

Stoneybrook South at ChampionsGate Community Development District

Supplemental Engineer's Report for
the Expansion Property and the
2019 Assessment Area

April 1, 2019

Prepared For:

The Board of Supervisors
Stoneybrook South at ChampionsGate Community Development District
Osceola County, Florida

TAMPA OFFICE
3409 W. Lemon Street
Tampa, FL 33609-1433
p. 813.250.3535
f. 813.250.3636

ORLANDO OFFICE
775 Warner Lane
Orlando, FL 32803
p. 407.362.5929

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Stoneybrook South at ChampionsGate Community Development District

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1.0 Introduction

The Stoneybrook South at ChampionsGate Community Development District ("District") is an existing Community Development District currently consisting of approximately 379.58 acres. The District was established in 2016 for the purposes of financing the acquisition and/or construction of certain public infrastructure necessary for funding and to support the orderly development of the District (see Exhibit 1).

The District was created by ordinance #2016-70 of the Board of County Commissioners of Osceola County, Florida pursuant to Chapter 190, Florida Statutes (the "Act").

The District is intending to expand the District boundaries to include two adjacent properties referred to as the Baxter Parcel ("Baxter") and Parcel B (collectively the "Expansion Property").

The District is intending to issue its Special Assessment Bonds, Series 2019 ("2019 Bonds"), to initially fund improvements for the North Parcel ("North") which is the District parcels lying north of Bella Citta Boulevard (2019 Assessment Area). The 2019 Assessment Area will initially only include North. Once the expansion is complete, the 2019 Assessment Area will be expanded to include Baxter (collectively the "2019 Assessment Area"). The funds to be spent from a portion of the proceeds of the 2019 Bonds to finance public infrastructure within Baxter will be escrowed until such time as the expansion is complete and the assessments on Baxter have been levied (see Exhibit 2) Parcel B is not included in the 2019 assessment area.

2.0 Purpose

The purpose of this report is to generally describe the Expansion Property, the 2019 Assessment Area and its estimated development costs, and the infrastructure improvements for North and Baxter that may be funded by the District in one or more series

of bonds/notes, and provide an estimate of the engineer's opinion of probable costs for North, Baxter and Parcel B.

North currently comprises approximately 314.63 of the total 379.58 acres located within unincorporated Osceola County, Florida, in Sections 29 and 30, Township 25 South, Range 27 East. It lies north of Bella Citta Boulevard and west of the ChampionsGate golf course. The site is accessed via Bella Citta Boulevard.

Baxter comprises 29.41 acres located in Section 30, Township 25 South, Range 27 East. It lies adjacent to the west property line of North and is accessed through North via Whistling Straights Boulevard. A future connection to Westside Boulevard Extension will be provided upon completion of the roadway.

Parcel B comprises 29.2 acres located in Section 30, Township 25 South, Range 27 East. It lies adjacent to the north property line of North and is accessed through North via Cabot Cliffs Lane (see Exhibit 2).

The total acreage contemplated for the District including the Expansion Property will be 438.17 acres. North, Baxter and Parcel B are being developed by LEN CG SOUTH, LLC (the "Master Developer").

3.0 Land Use and Zoning

The existing zoning of the properties within the current District boundaries is Short-Term Rental Planned Development (STRPD). This type of Planned Development allows for short term rental as a permitted use within a single-family residential planned development.

The overall development will include a mix of permanent residents, short-term rental single-family units, and multi-family condominiums. The development standards have been established in the STRPD and subsequent amendments.

Baxter and Parcel B are zoned Tourist Commercial (TC). This zoning allows for short-term rental residential development as a permitted use within the commercial land use district. Development standards are established by the zoning district. There is no commercial development proposed (see Exhibit 3).

Table 1 on the following page summarizes the development program and land use for the 2019 Assessment Area and the proposed Expansion Property.

Table 1 - Development Program

Parcel	Description	Land Use	Area (acres)	Residential Single Family					Multi-Family	Total Units
				40-ft	50-ft	60-ft	80-ft	THs	Condos	
North	Assessment Area	TC	314.63	118	135	54	29	214	80	630
Baxter	Expansion Property	TC	29.41	89	38	0	0	0	0	127
Parcel B	Expansion Property	TC	29.18	0	56	0	0	94	0	150
Totals			373.22	207	229	54	29	308	80	907
TC = Tourist Commercial THs = Townhomes Condos = Condominiums										

4.0 Existing Conditions

The North Properties have been platted and are under construction with roadways, drainage and utility construction. There is a portion of the existing Stoneybrook South Golf Course within the North property. This golf course will remain open during the construction of the North infrastructure (see Exhibit 4 Aerial Map).

The Baxter Parcel permits have been obtained and construction has just started.

Parcel B development planning has started but engineering design has not begun.

5.0 North Infrastructure Improvements

The District will finance the construction of certain public infrastructure improvements that will benefit North and Baxter. Some of the infrastructure financed by the District will be transferred to other local governments or public entities for ownership, operation and maintenance as applicable pursuant to the service provided. This section of the report details the Infrastructure improvements that may be financed and constructed by the District.

5.1 Roadway Improvements

North connects to Westside Boulevard via a short section of four-lane divided boulevard before narrowing to a two-lane section. Roadway improvements consist of the construction of the 2-lane local roadways within the subdivision. All roadways are planned to be private, gated roads, and will be constructed to Osceola County standards and specifications. All such roadways will be funded by

the Master Developer or other private funding sources.

The structural portion of the roadways including the pavement base and asphalt, signing and striping, sidewalks, and landscaping will be funded by the Master Developer or other private funding sources.

Improvements funded by the District may consist of roadway stabilization for the drainage system including curb and gutters, inlets and culverts; and water and sewer utilities within the roadway rights-of-way.

