

*Grande Pines  
Community Development District*

*Agenda*

*August 15, 2022*

# AGENDA

*Grande Pines*  
*Community Development District*  
*REVISED Meeting Agenda*

Monday  
August 15, 2022  
10:00 AM

Offices of GMS-CF, LLC  
219 East Livingston Street  
Orlando, Florida 32801

1. Roll Call
2. Public Comment Period
3. Organizational Matters
  - A. Administration of Oath of Office to Newly Appointed Board Member  
(Randy Jones)
4. Approval of Minutes of the July 18, 2022 Meeting
5. Continued Public Hearing
  - A. Consideration of Resolution 2022-05 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations
  - B. Consideration of Resolution 2022-06 Imposing Special Assessments and Certifying an Assessment Roll
6. **Consideration of Resolution 2022-07 Approving the Conveyance of Parcel 11D Phase 1 and 2 - ADDED**
7. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Balance Sheet and Income Statement
    - ii. Ratification of Funding Request #33
8. Other Business
9. Supervisors Requests
10. Adjournment

# MINUTES



**MINUTES OF MEETING  
GRANDE PINES  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Grande Pines Community Development District was held Monday, **July 18, 2022** at 10:00 a.m. at the Offices of GMS-CF, LLC at 219 East Livingston Street, Orlando, Florida.

Present and constituting a quorum:

Amanda Whitney  
Linda Kepfer  
Suhel Rojas  
Achal Aggarwal

Chairman  
Vice Chairperson  
Assistant Secretary  
Assistant Secretary

Also present were:

George Flint  
Jay Lazarovich  
Christy Baxter *by phone*  
Jeremy LeBrun

District Manager, GMS  
District Counsel  
District Engineer  
GMS CFL

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order and called the roll. Three Board members were present at the meeting constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: We just have Board and staff here.

**THIRD ORDER OF BUSINESS**

**Organizational Matters – ADDED**

- A. Administration of Oath of Office to Newly Appointed Board Members (Randy Jones and Suhel Rojas)**

Mr. Flint: We received the oath of office from Suhel prior to the meeting, so there is no need to administer that. Randy isn't here, so we can just get that from him prior to his attendance at a meeting.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the June 20, 2022 Meeting**

Mr. Flint: Did the Board have any comments or corrections to the June 20, 2022 minutes?  
Hearing none,

On MOTION by Ms. Whitney, seconded by Ms. Aggarwal, with all in favor, the Minutes of the June 20, 2022 Meeting, were approved.
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**FIFTH ORDER OF BUSINESS**

**Public Hearing**

Mr. Flint: Is there a motion to open the public hearing?

On MOTION by Ms. Whitney, seconded by Ms. Aggarwal, with all in favor, Opening the Public Hearing, was approved.
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**A. Consideration of Resolution 2022-05 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations**

Mr. Flint: The Board previously approved a proposed budget and set today as the date, place, and time for the hearing to consider its final adoption. Attached is Exhibit 'A', the proposed budget. It is substantially the same as what you saw when you approved it previously and set the hearing for today. The way that the budget is structured is that it is an estimated buildout budget that we put together based on what we believe the District was going to be owning, maintaining, and operating. Based on that we came up with per-unit assessment amounts for the 50 and 70-foot lots. On the revenue side, part of the project is platted so that is reflected on the tax roll line, and then part would be direct billed. The part that is direct billed is 55 townhomes that are not platted. I was talking to Linda before the meeting and I was suggesting a date and time for a meeting regarding the CDD and HOA roles and responsibilities, as well as when the infrastructure was going to be in-place. We still need to have that conversation before you adopt this budget. My suggestion would be that the public hearing be continued to the August meeting, as that would give us another 30 days to have those conversations, because the Board may decide you don't want

to put the assessments on the tax bill for this year depending on when you think the infrastructure is going to be in place and when you think you will start closing on homes. If they put them on the tax bill based on this, those tax bills will have to be paid, so we don't want to assess for costs that we don't incur. So if we wanted to reschedule that, that would be good, and then if you've got any information from your development team on timing and your sales team, I think that would probably help. Rather than closing this public hearing, what we can do is the Board can consider a motion to continue the public hearing to your August 15<sup>th</sup> meeting.

On MOTION by Ms. Whitney, seconded by Ms. Aggarwal, with all in favor, Continuing the Public Hearing to August 15, 2022, was approved.

**B. Consideration of Resolution 2022-06 Imposing Special Assessments and Certifying an Assessment Roll**

Mr. Flint: This item will also be continued as well.

On MOTION by Ms. Whitney, seconded by Ms. Aggarwal, with all in favor, Continuing the Public Hearing for Resolution 2022-06 to the August 15, 2022 meeting, was approved.

