

ORDINANCE NO. 23-18

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF DUNDEE, FLORIDA, APPROVING THE AMENDMENT OF THE BOUNDARIES OF THE WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2023); PROVIDING A TITLE; PROVIDING FINDINGS; DESCRIBING THE AMENDED EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; PROVIDING FOR NOTICE REQUIREMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR ADMINISTRATIVE CORRECTION OF THE SCRIVENER'S ERRORS; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Weiberg Road Community Development District ("District"), has filed a Petition to Amend the Boundaries of Weiberg Road Community Development District, as supplemented (the "Petition"), with the Town Commission of the Town of Dundee (the "Town Commission"), pursuant to Section 190.046, *Florida Statutes*, and to adopt an ordinance amending the boundaries of the Weiberg Road Community Development District (the "District") pursuant to Chapter 190, Florida Statutes (2023).

WHEREAS, copies of the Petition are attached hereto as **Composite Exhibit "A"** and made a part hereof by reference; and

WHEREAS, the District is a local unit of special-purpose government established pursuant to the provisions of Chapter 190, Florida Statutes, and Town of Dundee Ordinance No. 22-27 (the "CDD Ordinance"); and

WHEREAS, a copy of the CDD Ordinance is attached hereto as **Exhibit "B"** and made a part hereof by reference; and

WHEREAS, the owners of one hundred percent (100%) of the real property to be included in the District and having presented documents evidencing the control of the real property to be included in the District, have consented to the Petition which includes, but is not to be limited to, the boundary amendment of the District; and

WHEREAS, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the Petition at a duly noticed public hearing conducted by the Town Commission of the Town of Dundee on **January 9, 2024**, pursuant to section 190.046(1)(d)(3), *Florida Statutes*; and

WHEREAS, upon consideration of the record established at that duly noticed public hearing, the Town Commission has considered the record of the public hearing and the statutory factors set forth in section 190.046, *Florida Statutes*, in making its determination to grant or deny the Petition; and

WHEREAS, the amendment of the District boundaries shall not act to amend any land development approvals and/or applicable land development regulations governing the land area to be

included within the District; and

WHEREAS, the amendment of the District boundaries will constitute a timely, efficient, effective, responsive, and economic way to deliver community development services in the area described in the Petition; and

WHEREAS, the Town Commission, pursuant to the information contained within the Petition and otherwise being fully advised as to the facts and circumstances contained within the request of the District, finds as follows:

- (1) The statements within the Petition are true and correct; and
- (2) The appropriate Town of Dundee staff have reviewed the Petition and have advised the Town Commission that said Petition is complete; and
- (3) The amendment of the District by this Ordinance is subject to and not inconsistent with any applicable element or portion of the State Comprehensive Plan or the Town of Dundee 2030 Comprehensive Plan; and
- (4) The area of land located within the District, as amended, is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developed as one functional, interrelated community; and
- (5) The District, as amended, is the best alternative available for delivering community development services and facilities to the area that will be served by the District; and
- (6) The community development services and facilities of the District, as amended, will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and
- (7) The area that will be served by the District, as amended remains amenable to separate special-district government; and

WHEREAS, the Petition which includes, but is not to be limited to, the boundary amendment of the District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area described in the Petition; and

WHEREAS, pursuant to the Act, the District does not have the power of a local government to adopt a comprehensive plan, building code, land development code, and/or take any action which is inconsistent with applicable comprehensive plans, ordinances, and/or regulations of the applicable local general-purpose government; and

WHEREAS, pursuant to the Act, all governmental planning, environmental, and land development law(s), regulation(s), and/or ordinances of the Town of Dundee, Florida, apply to all development(s) of the land(s) within the District which is located within the corporate limits of the Town of Dundee, Florida; and

WHEREAS, the Petition which includes, but is not to be limited to, the boundary amendment of the District shall not act to amend any land development approvals governing the land area to be included within the District; and

WHEREAS, upon the effective date of this Ordinance, the Weiberg Road Community Development District, as amended, as created by general law, will be duly and legally authorized to exist on the proposed property and to exercise all of its general and special powers as limited by this Ordinance and applicable law.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF DUNDEE, FLORIDA:

SECTION 1. TITLE. This Ordinance shall be known and may be cited as the "Weiberg Road Community Development District Boundary Amendment Ordinance."

SECTION 2. INCORPORATION OF RECITALS. The Town Commission of the Town of Dundee finds that the factual recitals (WHEREAS clauses) form a factual and material basis for the approval of this Ordinance and hereby incorporates said findings into this Ordinance.

SECTION 3. AUTHORITY. This Ordinance is enacted in compliance with and pursuant to the Uniform Community Development District Act of 1980, codified in Chapter 190, *Florida Statutes* (the "Act"). Nothing contained herein shall constitute an amendment to any land development regulation(s) and/or approvals for the land area included within the District, as amended.

SECTION 4. FINDINGS. The Town Commission of the Town of Dundee, Florida, hereby finds and determines, pursuant to Section 190.005(2) of the Florida Statutes and applicable provisions of the Act, based on the testimony and evidence presented at the duly noticed public hearing held on **January 9, 2024**, and the record established at the said duly noticed public hearing, as follows:

- A. All statements within the Petition are true and correct.
- B. Establishment of the District, as amended, and all land uses and services planned within the proposed District, as amended, are not inconsistent with applicable elements or portions of the state comprehensive plan, or the Town of Dundee 2030 Comprehensive Plan.
- C. The area of land within the District, described in **Composite Exhibit "A"**, which is attached hereto and incorporated herein, is of a sufficient size, is sufficiently compact and is sufficiently contiguous to be developed as one functional interrelated community.
- D. The District, as amended, is the best alternative available for delivering the community development services and facilities to the area that would be served by the District.
- E. The community development services and facilities of the District, as amended, will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and
- F. The area to be served by the District, as amended, is amenable to separate special-district government.

SECTION 5. EXTERNAL BOUNDARIES OF THE DISTRICT. The external boundaries of the District are hereby amended as set forth in the Petition, the District will encompass a total of 346 acres, more or less, as described and depicted in **Composite Exhibit "A"** attached

hereto and incorporated herein by reference.

SECTION 6. FUNCTIONS AND POWERS. The powers and functions of the District are described in Chapter 190 of the Florida Statutes, as follows:

A. The District, as amended, may exercise powers and functions described in Sections 190.011 and 190.012(1) and (3), Florida Statutes.

B. Consent is hereby given to the District's Board of Supervisors to exercise additional powers to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems and facilities for: parks and facilities for indoor and outdoor recreational, cultural, and education uses as described and authorized by Section 190.012(2)(a), Florida Statutes and security powers, including but not limited to walls, fences, and electronic intrusion detection, as authorized and described in Section 190.012(2)(d), Florida Statutes.

C. Notwithstanding the foregoing, and while the District may finance, construct, install and/or acquire water and/or wastewater facility(s) for transfer to the Town of Dundee upon completion pursuant to Section 190.012(1), *Florida Statutes*, and the Town's approval requirements, the adoption and passage of this Ordinance approving the Petition shall not be construed to delegate, authorize, or in any way consent to the District established by the CDD Ordinance, which is attached hereto as **Exhibit "B"** and made apart hereof, and/or hereunder to engage in the ownership and operation of a water and/or wastewater facility(s) which would allow the District to engage in the wholesale or retail sale of water, wastewater and/or re-use water services, or provide garbage services absent an express written consent and agreement of the Town of Dundee, Florida.

D. In the exercise of its powers, the District shall comply with all applicable governmental laws, rules, regulations and policies including, but not limited to, all Town of Dundee ordinances and policies governing land planning and permitting of the development to be served by the District.

E. The District shall not have any zoning or permitting powers governing land development or the use of land.

F. Bonds to be issued by the District shall not constitute a debt, liability or general obligation of the Town of Dundee, Florida, Polk County or of the State of Florida, or of any political subdivision thereof, but shall be payable solely from the Pledged Revenues designated for the Bonds.

G. This Ordinance is not intended nor shall it be construed to expand, modify or delete any provision(s) of the Act, as set forth in Chapter 190, *Florida Statutes*, nor shall it be intended to modify, restrict or expand any current prospective development or utility agreements which include, but shall not be limited to, utility agreements entered into in accordance with the provisions of Chapters 163 and 180 of the Florida Statutes.

SECTION 7. NOTICE REQUIREMENTS. Petitioner has caused a notice of a public hearing on the consideration of the Petition to be published in a newspaper at least once a week for four (4) successive weeks immediately prior to such public hearing in compliance with the provisions of Section 190.005(1)(d), *Florida Statutes*.

SECTION 8. SEVERABILITY. If any section, subsection, sentence, clause or phrase of this Ordinance is, for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. If any provision of this Ordinance, or the

application thereof, is finally determined by a court of competent jurisdiction to be illegal, invalid, or unenforceable, such provision shall be deemed severable and the remaining provisions shall continue remain in full force and effect provided that the invalid, illegal or unenforceable provision is not material to the logical and intended interpretation of this Ordinance.

SECTION 9. ADMINISTRATIVE CORRECTION OF SCRIVENER’S ERRORS.

Sections of this Ordinance may be renamed or re-lettered and the correction of typographical and/or scrivener’s errors which do not affect the intent may be authorized by the Town Manager or his/her designee, without need of public hearing, by filing a corrected or re-codified copy of same with the Town Clerk. A certified copy of this enacting ordinance shall be located in the Office of the Town Clerk of the Town of Dundee, Florida. The Town Clerk shall also make copies available to the public for a reasonable publication charge.

SECTION 10. EFFECTIVE DATE. This Ordinance shall take effect upon its approval and publication as required by Florida general law.

INTRODUCED AND PASSED on first reading this 12th day of December 2023.

PASSED on second reading and public hearing this 9th day of January 2024.

TOWN OF DUNDEE, FLORIDA

Mayor Sam Pennant

ATTEST

TOWN CLERK – Trevor Douthat

APPROVED AS TO FORM:

TOWN ATTORNEY – Fredrick J. Murphy

Exhibit "A"

Legal Description of Weiberg Road Community Development District

PARCEL 1

A PORTION OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER 1/4 CORNER OF SAID SECTION 21; THENCE N89°42'09"E, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 28.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°42'09"E, A DISTANCE OF 2614.49 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE S00°20'44"E, ALONG SAID EAST LINE, A DISTANCE OF 1330.68 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE S89°35'32"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1322.69 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE N00°18'00"W, ALONG SAID WEST LINE, A DISTANCE OF 666.61 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE S89°38'50"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1292.33 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SCENIC HIGHWAY NORTH PER FLORIDA DEPARTMENT OF TRANSPORTATION PER RIGHT OF WAY MAP PROJECT 5209-RD(8) OF POLK COUNTY; THENCE N00°20'43"W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 667.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 60 ACRES MORE OR LESS.

PARCEL 2

A PORTION OF SECTIONS 22 AND 23, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE CENTER OF SAID SECTION 22; THENCE N00°22'02"W, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22, A DISTANCE OF 665.61 FEET; THENCE DEPARTING SAID EAST LINE, RUN N89°21'03"E, A DISTANCE OF 1983.52 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE S00°27'54"E, ALONG SAID EAST LINE, A DISTANCE OF 669.60 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE N89°27'59"E, ALONG SAID NORTH LINE, A DISTANCE OF 661.55 FEET TO A POINT ON THE WEST 1/4 CORNER OF SAID SECTION 23; THENCE N89°12'18"E, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23, A DISTANCE OF 655.58 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°19'50"E, A DISTANCE OF 2669.06 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE S89°03'24"W, ALONG SAID SOUTH LINE OF SAID SECTION 23, A DISTANCE OF 656.93 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 22; THENCE N00°18'07"W, ALONG SAID EAST LINE, A DISTANCE OF 668.38 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE S89°27'51"W, ALONG SAID NORTH LINE, A DISTANCE OF 1323.07 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE S00°18'09"E, ALONG SAID EAST LINE, A DISTANCE OF 667.48 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE S89°30'11"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1323.06 FEET TO A POINT OF THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE N00°18'12"W, ALONG SAID WEST LINE, A DISTANCE OF 667.27 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE S89°31'46"W, ALONG SAID SOUTH LINE, A DISTANCE OF 661.93 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF THE SAID SECTION 22; THENCE N00°18'50"W, ALONG SAID WEST LINE,

A DISTANCE OF 2000.36 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE N89°24'17"E, ALONG SAID SOUTH LINE, A DISTANCE OF 662.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 313 ACRES MORE OR LESS.

LESS

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22, RUN THENCE ALONG THE WEST LINE THEREOF, S.00°18'53"E, A DISTANCE OF 20.00 FEET TO THE SOUTH RIGHT-OF-WAY OF WEIBERG ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, N.89°18'34"E, A DISTANCE OF 50.00 FEET TO A POINT ON A LINE 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE ALONG SAID PARALLEL LINE, S.00°18'53"E, A DISTANCE OF 102.98 FEET; THENCE N.90°00'00"E., A DISTANCE OF 179.27 FEET; THENCE S.36°19'39"E., A DISTANCE OF 524.37 FEET; THENCE S.00°30'16"E., A DISTANCE OF 479.56 FEET; THENCE S.41°56'49"E., A DISTANCE OF 589.78 FEET; THENCE S.26°37'41"W., A DISTANCE OF 593.81 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE ALONG THE SOUTH LINE THEREOF, S.89°30'28"W, A DISTANCE OF 661.93 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE ALONG THE WEST LINE OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22, N.00°18'53"W, A DISTANCE OF 1979.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 26.915 ACRES, MORE OR LESS.

NEW AMENDED DISTRICT BOUNDARY CONTAINING 346.1 ACRES MORE OR LESS



Town of Dundee

DEVELOPMENT
SERVICES

◆ 124 Dundee Road ◆ PO Box 1000 ◆ Dundee, Florida 33838 ◆ (863) 438-8330 ◆ Fax (863) 438-8338

December 9, 2022

VIA EMAIL

Heather E. Wertz, PE LEED AP
President
ABSOLUTE ENGINEERING, INC.
1000 N. Ashley Dr., Suite 925
Tampa, FL 33602

Dear Ms. Wertz,

RE: Weiberg Road Community Development District Petition comments

Dear Ms. Wertz:

The Town of Dundee Development Review Committee has reviewed the Weiberg Road Community Development District Petition to Amend the Boundaries of District, and have the following comments:

Planning Department Comments:

1. It looks like parcels are being added and removed from the CDD. Please explain why this is taking place.
2. Since the parcels that will be removed from the CDD will still be owned by the developer, who will take care of the property?

Public Works Department Comments:

1. No Comments

Public Utilities Department Comments:

1. No Comments

Fire Department Comments:

1. No Comments

Town Engineer Consultant Comments:

We have reviewed the Weiberg Road Community Development District Petition to Amend the Boundaries of the District and have the following comment.

The petition as submitted is rejected as insufficient due to incomplete legal descriptions. All legal descriptions must be metes-and-bounds descriptions and must be accompanied by surveys signed and sealed by a Licensed Survey Mapper in the State of Florida. Once this deficiency is remedied, we will review the petition.

Once responses to the above comments have been received, additional comments/clarification of the submitted information may arise. Please let us know if you have any questions regarding the above.

Town Traffic Engineer Consultant Comments

1. No comments.

Town Legal Department Comments:

1. I have reviewed the Petition to Amend the Boundaries of Weiberg Rd CDD (the "Petition"). Based upon my review of the Petition, my comments are, as follows:

Pursuant to Section 190.046(1) of the Florida Statutes, the Petition must the same information required by Section 190.005(2) of the Florida Statutes; and, pursuant to Section 190.046(1)(d) of the Florida Statutes, the applicant shall pay a \$1,500.00.

- a. **Please confirm** that the Town received the \$1,500.00 deposit. **(Confirmed)**
2. Pursuant to Section 190.046(1)(a) of the Florida Statutes, if the petitioner seeks to contract the district, the petition shall describe what services and facilities are currently provided by the district to the area being removed, and the designation of the future general distribution, location, and extent of public and private uses of land proposed for the area by the future land element of the adopted local government comprehensive plan. **The petition, as submitted, does not address this statutory requirement.**
3. **Please confirm** with the Town's Surveyor that the metes and bounds legal descriptions (**Exhibits 2-5**) correctly identifies the identified parcels and boundaries.
4. The Petition includes Resolution No. 2022-34 of the CDD (**Exhibit 7**).
5. Then written consents (**Exhibit 6**) are sufficient.
6. The petition must set forth, based on available data, the proposed timetable for construction of the district services shall be submitted in good faith.
 - a. In this instance, the Petition provides that improvements are estimated to be made over an estimated five (5) year period from 2022-2026.
 - b. Section 190.005(2)a of the Florida Statutes states that the estimate(s) are to be submitted in good faith and are not binding.
 - c. **Whether the estimate/proposed timetable provided by the petition was made in good faith is a staff decision (Exhibit 10).**
7. **Please confirm** with Town Engineer and/or Utility Department that **Exhibit 9** correctly identifies the current trunk water mains and sewer interceptors and outfalls in existence.

Heather E. Wertz, PE LEED AP
ABSOLUTE ENGINEERING, INC.

8. **Please confirm** the Town's **current** Future Land Use Plan/Designation(s) (**Exhibit 8**); and

9. **Please confirm** with Town Engineer that the estimated costs of constructing the proposed services which are set forth by **Exhibits 10 and 11** are good faith estimates.

10. A SERC (**Exhibit 11**) was provided in accordance with Section 120.541 of the Florida Statutes; and

11. Upon receipt of a complete petition, further review will be required to ensure the Ordinance amending the CDD Boundaries, notice and public hearing requirements set forth by the Florida Statutes are satisfied; and the petitioner shall be responsible for complying with said requirements.

12. forth by the Florida Statutes are satisfied; and the petitioner shall be responsible for complying with said requirements.

When you are ready to submit your response to comments, please give our office a call to coordinate an appointment.

Kind Regards,



Brenda Carter
Development Services Clerk
Town of Dundee
124 Dundee Road
Dundee, FL 33838
863-438-8330 ext 237
bcarter@townofdundee.com



**KILINSKI
VAN WYK**

517 E. College Avenue
Tallahassee, Florida 32303
877-350-0372

Offices:
Naples
Tallahassee
Tampa

October 6, 2023

Via Electronic Mail and Overnight Delivery

Brenda Carter
Development Services Clerk
Town of Dundee
124 Dundee Road
Dundee, Florida 33838
bcarter@townofdundee.com

Re: Responses to Town of Dundee’s Review of Petition to Amend the Boundaries of Weiberg Road Community Development District – (the “**Petition**”)

Dear Ms. Carter:

In regard to your letter dated December 9, 2022, please find the following responses:

Planning Department Comments:

1. It looks like parcels are being added and removed from the CDD. Please explain why this is taking place.

Response: The parcels being removed are outside the currently platted development areas and will be used for wetland and conservation purposes. The land being added will be part of the next phase of the residential development.

2. Since the parcels that will be removed from the CDD will still be owned by the developer, who will take care of the property?

Response: The Developer will maintain the parcel removed from the District. The parcels are part of a wetland/conservation area that will be combined with other adjacent wetland/conservation areas and be preserved in perpetuity.

Town Engineer Consultant Comments:

1. The Petition as submitted is rejected as insufficient due to incomplete legal descriptions. All legal descriptions must be metes-and-bounds descriptions and must be accompanied by surveys signed and sealed by a licensed survey mapper in the State of Florida. Once this deficiency is remedied, we will review the Petition.

Response: *Per your request, please find enclosed surveyed, signed and sealed by William P. Hinkle, a Florida licensed surveyor and mapper, and Charles M. Arnett, a Florida licensed surveyor and mapper, revised metes and bounds legal descriptions of the current District's boundaries, the Boundary Amendment Parcels, as defined in the Petition, and the District's boundaries after amendment. These are identified as Exhibits 2 through 5, respectively in the Petition.*

Town Legal Department Comments:

1. Pursuant to Section 190.046(1)(a) of the Florida Statutes, if the petitioner seeks to contract the district, the petition shall describe what services and facilities are currently provided by the district to the area being removed, and the designation of the future general distribution, location, and extent of public private uses of land proposed for the area by the future land element of the adopted local government comprehensive plan. **The Petition, as submitted, does not address this statutory requirement.**

Response: *Paragraphs 4 and 6 of the Petition have been revised accordingly.*

2. Please confirm with the Town's Surveyor that the metes and bounds legal descriptions (Exhibits 2-5), correctly identifies the identified parcels and boundaries.

Response: *See response under Paragraph 1, Town Engineer Consultant Comments.*

3. Please confirm with Town Engineer and/or Utility Department that Exhibit 9 of the Petition correctly identifies the current trunk water mains and sewer interceptors and outfalls in existence.