5.2 Stormwater Management

The primary stormwater management system includes the acquisition and/or construction of the stormwater management ponds, culverts, control structures, and outfall swales. The stormwater ponds within North include six (6) existing wet retention ponds within the existing golf course and one (1) wet detention pond constructed with the site improvements. Stormwater runoff from North will be routed to the retention/detention ponds for water quality treatment and peak storm attenuation. Discharge will be through retention/infiltration or permitted control structures and spreader swales.

5.3 Utilities

Water main construction includes mains, fittings, valves, and fire hydrants connecting to the existing water main along Bella Citta Boulevard.

Reclaimed water main construction includes reclaimed water mains, fittings, valves, and service tees for irrigation of the landscaping along Whistling Straights Boulevard.

Sanitary sewer construction includes gravity sanitary sewer mains and manholes, as well as one (1) lift station and the force main necessary to connect to the existing off-site force main system in Bella Citta Boulevard (see Exhibit 5).

The District is within the service area of the Toho Water Authority (TWA) and the utilities will be designed to TWA standards. Upon clearance for use and accepted by TWA, the District intends to convey these utilities to TWA for ownership, operation and maintenance.

The District is also within the service areas of Florida Gas Transmission, Duke Energy, and CenturyLink. These utility providers will provide gas, electric power, telephone, and cable services to the District within the District roadway corridors and will be operated and maintained by such utility providers. District funds will not be used for private utilities construction.

5.4 Landscaping and Hardscape

Landscaping and irrigation include landscaping within the Whistling Straights Boulevard right-of-way and perimeter District boundary buffers.

Entry features consisting of landscaping and hardscape will be constructed within the public access roadway and landscape Parcels and will be financed by the District with proceeds from the 2019 Bonds.

6.0 Baxter Infrastructure Improvements

The Baxter infrastructure improvements will connect to the North improvements. This section details the infrastructure improvements that may be financed by the District or the Master Developer (see Exhibit 6).

6.1 Site Work and Drainage

Baxter sitework, grading and drainage improvements include grading necessary for constructing the secondary drainage systems consisting of curbs, gutters, inlets and culverts to convey the stormwater runoff to a proposed detention pond. Grading and stabilization necessary to provide positive drainage for these conveyance systems within the roadway rights of way only will be funded by the District. Individual lot grading and retaining walls will be funded by the Master Developer or other private funding sources.

6.2 Roadway Improvements

Baxter connects to North via Whistling Straights Boulevard. Roadway improvements consist of the

construction of the 2-lane local roadways within the subdivision. All roadways are planned to be private, gated roads, and will be constructed to Osceola County standards and specifications. All such roadways will be funded by the Master Developer or other private funding sources.

The structural portion of the roadways including the pavement base and asphalt, signing and striping, sidewalks, and landscaping will be funded by the Master Developer or other private funding sources.

Improvements funded by the District may consist of roadway stabilization for the drainage system including curb and gutters, inlets and culverts within the roadway rights-of-way only; and water and sewer utilities.

6.3 Stormwater Management

The primary stormwater management system includes the construction of the stormwater management pond, culverts, control structures, and outfall swales. The stormwater system within Baxter includes one (1) wet detention pond. Stormwater runoff will be routed to the detention pond for water quality treatment and peak storm attenuation. Discharge will be through retention/infiltration or permitted control structures and spreader swales.

6.4 Utilities

District-financed public utilities constructed within Baxter include potable water mains and the gravity sanitary sewer collection system. These utility mains will be located within the roadway rights-of-way or in utility easements adjacent to the right-of-way and will be constructed to TWA standards. Upon clearance for use and accepted by TWA, the District intends to convey these utilities to TWA for ownership, operation and maintenance.

Water main construction includes mains, fittings, valves, and fire hydrants. Sanitary sewer construction includes gravity sanitary sewer mains and manholes.

Reclaimed water mains and services constructed to provide service within residential parcels for residential homes will be constructed by Master Developer with its own funds.

TWA water and sewer utility connection fees and impact fees will be paid by the Master Developer on behalf of the District at the time of permitting.

6.5 Landscaping

District-financed landscaping is limited to entry features and perimeter District buffers as required by the zoning. These entry features and perimeter buffers will be landscaped to meet or exceed county standards and zoning requirements and will be transferred to the District for maintenance. Walls are not included within the landscape tracts or buffers.

7.0 Estimate of Probable Construction Cost

Tables 2.0, 2.1 and 2.2 below summarize the engineer's opinion of the estimate of the total probable construction costs for the District financed North and Expansion Property improvements. These estimates are based on the engineer's understanding of the proposed development program and District activities, and recent experience with construction costs in the vicinity. They are an opinion only. Future events may occur (including construction means,

methods, and materials; changes in regulatory criteria; market demands; development program changes; etc.) which could alter these estimates significantly.

The total estimated opinion of probable construction cost for the District-financed North Improvements is \$15,792,285. These costs are categorized in Table 2 below.

The total estimated opinion of probable construction cost for the District-financed Baxter Improvements is \$2,642,860 and for Parcel B is \$2,742,300. These costs are categorized in Tables 2.1 and 2.2 on the following pages.

The total estimated opinion of probable cost for North and the Expansion Properties is \$21,177,445.

Table 2.0 - North - Estimate of Total Probable Costs		
Item	Description	Total
1	Earthwork, Erosion Control and Stormwater Management Ponds	\$400,000
2	Roads	\$650,000
3	Storm Drainage	\$3,100,000
4	Potable Water	\$1,800,000
5	Sanitary Sewer	\$3,600,000
6	Reclaimed Water	\$255,000
7	Landscaping and Irrigation	\$250,000
8	Hardscape Features	\$175,000
9	Offsite Roadway and Utility Improvements	\$0
10	Prof Fees - Engineering Design, Permitting, Surveying, Testing & Insp.	\$1,040,000
11	Water and Sewer Utility Connection and Impact Fees ¹	\$3,109,350
	Sub-Total	\$14,379,350
	Contingency	\$1,412,935
	Total	\$15,792,285

¹ Fees paid upfront by Master Developer on behalf of the District.