**SIXTH ORDER OF BUSINESS**

**Ratification of Series 2021 Requisitions #5-6**

Mr. Flint: Requisition 5 was for engineering services for \$628, and it has been signed and transferred to the trustee. We are asking the Board to ratify that. Requisition 6 is also for engineering services for \$1,063.

On MOTION by Ms. Whitney, seconded by Ms. Aggarwal, with all in favor, the Series 2021 Requisitions #5-6, were ratified.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Series 2021 Requisition #7**

Mr. Flint: This is also for engineering services. Is there a motion to approve?

On MOTION by Ms. Whitney, seconded by Ms. Aggarwal, with all in favor, the Series 2021 Requisition #7, was approved.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Flint: Anything else, Jay?

Mr. Lazarovich: We received a utility bill of sale transferring Orangewood N2PD Parcel 11D Phase 2 from Park Square to the CDD and then the CDD to Orange County. We are preparing those documents and then we will send them for signature and ratify them at the next meeting.

**B. Engineer**

Mr. Flint: Christy, anything from the engineer?

Ms. Baxter: I believe there should be a package for Phases 1 and 2 for review for Orange County Utilities as well as it is going back into the requisition package for construction cost reimbursement, so we are assembling those packages for Phases 1 and 2 as they get closer to certification and completion.

**C. District Manager's Report**

**i. Balance Sheet and Income Statement**

Mr. Flint: We have the unaudited balance sheet and income statements through June 30<sup>th</sup> in your agenda. There is no action required by the Board, but if you have any questions, we can discuss those.

**ii. Approval of Fiscal Year 2023 Meeting Schedule**

Mr. Flint: Every year, you are required to approve an annual meeting schedule, and usually we do that when we adopt your budget. We have included a proposed meeting notice that would follow the same practice of the third Monday of each month at this location at 10:00 a.m. If that still works for the Board, I'd ask for a motion to approve.

On MOTION by Ms. Whitney, seconded by Ms. Aggarwal, with all in favor, the Fiscal Year 2023 Meeting Schedule, was approved.
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**iii. Ratification of FY21 Funding Requests #31 and 32**

Mr. Flint: The District is currently operating under a funding agreement in lieu of them imposing assessments, and these have been submitted to Park Square under the funding agreement. We are just asking the Board to ratify these.

On MOTION by Ms. Whitney, seconded by Ms. Aggarwal, with all in favor, the FY21 Funding Requests #31 - #32, were ratified.
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**NINTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Supervisors Requests**

There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Flint adjourned the meeting.

On MOTION by Ms. Whitney, seconded by Ms. Aggarwal, with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION V

# SECTION A

## **RESOLUTION 2022-05**

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2022, submitted to the Board of Supervisors (“**Board**”) of the Grande Pines Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT:**

#### **SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.



- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Grande Pines Community Development District for the Fiscal Year Ending September 30, 2023.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

## **SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND(S)	\$_____
TOTAL ALL FUNDS	\$_____

## **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 18<sup>th</sup> DAY OF JULY, 2022.**

ATTEST:

**GRANDE PINES COMMUNITY  
DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_

Its: \_\_\_\_\_

***Grande Pines***  
***Community Development District***

***Proposed Budget***  
***FY 2023***



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# Grande Pines

## Community Development District

### Proposed Budget

### General Fund

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<b>Revenues</b>					
Assessments - Tax Roll	\$ -	\$ -	\$ -	\$ -	\$ 188,290
Assessments - Direct Bill	\$ -	\$ -	\$ -	\$ -	\$ 56,039
Developer Contributions	\$ 498,778	\$ 52,508	\$ 121,613	\$ 174,121	\$ 258,037
<b>Total Revenues</b>	<b>\$ 498,778</b>	<b>\$ 52,508</b>	<b>\$ 121,613</b>	<b>\$ 174,121</b>	<b>\$ 502,366</b>
<b>Expenditures</b>					
<u>Administrative</u>					
Supervisor Fees	\$ 12,000	\$ -	\$ 3,000	\$ 3,000	\$ 12,000
FICA Expense	\$ 918	\$ 138	\$ 230	\$ 367	\$ 918
Engineering	\$ 12,000	\$ 589	\$ 3,000	\$ 3,589	\$ 12,000
Attorney	\$ 25,000	\$ 2,712	\$ 6,250	\$ 8,962	\$ 25,000
Arbitrage	\$ 450	\$ 450	\$ -	\$ 450	\$ 450
Annual Audit	\$ 5,000	\$ 4,900	\$ -	\$ 4,900	\$ 5,000
Dissemination Fees	\$ 3,500	\$ 2,625	\$ 875	\$ 3,500	\$ 3,500
Trustee Fees	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,000
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Management Fees	\$ 35,000	\$ 26,250	\$ 8,750	\$ 35,000	\$ 36,750
Information Technology	\$ 1,000	\$ 750	\$ 250	\$ 1,000	\$ 1,800
Website Maintenance	\$ 500	\$ 375	\$ 125	\$ 500	\$ 1,200
Telephone	\$ 300	\$ -	\$ 75	\$ 75	\$ 300
Postage	\$ 700	\$ 28	\$ 175	\$ 203	\$ 700
Insurance	\$ 5,776	\$ 5,435	\$ -	\$ 5,435	\$ 6,114
Printing & Binding	\$ 700	\$ 8	\$ 175	\$ 183	\$ 700
Legal Advertising	\$ 5,000	\$ -	\$ 1,250	\$ 1,250	\$ 5,000
Other Current Charges	\$ 1,000	\$ 326	\$ 250	\$ 576	\$ 1,000
Office Supplies	\$ 400	\$ 16	\$ 100	\$ 116	\$ 400
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total Administrative</b>	<b>\$ 119,419</b>	<b>\$ 49,776</b>	<b>\$ 29,505</b>	<b>\$ 79,281</b>	<b>\$ 123,007</b>