Response: *The information in revised exhibit 9 has been confirmed by the city staff as accurate.*

4. Please confirm with Town's current Future Land Use Plan/Designation(s) (Exhibit 8 to the Petition).

Response: *The information in Revised Composite Exhibit 8 has been confirmed by the city staff as accurate.*

5. Please confirm with Town Engineer that the estimated costs of constructing the proposed services which are set forth by Exhibits 10 and 11 in the Petition are good faith estimates.

Response: *The construction cost estimates provided reflect actual current construction costs in the area for the infrastructure to be provided under the CIP together with an additional 10% contingency to address possible*

future cost increases. The construction costs presented represent a good faith estimate of future construction costs.

Should you have any additional questions, please feel free to contact me at your convenience.

Sincerely,

/s/ Roy Van Wyk

Roy Van Wyk, Esq.
District Counsel

Enclosures/Attachments

cc: Seth Claytor (seth@bosdun.com)
John Murphy (fjm@bosdun.com)
Tandra Davis (tdavis@Townofdundee.com)
Rey Malave (rmalave@Dewberry.com)
Lorraine Peterson (LPeterson@TownofDundee.com)
Alan Rayl (alan@raylengineering.com)

**BEFORE THE TOWN COMMISSION OF THE
TOWN OF DUNDEE, FLORIDA**

**SUPPLEMENTED PETITION TO AMEND THE BOUNDARIES OF THE
WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, Weiberg Road Community Development District (hereafter the “**District**”), a local unit of special-purpose government established pursuant to the provisions of Chapter 190, *Florida Statutes*, and Ordinance No. 22-27, adopted by the Town Commission of the Town of Dundee (the “**Ordinance**”), and located within the Town of Dundee, Florida, hereby petitions the Town Commission of the Town of Dundee, Florida, pursuant to the “Uniform Community Development District Act of 1980,” Chapter 190, *Florida Statutes*, and specifically Section 190.046(1)(b), *Florida Statutes*, to adopt an amendment to the Ordinance to remove approximately 26.9 acres, more or less from the District, and to add approximately 70 acres, more or less, to the District. In support of this Petition, Petitioner states as follows:

1. History and Basis for Petition. On September 13, 2022, upon petition by GLK Real Estate, LLC, the Town Commission of the Town of Dundee, Florida (the “**Town**”), adopted Ordinance No. 22-27, establishing the District effective on the same date. The District currently comprises approximately 303¹ acres of land as identified in the Ordinance (the “**Existing District**”).

2. Location and Size. The District currently consists of land located entirely within the Town. The Boundary Amendment Parcels (hereinafter defined) are also located entirely within the Town. **Exhibit 1** depicts the general location of the Existing District together with the location of the Boundary Amendment Parcels. The metes and bounds legal description and sketch of the

¹ The total acreage of the District was previously estimated to be 298.28 acres, more or less, per Polk County Property Appraiser. As a result of a survey and preparation of the metes and bounds legal description of the surveyed lands, the total acreage of the District before amendment is 303 acres, more or less.

current District is provided in **Composite Exhibit 2**. The metes and bounds legal description and sketch of the lands proposed to be contracted from the District is set forth at **Composite Exhibit 3** (“**Contraction Parcel**”), and the metes and bounds legal description and sketch of the land proposed to be added to the District is set forth at **Composite Exhibit 4** (the “**Expansion Parcel**” and together with the Contraction Parcel, the “**Boundary Amendment Parcels**”). After amendment to the District, the District will encompass a total of approximately 346 acres of land, more or less. The metes and bounds legal description and sketch of the proposed District boundary after the amendment is set forth in **Composite Exhibit 5** (the “**Amended District**”).

3. Landowner Consent. The District has written consent(s) to amend the boundary of the District from the owners of the Boundary Amendment Parcels. Documentation of the consents are contained in **Composite Exhibit 6**. The favorable action of the Board of Supervisors of the District also constitutes consent for all of the landowners currently within the District pursuant to Section 190.046(1)(g), *Florida Statutes*, and is evidenced by the District’s adoption of Resolution No. 2022-34, and submission of this Petition. Resolution No. 2022-34 is attached hereto as **Exhibit 7**.

4. Existing and Future Land Uses, Zoning Designation. The designation of future general distribution, location and extent of the public and private land uses and zoning designation for the Expansion Parcel and the Contraction Parcel by the existing and future land use plan elements of the Town’s Comprehensive Plan, as applicable, are shown on **Composite Exhibit 8**. Amendment of the District in the manner proposed is not inconsistent with the adopted Town’s Comprehensive Plan. Furthermore, all development within the Expansion Parcels and the Amended District will continue to be subject to the same development regulation, permitting

requirements and zoning as required by the State of Florida, Polk County and the Town following amendment of the District's boundaries.

5. Major Water and Wastewater Facilities. There are currently no existing sanitary sewer and water distribution systems for the Boundary Amendment Parcels. **Exhibit 9** shows the major trunk water mains, sewer interceptors and outfalls adjacent to the Existing District, as well as the proposed drainage patterns within the Expansion Parcels.

6. District Facilities and Services; Debt Assessments. The District is presently expected to finance, construct, and install improvements and facilities to benefit the lands within the District in five (5) phases over an estimated five (5) year period from 2022 through 2026. **Composite Exhibit 10** describes the types of facilities the District presently expects to finance, construct, and install, as well as the entities anticipated for future ownership, operation, and maintenance. The estimated costs of construction are also identified in **Composite Exhibit 10**. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates, and market conditions. No facilities or services are currently being provided by the District to the Contraction Parcel.

7. Statement of Estimated Regulatory Costs. **Exhibit 11** is the Statement of Estimated Regulatory Costs ("SERC") prepared in accordance with the requirements of Section 120.541, Florida Statutes. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

8. Authorized Agent. The counsel for the Petitioner is Roy Van Wyk, Esq. of Kilinski | Van Wyk, PLLC. A copy of the Authorization of Agent is attached hereto as **Exhibit 12**. Copies of all correspondence and official notices should be sent to:

Roy Van Wyk, Esq.
Kilinski | Van Wyk, PLLC
517 E. College Avenue
Tallahassee, Florida 32301

9. Filing Fee. Upon the filing of this Petition, the District submitted a copy of this Petition with Exhibits 1 through 12, and paid a filing fee of \$1,500.00 to the Town, as required by Section 190.046(d)(2), Florida Statutes.

10. This petition to amend the boundary of the Weiberg Road Community Development District should be granted for the following reasons:

a. Amendment of the District boundaries and all land uses and services planned within the District as amended are not inconsistent with applicable elements or portions of the adopted State Comprehensive Plan, or the Town's Comprehensive Plan, as applicable.

b. The area of land within the Amended District is part of a planned community. The District boundary, as amended, will continue to be of a sufficient size and sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. Existence of the Amended District will prevent the general body of taxpayers in Polk County and the Town of Dundee from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the Amended District. The District is the best alternative available for delivering community development services and facilities to the Expansion Parcels within the Amended District without imposing an additional burden on the general population of the local general-purpose government. The proposed amendment of the District will allow for a more efficient use of resources.

d. The District, as amended, is the best alternative available for delivering community development services and facilities to the Amended District.

e. The community development services and facilities of the District, as amended, will not be incompatible with the capacity and use of existing local and regional community development services and facilities.

f. The Amended District, including the Expansion Parcels, will continue to be amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the Town Commission of the Town of Dundee, Florida to:

a. Schedule a public hearing in accordance with the requirements of Section 190.046(1)(b), Florida Statutes; and

b. Grant this Petition and amend the Ordinance to amend the boundaries of the District pursuant to Chapter 190, *Florida Statutes*.

RESPECTFULLY SUBMITTED, this 29th day of November 2023.

KILINSKI | VAN WYK, PLLC

/s/ ROY VAN WYK

Roy Van Wyk, Esq.

Florida Bar No. 631299

roy@cddlawyers.com

Kilinski | Van Wyk, PLLC

517 E. College Avenue

Tallahassee, Florida 32301

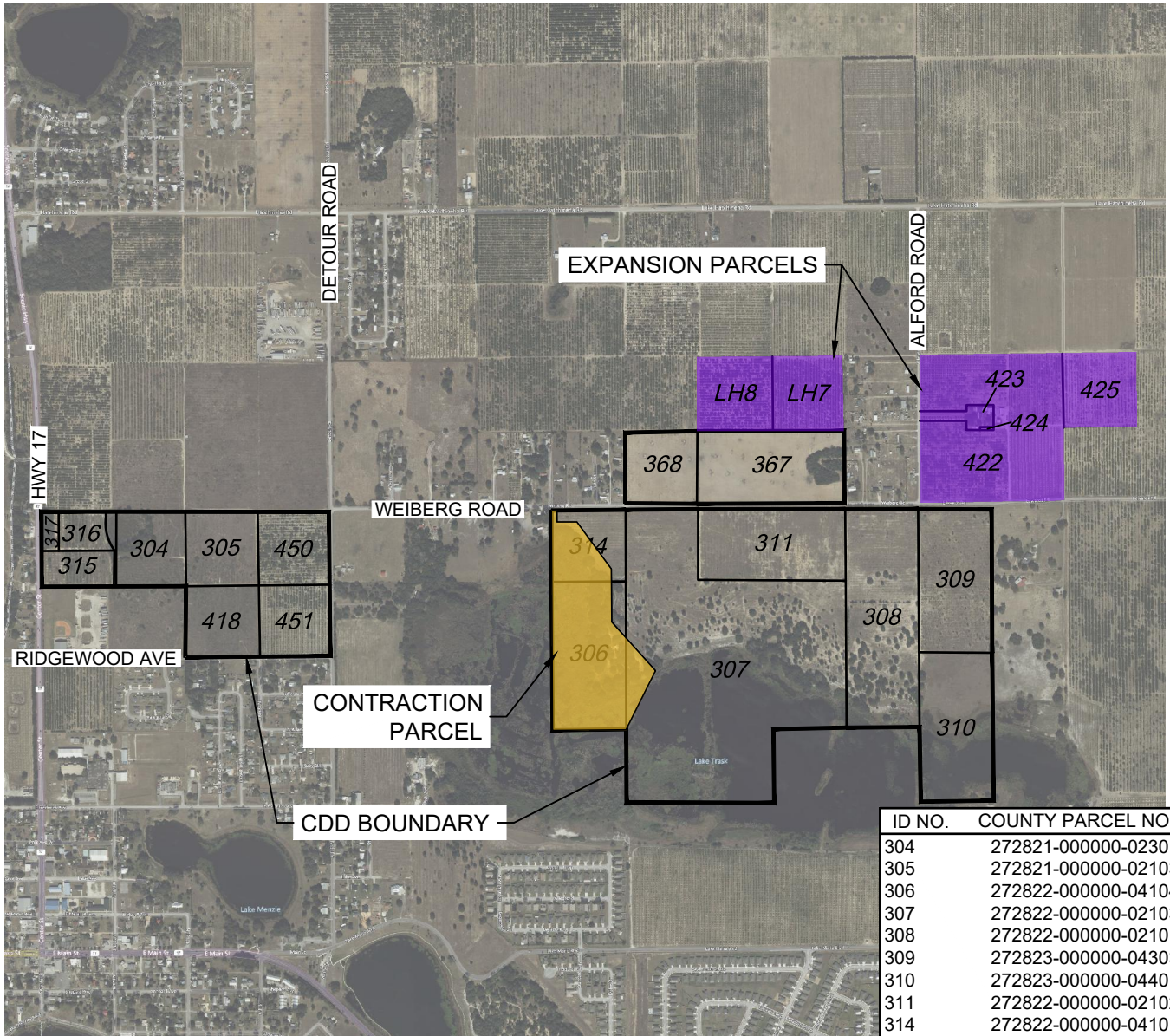
(850) 566-7618 (telephone)

District Counsel

Weiberg Road Community

Development District

EXHIBIT 1



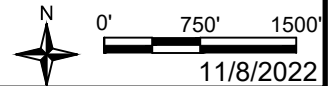
LEGEND	
EXPANSION PARCELS	
CONTRACTION PARCELS	

ID NO.	COUNTY PARCEL NO.
304	272821-000000-023010
305	272821-000000-021030
306	272822-000000-041040
307	272822-000000-021030
308	272822-000000-021010
309	272823-000000-043030
310	272823-000000-044010
311	272822-000000-021020
314	272822-000000-041010
315	272821-831500-002010
316	272821-831500-001010
317	272821-831500-001110
367	272822-000000-012040
368	272822-000000-014020
418	272821-000000-021040
422	272823-000000-034010
423	272823-000000-034020
424	272823-000000-034030
425	272823-000000-032020
450	272821-000000-021010
451	272821-000000-021020
LH7	272822-000000-012030
LH8	272822-000000-014010

EXPANSION PARCELS

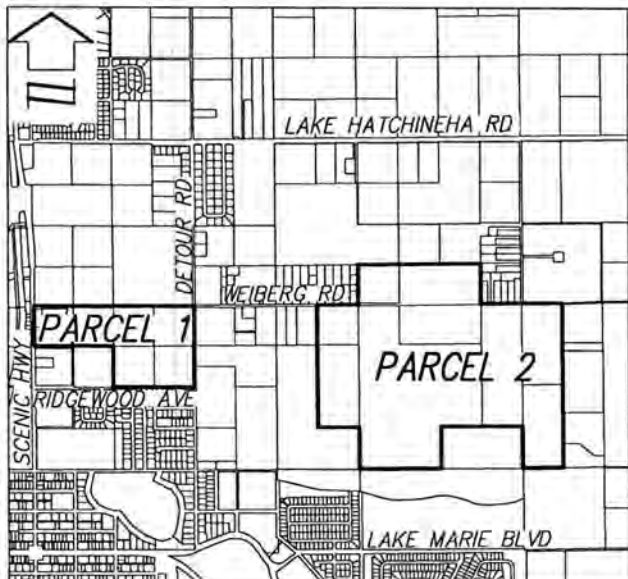
SECTS 21, 22, 23, T27S, R28E

EXHIBITS 1 - LOCATION MAP WEIBERG ROAD CDD



COMPOSITE EXHIBIT 2

EXHIBIT 2



VICINITY MAP:
NOT TO SCALE

LEGEND:

—	LINE BREAK	PG(S)	PAGE(S)
PC	POINT OF CURVATURE	L	LENGTH
PRC	POINT OF REVERSE CURVATURE	R	RADIUS
PCC	POINT OF COMPOUND CURVATURE	Δ	CENTRAL ANGLE
PNT	POINT OF NON-TANGENCY	CB	CHORD BEARING
PT	POINT OF TANGENCY	CH	CHORD LENGTH
R/W	RIGHT OF WAY	SF	SQUARE FEET
ORB	OFFICIAL RECORDS BOOK	AC	ACRES
PB	PLAT BOOK	SEC	SECTION

SURVEY NOTES:

1. PARCEL 1

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 27 EAST, AS BEING N89°42'09"E.

PARCEL 2

BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 27 EAST, AS BEING N00°22'02"W.

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.

5. INFORMATION SHOWN HEREON ARE CALCULATED BASED ON RECORDED DEEDS RETRIEVED FROM THE POLK COUNTY PROPERTY APPRAISER WEBSITE, CERTIFIED CORNER RECORDS RETRIEVED FROM THE LABINS WEBSITE AND POLK COUNTY GIS. NO FIELD WORK WAS INVOLVED IN THE PREPARATION OF THIS SKETCH AND LEGAL.

6. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3)

7. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM P. HINKLE, PSM 4633, ON 10/03/2023 PER FAC 5J-17.062(2).



William P
Hinkle

Digitally signed by
William P Hinkle
Date: 2023.10.03
13:44:28 -04'00'

WILLIAM P. HINKLE
FLORIDA LICENSED SURVEYOR & MAPPER
NO. LS 4633

DATE

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

SHEET 1 OF 5

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

WEIBERG ROAD DD

SECTIONS 22 & 23,
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK 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

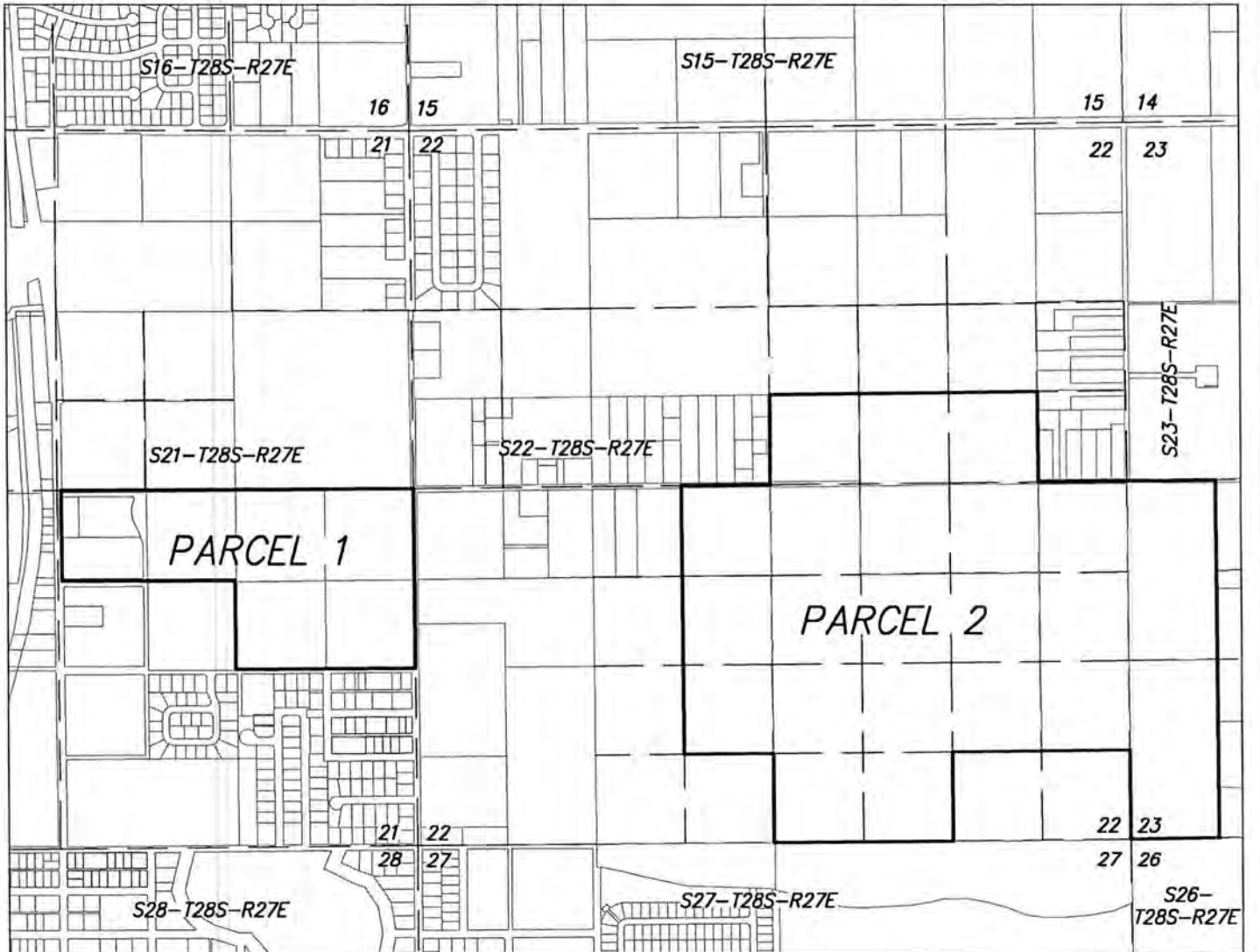
PREPARED FOR:

CH DEV LLC

DATE: 09/11/2023
REV DATE:
SCALE 1" = N/A

PROJ: 50167556
DRAWN BY: WS
CHECKED BY: WPH

KEY MAP:
NOT TO SCALE



SHEET 2 OF 5

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

WEIBERG ROAD DD

SECTIONS 22 & 23,
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK 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:

CH DEV LLC

DATE: 09/11/2023

REV DATE:

SCALE 1" = N/A

PROJ: 50167556

DRAWN BY: WS

CHECKED BY: WPH

LEGAL DESCRIPTION:

PARCEL 1

A PORTION OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER 1/4 CORNER OF SAID SECTION 21; THENCE N89°42'09"E, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 28.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°42'09"E, A DISTANCE OF 2614.49 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE S00°20'44"E, ALONG SAID EAST LINE, A DISTANCE OF 1330.68 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE S89°35'32"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1322.69 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE N00°18'00"W, ALONG SAID WEST LINE, A DISTANCE OF 666.61 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE S89°38'50"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1292.33 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SCENIC HIGHWAY NORTH PER FLORIDA DEPARTMENT OF TRANSPORTATION PER RIGHT OF WAY MAP PROJECT 5209-RD(8) OF POLK COUNTY; THENCE N00°20'43"W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 667.86 FEET TO THE POINT OF BEGINNING.