Note: This is an opinion of estimate only. Future events may occur (including construction means, methods, and materials; changes in regulatory criteria; market demands; development program changes; etc.) which could alter these estimates significantly.

Table 2.1 – Baxter - Estimate of Total Probable Costs		
Item	Description	Total
1	Earthwork, Erosion Control and Stormwater Management Ponds	\$152,000
2	Roads	\$165,000
3	Storm Drainage	\$494,000
4	Potable Water	\$339,000
5	Sanitary Sewer	\$340,000
6	Reclaimed Water	\$0
7	Landscaping and Irrigation	\$20,000
8	Hardscape Features	\$0
9	Offsite Roadway and Utility Improvements	\$0
10	Prof Fees - Engineering Design, Permitting, Surveying, Testing & Insp.	\$145,000
11	Water and Sewer Utility Connection and Impact Fees ¹	\$747,600
	Sub-Total	\$2,402,600
	Contingency	\$240,260
	Total	\$2,642,860

¹ Fees paid upfront by Master Developer on behalf of the District.

Note: This is an opinion of estimate only. Future events may occur (including construction means, methods, and materials; changes in regulatory criteria; market demands; development program changes; etc.) which could alter these estimates significantly.

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Table 2.2 – Parcel B - Estimate of Total Probable Costs

Item	Description	Total
1	Earthwork, Erosion Control and Stormwater Management Ponds	\$120,000
2	Roads	\$80,000
3	Storm Drainage	\$360,000
4	Potable Water	\$290,000
5	Sanitary Sewer	\$680,000
6	Reclaimed Water	\$0
7	Landscaping and Irrigation	\$30,000
8	Hardscape Features	\$25,000
9	Offsite Roadway and Utility Improvements	\$0
10	Prof Fees - Engineering Design, Permitting, Surveying, Testing & Insp.	\$130,000
11	Water and Sewer Utility Connection and Impact Fees ¹	\$778,000
	Sub-Total	\$2,493,000
	Contingency	\$249,300
	Total	\$2,742,300

¹ Fees paid upfront by Master Developer on behalf of the District.

Note: This is an opinion of estimate only. Future events may occur (including construction means, methods, and materials; changes in regulatory criteria; market demands; development program changes; etc.) which could alter these estimates significantly.

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8.0 Ownership and Maintenance Authority

Table 3 below lists the North and Baxter Infrastructure and the future ownership and maintenance authority.

Table 3 – Proposed District Infrastructure				
Item No.	Infrastructure	Financed By	Maintenance	Ownership
1	Stormwater Ponds	CDD	CDD	CDD
2	Street Drainage System	CDD	CDD	CDD
3	Utilities – Water and Sanitary Sewer	CDD	TWA	TWA
4	Landscape Buffer Parcels and Irrigation	CDD	CDD	CDD

9.0 Status of Permits and Approvals

The North project and Baxter have been permitted by Osceola County, the Tohopekaliga Water Authority, the Florida Department of Environmental Protection, and the South Florida Water Management District. All permits/approvals necessary for construction have been obtained or are expected to be obtained in the ordinary course of development. All permits for maintenance will be obtained and transferred to the District or other public agencies.

Parcel B has not been permitted.

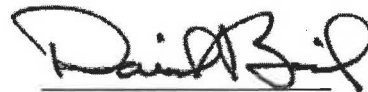
10.0 Conclusion and Engineer's Opinion

It is our opinion that the costs to complete the District's CIP for the North and Baxter Infrastructure as described in this report are reasonable and that these infrastructure improvements will benefit and add value to the lands within the District in excess of the costs of such improvements, and these infrastructure costs are for public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes.

The estimate of probable cost of the listed improvements is only an estimate and not a

guaranteed maximum price and is only for those District funded portions of the project. It is not intended as an estimate of the total cost to construct all private and public improvements for the planned project. The estimated cost is based on contract prices and current construction costs for similar public work in Osceola County as may be applied to this development. Due to material cost fluctuations and differences in contractor bids at the time the project may be constructed, the final cost may be more or less than this estimate. Changes in the scope of work or final construction plans may also result in changes to the estimated construction cost. All assets purchased by the District will be the lower of actual cost or fair market value.

As long as the development remains consistent with the approved construction plans, it is my opinion that the proposed infrastructure improvements can be completed within the estimate of probable cost for those portions of the District funded project



David A. Reid, PE
Florida PE License #38794

Hamilton Engineering & Surveying, Inc.
Eng. Business Certificate of Authorization No. 8474