# Grande Pines

## Community Development District

### Proposed Budget

### General Fund

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<i><u>Field Expenditures</u></i>					
Field Management	\$ 15,000	\$ -	\$ 3,750	\$ 3,750	\$ 15,000
Gate Attendants	\$ 163,171	\$ -	\$ 40,793	\$ 40,793	\$ 163,171
Gate Repairs	\$ 6,000	\$ -	\$ 1,500	\$ 1,500	\$ 6,000
Gate Internet, Phone, Cable	\$ 3,000	\$ -	\$ 750	\$ 750	\$ 3,000
Gate Cameras	\$ 1,200	\$ -	\$ 300	\$ 300	\$ 1,200
Gate Supplies	\$ 1,500	\$ -	\$ 375	\$ 375	\$ 1,500
Property Insurance	\$ 2,465	\$ -	\$ 616	\$ 616	\$ 2,465
Electric	\$ 6,900	\$ -	\$ 1,725	\$ 1,725	\$ 6,900
Streetlights	\$ 60,648	\$ -	\$ 15,162	\$ 15,162	\$ 60,648
Water & Sewer	\$ 21,740	\$ -	\$ 5,435	\$ 5,435	\$ 21,740
Landscape Maintenance	\$ 69,900	\$ -	\$ 17,475	\$ 17,475	\$ 69,900
Landscape Contingency	\$ 1,000	\$ -	\$ 250	\$ 250	\$ 1,000
Irrigation Repairs	\$ 3,000	\$ -	\$ 750	\$ 750	\$ 3,000
Lake Maintenance	\$ 12,035	\$ -	\$ 3,009	\$ 3,009	\$ 12,035
Pressure Washing	\$ 6,000	\$ -	\$ 1,500	\$ 1,500	\$ 6,000
Sign Maintenance	\$ 1,800	\$ -	\$ 450	\$ 450	\$ 1,800
Repairs & Maintenance	\$ 1,500	\$ -	\$ 375	\$ 375	\$ 1,500
Contingency	\$ 2,500	\$ -	\$ 625	\$ 625	\$ 2,500
<b>Total Field Expenditures</b>	<b>\$ 379,359</b>	<b>\$ -</b>	<b>\$ 94,840</b>	<b>\$ 94,840</b>	<b>\$ 379,359</b>
<b>Total Expenditures</b>	<b>\$ 498,778</b>	<b>\$ 49,776</b>	<b>\$ 124,344</b>	<b>\$ 174,121</b>	<b>\$ 502,366</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 2,731</b>	<b>\$ (2,731)</b>	<b>\$ -</b>	<b>\$ 0</b>

Product Type	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family - 50'	98	\$133,134.59	\$1,358.52	\$1,445.23
Single Family - 70'	29	\$55,155.70	\$1,901.92	\$2,023.32
Townhouse	55	\$56,038.66	\$1,018.88	\$1,083.92
	<b>182</b>	<b>\$244,328.95</b>		

# Grande Pines

## Community Development District

### General Fund Budget

#### **REVENUES:**

##### **Developer Contributions**

The District will enter into a Funding Agreement with the Developer to fund the General Fund expenditures for the fiscal year.

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#### **EXPENDITURES:**

##### **Administrative:**

##### **Supervisor Fees**

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. Amount is based on 5 Supervisors attending 5 meetings during the fiscal year.

##### **FICA Expense**

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

##### **Engineering**

The District's engineer, Poulos & Bennett will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, and various projects as directed by the Board of Supervisors and the District Manager.

##### **Attorney**

The District's legal counsel, Latham, Luna, Eden & Beaudine, provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

##### **Arbitrage**

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the proposed bonds.

##### **Annual Audit**

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District is currently contracted with Grau & Associates for these services.

##### **Dissemination Fees**

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. Governmental Management Services-Central Florida, LLC, provides these services.

# **Grande Pines Community Development District General Fund Budget**

## *Trustee Fees*

The District will pay annual trustee fees for the series 2021 bonds to USBank.