LESS ALL RECORDED INTERIOR ROAD RIGHT OF WAYS

CONTAINING 60 ACRES MORE OR LESS, PRIOR TO RIGHT OF WAY LESS OUTS.

PARCEL 2

A PORTION OF SECTIONS 22 AND 23, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE CENTER OF SAID SECTION 22; THENCE N00°22'02"W, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22, A DISTANCE OF 665.61 FEET; THENCE DEPARTING SAID EAST LINE, RUN N89°21'03"E, A DISTANCE OF 1983.52 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE S00°27'54"E, ALONG SAID EAST LINE, A DISTANCE OF 669.60 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE N89°27'59"E, ALONG SAID NORTH LINE, A DISTANCE OF 661.55 FEET TO A POINT ON THE WEST 1/4 CORNER OF SAID SECTION 23; THENCE N89°12'18"E, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23, A DISTANCE OF 655.58 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°19'50"E, A DISTANCE OF 2669.06 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE S89°03'24"W, ALONG SAID SOUTH LINE OF SAID SECTION 23, A DISTANCE OF 656.93 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 22; THENCE N00°18'07"W, ALONG SAID EAST LINE, A DISTANCE OF 668.38 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE S89°27'51"W, ALONG SAID NORTH LINE, A DISTANCE OF 1323.07 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE S00°18'09"E, ALONG SAID EAST LINE, A DISTANCE OF 667.48 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE S89°30'11"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1323.06 FEET TO A POINT OF THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE N00°18'12"W, ALONG SAID WEST LINE, A DISTANCE OF 667.27 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE S89°31'46"W, ALONG SAID SOUTH LINE, A DISTANCE OF 661.93 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF THE SAID SECTION 22; THENCE N00°18'50"W, ALONG SAID WEST LINE, A DISTANCE OF 2000.36 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE N89°24'17"E, ALONG SAID SOUTH LINE, A DISTANCE OF 662.31 FEET TO THE POINT OF BEGINNING.

LESS ALL RECORDED INTERIOR ROAD RIGHT OF WAYS

CONTAINING 10582840 SQUARE FEET OR 243 ACRES MORE OR LESS, PRIOR TO RIGHT OF WAY LESS OUTS.

SHEET 3 OF 5

(SEE SHEET 4-5 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

WEIBERG ROAD DD

SECTIONS 22 & 23,
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK 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:

CH DEV LLC

DATE: 09/06/2023

REV DATE:

SCALE 1" = N/A

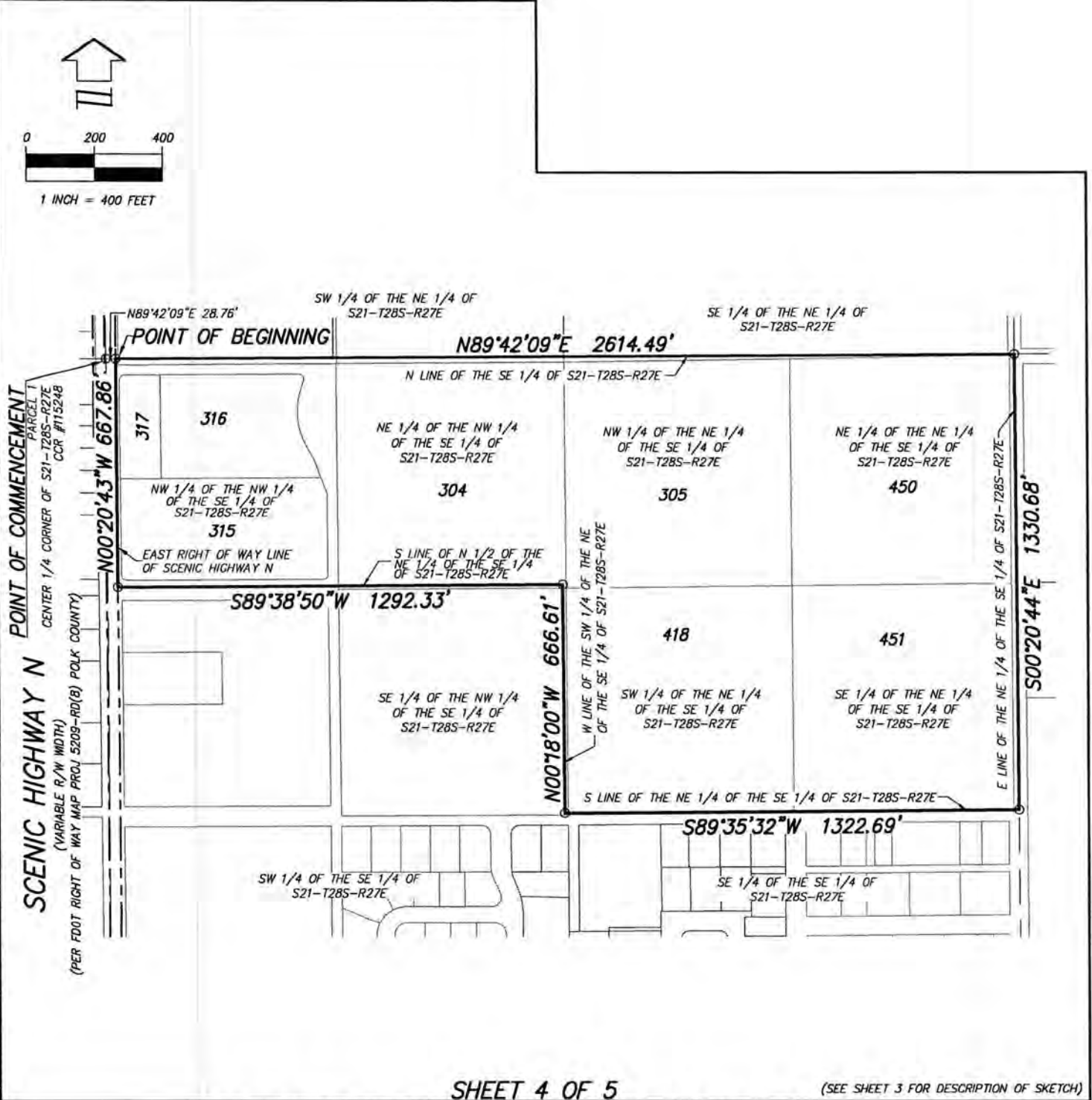
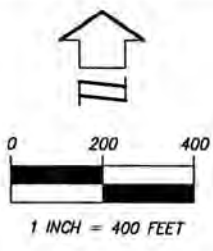
PROJ: 50167556

DRAWN BY: WS

CHECKED BY: WPH

Drawing name: S:\Hamilton Bluff_CDD\DD\DWG-Civil_3D\150166285_sursketch_Weiberg_Road_CDD_1.dwg DEW desc. & sketch_Sheet_3 Oct 01, 2023 9:19am by: wazmolot

Drawing name: S:\Hamilton Bluff_CDD\DWG-Chief 3D\50156285-sursketch_Weiberg Road_CDD_1.dwg DEW desc. & sketch_Sheet 4 Oct 03, 2023 9:39am by: wesmolat



SHEET 4 OF 5


(SEE SHEET 3 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
 -OF-
WEIBERG ROAD DD

SECTIONS 22 & 23,
 TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK 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

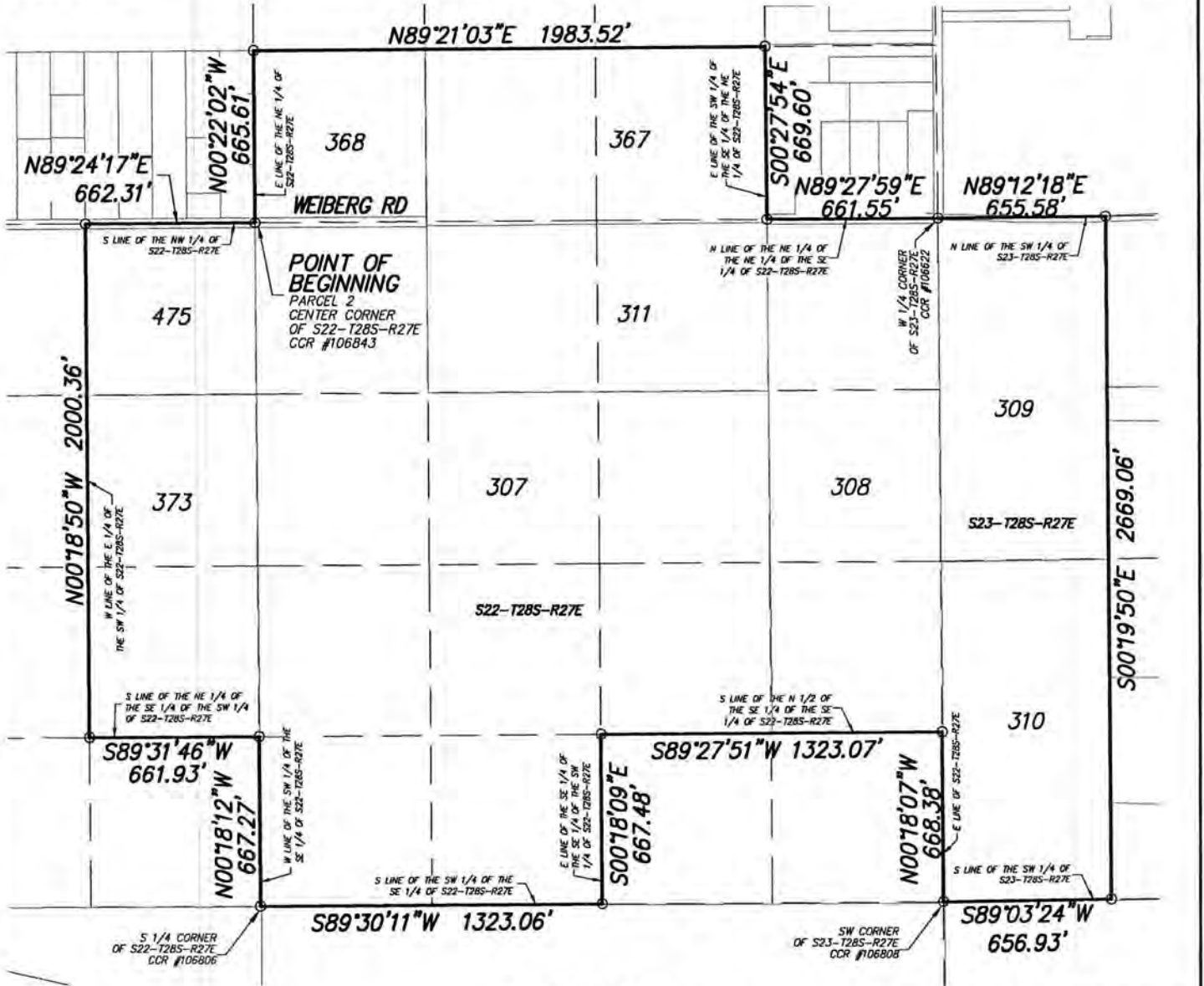
PREPARED FOR:
CH DEV LLC

DATE: 09/06/2023
 REV DATE:
 SCALE 1" = 1000'

PROJ: 50167556
 DRAWN BY: WS
 CHECKED BY: WPH



1 INCH = 600 FEET



SHEET 5 OF 5

(SEE SHEET 3 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

WEIBERG ROAD DD

SECTIONS 22 & 23,
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK 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:

CH DEV LLC

DATE: 09/06/2023

REV DATE:

SCALE 1" = 100'

PROJ: 50167556

DRAWN BY: WS

CHECKED BY: WPH

Drawing name: S:\Hamilton Bluff CDD\DWG-Civil\301\50156285\sketch\Weiberg Road_CDD_1.dwg DEW desc. & sketch_Sheet 5 Oct 03 2023 9:39am by: wsmalot

COMPOSITE EXHIBIT 3

Description Sketch

(Not A Survey)

EXHIBIT 3

DESCRIPTION: A parcel of land lying in Section 22, Township 28 South, Range 27 East, Polk County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 22, run thence along the West line thereof, S.00°18'53"E, a distance of 20.00 feet to the South Right-of-Way of Weiberg Road, said point also being the **POINT OF BEGINNING**; thence along said South Right-of-Way, N.89°18'34"E, a distance of 50.00 feet to a point on a line 50.00 feet East of and parallel with the West line of the East 1/4 of the Southwest 1/4 of said Section 22; thence along said parallel line, S.00°18'53"E, a distance of 102.98 feet; thence N.90°00'00"E., a distance of 179.27 feet; thence S.36°19'39"E., a distance of 524.37 feet; thence S.00°30'16"E., a distance of 479.56 feet; thence S.41°56'49"E., a distance of 589.78 feet; thence S.26°37'41"W., a distance of 593.81 feet to the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Said Section 22; thence along the South line thereof, S.89°30'28"W, a distance of 661.93 feet to the Southwest corner of said Northeast 1/4; thence along the West line of the East 1/4 of the Southwest 1/4 of said Section 22, N.00°18'53"W, a distance of 1979.58 feet to the **POINT OF BEGINNING**.

Containing 26.915 acres, more or less.

SURVEYOR'S NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, HAVING AN ASSUMED BEARING OF N.00°18'53"W.
- 2) I DO HEREBY CERTIFY THAT THIS SKETCH & DESCRIPTION WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS STATED IN RULES 5J-17.051, 5J-17.052, AND 5J-17-053, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
- 3) SEE SHEET NO. 2 FOR SKETCH
SEE SHEET NO. 3 FOR LINE TABLE.

PROJECT: Powerline Road Olson Jordan

Prepared For: Absolute Engineering

PHASE: Lake Trask West Parcel

DRAWN: JCM DATE: 08/15/22 CHECKED BY: MHC

REVISIONS

DATE	DESCRIPTION	DRAWN BY
09/01/22	Updated DS to revised limits of area	CMA
09/21/22	Updated Sketch to revised limits of area	CMA



This seal is to be permanently signed and sealed by CHARLES M. ARNETT, dated 11/20/22. All other seals and this printed copy of this document are not authorized unless and until the signature is verified on any electronic copy.

Date:
2022.09.21
17:47:25
-04'00'

Charles M. Arnett
FLORIDA PROFESSIONAL
SURVEYOR & MAPPER NO. LS6884

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768



GeoPoint
Surveying, Inc.

Description Sketch

(Not A Survey)

POINT OF COMMENCEMENT

Northwest corner of the Northeast 1/4 of the
Northeast 1/4 of the Southwest 1/4 of
Section 22, Township 28 South, Range 27 East
Polk County, Florida

POINT OF BEGINNING

L1
50.00'

NORTH LINE OF THE SW
1/4 OF SECTION 22
WEIBERG ROAD

EAST LINE OF THE
SW 1/4 OF SECTION 22



NW 1/4
NE 1/4
SW 1/4

NE 1/4
NE 1/4
SW 1/4

CASSIDY PROPERTY
INVESTMENTS LLC
PID:27-28-22-000000-041010
ORB 1151B, PAGE 903

NW 1/4
NW 1/4
SE 1/4

SW 1/4
NE 1/4
SW 1/4

SE 1/4
NE 1/4
SW 1/4

CASSIDY PROPERTY
INVESTMENTS LLC
PID:27-28-22-000000-021030
ORB 1151B, PAGE 903

SW 1/4
NW 1/4
SE 1/4

LAKE TRASK
WEST PARCEL
AREA 26.915
ACRES ±

NE 1/4
SE 1/4
SW 1/4

CASSIDY PROPERTY
INVESTMENTS LLC
PID:27-28-22-000000-041040
ORB 1151B, PAGE 903

NW 1/4
SE 1/4
SW 1/4

NW 1/4
SW 1/4
SE 1/4

SOUTH LINE OF THE
NE 1/4 OF THE SE 1/4
OF THE SW 1/4 OF
SECTION 22

SOUTHWEST CORNER OF THE
NE 1/4 OF THE SE 1/4
OF THE SW 1/4 OF
SECTION 22

SOUTHEAST CORNER OF THE
NE 1/4 OF THE SE 1/4
OF THE SW 1/4 OF
SECTION 22

SW 1/4
SE 1/4
SW 1/4

SE 1/4
SE 1/4
SW 1/4

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.

NOTE:
SEE SHEET NO. 1 FOR DESCRIPTION & SURVEYOR'S NOTES
SEE SHEET NO. 3 FOR LINE TABLE

Description Sketch

(Not A Survey)

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 00°18'53" E	20.00'
L2	N 89°18'34" E	50.00'
L3	S 00°18'53" E	102.98'
L4	N 90°00'00" E	179.27'
L5	S 36°19'39" E	524.37'
L6	S 00°30'16" E	479.56'
L7	S 41°56'49" E	589.78'
L8	S 26°37'41" W	593.81'
L9	S 89°30'28" W	661.93'

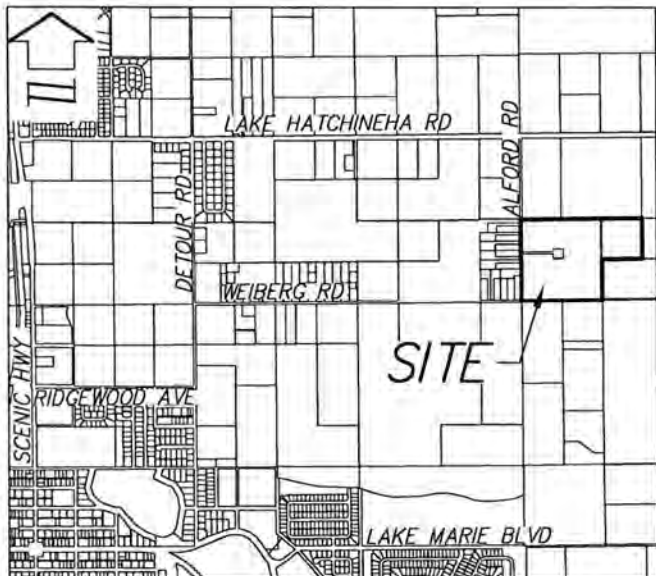
NOTE:
SEE SHEET NO. 1 FOR DESCRIPTION & SURVEYOR'S NOTES
SEE SHEET NO. 2 FOR SKETCH

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768



COMPOSITE EXHIBIT 4

EXHIBIT 4



VICINITY MAP:
NOT TO SCALE

LEGEND:

—	LINE BREAK	PG(S)	PAGE(S)
PC	POINT OF CURVATURE	L	LENGTH
PRC	POINT OF REVERSE CURVATURE	R	RADIUS
PCC	POINT OF COMPOUND CURVATURE	Δ	CENTRAL ANGLE
PNT	POINT OF NON-TANGENCY	CB	CHORD BEARING
PT	POINT OF TANGENCY	CH	CHORD LENGTH
R/W	RIGHT OF WAY	SF	SQUARE FEET
ORB	OFFICIAL RECORDS BOOK	AC	ACRES
PR	PLAT BOOK	SEC	SECTION
○	CHANGE IN DIRECTION		

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 28 SOUTH, RANGE 27 EAST, AS BEING N00°17'59"W.
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.
5. INFORMATION SHOWN HEREON ARE CALCULATED BASED ON RECORDED DEEDS RETRIEVED FROM THE POLK COUNTY PROPERTY APPRAISER WEBSITE, CERTIFIED CORNER RECORDS RETRIEVED FROM THE LABINS WEBSITE AND POLK COUNTY GIS. NO FIELD WORK WAS INVOLVED IN THE PREPARATION OF THIS SKETCH AND LEGAL.
6. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3)
7. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM P. HINKLE, PSM 4633, ON 10/03/2023 PER FAC 5J-17.062(2).



William P
Hinkle

Digitally signed by
William P Hinkle
Date: 2023.10.03
13:45:20 -04'00'

WILLIAM P. HINKLE
FLORIDA LICENSED SURVEYOR & MAPPER
NO. LS 4633

DATE

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

SHEET 1 OF 3

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

**WEIBERG ROAD DD
ALFORD RIDGE**

SECTION 23,
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK 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:

CH DEV LLC

DATE: 09/21/2023
REV DATE:
SCALE 1" = N/A

PROJ: 50167556
DRAWN BY: AS
CHECKED BY: WPH

Drawing name: C:\Users\wsamola\AppData\Local\Temp\McPublish_45228(50155295)-sketch\Weiberg_Road_DD_Alford_Ridge.dwg DEW desc. & sketch Sheet 2 Oct 01, 2023 9:25am by wsamola

LEGAL DESCRIPTION:

A PORTION OF SECTION 23, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE RUN N00°17'59"W ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, A DISTANCE OF 1334.85 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 23; THENCE DEPARTING SAID WEST LINE, RUN ALONG SAID NORTH LINE, N89°16'35"E, A DISTANCE OF 1964.64 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23; THENCE ALONG SAID EAST LINE, RUN S00°23'20"E, A DISTANCE OF 666.19 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23; THENCE ALONG SAID SOUTH LINE, RUN S89°14'26"W, A DISTANCE OF 655.23 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23; THENCE ALONG SAID EAST LINE, RUN S00°21'33"E, A DISTANCE OF 666.60 FEET TO THE SOUTH LINE OF THE THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23; THENCE ALONG SAID SOUTH LINE, RUN S89°12'18"W, A DISTANCE OF 1311.16 FEET TO THE POINT OF BEGINNING.