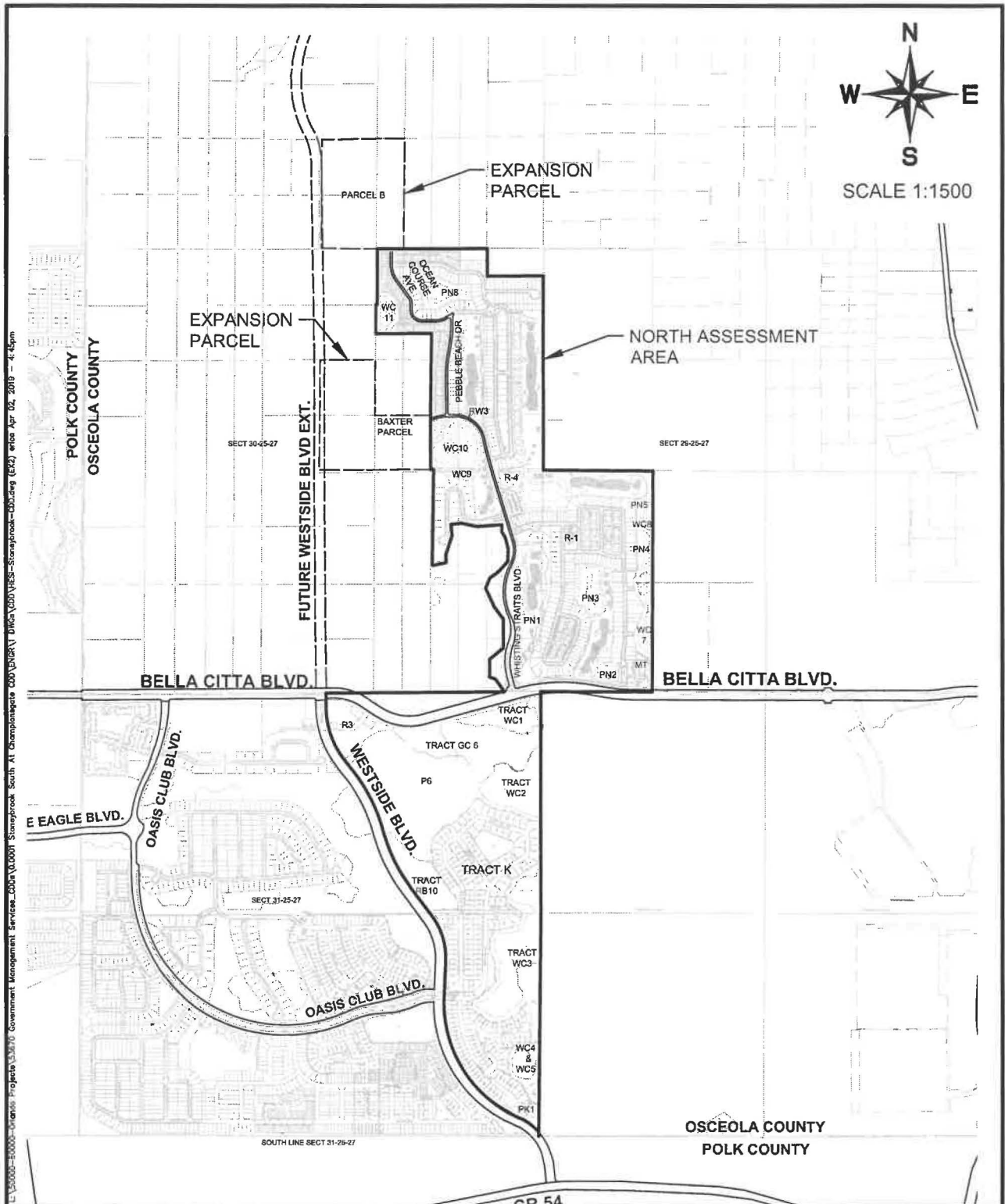



TEL (407) 362-5929
LB#7013, CA#8474

STONEBROOK SOUTH AT CHAMPIONSGATE CDD

DATE
03/15/2019

1



 HAMILTON ENGINEERING & SURVEYING, INC. 775 WARNER LANE ORLANDO, FL 32803 TEL (407) 362-5929 LB#7013, CA#8474	CCD BOUNDARY MAP STONEYBROOK SOUTH AT CHAMPIONSGATE CCD			EXHIBIT 2
	SEC TWP RGE 29,30,31-25S-27E	JOB NUMBER 53670.0001	DATE 03/18/19	

STONEBROOK AT CHAMPIONSGATE CDD BOUNDARY PREPARED 1/11/2019

LEGAL DESCRIPTION:

BEING PORTIONS OF SECTIONS 19, 29, 30 & 31, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA; ALSO BEING THE FOLLOWING PLATS, STONEYBROOK SOUTH PHASE 3, RECORDED IN PLAT BOOK 25, PAGES 116-120; STONEYBROOK SOUTH PHASE 4, RECORDED IN PLAT BOOK 25, PAGES 166-168; STONEYBROOK SOUTH NORTH PARCEL PHASE 1, RECORDED IN PLAT BOOK 26, PAGES 147-153; STONEYBROOK SOUTH NORTH PARCEL PHASE 2, RECORDED IN PLAT BOOK 27, PAGES 127-134; AND STONEYBROOK SOUTH TRACT K, RECORDED IN PLAT BOOK 25, PAGES 191-196; ALL IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA; THENCE RUN S00°24'38"W ALONG THE EAST LINE OF SAID SECTION 31, FOR A DISTANCE OF 2640.62 FEET, THENCE RUN S00°29'08"W FOR A DISTANCE OF 2292.33 FEET; THENCE RUN N73°22'50"W A DISTANCE OF 63.92 FEET; THENCE RUN N52°33'12"W A DISTANCE OF 29.68 FEET; THENCE RUN S53°16'27"W A DISTANCE OF 87.50 FEET; THENCE S00°04'17"E A DISTANCE OF 190.09 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF PLATTED WESTSIDE BLVD. AND THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 04°26'42", HAVING A RADIUS OF 690.00 FEET, AND WHOSE LONG CHORD BEARS N60°01'51"W FOR A DISTANCE OF 53.52 FEET, THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 53.53 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE RUN N59°14'00"W FOR A DISTANCE OF 189.80 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 64°41'47", HAVING A RADIUS OF 1440.00 FEET, AND WHOSE LONG CHORD BEARS N29°54'19"W FOR A DISTANCE OF 1540.98 FEET, THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 1625.99 FEET TO A POINT OF TANGENCY, THENCE RUN N02°26'34"E FOR A DISTANCE OF 456.13 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 38°43'43", HAVING A RADIUS OF 860.00 FEET, AND WHOSE LONG CHORD BEARS N16°55'18"W FOR A DISTANCE OF 570.31 FEET, THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 581.31 FEET TO A POINT OF TANGENCY, THENCE RUN N36°17'09"W FOR A DISTANCE OF 86.11 FEET, THENCE RUN N89°48'05"E FOR A DISTANCE OF 416.54 FEET, THENCE RUN N34°27'05"W FOR A DISTANCE OF 670.10 FEET, THENCE RUN N31°42'51"E FOR A DISTANCE OF 36.27 FEET, THENCE RUN S89°45'39"W FOR A DISTANCE OF 119.72 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 49°48'24", HAVING A RADIUS OF 175.00 FEET, AND WHOSE LONG CHORD BEARS N60°04'37"W FOR A DISTANCE OF 147.38 FEET, THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 152.13 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE RUN N42°00'28"W FOR A DISTANCE OF 238.18 FEET, THENCE RUN N81°06'07"W FOR A DISTANCE OF 15.00 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90° 00' 00", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS N36°06'07"W FOR A DISTANCE OF 21.21 FEET, THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 23.56 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 88°04'36", HAVING A RADIUS OF 60.00 FEET, AND WHOSE LONG CHORD BEARS N35°08'25"W FOR A DISTANCE OF 83.42 FEET, THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 92.23 FEET TO A POINT OF TANGENCY, THENCE RUN N79°10'43"W FOR A DISTANCE OF 41.19 FEET, THENCE