## *Assessment Administration*

The District has contracted with Governmental Management Services-Central Florida, LLC, to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

## *Management Fees*

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

## *Information Technology*

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc. Governmental Management Services-Central Florida, LLC, provides these services.

## *Website Maintenance*

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services-Central Florida, LLC, provides these services.

## *Telephone*

Telephone and fax machine.

## *Postage*

Mailing of agenda packages, overnight deliveries, correspondence, etc.

## *Insurance*

The District's general liability and public official's liability insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

## *Printing & Binding*

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.



# Grande Pines Community Development District General Fund Budget

## Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc in a newspaper of general circulation.

## Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

## Office Supplies

Miscellaneous office supplies.

## Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

## **Field Expenditures:**

### Field Management

Represents the estimated costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

### Gate Attendants

Represents the day-to-day staffing and operations management of the gate.

### Gate Repairs

The cost of repairing and maintain the gate.

### Gate Internet, Phone, Cable

Represents the cost of the telephone/fax costs, internet and cable for the mechanical gate arm motors.

### Gate Cameras

Represents the cost of the control board and cameras for the mechanical gate arm.

### Gate Supplies

Supplies used for the gate

### Property Insurance

The District's estimated property insurance coverages.

# **Grande Pines Community Development District General Fund Budget**

## *Electric*

Represents current and estimated electric charges of common areas throughout the District.

## *Street Lights*

Encompasses the budgeted amount for the District's decorative light poles and fixtures in various locations.

## *Water & Sewer*

Represents estimated costs for water and refuse services provided for common areas throughout the District.

## *Landscape Maintenance*

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

## *Landscape Contingency*

Represents the estimated cost of replacing landscaping within the common areas of the District.

## *Irrigation Repairs*

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

## *Lake Maintenance*

Represents the estimated costs of maintaining the lake for the District.

## *Pressure Washing*

Represents the cost of pressure washing for the District.

## *Sign Maintenance*

The cost for repair of damaged or worn signage located throughout the District.

## *Repairs & Maintenance*

Represents estimated costs for general repairs and maintenance of the District's common areas.

## *Contingency*

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

**Grande Pines**  
**Community Development District**  
**Proposed Budget**  
**Debt Service Fund Series 2021**

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<b>Revenues</b>					
Assessments - Direct	\$ 382,500	\$ 382,500	\$ -	\$ 382,500	\$ 382,541
Interest	\$ -	\$ 24	\$ 14	\$ 38	\$ -
Carry Forward Surplus <sup>(1)</sup>	\$ 124,065	\$ 124,066	\$ -	\$ 124,066	\$ 123,479
<b>Total Revenues</b>	<b>\$ 506,565</b>	<b>\$ 506,590</b>	<b>\$ 14</b>	<b>\$ 506,604</b>	<b>\$ 506,019</b>
<b>Expenditures</b>					
Interest - 11/1	\$ 124,063	\$ 124,063	\$ -	\$ 124,063	\$ 122,375
Principal - 5/1	\$ 135,000	\$ 135,000	\$ -	\$ 135,000	\$ 135,000
Interest - 5/1	\$ 124,063	\$ 124,063	\$ -	\$ 124,063	\$ 122,375
<b>Total Expenditures</b>	<b>\$ 383,126</b>	<b>\$ 383,125</b>	<b>\$ -</b>	<b>\$ 383,125</b>	<b>\$ 379,750</b>
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 123,439</b>	<b>\$ 123,465</b>	<b>\$ 14</b>	<b>\$ 123,479</b>	<b>\$ 126,269</b>

Interest - 11/1/2023 \$ 120,688

<sup>(1)</sup> Carryforward Surplus is net of Debt Service Reserve Funds

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family - 50'	98	\$ 211,047	\$2,154	\$2,291
Single Family - 70'	29	\$ 83,552	\$2,881	\$3,065
Townhouse	55	\$ 87,942	\$1,599	\$1,701
	182	\$ 382,541		

**Grande Pines**  
**Community Development District**  
**Series 2021 Special Assessment Bonds A1**  
**Amortization Schedule**