LESS ALL RECORDED INTERIOR ROAD RIGHT OF WAYS

CONTAINING 50 ACRES, MORE OR LESS, PRIOR TO RIGHT OF WAY LESS OUTS.

SHEET 2 OF 3

(SEE SHEET 3 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

**WEIBERG ROAD DD
ALFORD RIDGE**

SECTION 23,
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK 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

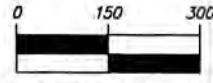
PREPARED FOR:

CH DEV LLC

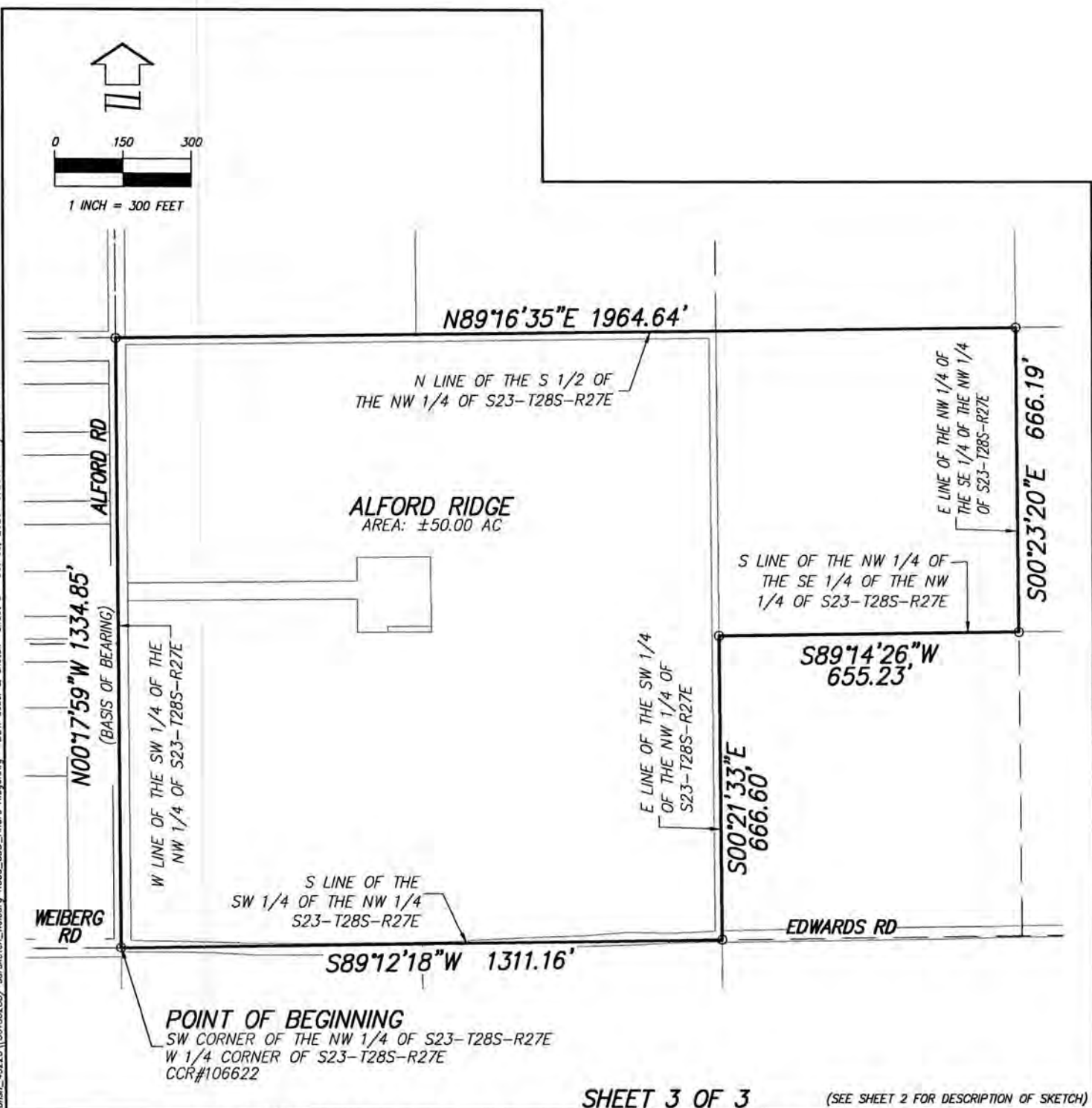
DATE: 09/21/2023
REV DATE:
SCALE 1" = N/A

PROJ: 50167556
DRAWN BY: AS
CHECKED BY: WPH

Drawing name: C:\Users\wszmolol\appdata\local\temp\AcPublish_452281(50155285)-sketch\Weiberg Road_CDD_Alford Ridge.dwg DEW desc. & sketch Sheet 3 Oct 03, 2023 9:25am by: wszmolol



1 INCH = 300 FEET



POINT OF BEGINNING
SW CORNER OF THE NW 1/4 OF S23-T28S-R27E
W 1/4 CORNER OF S23-T28S-R27E
CCR#106622

SHEET 3 OF 3 (SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
-OF-
WEIBERG ROAD DD
ALFORD RIDGE

SECTION 23,
TOWNSHIP 28 SOUTH, RANGE 27 EAST
POLK COUNTY FLORIDA

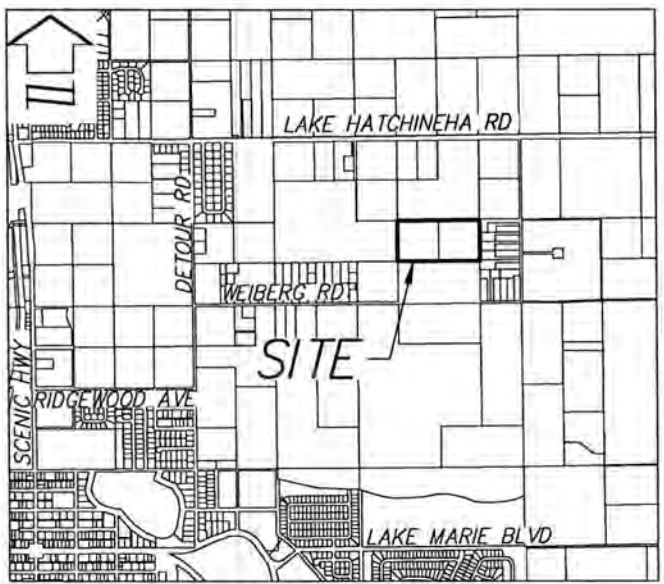


131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:
CH DEV LLC

DATE: 09/21/2023
REV DATE:
SCALE 1" = 300'
PROJ: 50167556
DRAWN BY: AS
CHECKED BY: WPH

Drawing name: C:\Users\wsamobol\AppData\Local\Temp\AcPublish_45228\50156285-surkrstch_Weiberg_Road_CDD_Landing_Phase 2_092823.dwg DEW desc. & sketch Sheet 1 Oct 03 2023 9:24am by wsamobol



VICINITY MAP:
NOT TO SCALE

LEGEND:

—	LINE BREAK	PG(S)	PAGE(S)
PC	POINT OF CURVATURE	L	LENGTH
PRC	POINT OF REVERSE CURVATURE	R	RADIUS
PCC	POINT OF COMPOUND CURVATURE	A	CENTRAL ANGLE
PNT	POINT OF NON-TANGENCY	CB	CHORD BEARING
PT	POINT OF TANGENCY	CH	CHORD LENGTH
R/W	RIGHT OF WAY	SF	SQUARE FEET
ORB	OFFICIAL RECORDS BOOK	AC	ACRES
PB	PLAT BOOK	SEC	SECTION
○	CHANGE IN DIRECTION		

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 27 EAST, AS BEING N00°22'02"W.
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.
5. INFORMATION SHOWN HEREON ARE CALCULATED BASED ON RECORDED DEEDS RETRIEVED FROM THE POLK COUNTY PROPERTY APPRAISER WEBSITE, CERTIFIED CORNER RECORDS RETRIEVED FROM THE LABINS WEBSITE AND POLK COUNTY GIS. NO FIELD WORK WAS INVOLVED IN THE PREPARATION OF THIS SKETCH AND LEGAL.
6. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3)
7. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM P. HINKLE, PSM 4633, ON 10/03/2023 PER FAC 5J-17.062(2).



William P
Hinkle

Digitally signed by
William P Hinkle
Date: 2023.10.03
13:46:41 -04'00'

WILLIAM P. HINKLE
FLORIDA LICENSED SURVEYOR & MAPPER
NO. LS 4633
DATE
THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SHEET 1 OF 3

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

—OF—

**WEIBERG ROAD DD
THE LANDING PHASE 2**

SECTION 22,
TOWNSHIP 28 SOUTH, RANGE 27 EAST
POLK 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:

CH DEV LLC

DATE: 09/22/2023
REV DATE:
SCALE 1" = N/A

PROJ: 50167556
DRAWN BY: AS
CHECKED BY: WPH

Drawing name: C:\Users\wsamola\appdata\local\temp\McPublish_45228\50155285\sur\sketch_Weiberg Road_CDD_Landing Phase 2_092821.dwg DEW desc. & sketch Sheet 2 Oct 01, 2023 9:24am by: wsamola

LEGAL DESCRIPTION:

A PORTION OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE RUN N00°22'02"W ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22, A DISTANCE OF 665.61 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22; THENCE ALONG SAID NORTH LINE, RUN N89°25'37"E, A DISTANCE OF 661.75 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22 AND ALSO THE POINT OF BEGINNING; THENCE ALONG SAID WEST LINE, RUN N00°21'01"W, A DISTANCE OF 666.06 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 22; THENCE DEPARTING SAID WEST LINE, RUN ALONG SAID NORTH LINE, N89°23'16"E, A DISTANCE OF 1323.90 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST QUARTER OF SECTION 22; THENCE ALONG SAID EAST LINE, RUN S00°18'59"E, A DISTANCE OF 666.97 FEET TO THE SOUTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 22; THENCE ALONG SAID SOUTH LINE, RUN S89°25'37"W, A DISTANCE OF 1323.49 TO THE POINT OF BEGINNING.

LESS ALL RECORDED INTERIOR ROAD RIGHT OF WAYS

CONTAINING 20 ACRES, MORE OR LESS, PRIOR TO RIGHT OF WAY LESS OUTS.

SHEET 2 OF 3

(SEE SHEET 3 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

**WEIBERG ROAD DD
THE LANDING PHASE 2**

SECTION 22,
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK 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:

CH DEV LLC

DATE: 09/22/2023

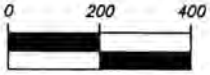
REV DATE:

SCALE 1" = N/A

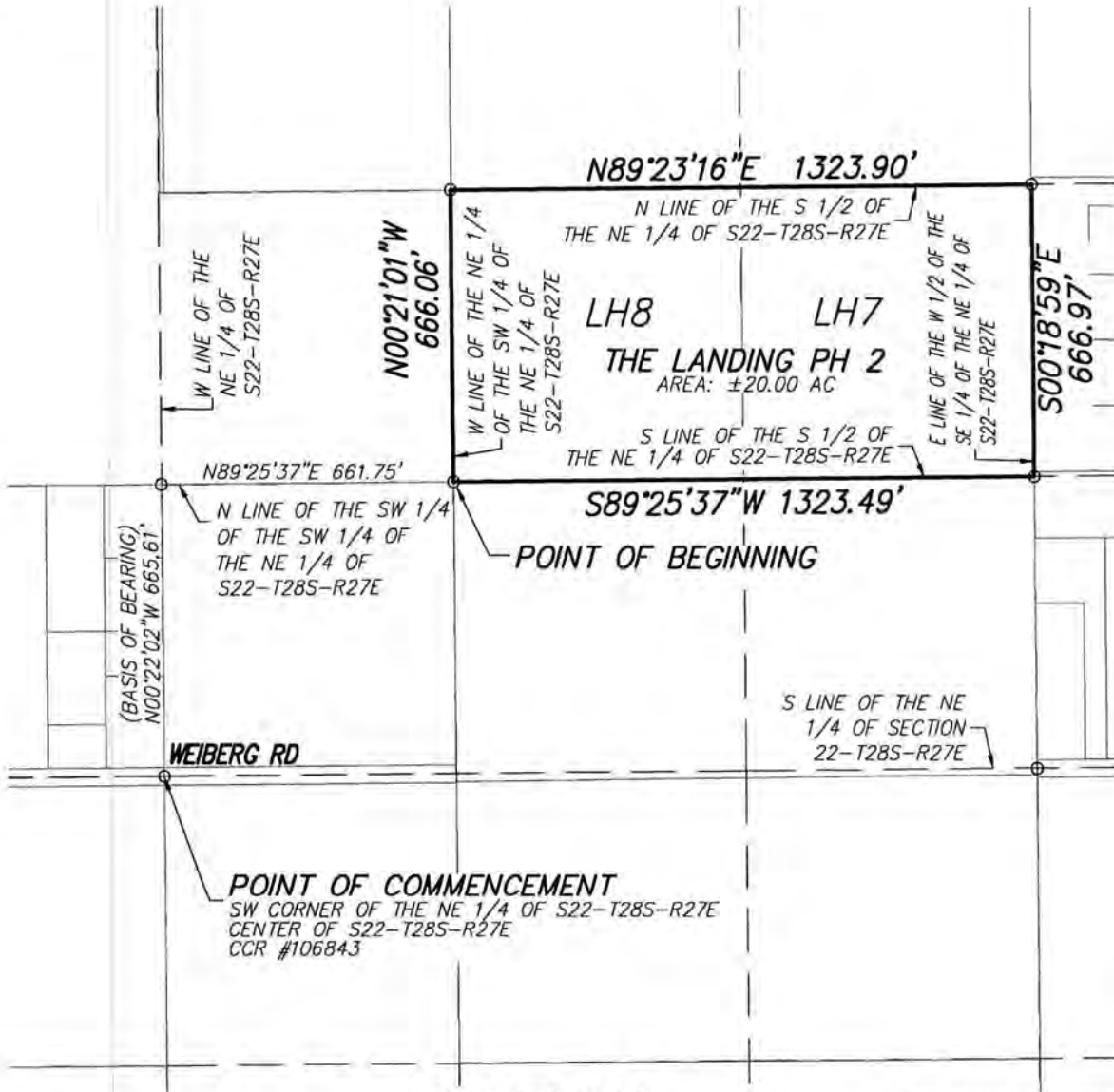
PROJ: 50167556

DRAWN BY: AS

CHECKED BY: WPH



1 INCH = 400 FEET



SHEET 3 OF 3

(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

WEIBERG ROAD DD
THE LANDING PHASE 2

SECTION 22,
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK 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:

CH DEV LLC

DATE: 09/22/2023

REV DATE:

SCALE 1" = 400'

PROJ: 50167556

DRAWN BY: AS

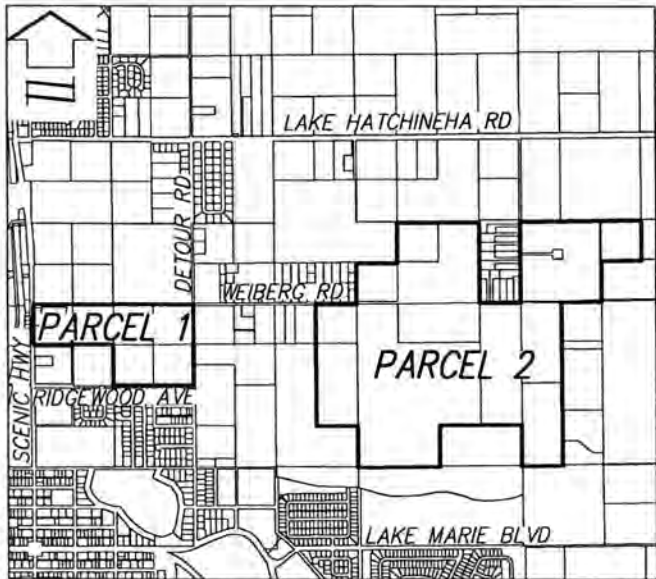
CHECKED BY: WPH

COMPOSITE EXHIBIT 5

EXHIBIT 5

LEGEND:

—	LINE BREAK	PG(S)	PAGE(S)
PC	POINT OF CURVATURE	L	LENGTH
PRC	POINT OF REVERSE CURVATURE	R	RADIUS
PCC	POINT OF COMPOUND CURVATURE	A	CENTRAL ANGLE
PNT	POINT OF NON-TANGENCY	CB	CHORD BEARING
PT	POINT OF TANGENCY	CL	CHORD LENGTH
R/W	RIGHT OF WAY	SF	SQUARE FEET
ORB	OFFICIAL RECORDS BOOK	AC	ACRES
PB	PLAT BOOK	SEC	SECTION



VICINITY MAP:
NOT TO SCALE

SURVEY NOTES:

1. PARCEL 1

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 27 EAST, AS BEING N89°42'09"E.

PARCEL 2

BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 27 EAST, AS BEING N00°22'02"W.

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.

5. INFORMATION SHOWN HEREON ARE CALCULATED BASED ON RECORDED DEEDS RETRIEVED FROM THE POLK COUNTY PROPERTY APPRAISER WEBSITE, CERTIFIED CORNER RECORDS RETRIEVED FROM THE LABINS WEBSITE AND POLK COUNTY GIS. NO FIELD WORK WAS INVOLVED IN THE PREPARATION OF THIS SKETCH AND LEGAL.

6. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3)

7. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM P. HINKLE, PSM 4633, ON 10/03/2023 PER FAC 5J-17.062(2).



William P Hinkle
Digitally signed by
William P Hinkle
Date: 2023.10.03
13:43:35 -04'00'

WILLIAM P. HINKLE
FLORIDA LICENSED SURVEYOR & MAPPER
NO. LS 4633
THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SHEET 1 OF 6

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

WEIBERG ROAD DD

SECTIONS 22 & 23,
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK 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

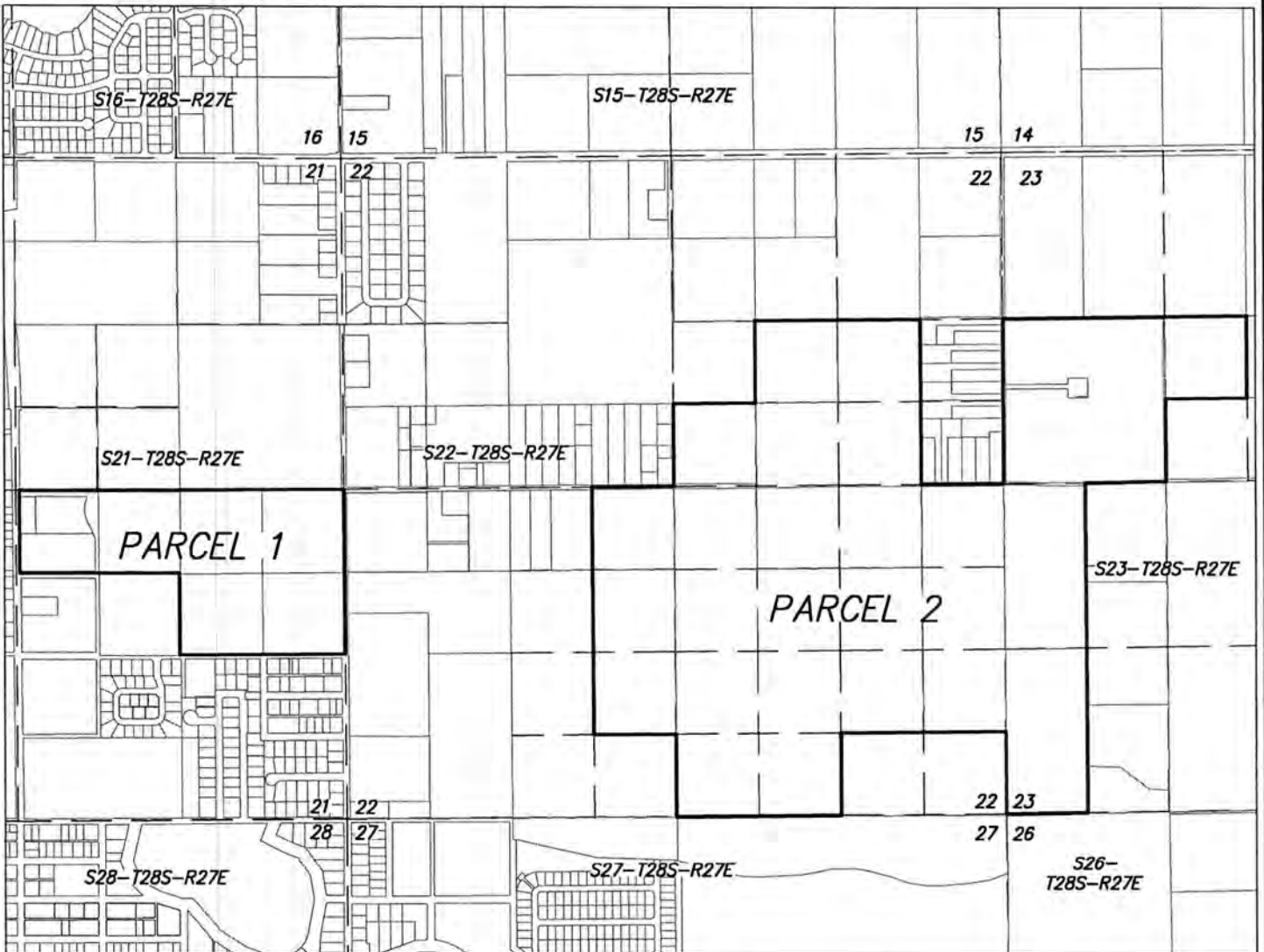
PREPARED FOR:

CH DEV LLC

DATE: 09/11/2023
REV DATE:
SCALE 1" = N/A

PROJ: 50167556
DRAWN BY: WS
CHECKED BY: WPH

KEY MAP:
NOT TO SCALE



SHEET 2 OF 6

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

- OF -

WEIBERG ROAD DD

SECTIONS 22 & 23,
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK 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:

CH DEV LLC

DATE: 09/11/2023
REV DATE:
SCALE 1" = N/A

PROJ: 50167556
DRAWN BY: WS
CHECKED BY: WPH

LEGAL DESCRIPTION:

PARCEL 1

A PORTION OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER 1/4 CORNER OF SAID SECTION 21; THENCE N89°42'09"E, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 28.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°42'09"E, A DISTANCE OF 2614.49 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE S00°20'44"E, ALONG SAID EAST LINE, A DISTANCE OF 1330.68 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE S89°35'32"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1322.69 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE N00°18'00"W, ALONG SAID WEST LINE, A DISTANCE OF 666.61 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE S89°38'50"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1292.33 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SCENIC HIGHWAY NORTH PER FLORIDA DEPARTMENT OF TRANSPORTATION PER RIGHT OF WAY MAP PROJECT 5209-RD(8) OF POLK COUNTY; THENCE N00°20'43"W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 667.86 FEET TO THE POINT OF BEGINNING.