RUN S73°38'29"W FOR A DISTANCE OF 49.74 FEET, THENCE RUN N16°21'31"W FOR A DISTANCE OF 75.35 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 21°36'43", HAVING A RADIUS OF 2060.00 FEET, AND WHOSE LONG CHORD BEARS N27°09'53"W FOR A DISTANCE OF 772.43 FEET, THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 777.03 FEET TO A POINT OF TANGENCY, THENCE RUN N37°58'14"W FOR A DISTANCE OF 147.49 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 38°09'11", HAVING A RADIUS OF 1040.00 FEET, AND WHOSE LONG CHORD BEARS N18°39'22" W FOR A DISTANCE OF 679.81 FEET, THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 692.53 FEET TO A POINT OF TANGENCY, DEPARTING SAID WESTSIDE BLVD. RUN THENCE RUN N00°25'14"E FOR A DISTANCE OF 159.06 FEET, TO THE NORTH LINE OF AFORESAID SECTION 31, THENCE RUN N89°42'08"E, ALONG THE NORTH LINE OF SAID SECTION 31, FOR A DISTANCE OF 2114.44 FEET; RUN N00°17'52"W A DISTANCE OF 0.49 FEET, TO THE SOUTHWEST CORNER OF THE PLAT OF STONEYBROOK SOUTH NORTH PARCEL PHASE 1, AS FILED AND RECORDED IN PLAT BOOK 26, PAGES 147-153, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE N35°57'49"W, 187.04 FEET, CONTINUING ALONG THE WEST LINE OF SAID PLAT, THENCE N71°08'40"W, 72.96 FEET; THENCE N00°26'15"E, 212.70 FEET; THENCE N51°45'32"E, 211.23 FEET; THENCE N00°15'53"E, 346.82 FEET; THENCE N37°00'10"W, 185.54 FEET; THENCE N24°50'21"W, 240.66 FEET; THENCE N23°21'07"E, 132.17 FEET; THENCE N53°09'59"E, 124.80 FEET; THENCE N42°56'24"E, 167.55 FEET; THENCE N01°58'21"E, 145.56 FEET; THENCE N13°55'13"W, 144.64 FEET; THENCE N32°32'54"W, 78.25 FEET; THENCE N01°01'27"W, 86.35 FEET; THENCE S86°09'30"W, 296.60 FEET; THENCE N77°19'08"W, 190.74 FEET; THENCE S82°13'01"W, 127.15 FEET; THENCE S06°26'55"E, 129.06 FEET; THENCE S17°36'30"W, 242.36 FEET; THENCE S00°48'42"E, 95.62 FEET; THENCE S78°27'42"W, 178.81 FEET TO A POINT ON THE WEST LINE OF THE EAST ½ OF THE SE ¼ OF SAID SECTION 30; THENCE N00°15'33"E ALONG SAID WEST LINE, 1122.45 FEET TO THE SOUTH LINE OF A 30 FEET WIDE PLATTED RIGHT OF WAY; THENCE N89°47'14"E ALONG SAID LINE, 495.00 FEET; THENCE N00°08'09"E, 30.00 FEET TO THE NORTH LINE OF SAID 30 FEET WIDE PLATTED RIGHT OF WAY; THENCE S89°47'14"W ALONG SAID NORTH LINE, 495.00 FEET TO A POINT ON THE WEST LINE OF THE EAST ½ OF THE NORTHEAST ¼ OF SAID SECTION 30, SAID LINE ALSO BEING THE WEST LINE OF AFORESAID STONEYBROOK SOUTH NORTH PARCEL PHASE 1 PLAT; DEPARTING SAID WEST LINE, CONTINUE THENCE S89°47'14"W, 1314.02 FEET, TO THE SOUTHWEST CORNER OF LOT 12, BLOCK A, OF THE FLORIDA FRUIT AND TRUCKLAND COMPANY PLAT, AS FILED AND RECORDED IN PLAT BOOK B, PAGE 68, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE N00°07'30"E, 1311.38 FEET, TO THE NORTHWEST CORNER OF LOT 11, BLOCK A, OF AFORESAID FLORIDA FRUIT AND TRUCKLAND COMPANY PLAT; THENCE N89°48'12"E, 648.22 FEET, TO THE NORTHEAST CORNER OF SAID LOT 11, BLOCK A; THENCE S00°04'09"W, 663.10 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 11, BLOCK A; THENCE N89°47'43"E, 663.88 FEET, TO THE AFORESAID WEST LINE OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 30, AND WEST LINE OF STONEYBROOK SOUTH NORTH PARCEL PHASE 1; THENCE N00°00'44"E ALONG SAID WEST LINE, 979.45 FEET; THENCE S89°48'54"W, 662.18 FEET; THENCE N00°06'46"E, 346.51 FEET; THENCE N89°48'41"E, 15.00 FEET; THENCE N00°04'33"E, 678.37 FEET TO A POINT ON THE SOUTH LINE OF TRACT B, OF THE PLAT OF STONEYBROOK SOUTH PHASE 4, AS FILED AND RECORDED IN PLAT BOOK 25, PAGES 166-168, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY; THENCE S89°49'59"W, ALONG THE SOUTH LINE OF SAID TRACT B, 660.45 FEET, TO THE SOUTHWEST CORNER OF TRACT B; THENCE N00°13'32"E, 1305.02 FEET, TO THE NORTHWEST CORNER OF TRACT B; THENCE N89°46'42"E, 971.80 FEET, TO THE NORTHEAST CORNER OF TRACT B; THENCE S00°03'46"W, ALONG THE EAST LINE OF TRACT B AND EXTENSION THEREOF TO A POINT ON THE SOUTH LINE OF A 15.00 FEET WIDE PLATTED RIGHT OF WAY PER PLAT BOOK B, PAGE 68, AND NORTH LINE OF STONEYBROOK SOUTH NORTH PARCEL PHASE 2, AS FILED AND RECORDED IN PLAT BOOK 27, PAGES 127-134, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN N89°49'59"E, ALONG SAID SOUTH RIGHT OF WAY LINE AND NORTH LINE OF SAID STONEYBROOK SOUTH NORTH PARCEL PHASE 2 PLAT, 666.27 FEET