Date		Balance	Principal		Interest		Total
11/01/22	\$	6,625,000.00	\$	-	\$	122,375.00	\$ 381,437.50
05/01/23	\$	6,625,000.00	\$	135,000.00	\$	122,375.00	\$ -
11/01/23	\$	6,490,000.00	\$	-	\$	120,687.50	\$ 378,062.50
05/01/24	\$	6,490,000.00	\$	140,000.00	\$	120,687.50	\$ -
11/01/24	\$	6,350,000.00	\$	-	\$	118,937.50	\$ 379,625.00
05/01/25	\$	6,350,000.00	\$	145,000.00	\$	118,937.50	\$ -
11/01/25	\$	6,205,000.00	\$	-	\$	117,125.00	\$ 381,062.50
05/01/26	\$	6,205,000.00	\$	150,000.00	\$	117,125.00	\$ -
11/01/26	\$	6,055,000.00	\$	-	\$	115,250.00	\$ 382,375.00
05/01/27	\$	6,055,000.00	\$	150,000.00	\$	115,250.00	\$ -
11/01/27	\$	5,905,000.00	\$	-	\$	112,850.00	\$ 378,100.00
05/01/28	\$	5,905,000.00	\$	155,000.00	\$	112,850.00	\$ -
11/01/28	\$	5,750,000.00	\$	-	\$	110,370.00	\$ 378,220.00
05/01/29	\$	5,750,000.00	\$	160,000.00	\$	110,370.00	\$ -
11/01/29	\$	5,590,000.00	\$	-	\$	107,810.00	\$ 378,180.00
05/01/30	\$	5,590,000.00	\$	165,000.00	\$	107,810.00	\$ -
11/01/30	\$	5,425,000.00	\$	-	\$	105,170.00	\$ 377,980.00
05/01/31	\$	5,255,000.00	\$	170,000.00	\$	105,170.00	\$ -
11/01/31	\$	5,255,000.00	\$	-	\$	102,450.00	\$ 377,620.00
05/01/32	\$	5,255,000.00	\$	180,000.00	\$	102,450.00	\$ -
11/01/32	\$	5,075,000.00	\$	-	\$	99,075.00	\$ 381,525.00
05/01/33	\$	5,075,000.00	\$	185,000.00	\$	99,075.00	\$ -
11/01/33	\$	4,890,000.00	\$	-	\$	95,606.25	\$ 379,681.25
05/01/34	\$	4,890,000.00	\$	190,000.00	\$	95,606.25	\$ -
11/01/34	\$	4,700,000.00	\$	-	\$	92,043.75	\$ 377,650.00
05/01/35	\$	4,700,000.00	\$	200,000.00	\$	92,043.75	\$ -
11/01/35	\$	4,500,000.00	\$	-	\$	88,293.75	\$ 380,337.50
05/01/36	\$	4,500,000.00	\$	205,000.00	\$	88,293.75	\$ -
11/01/36	\$	4,295,000.00	\$	-	\$	84,450.00	\$ 377,743.75
05/01/37	\$	4,295,000.00	\$	215,000.00	\$	84,450.00	\$ -
11/01/37	\$	4,080,000.00	\$	-	\$	80,418.75	\$ 379,868.75
05/01/38	\$	4,080,000.00	\$	225,000.00	\$	80,418.75	\$ -
11/01/38	\$	3,855,000.00	\$	-	\$	76,200.00	\$ 381,618.75
05/01/39	\$	3,855,000.00	\$	230,000.00	\$	76,200.00	\$ -
11/01/39	\$	3,625,000.00	\$	-	\$	71,887.50	\$ 378,087.50
05/01/40	\$	3,625,000.00	\$	240,000.00	\$	71,887.50	\$ -
11/01/40	\$	3,385,000.00	\$	-	\$	67,387.50	\$ 379,275.00
05/01/41	\$	3,135,000.00	\$	250,000.00	\$	67,387.50	\$ -
11/01/41	\$	3,135,000.00	\$	-	\$	62,700.00	\$ 380,087.50
05/01/42	\$	3,135,000.00	\$	260,000.00	\$	62,700.00	\$ -
11/01/42	\$	2,875,000.00	\$	-	\$	57,500.00	\$ 380,200.00
05/01/43	\$	2,875,000.00	\$	270,000.00	\$	57,500.00	\$ -
11/01/43	\$	2,605,000.00	\$	-	\$	52,100.00	\$ 379,600.00
05/01/44	\$	2,605,000.00	\$	280,000.00	\$	52,100.00	\$ -
11/01/44	\$	2,325,000.00	\$	-	\$	46,500.00	\$ 378,600.00
05/01/45	\$	2,325,000.00	\$	295,000.00	\$	46,500.00	\$ -
11/01/45	\$	2,030,000.00	\$	-	\$	40,600.00	\$ 382,100.00
05/01/46	\$	2,030,000.00	\$	305,000.00	\$	40,600.00	\$ -

**Grande Pines**  
**Community Development District**  
**Series 2021 Special Assessment Bonds A1**  
**Amortization Schedule**