LESS ALL RECORDED INTERIOR ROAD RIGHT OF WAYS
CONTAINING 60 ACRES MORE OR LESS, PRIOR TO RIGHT OF WAY LESS OUTS.

PARCEL 2

A PORTION OF SECTIONS 22 AND 23, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE CENTER OF SAID SECTION 22; THENCE N00°22'02"W, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22, A DISTANCE OF 665.61 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE N89°25'37"E, ALONG THE NORTH LINE, A DISTANCE OF 661.75 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE N00°21'01"W, ALONG THE WEST LINE, A DISTANCE OF 666.06 FEET; THENCE DEPARTING SAID WEST LINE, RUN N89°23'16"E, A DISTANCE OF 1323.90 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE S00°18'59"E, ALONG THE EAST LINE, A DISTANCE OF 1333.94 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE N89°27'59"E, ALONG THE NORTH LINE, A DISTANCE OF 661.55 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE N00°17'59"W, ALONG THE WEST LINE, A DISTANCE OF 1334.85 FEET; THENCE DEPARTING SAID WEST LINE, RUN N89°16'35"E, A DISTANCE OF 1964.64 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE S00°23'20"E, ALONG THE EAST LINE, A DISTANCE OF 666.19 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE S89°14'26"W, ALONG THE SOUTH LINE, A DISTANCE OF 655.23 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE S00°21'33"E, ALONG THE EAST LINE, A DISTANCE OF 666.60 FEET NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE S89°12'18"W, ALONG THE NORTH LINE, A DISTANCE OF 655.58 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°19'50"E, A DISTANCE OF 2669.06 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE S89°03'24"W, ALONG THE SOUTH LINE, A DISTANCE OF 656.93 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 22; THENCE N00°18'07"W, ALONG THE EAST LINE, A DISTANCE OF 668.38 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE S89°27'51"W, ALONG THE SOUTH LINE, A DISTANCE OF 1323.07 FEET TO A POINT ON THE EAST LINE OF THE 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE S00°18'09"E, ALONG THE EAST LINE, A DISTANCE OF 667.48 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE S89°30'11"W, ALONG THE SOUTH LINE, A DISTANCE OF 1323.06 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE N00°18'12"W, ALONG THE WEST LINE, A DISTANCE OF 667.27 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE S89°31'46"W, ALONG THE SOUTH LINE, A DISTANCE OF 661.93 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF THE SAID SECTION 22; THENCE N00°18'50"W, ALONG THE WEST LINE, A DISTANCE OF 2000.36 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE N89°24'17"E, ALONG THE SOUTH LINE, A DISTANCE OF 662.31 FEET TO THE POINT OF BEGINNING.

LESS ALL RECORDED INTERIOR ROAD RIGHT OF WAYS
CONTAINING 31.3 ACRES MORE OR LESS, PRIOR TO RIGHT OF WAY LESS OUTS.

SHEET 3 OF 6

(SEE SHEET 4-6 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

WEIBERG ROAD DD

SECTIONS 22 & 23,
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK 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:

CH DEV LLC

DATE: 09/06/2023

REV DATE:

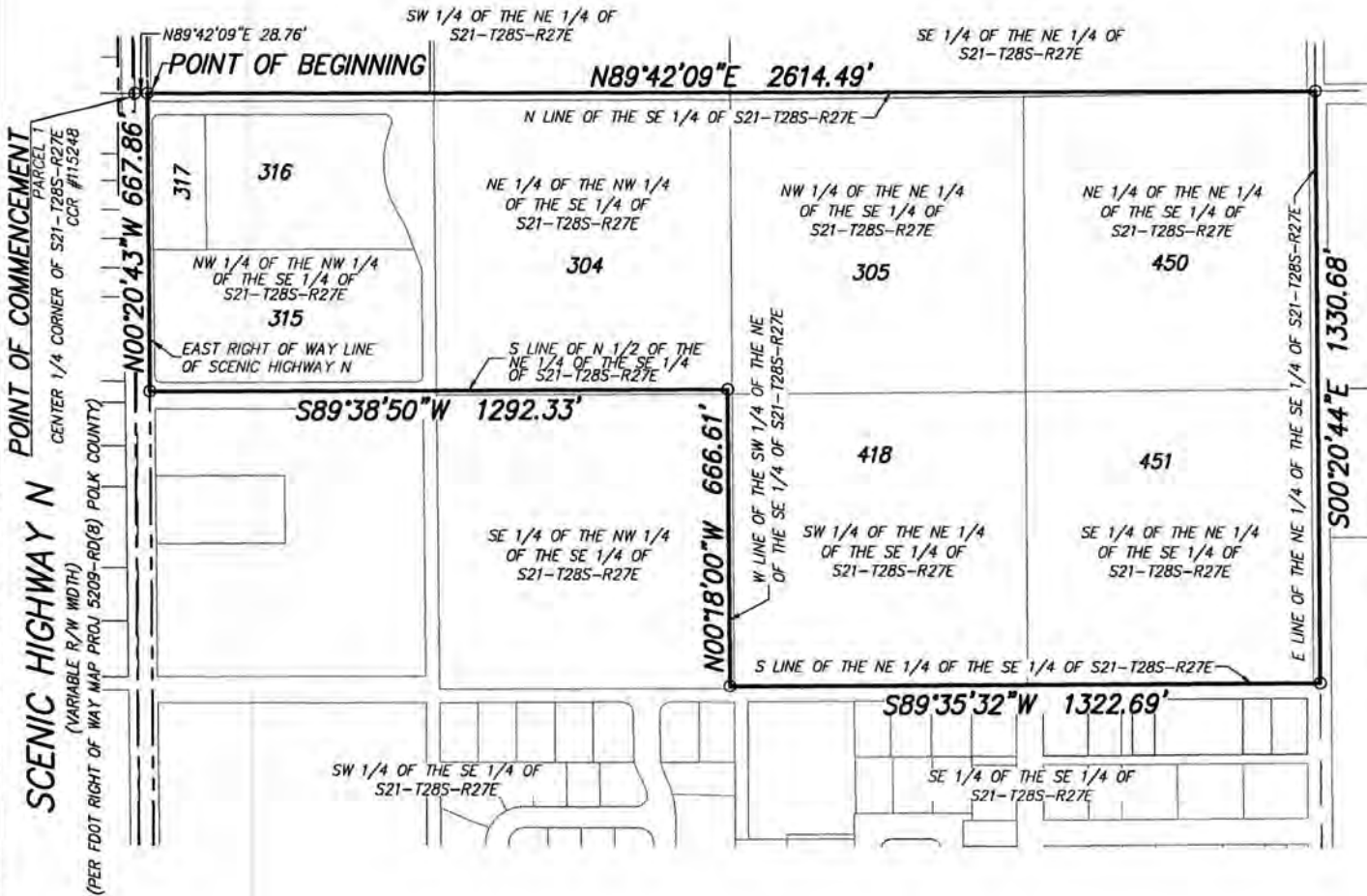
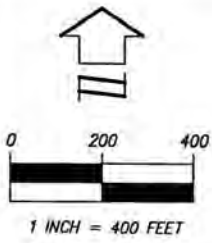
SCALE 1" = N/A

PROJ: 50167556

DRAWN BY: WS

CHECKED BY: WPH

Drawing name: C:\Users\wsamola\AppData\Local\Temp\Mapublish_45228(50155285)-sketch_Weiberg_Road_DD.dwg DEW desc: & sketch Sheet 3 Oct 03, 2021 9:28am by: wsamola



SHEET 4 OF 6

(SEE SHEET 3 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

WEIBERG ROAD DD

SECTIONS 22 & 23,
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK 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:

CH DEV LLC

DATE: 09/06/2023

REV DATE:

SCALE 1" = 400'

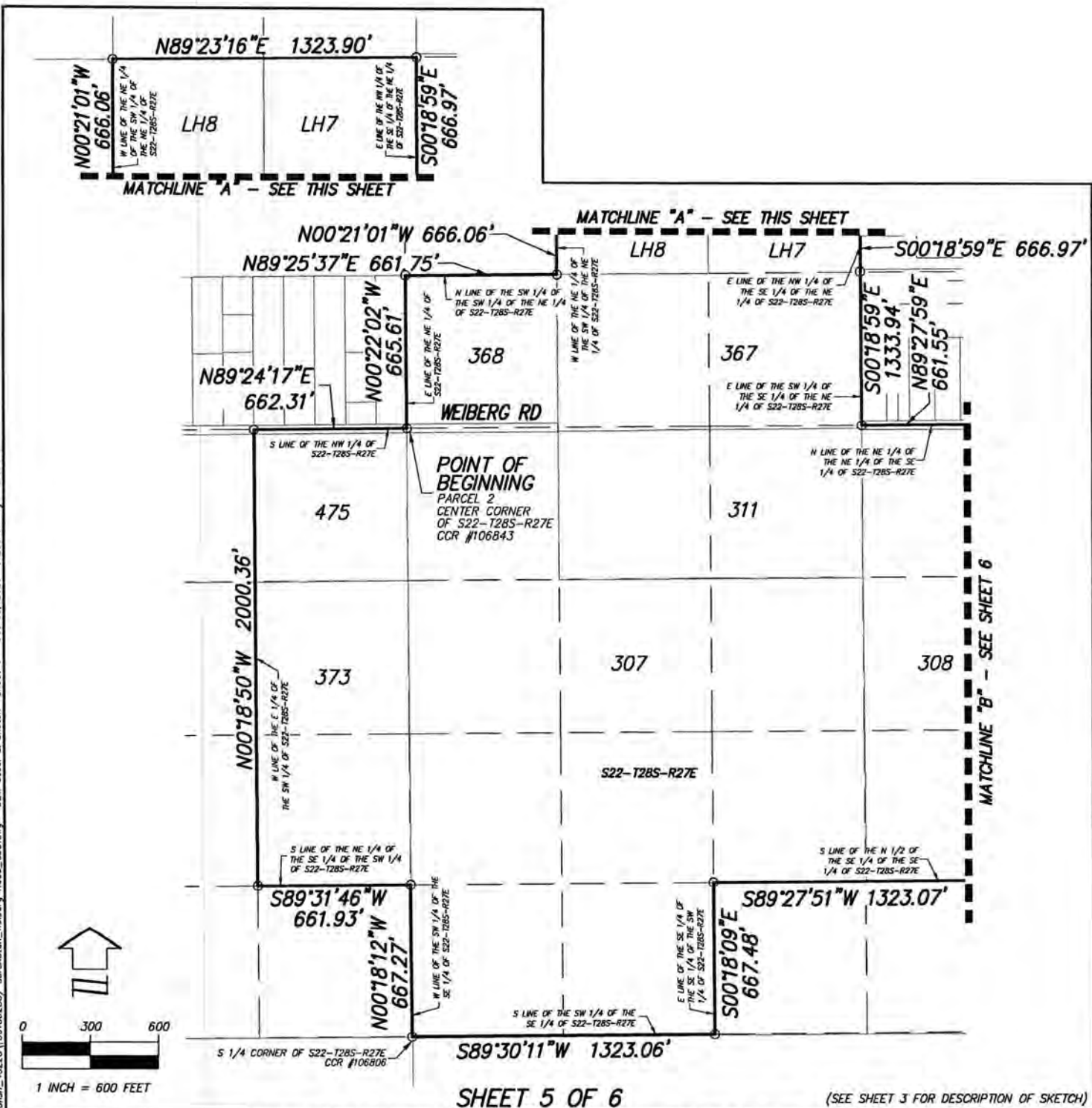
PROJ: 50167556

DRAWN BY: WS

CHECKED BY: WPH

Drawing name: C:\Users\wasmale1\AppData\Local\Temp\AcFtblsh_45228(50156285)-sursketch_Weiberg_Road_CDD.dwg DEW desc. & sketch_Sheet_4 Oct 03, 2023 9:28am by: wsmale1

Drawing name: C:\Users\wasmolot\appdata\local\temp\AcPublish_452281(50156285)...sketch_Weiberg_Road_CDD.dwg DEW desc. & sketch_Sheet 5 Oct 03, 2023 9:28am by: wsmolot



SHEET 5 OF 6


(SEE SHEET 3 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
 -OF-
 WEIBERG ROAD DD

SECTIONS 22 & 23,
 TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY FLORIDA



Dewberry

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

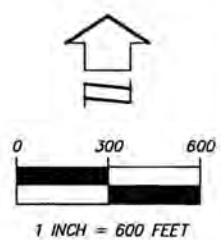
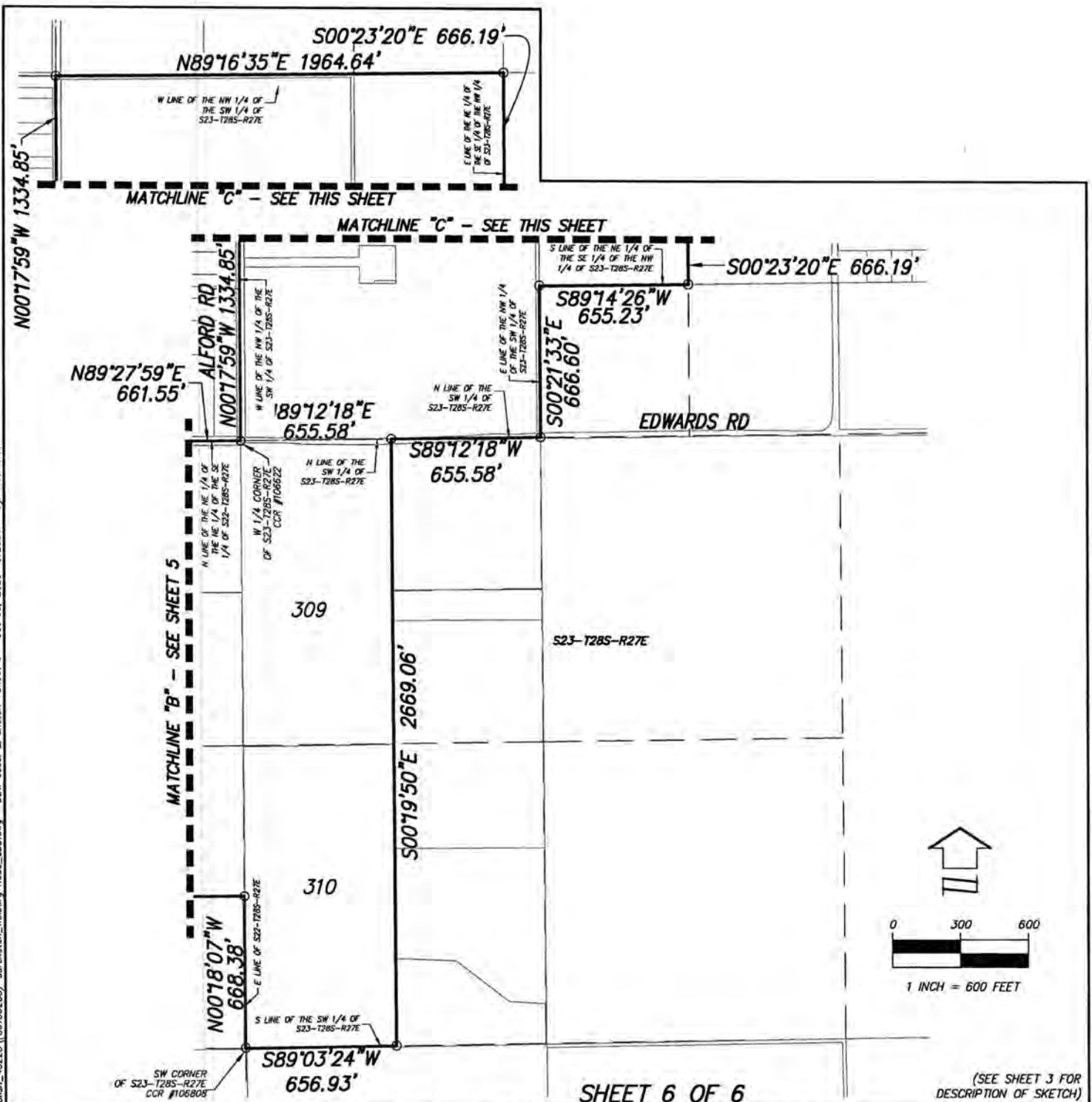
CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:
 CH DEV LLC

DATE: 09/06/2023
 REV DATE:
 SCALE 1" = 600'

PROJ: 50167556
 DRAWN BY: WS
 CHECKED BY: WPH

Drawing name: C:\Users\wasomalol\AppData\Local\Temp\AcPublish_452228(50156285)-sketch_Weiberg_Road_CDD.dwg DEW desc. & sketch_Sheet 6 Oct 03, 2023 9:28am by: wasomalol



SHEET 6 OF 6


(SEE SHEET 3 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
 -OF-
WEIBERG ROAD DD

SECTIONS 22 & 23,
 TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK 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:
CH DEV LLC

DATE: 09/06/2023
 REV DATE:
 SCALE 1" = 600'

PROJ: 50167556
 DRAWN BY: WS
 CHECKED BY: WPH

COMPOSITE EXHIBIT 6

**CONSENT AND JOINDER OF LANDOWNER TO INCLUSION
IN THE WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described in **Exhibit A** attached hereto and made a part hereof (“**Property**”).

The undersigned understands and acknowledges that the Weiberg Road Community Development District (the “**District**”) intends to submit a petition to amend the boundaries of the District in accordance with the provisions of Chapter 190, *Florida Statutes*, to add the Property within the District thereby expanding the external boundaries of the District.

As the owner of the Property which is intended to be added within the external boundaries of the District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.046(1)(e), *Florida Statutes*, the District is required to include the written consent of one hundred percent (100%) of the owners of the lands that are to be added to the District.

The undersigned hereby consents to the inclusion of the Property within the external boundaries of the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the amendment of the District’s external boundaries.

The undersigned acknowledges that the consent will remain in full force and effect until the District’s external boundaries are amended or three years from the date hereof, whichever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by the District, consent to inclusion of the Property within the boundaries of the District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the person executing this instrument.

[signatures on following page]

Executed this 7th day of October, 2022.

WITNESSES:

SLC IRA, LLC, a Florida limited liability company

Bobbie Henley
Print Name: Bobbie Henley

Steven L. Cassidy
By: Steven L. Cassidy
Its: Manager

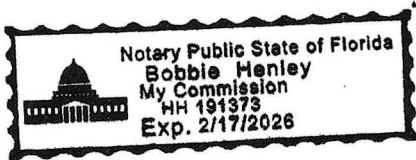
Jessica Petrucci
Print Name: Jessica Petrucci

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 7 day of October, 2022, by Steven L. Cassidy, as Manager of SLC IRA, LLC, who is personally known to me or who has produced _____ as identification.