TO A POINT ON THE WEST LINE OF A SKINK PRESERVE AS RECORDED IN OFFICIAL RECORDS BOOK 4468, PAGE 477; THENCE RUN N00°00'33"E ALONG SAID WEST LINE, 15.00 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 30 AND THE SOUTH LINE OF SECTION 19, TOWNSHIP 25 SOUTH, RANGE 27 EAST; THENCE RUN N89°49'59"E ALONG SAID NORTH LINE, 325.00 FEET TO THE NORTHEAST CORNER OF SAID SKINK PRESERVE; THENCE RUN S00°00'33"W ALONG THE EAST LINE OF SAID SKINK PRESERVE AND THE SOUTHERLY EXTENSION THEREOF, 329.46 FEET, TO A POINT ON AFORESAID STONEYBROOK SOUTH NORTH PARCEL PHASE 2 PLAT; THENCE N89°48'07"E, CONTINUING ON SAID PLAT, 661.04 FEET TO THE EAST LINE OF SAID SECTION 30, AND EAST LINE OF SAID PLAT; THENCE S00°12'35"E ALONG SAID EAST LINE, 2322.06 FEET TO THE EAST 1/4 CORNER OF SECTION 30 AND THE WEST 1/4 CORNER OF SECTION 29; THENCE S89°46'46"E ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 29, TOWNSHIP 25 SOUTH, RANGE 27 EAST, 1307.11 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29 AND EAST LINE OF SAID PLAT; THENCE S00°03'06"W ALONG THE EAST LINE OF SAID PLAT AND EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, 2619.76 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF BELLA CITTA BOULEVARD; THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING; THENCE N89°43'13"W, 225.06 FEET; TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1940.00 FEET AND A CHORD BEARING OF N85°07'47"W, CHORD 310.54 FEET, HAVING A CENTRAL ANGLE OF 09°10'53"; RUN THENCE WESTERLY ALONG THE ARC OF SAID CURVE 310.88 FEET TO THE POINT OF TANGENCY; THENCE N80°32'20"W, 214.91 FEET; TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 2060.00 FEET AND A CHORD BEARING OF S87°24'58"W, CHORD 859.75 FEET, HAVING A CENTRAL ANGLE OF 24°05'23"; RUN THENCE WESTERLY ALONG THE ARC OF SAID CURVE 866.12 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING OF N59°57'58"W, CHORD 35.15 FEET, HAVING A CENTRAL ANGLE OF 89°20'11"; RUN THENCE WESTERLY ALONG THE ARC OF SAID CURVE 38.98 FEET TO A POINT; THENCE S74°45'44"W, 126.00 FEET TO THE POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING OF S23°58'23"W, CHORD 31.65 FEET, HAVING A CENTRAL ANGLE OF 78°33'14"; RUN THENCE WESTERLY ALONG THE ARC OF SAID CURVE 34.28 FEET TO THE POINT OF BEGINNING.

LESS ANY ROAD RIGHT OF WAY WITHIN BELLA CITTA BLVD.

CONTAINING 438.17 ACRES, MORE OR LESS.

LEGAL DESCRIPTION

The Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 30, Township 25 South, Range 27 East; and the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 30, Township 25 South, Range 27 East; and the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 30, Township 25 South, Range 27 East, all in Osceola County, Florida

Less the West 15.00 feet and the South 15.00 feet thereof for Road Right of Way per plat of Florida Fruit & Truck Land Co. at Loughman Florida, as recorded in Plat Book "B", Page 68, Public Records of Osceola County, Florida.

Being more particularly described as follows:

Commence at the Southwest corner of the Northeast $\frac{1}{4}$ of Section 30, Township 25 South, Range 27 East, Osceola County, Florida; thence run N00°07'30"E along the West line of the Northeast $\frac{1}{4}$ of said Section 30, a distance of 15.00 feet; thence run N89°47'14"E, a distance of 15.00 feet to a point on the East Right of Way line of a 30.00 feet wide Right of Way as shown on the plat of Florida Fruit & Truck Land Co. at Loughman Florida, as recorded in Plat Book "B", Page 68, Public Records of Osceola County, Florida, said point being the Point of Beginning; thence run N80°07'30"E along said East Right of Way line, a distance of 1,311.38 feet to a point on the North line of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 30; thence run N89°48'12"E along said North line, a distance of 648.22 feet to the Northeast corner of Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 30, thence run S00°04'08"W along the East line Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 30, a distance of 663.10 feet to the Southeast corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 30; thence run N89°47'43"E along the North line of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 30, a distance of 663.88 feet to Northeast corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 30; thence run S00°00'44"W along the East line of Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 30, a distance of 648.00 feet to a point on the North Right of Way line of a 30.00 feet wide Right of Way as shown on the plat of aforesaid Florida Fruit & Truck Land Co. at Loughman Florida; thence run S89°47'14"W along said North Right of Way line, a distance of 1,314.02 feet to the Point of Beginning.