Date	Balance	Prinicpal	Interest	Total
11/01/46	\$ 1,725,000.00	\$ -	\$ 34,500.00	\$ 380,100.00
05/01/47	\$ 1,725,000.00	\$ 315,000.00	\$ 34,500.00	\$ -
11/01/47	\$ 1,410,000.00	\$ -	\$ 28,200.00	\$ 377,700.00
05/01/48	\$ 1,410,000.00	\$ 330,000.00	\$ 28,200.00	\$ -
11/01/48	\$ 1,080,000.00	\$ -	\$ 21,600.00	\$ 379,800.00
05/01/49	\$ 1,080,000.00	\$ 345,000.00	\$ 21,600.00	\$ -
11/01/49	\$ 735,000.00	\$ -	\$ 14,700.00	\$ 381,300.00
05/01/50	\$ 735,000.00	\$ 360,000.00	\$ 14,700.00	\$ -
11/1/50	\$ 375,000.00	\$ -	\$ 7,500.00	\$ 382,200.00
5/1/51	\$ 375,000.00	\$ 375,000.00	\$ 7,500.00	\$ 382,500.00
		\$ 6,625,000.00	\$ 4,508,575.00	\$ 11,392,637.50

## SECTION B

## RESOLUTION 2022-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Grande Pines Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Orange County, Florida (“**County**”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”), attached hereto as **Exhibit “A,”** and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2022/2023; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B,”** and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit “B;”** and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits “A” and “B,”** and is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”**
- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect



Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2022; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2022, 25% due no later than February 1, 2023 and 25% due no later than May 1, 2023. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2022/2023, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 18th day of July, 2022.

ATTEST:

**GRANDE PINES COMMUNITY  
DEVELOPMENT DISTRICT**

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

By:\_\_\_\_\_

Its:\_\_\_\_\_

**Exhibit A:** Budget  
**Exhibit B:** Assessment Roll

## SECTION VI

## RESOLUTION 2022-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT APPROVING THE CONVEYANCE OF INFRASTRUCTURE IMPROVEMENTS FROM PARK SQUARE ENTERPRISES, LLC TO THE DISTRICT AND FROM THE DISTRICT TO ORANGE COUNTY, FLORIDA; AUTHORIZING DISTRICT STAFF AND THE CHAIRMAN TO REVIEW, EXECUTE AND ACCEPT ALL DOCUMENTS TO EFFECTUATE SUCH CONVEYANCE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the Grande Pines Community Development District (the “District”) is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “Act”), for the purpose of, among other things, financing and managing the acquisition, construction, maintenance and operation of certain infrastructure within and without the boundaries of the premises to be governed by the District; and

**WHEREAS**, the District has the authority, generally under the Act, and specifically under Section 190.012, *Florida Statutes*, to acquire real property and improvements for, among other things, the purposes of operating and maintaining systems, facilities, and basic infrastructure within the District; and

**WHEREAS**, the District has the authority, generally under Florida Law and the Act, and specifically under Section 190.011(7)(a), *Florida Statutes*, to acquire, dispose of any real property, dedications or platted reservations in any manner so long as it is in the best interest of the District; and

**WHEREAS**, Park Square Enterprises, LLC, a Delaware limited liability company (hereinafter “Park Square”), has requested the approval and transfer by the District of infrastructure improvements, as more particularly described in the Bills of Sale Absolute and Agreement, Agreement Regarding Taxes, Owner’s Affidavit and Certificate of District Engineer, attached hereto as **Exhibit “A”** (the “Conveyance Documents”), from Park Square to the District, and thereafter from the District to Orange County, Florida, a charter county and political subdivision of the State of Florida (hereinafter, “Orange County”); and

**WHEREAS**, the District Counsel and the District Manager have reviewed the conveyances from Park Square, and the District Engineer has also reviewed the conveyances and has provided a Certificate of District Engineer for each conveyance, attached hereto as part of **Exhibit “A,”** to evidence compliance with the requirements of the District for accepting the conveyances.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Supervisors of the District (the “Board”), as follows:

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

2. Approval of Acquisition and Transfer of the Real Property and Improvements. The Board hereby approves the transfer and acceptance of the infrastructure improvements described in **Exhibit “A,”** to the District and thereafter to Orange County, and approves and accepts the documents evidencing such conveyances in **Exhibit “A.”**

3. Authorization of District Staff. The Chairman, the Vice Chairman, the Secretary, any Assistant Secretary and the District Manager of the District, and any authorized designee thereof (collectively, the "District Officers"), District Counsel, and the District Engineer are hereby authorized and directed to take all actions necessary or desirable in connection with the conveyance of the real property and improvements described in **Exhibit “A,”** and all transactions in connection therewith. The District Officers are hereby authorized and directed to execute all necessary or desirable certificates, documents, papers, and agreements necessary to the undertaking and fulfillment of all transactions contemplated by this Resolution.

4. Ratification of Prior Actions. All actions taken to date by the District Officers, District Manager, District Counsel, District Engineer, are hereby ratified and authorized on behalf of the District.

5. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

6. Effective Date. This Resolution shall take effect immediately upon its adoption.

*[Continues on the Following Pages]*

**PASSED** in public meeting of the Board of Supervisors of the Grande Pines Community Development District, this 15th day of August, 2022.