[notary seal]

Bobbie Henley
Print Name: Bobbie Henley
Notary Public, State of Florida



Executed this 7th day of October, 2022.

WITNESSES:

ABC IRA, LLC, a Florida limited liability company

Bobbie Henley

Print Name: Bobbie Henley

Albert B. Cassidy

By: Albert B. Cassidy
Its: Manager

Jessica Petrucci

Print Name: Jessica Petrucci

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 7 day of October, 2022, by Albert B. Cassidy, as Manager of ABC IRA, LLC, who is personally known to me or who has produced _____ as identification.

[notary seal]

Bobbie Henley

Print Name: Bobbie Henley
Notary Public, State of Florida

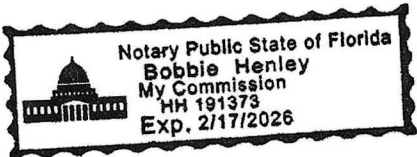


Exhibit A:
LEGAL DESCRIPTION

Parcel Id. Number: 272823-000000-032020; Parcel Id. Number: 272823-000000-034030; Parcel Id. Number: 272823-000000-034020; Parcel Id. Number: 272823-000000-034010

LEGAL DESCRIPTION – ALFORD RIDGE

A PARCEL OF LAND LYING IN NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 23, RUN THENCE ALONG THE EAST BOUNDARY OF SAID NORTHWEST 1/4, S.00°25'01"E., A DISTANCE OF 1331.48 FEET TO THE NORTH BOUNDARY OF THE SOUTH 1/2 OF SAID NORTHWEST 1/4; THENCE ALONG SAID NORTH BOUNDARY, S.89°16'33"W., A DISTANCE OF 654.86 FEET TO THE EAST BOUNDARY OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4 FOR A POINT OF BEGINNING; THENCE ALONG SAID EAST BOUNDARY, S.00°23'15"E., A DISTANCE OF 666.17 FEET TO THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4; THENCE ALONG SAID SOUTH BOUNDARY, S.89°14'19"W., A DISTANCE OF 655.21 FEET TO THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF SAID NORTHWEST 1/4; THENCE ALONG SAID EAST BOUNDARY, S.00°21'29"E., A DISTANCE OF 646.50 FEET TO THE NORTH MAINTAINED RIGHT OF WAY OF EDWARDS ROAD ACCORDING TO THE POLK COUNTY MAINTAINED RIGHT OF WAY MAP OF EDWARDS ROAD, RECORDED IN MAP BOOK 10, PAGES 31 THROUGH 36 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID NORTH MAINTAINED RIGHT OF WAY THE FOLLOWING THREE (3) COURSES: 1) S.88°37'56"W., A DISTANCE OF 7.86 FEET; 2) S.87°01'01"W., A DISTANCE OF 100.08 FEET; 3) S.88°09'43"W., A DISTANCE OF 66.16 FEET TO THE NORTH RIGHT OF WAY OF EDWARDS ROAD BY DEED EXCEPTION, BEING 15.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH BOUNDARY OF SAID NORTHWEST 1/4; THENCE ALONG THE NORTH DEEDED RIGHT OF WAY, S.89°12'04"W., A DISTANCE OF 1026.21 FEET TO SAID NORTH MAINTAINED RIGHT OF WAY OF EDWARDS ROAD; THENCE ALONG SAID NORTH MAINTAINED RIGHT OF WAY THE FOLLOWING TWO (2) COURSES: 1) N.88°58'26"W., A DISTANCE OF 7.65 FEET; 2) S.89°18'27"W., A DISTANCE OF 88.09 FEET TO EAST MAINTAINED RIGHT OF WAY OF ALFORD ROAD ACCORDING TO THE POLK COUNTY MAINTAINED RIGHT OF WAY MAP OF EDWARDS AND ALFORD ROAD, RECORDED IN MAP BOOK 1, PAGES 24 THROUGH 26 OF SAID PUBLIC RECORDS; THENCE ALONG SAID EAST MAINTAINED RIGHT OF WAY, N.00°45'20"W., A DISTANCE OF 21.68 FEET TO THE EAST RIGHT OF WAY OF ALFORD ROAD BY DEED EXCEPTION, BEING 15.00 FEET EAST OF AND PARALLEL WITH THE WEST BOUNDARY OF SAID NORTHWEST 1/4; THENCE ALONG SAID EAST DEEDED RIGHT OF WAY, N.00°17'57"W., A DISTANCE OF 1297.80 FEET TO AFORESAID NORTH BOUNDARY OF THE SOUTH 1/2 OF THE NORTHWEST 1/4; THENCE ALONG SAID NORTH BOUNDARY, N.89°16'33"E., A DISTANCE OF 1949.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 49.236 ACRES, MORE OR LESS.

**CONSENT AND JOINDER OF LANDOWNER TO INCLUSION
IN THE WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described in **Exhibit A** attached hereto and made a part hereof (“**Property**”).

The undersigned understands and acknowledges that the Weiberg Road Community Development District (the “**District**”) intends to submit a petition to amend the boundaries of the District in accordance with the provisions of Chapter 190, *Florida Statutes*, to add the Property within the District thereby expanding the external boundaries of the District.

As the owner of the Property which is intended to be added within the external boundaries of the District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.046(1)(e), *Florida Statutes*, the District is required to include the written consent of one hundred percent (100%) of the owners of the lands that are to be added to the District.

The undersigned hereby consents to the inclusion of the Property within the external boundaries of the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the amendment of the District’s external boundaries.

The undersigned acknowledges that the consent will remain in full force and effect until the District’s external boundaries are amended or three years from the date hereof, whichever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by the District, consent to inclusion of the Property within the boundaries of the District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the person executing this instrument.

[signatures on following page]

Executed this 7th day of October, 2022.

WITNESSES:

NORTHEAST POLK LAND INVESTMENTS, LLC, a Florida limited liability company

Bobbie Henley
Print Name: Bobbie Henley

Steven L. Cassidy
By: Steven L. Cassidy
Its: Manager

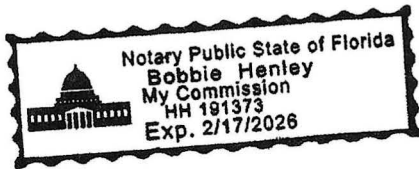
Jessica Petrucci
Print Name: Jessica Petrucci

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 7 day of October, 2022, by Steven L. Cassidy, as Manager of Northeast Polk Land Investments, LLC, who is personally known to me or who has produced _____ as identification.

[notary seal]

Bobbie Henley
Print Name: Bobbie Henley
Notary Public, State of Florida



Executed this 7th day of October, 2022.

WITNESSES:

NORTHEAST POLK LAND INVESTMENTS, LLC, a Florida limited liability company

Bobbie Henley

Print Name: Bobbie Henley

Albert B. Cassidy

By: Albert B. Cassidy
Its: Manager

Jessica Petrucci

Print Name: Jessica Petrucci

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 7 day of October, 2022, by Albert B. Cassidy, as Manager of Northeast Polk Land Investments, LLC, who is personally known to me or who has produced _____ as identification.

[notary seal]

Bobbie Henley

Print Name: Bobbie Henley
Notary Public, State of Florida

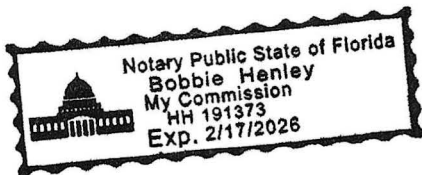


Exhibit A:
LEGAL DESCRIPTION

Parcel Id. Number: 272822-000000-014010 & Parcel Id. Number: 272822-000000-012030:

DESCRIPTION: (Per Official Records Book 12051, Page 1419)

The Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 22, Township 28 South, Range 27 East, Polk County, Florida.

AND

The Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 22, Township 28 South, Range 27 East, Polk County, Florida.

**CONSENT AND JOINDER OF LANDOWNER TO CONTRACTION
IN THE WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described in **Exhibit A** attached hereto and made a part hereof (“**Property**”).

The undersigned understands and acknowledges that the Weiberg Road Community Development District (the “**District**”) intends to submit a petition to amend the boundaries of the District in accordance with the provisions of Chapter 190, *Florida Statutes*, to remove the Property within the District thereby contracting the external boundaries of the District.

As the owner of the Property which is intended to be removed within the external boundaries of the District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.046(1)(e), *Florida Statutes*, the District is required to include the written consent of one hundred percent (100%) of the owners of the lands that are to be removed from the District.

The undersigned hereby consents to the removal of the Property within the external boundaries of the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the amendment of the District’s external boundaries.

The undersigned acknowledges that the consent will remain in full force and effect until the District’s external boundaries are amended or three years from the date hereof, whichever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by the District, consent to removal of the Property within the boundaries of the District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the person executing this instrument.

[signatures on following page]

Executed this 7 day of October, 2022.

WITNESSES:

GLK LAKE TRASK, LLC, a Florida limited liability company

Lindsey Roden
Print Name: Lindsey Roden

[Signature]
By: Lauren O. Schwenk
Its: Manager

Jessica Petrucci
Print Name: Jessica Petrucci

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 7 day of October, 2022, by Lauren O. Schwenk, as Manager of GLK Lake Trask, LLC, who is personally known to me or who has produced _____ as identification.

[notary seal]

Lindsey E. Roden
Print Name Lindsey E. Roden
Notary Public, State of Florida

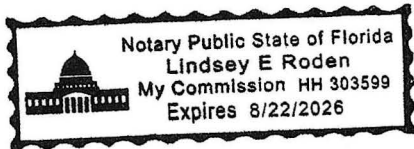


Exhibit A:
LEGAL DESCRIPTION

DESCRIPTION: A parcel of land lying in Section 22, Township 28 South, Range 27 East, Polk County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 22, run thence along the West line thereof, S.00°18'53"E, a distance of 20.00 feet to the South Right-of-Way of Weiberg Road, said point also being the **POINT OF BEGINNING**; thence along said South Right-of-Way, N.89°18'34"E, a distance of 50.00 feet to a point on a line 50.00 feet East of and parallel with the West line of the East 1/4 of the Southwest 1/4 of said Section 22; thence along said parallel line, S.00°18'53"E, a distance of 102.98 feet; thence N.90°00'00"E., a distance of 179.27 feet; thence S.36°19'39"E., a distance of 524.37 feet; thence S.00°30'16"E., a distance of 479.56 feet; thence S.41°56'49"E., a distance of 589.78 feet; thence S.26°37'41"W., a distance of 593.81 feet to the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Said Section 22; thence along the South line thereof, S.89°30'28"W, a distance of 661.93 feet to the Southwest corner of said Northeast 1/4; thence along the West line of the East 1/4 of the Southwest 1/4 of said Section 22, N.00°18'55"W, a distance of 1979.58 feet to the **POINT OF BEGINNING**.

Containing 26.915 acres, more or less.

EXHIBIT 7

RESOLUTION 2022-34

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRPERSON AND DISTRICT STAFF TO FILE A PETITION WITH THE TOWN OF DUNDEE, FLORIDA, REQUESTING THE ADOPTION OF AN ORDINANCE AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes* ("Act"), as established by Ordinance No. 22-27, adopted by the Town Commission of the Town of Dundee, Florida, effective September 13, 2022 (the "**Ordinance**"), and being situated within the Town of Dundee, Florida (the "**Town**"); and

WHEREAS, pursuant to the Act, the District is authorized to construct, acquire, operate and maintain infrastructure improvements and services; and

WHEREAS, the District presently consists of approximately 298.28 acres of land, more or less, as more fully described in the Ordinance; and

WHEREAS, the developer of the lands within the District ("**Developer**"), has approached the District and requested the District petition to amend its boundaries to add approximately 68.53 acres of land ("**Expansion Parcels**"), more or less, as depicted in **Exhibit A**, and to remove approximately 26.915 acres ("**Contraction Parcel**"), as more particularly described in the attached **Exhibit B** (together, "**Boundary Amendment Parcels**"); and

WHEREAS, the proposed boundary amendment is in the best interests of the District and the area of land within the proposed amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, addition of the Expansion Parcels and removal of the Contraction Parcel is not inconsistent with either the State or local comprehensive plans; and

WHEREAS, in order to seek a boundary amendment pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the boundary amendment process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District’s Board of Supervisors (“Board”); and

WHEREAS, the District desires to petition to amend its boundaries in accordance with the procedures and processes described in Chapter 190, *Florida Statutes*, which processes include the preparation of a petition to the Town, and such other actions as are necessary in furtherance of the boundary amendment process.

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

SECTION 1. The recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The Board hereby directs the Chairperson and District staff to proceed in an expeditious manner with the preparation and filing of a petition and related materials with the Town to seek the amendment of the District’s boundaries to remove the Contraction Parcel depicted in **Exhibit B** and add the Expansion Parcels depicted in **Exhibit A**, pursuant to Chapter 190, *Florida Statutes*, and authorizes the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the amendment of the District’s boundaries.

SECTION 3. The Board hereby authorizes the District Chairperson, District Manager and District Counsel to act as agents of the District with regard to any and all matters pertaining to the petition to the Town and/or the County to amend the boundaries of the District.

SECTION 4. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 21ST day of September 2022.

ATTEST:

WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT

Jill Burns

Rennie Heath

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Expansion Parcels
Exhibit B: Contraction Parcel

EXHIBIT A
Expansion Parcels

272822-000000-014010	LH8	10.12
272822-000000-012030	LH7	10.12
272823-000000-032020	425	10.02
272823-000000-034030	424	0.03
272823-000000-034020	423	1.04
272823-000000-034010	422	37.20

EXHIBIT B Contraction Parcel

Description Sketch (Not A Survey)



DESCRIPTION: A parcel of land lying in Section 22, Township 28 South, Range 27 East, Polk County, Florida, and being more particularly described as follows:

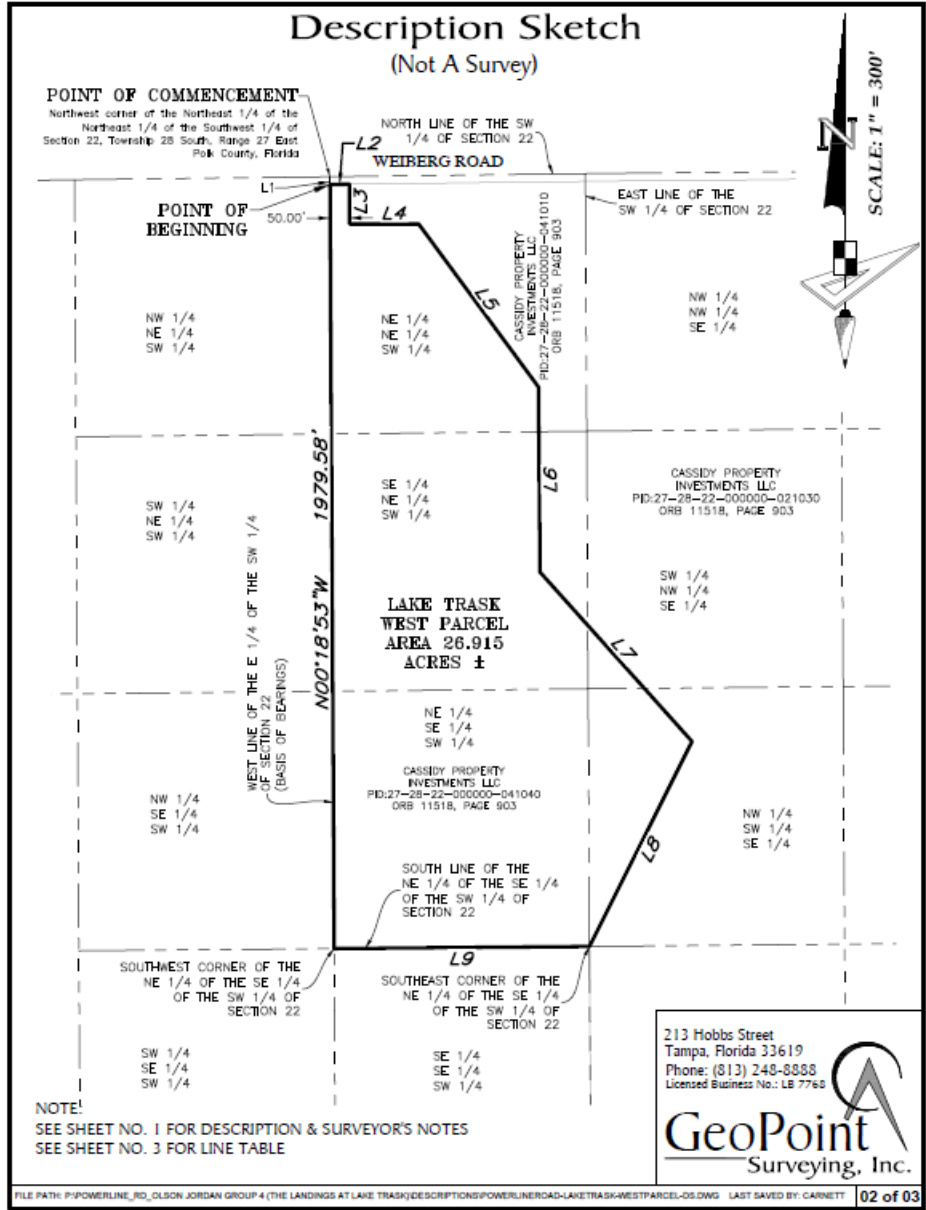
COMMENCE at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 22, run thence along the West line thereof, S.00°18'53"E., a distance of 20.00 feet to the South Right-of-Way of Weiberg Road, said point also being the **POINT OF BEGINNING**; thence along said South Right-of-Way, N.89°18'34"E., a distance of 50.00 feet to a point on a line 50.00 feet East of and parallel with the West line of the East 1/4 of the Southwest 1/4 of said Section 22; thence along said parallel line, S.00°18'53"E., a distance of 102.98 feet; thence N.90°00'00"E., a distance of 179.27 feet; thence S.36°19'39"E., a distance of 524.37 feet; thence S.00°30'18"E., a distance of 479.56 feet; thence S.41°56'49"E., a distance of 589.78 feet; thence S.26°37'41"W., a distance of 593.81 feet to the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Said Section 22; thence along the South line thereof, S.89°30'28"W., a distance of 661.93 feet to the Southwest corner of said Northeast 1/4; thence along the West line of the East 1/4 of the Southwest 1/4 of said Section 22, N.00°18'53"W., a distance of 1979.58 feet to the **POINT OF BEGINNING**.

Containing 26.915 acres, more or less.

SURVEYOR'S NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, HAVING AN ASSUMED BEARING OF N.00°18'53"W.
- 2) I DO HEREBY CERTIFY THAT THIS SKETCH & DESCRIPTION WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS STATED IN RULES 5J-17.051, 5J-17.052, AND 5J-17-053, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
- 3) SEE SHEET NO. 2 FOR SKETCH
SEE SHEET NO. 3 FOR LINE TABLE.