Containing 1,281,262.27 square feet or 29.4137 acres, more or less



KPMFranklin
ENGINEERS • PLANNERS • SURVEYORS

CB No. 32189 LB No. 6555

1365 EAST VINE STREET, KISSIMMEE FL. 34744
TEL. (407) 846-1216 FAX (407) 343-0324

LEGAL DESCRIPTION FOR
BAXTER PROPERTY EXPANSION

**STONEBROOK SOUTH AT
CHAMPIONSGATE CDD**

**LEGAL
EXHIBIT 2C**

DATE: 11/07/2018

LEGAL DESCRIPTION

TRACT B

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST ¼ OF THE SE ¼ OF SECTION 19, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 19, TOWNSHIP 25 SOUTH, RANGE 27 EAST; THENCE RUN N00°14'08"W ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 19, A DISTANCE OF 15.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF A 15.00 FEET WIDE PLATTED RIGHT OF WAY PER PLAT BOOK B, PAGE 68; THENCE RUN S89°49'59"W ALONG SAID NORTH RIGHT OF WAY LINE, 1650.81 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°49'59"W ALONG SAID NORTH RIGHT OF WAY LINE, 975.50 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF A 15.00 FEET WIDE PLATTED RIGHT OF WAY PER PLAT BOOK B, PAGE 68; THENCE RUN N00°13'32"E ALONG SAID EAST RIGHT OF WAY LINE, 1305.02 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 19; THENCE RUN N89°6'42"E ALONG SAID NORTH LINE, 971.80 FEET; THENCE RUN S00°03'46"W, 1305.93 FEET TO THE POINT OF BEGINNING.

CONTAINS 29.18 ACRES MORE OR LESS.

P:\Stoneybrook South CDD 2018\CAD\2 Sheets\UTILITIES AND LEGALS.dwg, 2/19/2019 10:56:29 AM, DWG To PDF.pc3



KPMFranklin
ENGINEERS • PLANNERS • SURVEYORS

EB No. 32059 LB No. 6605

1368 EAST VINE STREET, KISSIMMEE FL., 34744
TEL: (407) 846-1216 FAX: (407) 343-0324

LEGAL DESCRIPTION FOR
STONEBROOK SOUTH TRACT B

**STONEBROOK SOUTH AT
CHAMPIONSGATE CDD**

**LEGAL
EXHIBIT 2D**

DATE: 11/07/2018



HAMILTON
ENGINEERING & SURVEYING, INC.