**GRANDE PINES COMMUNITY  
DEVELOPMENT DISTRICT**

Attest:

\_\_\_\_\_  
Print: \_\_\_\_\_  
Secretary/Asst. Secretary

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**EXHIBIT “A”**

**CONVEYANCE DOCUMENTS**

1. Bill of Sale Absolute and Agreement for Phases 1 and 2 between Park Square Enterprises, LLC and the Grande Pines Community Development District;
2. Bill of Sale Absolute and Agreement for Phase 1 between the Grande Pines Community Development District and Orange County, Florida;
3. Bill of Sale Absolute and Agreement for Phase 2 between the Grande Pines Community Development District and Orange County, Florida;
4. Owner’s Affidavit;
5. Agreement Regarding Taxes;
6. Certificate of District Engineer

## **BILL OF SALE ABSOLUTE AND AGREEMENT**

Grande Pines Community Development District – Utility Improvements  
(Parcel 11D Phase 1 (20-E-052 & B18906728) and Phase 2 (19-S-007))

**THIS BILL OF SALE ABSOLUTE AND AGREEMENT** (the “**Agreement**”) is made as of this \_\_\_\_\_ day of \_\_\_\_\_, 2022, is given to the **GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the “**District**”), a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, by **PARK SQUARE ENTERPRISES, LLC**, a Delaware Limited Liability Company (hereinafter referred to as the “**Developer**”), whose address is 5200 Vineland Road, Suite 200, Orlando, Florida 32811.

### **RECITALS**

**WHEREAS**, Developer owns certain real property (the “**Land**”) and has constructed infrastructure improvements (collectively, the “**Improvements**”) on the Land, as more fully described in the attached **Exhibit “A;”** and

**WHEREAS**, both the Developer and the District find it to be in the best interest of both parties for the District to own, operate and maintain the Improvements for the benefit of the District’s landowners; and

**WHEREAS**, the Developer desires to convey the Improvements to the District to allow such perpetual ownership, operation and maintenance, and the District desires to accept such ownership, operation and maintenance.

### **WITNESSETH**

**KNOW ALL MEN BY THESE PRESENTS** that the Developer, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) lawful money of the United States, to it paid by the District, the receipt of which is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, set over and deliver unto the District, its executors, administrators and assigns, and the District hereby accepts, all of Developer’s right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever, together with all of the Developer’s right and title to any and all contracts, warranties, guarantees, permits, approvals and similar rights in favor of or which may have accrued to the Developer from any and all persons, firms, agencies or corporations who have performed work or labor or supplied goods, materials or services to or for the benefit of or comprising any part of the Improvements to the extent they are assignable, together with any related documents, materials, data, letters, and agreements, to have and to hold unto District, its successors and assigns, to and for its or their use, forever.

1. Developer agrees that any of the above-referenced contracts, warranties, permits, approvals and guarantees which are not assignable by their terms or in respect of which consents to their assignment are required but are not available, shall be held in trust for the District by the



Developer (and, if required, performed by the Developer on behalf of the District) and all benefits derived thereunder shall be for the benefit of the District.

2. The Developer represents and warrants to the District that the Developer has good and lawful right, title and interest in the Improvements and that the Improvements are free and clear of any and all liens or encumbrances, that the Improvements are in good working condition, and as of the date hereof, there are no defaults or violations of the terms and conditions of any contracts, warranties, permits, approvals and guarantees.

3. The above recitals are true and correct and are incorporated herein by reference.

4. This Bill of Sale may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

***[SIGNATURES ON FOLLOWING PAGE]***

**COUNTERPART SIGNATURE PAGE TO  
BILL OF SALE ABSOLUTE AND AGREEMENT**

Grande Pines Community Development District – Utility Improvements  
(Parcel 11D Phase 1 (20-E-052 & B18906728) and Phase 2 (19-S-007))

**IN WITNESS WHEREOF**, the Developer has executed this Bill of Sale and Agreement as of the date first above written

**DEVELOPER:**

**WITNESSES:**

**PARK SQUARE ENTERPRISES, LLC,**  
a Delaware Limited Liability Company

Signed, sealed and delivered in the  
presence of:

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_

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

\_\_\_\_\_  
Print Name: \_\_\_\_\_

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

**STATE OF FLORIDA**

**COUNTY OF** \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_, as \_\_\_\_\_ of **PARK SQUARE ENTERPRISES, LLC**, a Delaware Limited Liability Company. Said person is ☐ personally known to me or ☐ have produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public; State of Florida

Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

My Commission No.: \_\_\_\_\_

(NOTARY SEAL)

**COUNTERPART SIGNATURE PAGE TO  
BILL OF SALE ABSOLUTE AND AGREEMENT**

Grande Pines Community Development District – Utility Improvements  
(Parcel 11D Phase 1 (20-E-052 & B18906728) and Phase 2 (19-S-007))

**IN WITNESS WHEREOF**, the District has accepted and agreed, and executed this Bill of Sale and Agreement as of the date first above written.

