00
Less:	May 1, 2025 (Mandatory)	\$0.00
Less:	November 1, 2024 (Special Call)	(\$15,000.00)
<b>Current Bonds Outstanding</b>		<b>\$13,490,000.00</b>
Series 2020, Capital Improvement Revenue Bonds		
Interest Rate:	3.125%	
Maturity Date:	5/1/25	\$310,000.00
Interest Rate:	3.800%	
Maturity Date:	5/1/30	\$1,745,000.00
Interest Rate:	4.400%	
Maturity Date:	5/1/40	\$4,810,000.00
Interest Rate:	4.600%	
Maturity Date:	5/1/51	\$8,525,000.00
Excess Revenues:	Remain In Revenue Fund	
Reserve Fund Definition:	Maximum Annual Debt Assessments	
Reserve Fund Requirement:	\$989,553.13	
Reserve Fund Balance:	\$989,553.13	
Bonds outstanding - 9/30/2024		\$15,390,000.00
Less:	May 1, 2025 (Mandatory)	\$0.00
<b>Current Bonds Outstanding</b>		<b>\$15,390,000.00</b>
<b>Total Current Bonds Outstanding</b>		<b>\$28,880,000.00</b>