PROJECT: Powerline Road Olson Jordan		Prepared For: Absolute Engineering	
PHASE: Lake Trask West Parcel		Date: 2022.09.21 17:47:25 -04'00'	
DRAWN: JCM	DATE: 08/15/22		
REVISIONS			
DATE	DESCRIPTION	DRAWN BY	
09/01/22	Updated DS to revised limits of area	CMA	
09/21/22	Updated Sketch to revised limits of area	CMA	
		 Charles M. Arnett FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6884	
		 213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768	
FILE PATH: P:\POWERLINE_RD_OLSON_JORDAN GROUP 4 (THE LANDINGS AT LAKE TRASK)\DESCRIPTIONS\POWERLINEROAD-LAKE TRASK-WESTPARCEL-05.DWG. LAST SAVED BY: CARNETT			
			01 of 03




Description Sketch (Not A Survey)

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	S 00°18'53" E	20.00'
L2	N 89°18'34" E	50.00'
L3	S 00°18'53" E	102.98'
L4	N 90°00'00" E	179.27'
L5	S 36°19'39" E	524.37'
L6	S 00°30'16" E	479.56'
L7	S 41°56'49" E	589.78'
L8	S 26°37'41" W	593.81'
L9	S 89°30'28" W	661.93'

NOTE:
SEE SHEET NO. 1 FOR DESCRIPTION & SURVEYOR'S NOTES
SEE SHEET NO. 2 FOR SKETCH

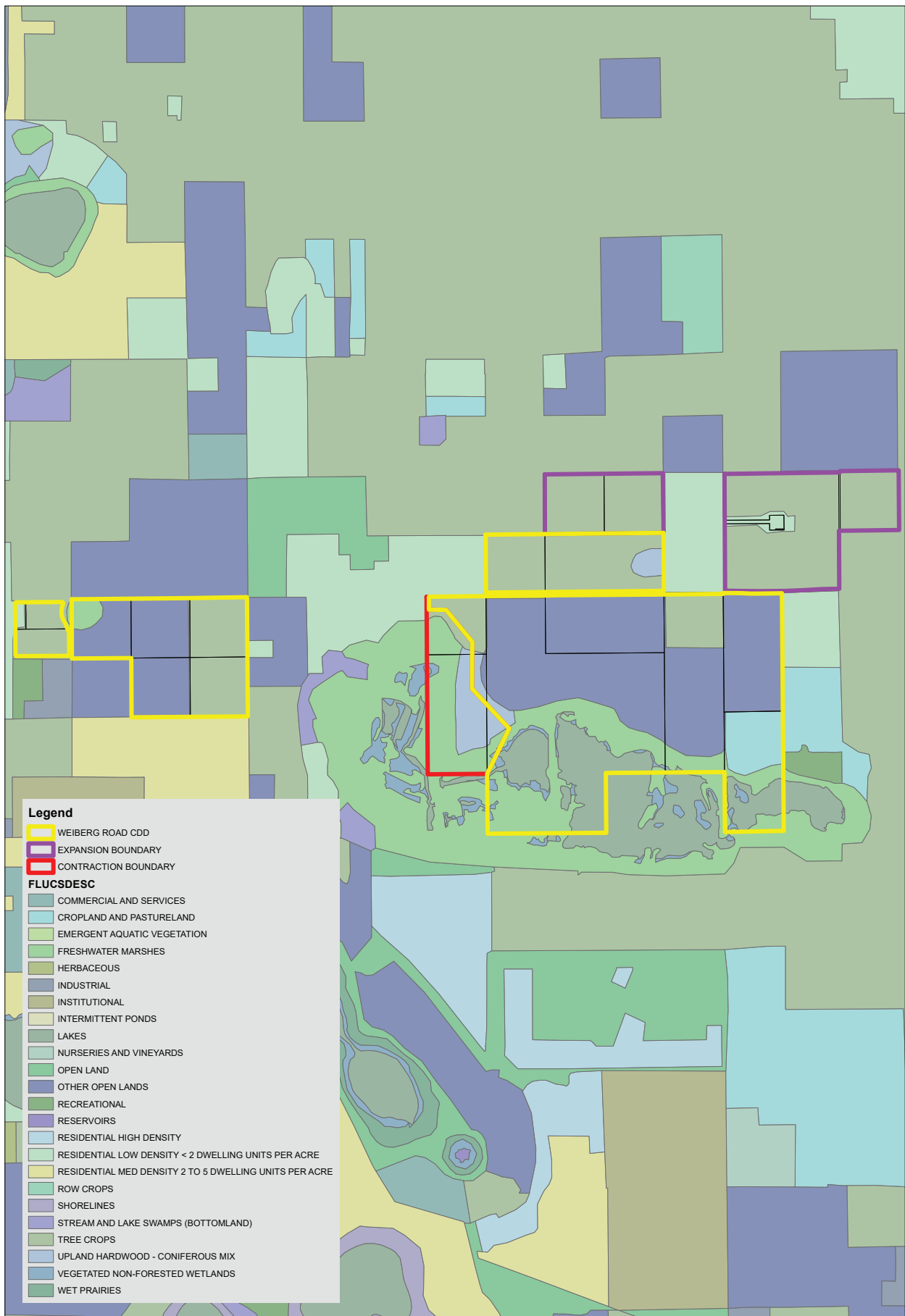
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768



GeoPoint

Surveying, Inc.

COMPOSITE EXHIBIT 8



Legend

- WEIBERG ROAD CDD
- EXPANSION BOUNDARY
- CONTRACTION BOUNDARY

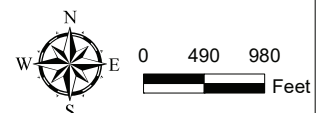
FLUCSDESC

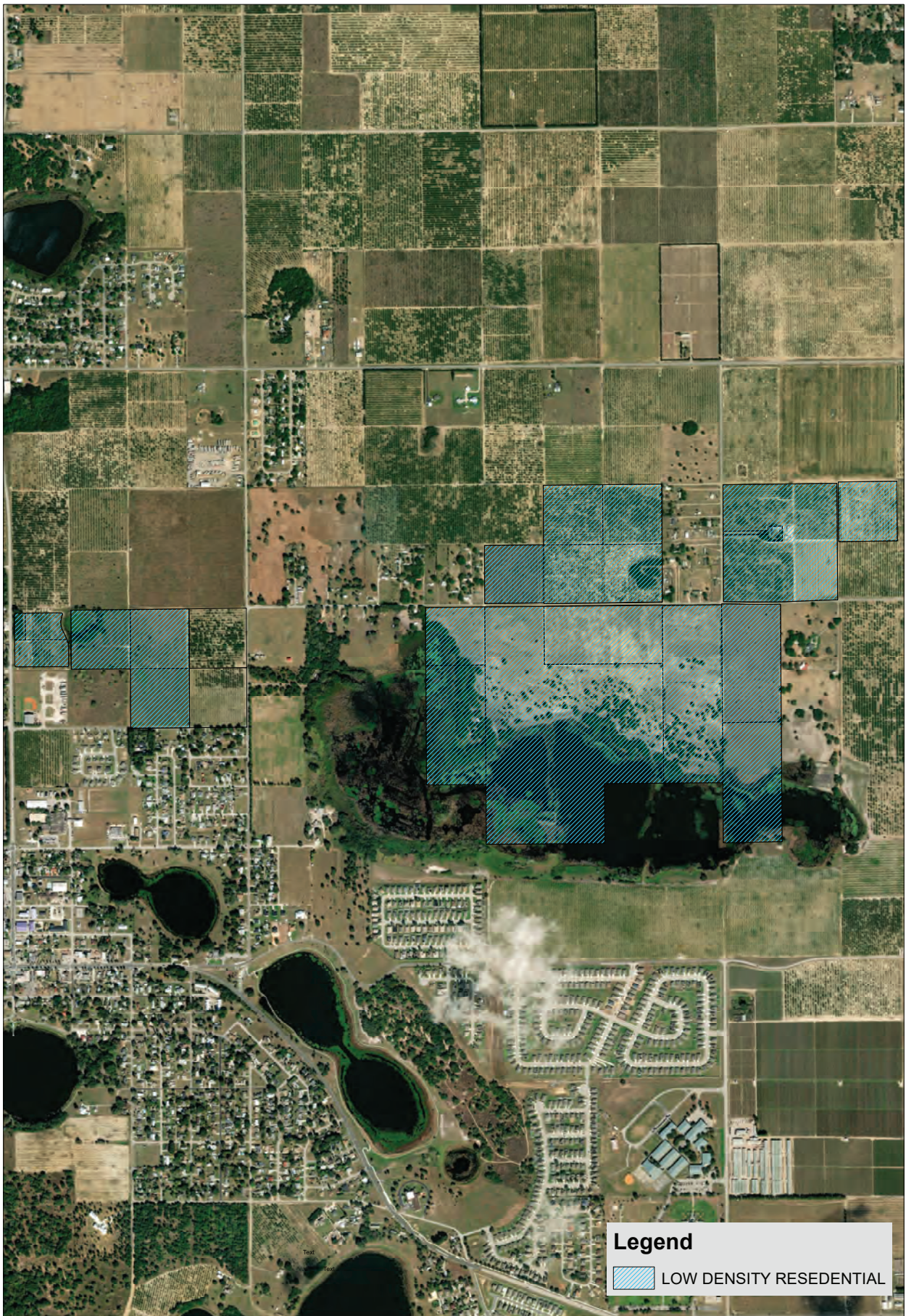
- COMMERCIAL AND SERVICES
- CROPLAND AND PASTURELAND
- EMERGENT AQUATIC VEGETATION
- FRESHWATER MARSHES
- HERBACEOUS
- INDUSTRIAL
- INSTITUTIONAL
- INTERMITTENT PONDS
- LAKES
- NURSERIES AND VINEYARDS
- OPEN LAND
- OTHER OPEN LANDS
- RECREATIONAL
- RESERVOIRS
- RESIDENTIAL HIGH DENSITY
- RESIDENTIAL LOW DENSITY < 2 DWELLING UNITS PER ACRE
- RESIDENTIAL MED DENSITY 2 TO 5 DWELLING UNITS PER ACRE
- ROW CROPS
- SHORELINES
- STREAM AND LAKE SWAMPS (BOTTOMLAND)
- TREE CROPS
- UPLAND HARDWOOD - CONIFEROUS MIX
- VEGETATED NON-FORESTED WETLANDS
- WET PRAIRIES

TOWN OF DUNDEE


ACRES = 298.28

**COMPOSITE EXHIBIT 8 -
EXISTING LAND USE MAP
WEIBERG ROAD CDD**





Legend

 LOW DENSITY RESEDENTIAL

TOWN OF DUNDEE

ACRES = 298.28

**COMPOSITE EXHIBIT 8 -
FUTURE LAND USE MAP
WEIBERG ROAD CDD**

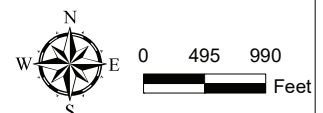
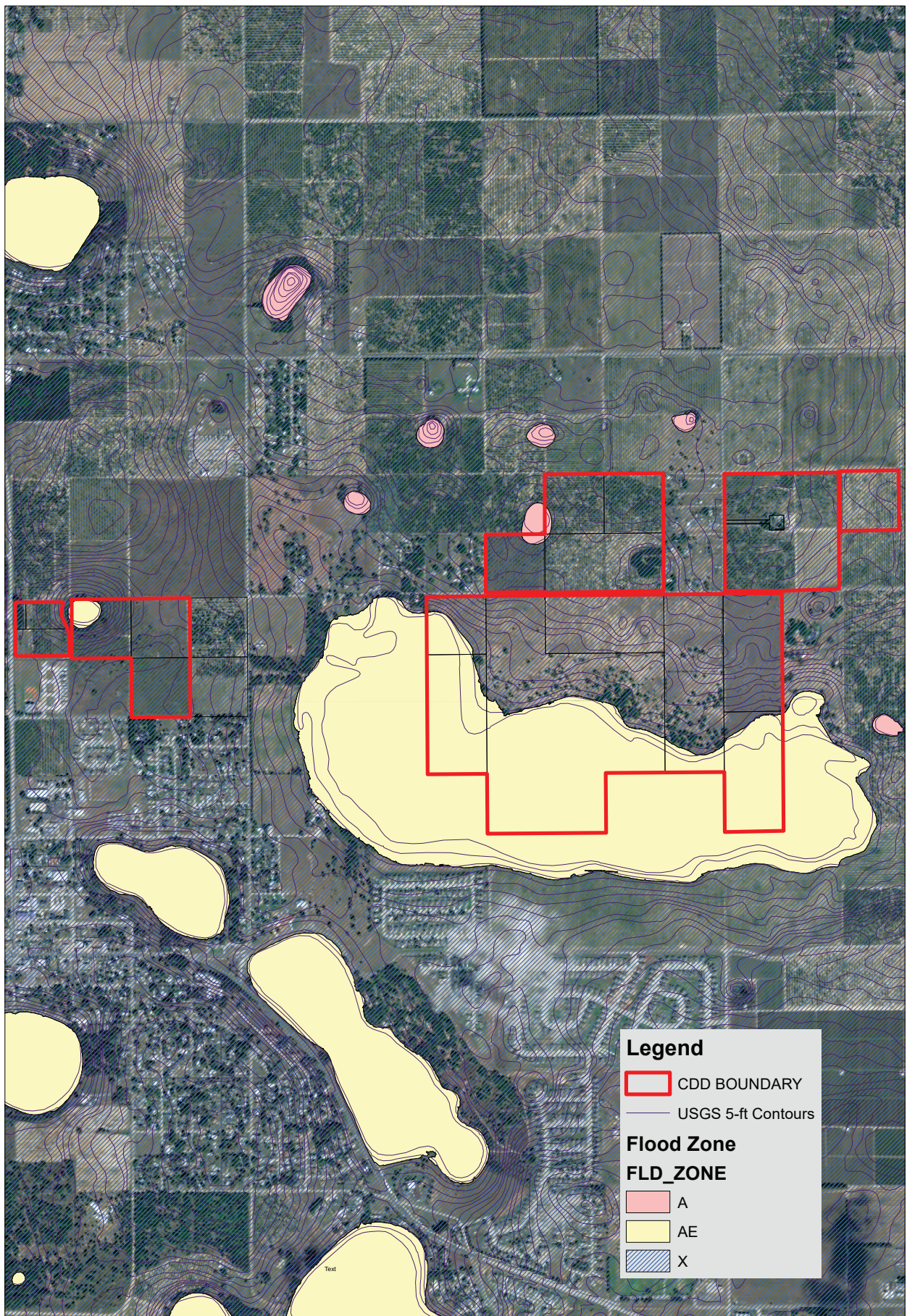


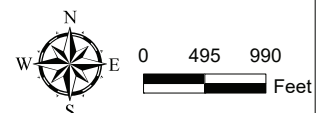
EXHIBIT 9



TOWN OF DUNDEE

EXHIBIT 9 - DRAINAGE AND UTILITIES WEIBERG ROAD CDD

ACRES = 298.28



COMPOSITE EXHIBIT 10

Weiberg Road CDD - Composite Exhibit 10

Summary of Proposed District Facilities and Summary of Probable Cost

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

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

**District will fund street lighting maintenance services.

<u>Infrastructure</u>	<u>Landing at Lake Trask Ph 1 404 Lots (Existing) 2022-2026</u>	<u>Landing at Lake Trask Ph 2A 103 Lots (Existing) 2022-2026</u>	<u>Landing at Lake Trask Ph 2B 65 Lots (Expansion) 2022-2026</u>	<u>Eagle Landing 206 Lots (Existing) 2022-2026</u>	<u>Alford Ridge 178 Lots (Expansion) 2022-2026</u>	<u>Total 956 Lots</u>
Offsite Improvements (1)(5)(7)(11)	\$1,466,114.00	\$451,112.00	\$163,710.00	\$749,428.00	\$647,564.00	\$3,314,218.00
Stormwater Management (1)(2)(3)(5)(6)(7)	\$1,912,638.00	\$588,504.00	\$213,570.00	\$977,676.00	\$844,788.00	\$4,323,606.00
Utilities (Water, Sewer, & Street Lighting) (1)(5)(7) (9)(11)	\$3,327,168.00	\$1,023,992.00	\$371,610.00	\$1,701,148.00	\$1,469,924.00	\$7,522,232.00
Roadway (1)(4)(5)(7)	\$1,912,638.00	\$588,504.00	\$213,570.00	\$977,676.00	\$844,788.00	\$4,323,606.00
Entry Feature (1)(7)(8)(9)(11)	\$200,000.00	\$100,000.00	\$100,000.00	\$200,000.00	\$200,000.00	\$700,000.00
Parks and Amenities (1)(7)(11)	\$689,130.00	\$212,040.00	\$76,950.00	\$352,260.00	\$304,380.00	\$1,557,810.00
General Consulting (11)	\$953,498.00	\$293,384.00	\$106,470.00	\$487,396.00	\$421,148.00	\$2,155,426.00
Contingency (11)	\$1,049,009.00	\$322,772.00	\$117,135.00	\$536,218.00	\$463,334.00	\$2,371,333.00
TOTAL	\$11,510,195.00	\$3,580,308.00	\$1,363,015.00	\$5,981,802.00	\$5,195,926.00	\$27,631,246.00

Notes:

(1) District to be constructed as four (4) phases.

(2) Infrastructure consists of public roadway improvements, Stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and public neighborhood parks, all of which will be located on land owned by or subject to a permanent easement in favor of the District or another governmental entity.

(3) Excludes grading of each lot in conjunction with home construction, which will be provided by home builder.

(4) Includes Stormwater pond excavation. Does not include the cost of transportation of fill for use of private lots.

(5) Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.

(6) Includes subdivision infrastructure and civil/site engineering.

(7) Stormwater does not include grading associated with building pads.

(8) Estimates are based on 2022 cost.

(9) Includes entry features, signage, hardscape, landscape, irrigation and fencing.

(10) CDD will enter into a Lighting Agreement with Duke Energy for the lighting service. Includes only the incremental cost of undergrounding.

(11) Estimates based on 956 lots.

(12) The costs associated with the infrastructure are a master cost and is effectively shared by the entire project (All phases).

EXHIBIT 11

STATEMENT OF ESTIMATED REGULATORY COSTS

For the Petition to Amend the Boundaries of the Weiberg Road CDD

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs (“SERC”) supports the petition to amend the boundaries of the **Weiberg Road Community Development District** (the “District”). The District is an independent unit of special-purpose local government established pursuant to Chapter 190, Florida Statutes by the Town of Dundee, Florida Ordinance No. 22-27, adopted on September 13, 2022. The District is comprised of approximately 298.28 acres and located within the Town of Dundee, Florida (the “Town”) within Polk County, Florida (“County”). The project is currently planned for approximately 713 residential units. The District desires to amend the boundaries by adding approximately 69.476 acres (the “Expansion Area”) and removing approximately 26.915 acres (the “Contraction Area”) from the existing District. The Expansion Area is planned to include approximately 243 single-family residential units. Upon amendment of the boundary, the District will include 343.391 acres and 956 planned residential units. The SERC provides the information required by Section 190.005 and Section 120.541, Florida Statutes. The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), Florida Statutes, as follows:

“That the process of establishing¹ such a district pursuant to uniform general law shall be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant.”

1.2 Overview of the Weiberg Road Community Development District

The District is designed to provide community infrastructure, services, and facilities along with their operations and maintenance to the lands within the Weiberg Road development. The District, as amended, will encompass approximately 343.391 acres.

The development plan for the lands within the District, as amended, includes approximately 956 residential units. All units are authorized for inclusion within the District. A Community Development District (“CDD”) is an independent unit of special purpose local government authorized by Chapter 190, Florida Statutes, to plan, finance, construct, operate and maintain community-wide infrastructure in large, planned community developments. CDDs provide a “solution to the state’s planning, management and financing needs for delivery of capital infrastructure in order to service projected growth without overburdening other governments and their taxpayers.” Section 190.002(1)(a), Florida Statutes.

A CDD is not a substitute for the local, general purpose, government unit, e.g., the county in

¹ Same limitations apply for a SERC accompanying the petition to amend the boundaries of a CDD.

which the CDD lies. A CDD does not have the permitting, zoning or police powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating, and maintaining community infrastructure for planned developments, such as the District. The scope of this SERC is limited to evaluating the economic consequences of approving the petition to amend the boundaries of the District.

1.3 Requirements for Statement of Estimated Regulatory Costs

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

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

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

(c) A good faith estimate of the cost to the agency², and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

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

(e) An analysis of the impact on small businesses as defined by Section 288.703, Florida Statutes, and an analysis of the impact on small counties and small cities as defined by Section 120.52, Florida Statutes. The impact analysis for small businesses must include the basis for the agency’s decision not to implement alternatives that would reduce adverse impacts on small businesses.

² For the purposes of this SERC, the term “agency” means the Town of Dundee and the term “rule” means the ordinance(s) which Dundee adopted to create or amend the District.

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

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternative submitted under paragraph (1)(a) of Sec. 120.541, Florida Statute, and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

A description and analysis of the requirements are set forth below.

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

It is unlikely the expansion of the District will meet any of the triggers in Section 120.541(2)(a), Florida Statutes. The basis for this determination is provided in the discussions in Section 3.0 through Section 6.0.

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

As noted above, the District, as amended, encompasses a community designed for approximately 956 residential units. These units and their owners and or tenants will fall under the jurisdiction of the District upon construction or sale. Prior to sale of any units, all of the land within the District will be under the jurisdiction of the District and be required to comply with the establishing ordinance.

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

4.1 Costs of Governmental Agencies of Implementing and Enforcing Rule

State Government Entities

There will be only modest costs to various State governmental entities to implement and enforce the proposed expansion of the District. The boundary amendment, as proposed, will be processed by the Town, per section 190.046(1)(b), Florida Statutes. The modest costs to various State entities to implement and enforce the proposed rule relate strictly to the receipt and processing of various reports that the proposed District is required to file with the State and its various entities. The costs to those State agencies that will receive and process the District's reports are minimal, because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 189.018, Florida Statutes, the District must pay an annual fee to the State of Florida Department of Economic Opportunity, which offsets such costs. Please note that since the District already exists and the petition is to amend the boundaries of the District, it is unlikely that there will be any additional

costs to the State.