TEL (407) 362-5929
LB#7013, CA#8474


STONEBROOK SOUTH AT CHAMPIONSGATE CDD

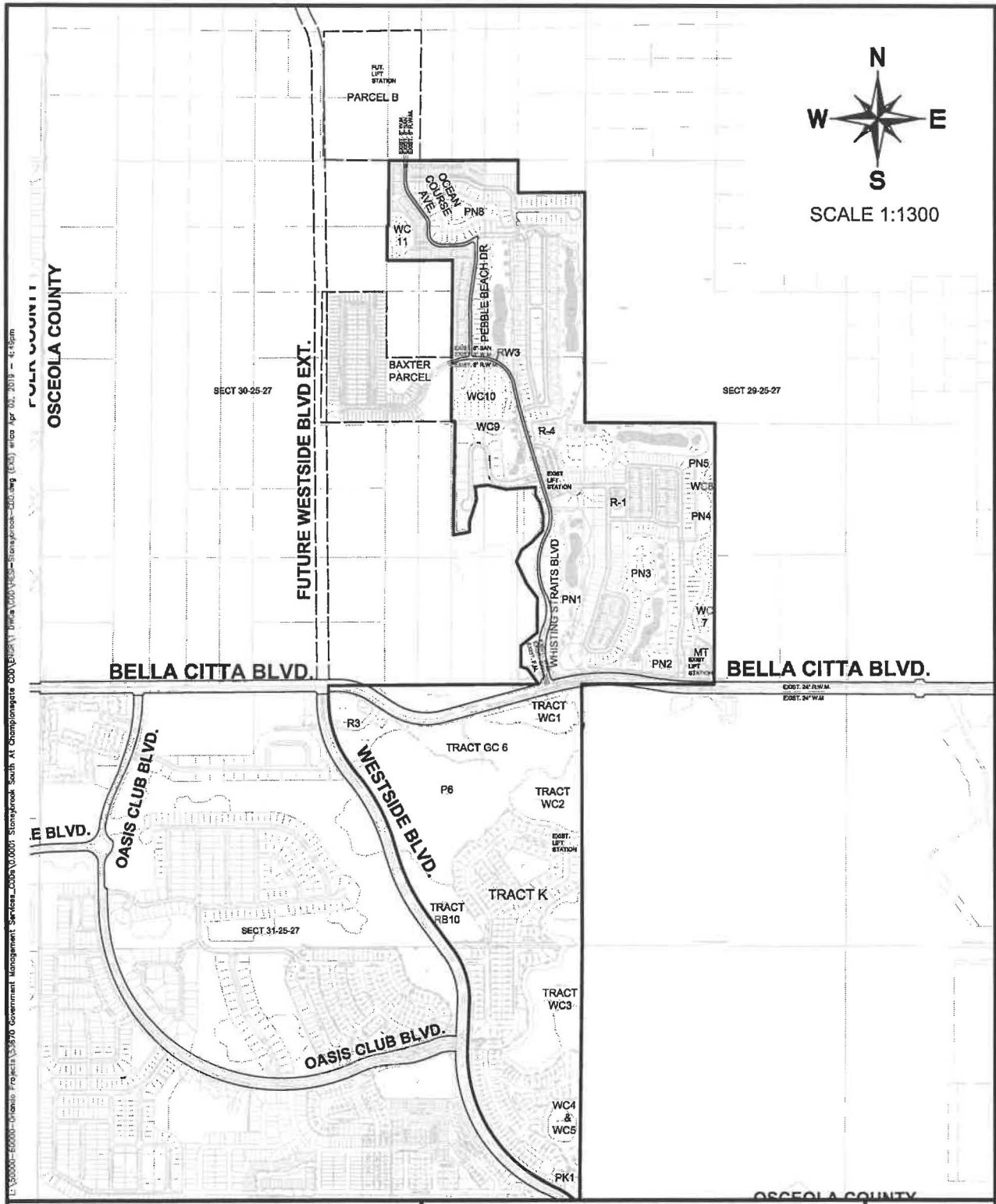
DATE
03/18/2019


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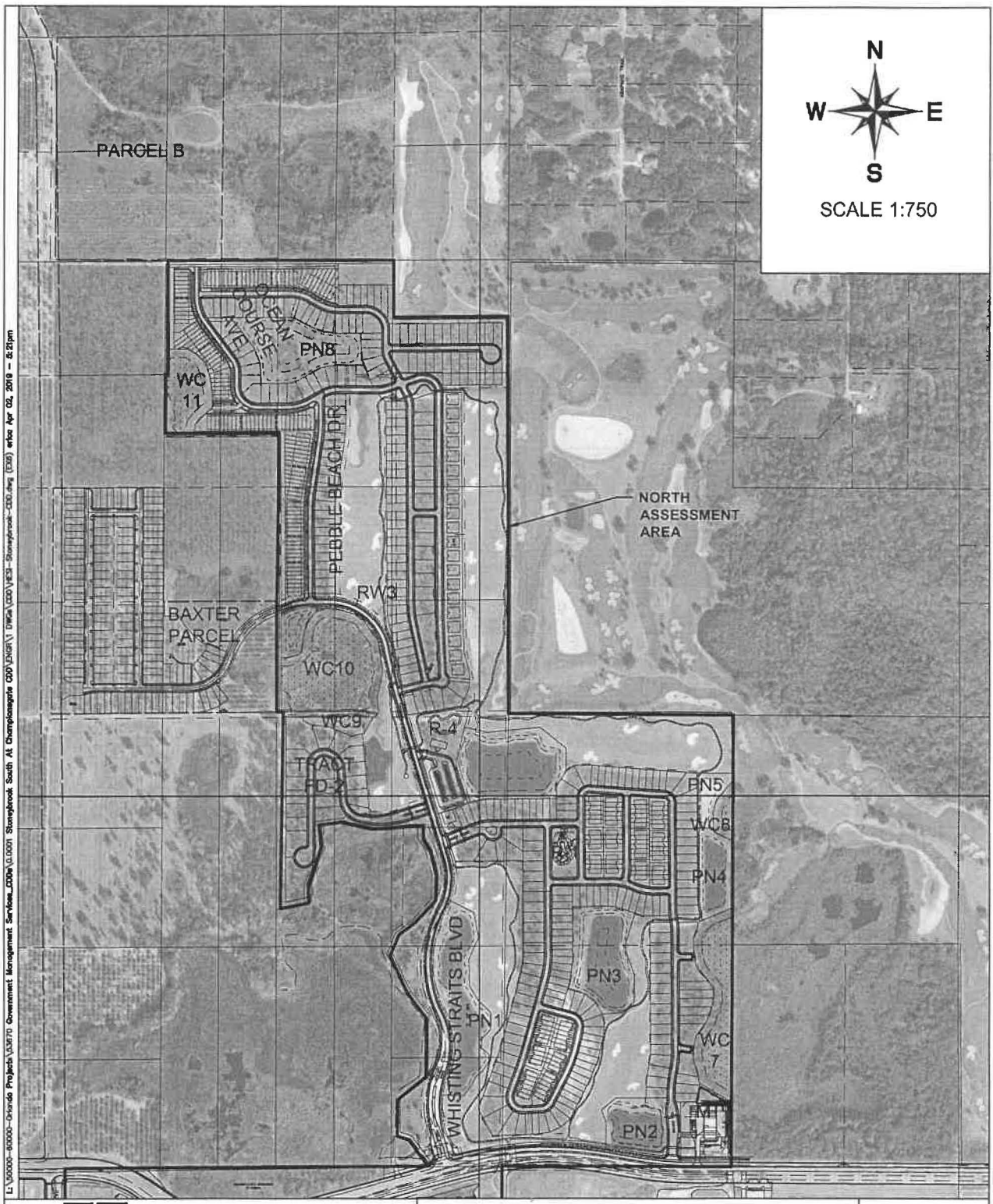


L:\50000-60000-Orlando Projects\53670 Government Management Services\50000\50000\Stonebrook South At Championsgate CDD (DWG)\DWG\Stonebrook-CDD.dwg (DWG) 03/18/2019 4:46pm


 HAMILTON ENGINEERING & SURVEYING, INC. 775 WARNER LANE ORLANDO, FL 32803 TEL (407) 362-5929 LB#7013, CA#8474	AERIAL MAP STONEYBROOK SOUTH AT CHAMPIONSGATE CDD			EXHIBIT 4
	SEC TWP RGE 29,30,31-25S-27E	JOB NUMBER 53670.0001	DATE 03/18/2019	



 HAMILTON ENGINEERING & SURVEYING, INC. 775 WARNER LANE ORLANDO, FL 32803 TEL (407) 362-5929 LB#7013, CA#8474	UTILITIES STONEYBROOK SOUTH AT CHAMPIONSGATE CDD			EXHIBIT 5
	SEC TWP RGE 29,30,31-25S-27E	JOB NUMBER 53670.0001	DATE 03/18/2019	



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 HAMILTON ENGINEERING & SURVEYING, INC.		NORTH ASSESSMENT AREA STONEYBROOK SOUTH AT CHAMPIONSGATE CDD			EXHIBIT 6
775 WARNER LANE ORLANDO, FL 32803	TEL (407) 362-5929 LB#7013, CA#8474	SEC TWP RGE	JOB NUMBER	DATE	
		29,30,31-25S-27E	53670.0001	03/18/2019	