Town of Dundee

The District currently exists and the petition is to expand the boundaries of the District. After expansion, the District will consist of approximately 343.391 acres. The Town and its staff will process and analyze the petition pursuant to Section 190.046(1)(b) Florida Statutes, conduct a public hearing with respect to the petition, and vote upon the petition to amend the boundaries of the District. These activities will absorb some resources. However, the petition filing fee is anticipated to cover the Town's costs for review of the petition to amend the boundaries.

These costs to the Town are modest for a number of reasons. First, review of the petition to amend the District boundaries does not include analysis of the project itself. Second, the petition itself provides much of the information needed for a staff review. Third, local governments already possess the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Finally, local governments routinely process similar petitions for land uses and zoning changes that are far more complex than is the petition to amend the boundaries of a community development district.

The annual costs to the Town attributable to the expansion of the District are minimal, if any. The District is an independent unit of special-purpose local government. The only annual costs the Town faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the Town. It should be noted that since the District already exists, the inclusion of the Expansion Area within the boundaries of the District should not impact the Town's annual costs.

4.2 Impact on State and Local Revenues

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

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

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

Table 1 provides an outline of the various facilities and services the District, as amended, may provide. It is anticipated that the offsite improvements, stormwater facilities, lift stations/water/sewer, street lighting, roadway, entry feature & signage, parks & amenities and other costs, as described in Table 1, will be financed by the District, although some of the

infrastructure facilities will be dedicated to other governments for operations. Those governments will collect the associated revenues required to operate and maintain those systems.

**Table 1.
Weiberg Road Community Development District Summary of Proposed District Facilities**

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

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

** District will fund street lighting maintenance services

The petitioner has estimated the design and development costs for providing the capital facilities in the Expansion Area. The cost estimates are shown in Table 2 below. The Expansion Area, design and development costs for these facilities are estimated to be \$6,558,941. The District and/or the developer may pay these construction and development costs. The District may issue special assessments or other revenue bonds to fund the development of these facilities. These bonds would be repaid through non-ad valorem assessments levied on all properties in the District that specially benefit from the District’s capital improvement program.

Future landowners in the District shall be required to pay non-ad valorem assessments levied by the District to secure the debt incurred through bond issuance, assuming such bonds are issued by the District. In addition to the levy of non-ad valorem assessments for debt service, the District shall also impose a non-ad valorem assessments to fund the operations and maintenance of the District and its facilities and services.

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

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

**Table 2.
Weiberg Road Community Development District Expansion Property –
Engineer’s Estimate of Probable Costs**

<u>Infrastructure</u>	<u>Landing at Lake Trask Ph 1 404 Lots (Existing) 2022-2026</u>	<u>Landing at Lake Trask Ph 2A 103 Lots (Existing) 2022-2026</u>	<u>Landing at Lake Trask Ph 2B 63 Lots (Expansion) 2022-2026</u>	<u>Engle Landing 206 Lots (Existing) 2022-2026</u>	<u>Alford Ridge 178 Lots (Expansion) 2022-2026</u>	<u>Total 956 Lots</u>
Offsite Improvements (1)(5)(7)(11)	\$1,466,114.00	\$451,112.00	\$163,710.00	\$749,428.00	\$647,564.00	\$3,314,218.00
Stormwater Management (1)(2)(3)(5)(6)(7)	\$1,912,638.00	\$588,504.00	\$213,570.00	\$977,676.00	\$844,788.00	\$4,323,606.00
Utilities (Water, Sewer, & Street Lighting) (1)(5)(7) (9)(11)	\$3,327,168.00	\$1,023,992.00	\$371,610.00	\$1,701,148.00	\$1,469,924.00	\$7,522,232.00
Roadway (1)(3)(5)(7)	\$1,912,638.00	\$588,504.00	\$213,570.00	\$977,676.00	\$844,788.00	\$4,323,606.00
Entry Feature (1)(7)(9)(11)	\$200,000.00	\$100,000.00	\$100,000.00	\$200,000.00	\$200,000.00	\$700,000.00
Parks and Amenities (1)(7)(11)	\$689,130.00	\$212,040.00	\$76,950.00	\$352,260.00	\$304,380.00	\$1,557,810.00
General Consulting (11)	\$953,498.00	\$293,384.00	\$106,470.00	\$487,396.00	\$421,148.00	\$2,155,426.00
Contingency (11)	\$1,049,009.00	\$322,772.00	\$117,135.00	\$536,218.00	\$463,334.00	\$2,371,333.00
TOTAL	\$11,510,195.00	\$3,580,308.00	\$1,363,015.00	\$5,981,802.00	\$5,195,926.00	\$27,631,246.00

In considering these costs it should be noted that owners and occupants of the lands included within the District and the Expansion Area will receive four major classes of benefits.

First, those property owners in the District will receive a higher level of public services and amenities sooner than would otherwise be the case, due to increased availability to bond financing.

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

Third, a CDD is a form of governance which allows CDD landowners, through landowner voting and ultimately electoral voting for resident elected boards, to determine the type, quality and cost

of the CDD services they receive, provided they meet the Town’s overall requirements, as applicable.

Fourth, a CDD has the ability to maintain infrastructure better than a Homeowners’ Association (“HOA”) because it is able to offer a more secure funding source for maintenance, operations, and repair costs through assessments collected on the county tax bill pursuant to Section 197.3632, Florida Statutes. Further, a CDD is a perpetual entity and provides for the continuous operations and maintenance of infrastructure.

The transactional cost impact on the ultimate landowners in the District is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above what the landowners would have paid to install infrastructure via an alternative financing mechanism. Given the low cost of capital for a CDD (through tax exempt bond financing), the transactional cost impact to landowners is negligible.

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

There will be no impact on small businesses because of the expansion of the District. If anything, the impact on any small businesses in the area near the proposed District may be positive. This is because the District must competitively bid many of its contracts. This affords small businesses the opportunity to bid on District work.

The Town of Dundee has an estimated population of less than 10,000 according to the most recent federal census (2020). Therefore, the Town is defined as a “small” City according to Section 120.52 of the Florida Statutes. However, as noted above, there will be no adverse impact on the Town due to the creation of the District. The District will provide infrastructure facilities and services to the property located within the District. These facilities and services will help make this property developable. Development of the property within the District will increase the value of this property and, consequently, increase the property taxes that accrue to the Town. These increased property taxes (along with other direct and indirect revenues accruing to the Town as a result of the development of the land within the District) will offset any new staff, facilities, or equipment the Town adds to provide services to the property owners within the District.

7.0 Any additional useful information.

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

8.0 In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under paragraph (1)(a) of Sec. 120.541, Florida Statute, and either a statement adopting the alternative or a statement of the reasons for rejecting

the alternative in favor of the proposed rule.

There have been no good faith written proposals or revised statements submitted to the agency (the Town) as described in section 120.541(1)(a), Florida Statutes.

Prepared by:

Governmental Management Services - Central Florida, LLC

October 25, 2022

EXHIBIT 12

Authorization of Agent

This letter shall serve as a designation of Roy Van Wyk, Esq., whose address is c/o KE Law Group, PLLC, 2016 Delta Boulevard, Suite 101, Tallahassee, Florida 32303, to act as agent for Weiberg Road Community Development District, a unit of special-purpose local government established pursuant to the provisions of Chapter 190, Florida Statutes, and Town of Dundee Ordinance No. 22-27, with regard to any and all matters pertaining to the Petition to the Town Commission of the Town of Dundee, Florida to amend the boundary of Weiberg Road Community Development District pursuant to Chapter 190, Florida Statutes. This authorization shall remain in effect until revoked in writing.

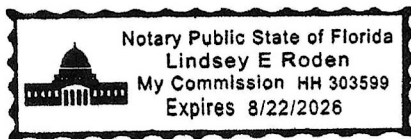
WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT


DATE: 10/7/2022


Warren K. (Rennie) Heath II, Chairperson,
Board of Supervisors

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 7 day of October, 2022, by Warren K. (Rennie) Heath II, as Chairperson of the Board of Supervisors of the Weiberg Road Community Development District.




(Official Notary Signature & Seal)
Name: Lindsey E Roden
Personally Known (Rennie) Warren K Heath
OR Produced Identification _____
Type of Identification _____

ORDINANCE NO. 22-27

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF DUNDEE, FLORIDA ESTABLISHING THE WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2021); PROVIDING A TITLE; PROVIDING FINDINGS; CREATING AND NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR SEVERABILITY; PROVIDING FOR ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, GLK Real Estate, LLC, an active Florida limited liability company ("Petitioner") has filed a Petition to Establish the Weiberg Road Community Development District, as supplemented (the "Petition"), with the Town Commission of the Town of Dundee (the "Town Commission") pursuant to Section 190.005(2)(a), *Florida Statutes*, and to adopt an ordinance establishing the Weiberg Community Development District (the "District") pursuant to Chapter 190, *Florida Statutes* (2021); and

WHEREAS, Petitioner is an active Florida limited liability company authorized to conduct business in the State of Florida, whose principal address is 346 East Central Ave, Winter Haven, Florida 33880; and

WHEREAS, the owners of one hundred percent (100%) of the real property to be included in the District have consented to the establishment of the District; and

WHEREAS, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the Petition at a duly noticed public hearing conducted by the Town Commission of the Town of Dundee on September 13, 2022, pursuant to Section 190.005(2)(b), *Florida Statutes*; and

WHEREAS, upon consideration of the record established at that duly noticed public hearing, the Town Commission of the Town of Dundee has considered the record of the public hearing and the statutory factors set forth in section 190.005(2)(c), *Florida Statutes*, in making its determination to grant or deny the Petition; and

WHEREAS, the Town Commission, pursuant to the information contained within the Petition and based on an investigation conducted by staff and otherwise being fully advised as to the facts and circumstances contained within the request of the District, finds as follows:

- (1) The statements within the Petition are true and correct; and
- (2) The Petition is complete in that it meets the requirements of Section 190.005(2)(a), *Florida Statutes* (2021); and
- (3) The appropriate Town of Dundee staff have reviewed the Petition for establishment of the District on the proposed land and have advised the Town Commission that said Petition is complete and sufficient; and
- (4) Establishment of the District by this Ordinance is subject to and not inconsistent with any applicable element or portion of the state comprehensive plan or the Town Comprehensive Plan; and

- (5) The area of land within the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developed as one functional, interrelated community; and
- (6) The District is the best alternative available for delivering community development services and facilities to the area that will be served by the District; and
- (7) The community development services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and
- (8) The area that will be served by the District is amenable to separate special-district government; and

WHEREAS, pursuant to the information stated above, the Town Commission has decided to grant the Petition to establish the Weiberg Road Community Development District; and

WHEREAS, establishment of the District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area described in the Petition; and

WHEREAS, the establishment of the District shall not act to amend any land development approvals governing the land area to be included within the District; and

WHEREAS, upon the effective date of this establishing Ordinance, the Weiberg Road Community Development District, as created by general law, will be duly and legally authorized to exist on the proposed property and to exercise all of its general and special powers as limited by law.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF DUNDEE, FLORIDA:

SECTION 1. TITLE. This Ordinance shall be known and may be cited as the "Weiberg Road Community Development District Establishment Ordinance."

SECTION 2. FINDINGS. The Town Commission of the Town of Dundee finds that the factual recitals (WHEREAS clauses) form a factual and material basis for the approval of this Ordinance and hereby incorporates said findings into this Ordinance.

SECTION 3. AUTHORITY. This Ordinance is adopted in compliance with and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*.

SECTION 4. CREATION OF DISTRICT; DISTRICT NAME. The Petition filed to create the Weiberg Road Community Development District is hereby granted and there is hereby created a community development district, which is situated within the Town of Dundee, Florida, which District shall be known as the "Weiberg Road Community Development District."

SECTION 5. EXTERNAL BOUNDARIES OF THE DISTRICT. The external boundaries of the District are described in **Exhibit A** attached hereto and incorporated by reference, the overall boundaries encompassing 298.28 acres, more or less. There are no parcels within the external boundaries of the District that are to be excluded from the District.

SECTION 6. FUNCTIONS AND POWERS. The District is limited to the performance of those powers and functions as described in Chapter 190, *Florida Statutes*. The District is also authorized to exercise additional powers to finance, fund, plan, establish, acquire, construct,

reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for: parks and facilities for indoor and outdoor recreational, cultural, and educational uses as authorized and described in Section 190.012(2)(a), *Florida Statutes*; and security powers, including but not limited to walls, fences, and electronic intrusion detection, as authorized and described in Section 190.012(2)(d), *Florida Statutes*. In the exercise of its powers, the District shall comply with all applicable governmental laws, rules, regulations and policies including, but not limited to, all Town of Dundee ordinances and policies governing land planning and permitting of the development to be served by the District. The District shall not have any zoning or permitting powers governing land development or the use of land. No debt or obligation of the District shall constitute a burden on any local general-purpose government.

SECTION 7. BOARD OF SUPERVISORS. The five persons designated to serve as initial members of the District's Board of Supervisors are as follows: Warren K. Heath, Justin Frye, Christine Aviles, Bobbie Henley, and Lauren O. Schwenk. All of the above-listed persons are residents of the state of Florida and citizens of the United States of America.

SECTION 8. SEVERABILITY. If any section, subsection, sentence, clause or phrase of this Ordinance is, for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. If any provision of this Ordinance, or the application thereof, is finally determined by a court of competent jurisdiction to be illegal, invalid, or unenforceable, such provision shall be deemed severable and the remaining provisions shall continue remain in full force and effect provided that the invalid, illegal or unenforceable provision is not material to the logical and intended interpretation of this Ordinance.

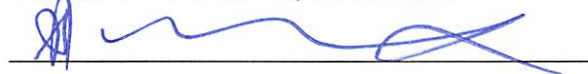
SECTION 9. ADMINISTRATIVE CORECTION OF SCRIVENER'S ERRORS. Sections of this Ordinance may be renamed red or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the Town Manager or his/her designee, without need of public hearing, by filing a corrected or re-codified copy of same with the Town Clerk.

SECTION 10. EFFECTIVE DATE. This Ordinance shall be effective immediately upon adoption.

INTRODUCED AND PASSED on first reading this 9th day of August 2022.

PASSED on second reading this 13th day of September 2022.

TOWN OF DUNDEE, FLORIDA



Mayor Sam Pennant

ATTEST


TOWN CLERK – Jenn Garcia

APPROVED AS TO FORM:


TOWN ATTORNEY – Fredrick J. Murphy

EXHIBIT A – Legal Description

LEGAL DESCRIPTION:

PARCEL NUMBER: 272822-000000-041040, 272822-000000-021030,
272822-000000-021010, 272823-000000-043030,
272823-000000-044010 (PER BOOK 11008, PAGES 0291 – 0299):

PARCEL 1:

THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 114,
LESS THE NORTH 20 FEET FOR ROAD; AND THE NORTHEAST 1/4 OF
THE SOUTHEAST 1/4 OF THE SOUTHEAST 114, SECTION 22, TOWNSHIP
28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

AND

THE SOUTHEAST 114 OF THE NORTHEAST 1/4 OF THE SOUTHWEST
1/4, AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE
SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 27
EAST, POLK COUNTY, FLORIDA AND THE SOUTHWEST 114 OF THE
NORTHEAST 1/4 OF THE SOUTHEAST 1/4; AND THE NORTHWEST 1/4
OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; AND THE
NORTHWEST 1/4 OF THE SOUTHEAST 1/4 LESS THE NORTHEAST 1/4
AND LESS THE NORTH 20 FEET FOR ROAD; AND THE SOUTHWEST 1/4
OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 28 SOUTH,
RANGE 27 EAST, POLK COUNTY, FLORIDA.

PARCEL 2:

THE WEST 1/2 OF THE NORTHWEST 114 OF THE SOUTHWEST 1/4 OF
SECTION 23, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY,
FLORIDA; TOGETHER WITH A PERPETUAL EASEMENT OVER THE WEST 12
FEET OF THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 114 OF
THE SOUTHWEST 1/4 OF SAID SECTION 23 LYING NORTH OF THE
CANAL LEADING INTO LAKE TRASK, FOR THE PURPOSE OF
TRANSPORTING IRRIGATION AND SPRAY WATER FROM SAID CANAL AND
SAID LAKE, INCLUDING THE RIGHT TO ERECT AND MAINTAIN A PUMP
AND MOTOR ON SAID STRIP OF LAND.

AND

THE WEST 112 OF THE SOUTHWEST 114 OF THE SOUTHWEST 1/4 OF
SECTION 23, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY,
FLORIDA.

PARCEL NUMBER: 272822-000000-021020 (PER BOOK 11518,
PAGES 0903 – 0913):

THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST
1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 27
EAST, POLK COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY.

PARCEL NUMBER: 272822-000000-041010 (PER BOOK 11008,
PAGES 0333 – 0336):

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST
1/4 OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE
27 EAST, LESS THE NORTH 20 FEET FOR ROAD, LYING IN POLK
COUNTY, FLORIDA.

Phase 2 – Parcel 2

LEGAL DESCRIPTION:

The West 3/4s of the South 1/4 of the Northeast 1/4 of Section 22, Township 28 South, Range 27 East, Polk County, Florida, LESS Right of Way for Weiberg Road, being more particularly described as follows:

COMMENCE at the Northwest corner of said Northeast 1/4, run thence along the West boundary of said Northeast 1/4, S 00°21'58" E, a distance of 1996.70 feet to the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of said Northeast 1/4, and the POINT OF BEGINNING; thence along the North boundary of said South 1/4, N 89°25'42" E, a distance of 1985.32 feet to the East boundary of the Southwest 1/4 of the Southeast 1/4 of said Northeast 1/4; thence along said East boundary, S 00°18'57" E, a distance of 654.17 feet to the North Maintained Right of Way of Weiberg Road, according to the Polk County Maintained Right of Way Map of Edwards Road, recorded in Map Book 1, Pages 24 through 26, of the Public Records of Polk County, Florida; thence along said North Maintained Right of Way the following eleven (11) courses: 1) S 89°45'21" W, a distance of 36.87 feet; 2) S 89°10'58" W, a distance of 100.00 feet; 3) S 89°45'21" W, a distance of 100.00 feet; 4) S 88°53'47" W, a distance of 100.00 feet; 5) S 89°28'09" W, a distance of 200.00 feet; 6) S 88°53'47" W, a distance of 100.00 feet; 7) S 89°28'09" W, a distance of 100.00 feet; 8) N 89°57'28" W, a distance of 200.01 feet; 9) S 89°28'09" W, a distance of 100.00 feet; 10) S 89°10'58" W, a distance of 100.00 feet; 11) N 89°57'28" W, a distance of 186.29 feet to the East boundary of the Southwest 1/4 of the Southwest 1/4 of said Northeast 1/4; thence along said East boundary, N 00°20'57" W, a distance of 5.64 feet to the North Right of Way of Weiberg Road by deed exception, being 20.00 feet North of and parallel with the South boundary of said Northeast 1/4; thence along said North Right of Way, S 89°28'09" W, a distance of 661.58 feet to aforesaid West boundary of the Northeast 1/4; thence along said West boundary, N 00°21'58" W, a distance of 645.57 feet to the POINT OF BEGINNING.

Containing 29.682 acres, more or less.

Phase 3 & 4 – Parcel 3

LEGAL DESCRIPTION

DESCRIPTION:

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE EAST 1/4 CORNER OF SAID SECTION 21, BEING MONUMENTED (AS OF AUGUST, 2021) BY A 1/2 INCH IRON ROD (NO IDENTIFICATION) THAT IS 4.32 FEET SOUTH OF A 1/2 INCH IRON PIPE (NO IDENTIFICATION), IN ACCORDANCE WITH CERTIFIED CORNER RECORD #029061; THENCE ALONG THE EAST BOUNDARY OF SAID SOUTHEAST 1/4, S 00°20'50" E, A DISTANCE OF 1328.47 FEET TO THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4; THENCE ALONG SAID SOUTH BOUNDARY, S 89°38'06" W, A DISTANCE OF 1322.66 FEET TO THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4; THENCE ALONG SAID WEST BOUNDARY, N 00°18'06" W, A DISTANCE OF 666.09 FEET TO THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SOUTHEAST 1/4; THENCE ALONG THE SOUTH BOUNDARY OF SAID NORTH 1/2, S 89°42'55" W, A DISTANCE OF 1,292.13 FEET TO THE EAST RIGHT OF WAY OF CENTER STREET (STATE ROAD 17) PER LAKE ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE 1 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID EAST RIGHT OF WAY, N 00°15'22" W, A DISTANCE OF 667.90 FEET TO THE NORTH BOUNDARY OF SAID SOUTHEAST 1/4; THENCE ALONG SAID NORTH BOUNDARY, N 89°47'45" E, A DISTANCE OF 2613.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 60.159 ACRES, MORE OR LESS.

LESS AND EXCEPT EXISTING ROAD RIGHTS OF WAY AND ALLEYS, INCLUDING BUT NOT LIMITED TO ROAD RIGHTS OF WAY AND ALLEYS RESERVED ON LAKE ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE 1 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.