**DISTRICT:**

**ATTEST:**

**GRANDE PINES COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**STATE OF FLORIDA**

**COUNTY OF** \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_, as \_\_\_\_\_ of the Board of Supervisors of the **GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT**, and was attested to by \_\_\_\_\_, as Secretary/Assistant Secretary of the **GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT**, both for and on behalf of the District. Said person is ☐ personally known to me or ☐ have produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public; State of Florida  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
My Commission No.: \_\_\_\_\_

(NOTARY SEAL)

## **EXHIBIT "A"**

### **DESCRIPTION OF THE IMPROVEMENTS**

#### **The Phase 1 Improvements**

All pipes, lines, valves, valve boxes, fittings, equipment, manholes, lift station, and other goods which comprise the water, reclaimed water, and wastewater collection/transmission system, and related improvements.

On the land described as follows:

A PARCEL OF LAND COMPRISING PORTIONS OF GOLF COURSE PARCEL 3, PARCEL 11 AND LAKE 4 OF THE PLAT OF ORANGEWOOD NEIGHBORHOOD 2 AS RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 87 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND LYING IN SECTION 13, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE SOUTH LINE, ACCORDING TO OFFICIAL RECORDS BOOK 2593, PAGE 1260 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA OF THE VALENCIA WATER CONTROL DISTRICT C-1 CANAL AND THE WEST RIGHT-OF-WAY LINE, ACCORDING TO PLAT BOOK 17, PAGES 81 THROUGH 87 OF SAID PUBLIC RECORDS, OF INTERNATIONAL DRIVE, BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 458.90 FEET WITH A CHORD BEARING OF NORTH 67° 07' 50" WEST, AND A CHORD DISTANCE OF 19.55 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE RUN NORTHWESTERLY ALONG SAID SOUTH LINE OF THE VALENCIA WATER CONTROL DISTRICT C-1 AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 26' 28" FOR A DISTANCE OF 19.55 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 65° 54' 36" WEST FOR A DISTANCE OF 286.04 FEET TO THE POINT OF BEGINNING AND A POINT ON A NON TANGENT CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1549.86 FEET, WITH A CHORD BEARING OF SOUTH 42° 32' 54" WEST, AND A CHORD DISTANCE OF 352.89 FEET; THENCE DEPARTING AFORESAID SOUTH LINE OF THE VALENCIA WATER CONTROL DISTRICT C-1 CANAL RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13° 04' 27" FOR A DISTANCE OF 353.66 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 371.33 FEET, WITH A CHORD BEARING OF SOUTH 40° 42' 40" EAST, AND A CHORD DISTANCE OF 19.32 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 58' 53" FOR A DISTANCE OF 19.32 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 39° 13' 13" EAST FOR A DISTANCE OF 280.78 FEET TO A POINT ON AFORESAID WEST RIGHT-OF-WAY LINE OF INTERNATIONAL DRIVE AND A POINT ON A NON TANGENT CURVE HAVING A

RADIUS OF 1849.86 FEET, WITH A CHORD BEARING OF SOUTH 50° 53' 36" WEST, AND A CHORD DISTANCE OF 100.00 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID WEST RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 05' 52" FOR A DISTANCE OF 100.01 FEET TO A POINT ON A NON TANGENT LINE; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE RUN NORTH 39° 13' 13" WEST FOR A DISTANCE OF 280.59 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 271.33 FEET, WITH A CHORD BEARING OF NORTH 41° 17' 25" WEST, AND A CHORD DISTANCE OF 19.60 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 08' 24" FOR A DISTANCE OF 19.61 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 52° 53' 14" WEST FOR A DISTANCE OF 600.38 FEET; THENCE RUN SOUTH 22° 07' 41" WEST FOR A DISTANCE OF 123.20 FEET; THENCE RUN SOUTH 67° 52' 19" EAST FOR A DISTANCE OF 189.74 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 83.00 FEET, WITH A CHORD BEARING OF SOUTH 53° 59' 09" EAST, AND A CHORD DISTANCE OF 39.84 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27° 46' 21" FOR A DISTANCE OF 40.23 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 40° 05' 58" EAST FOR A DISTANCE OF 24.55 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE INTERNATIONAL DRIVE ACCORDING TO OFFICIAL RECORD BOOK 10722, PAGE 8529, PARCEL 1007 OF AFORESAID PUBLIC RECORDS; THENCE RUN SOUTH 52° 53' 14" WEST ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 35.05 FEET TO A POINT ON THE NORTH LINE OF AFORESAID PARCEL 10 ORANGEWOOD NEIGHBORHOOD 2 AND A POINT ON THE NORTH LINE OF PARC CORNICHE CONDOMINIUM, A CONDOMINIUM PHASE 1, ACCORDING TO CONDOMINIUM BOOK 16, PAGE 94 THROUGH 105 OF AFORESAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING TWO COURSES ALONG SAID NORTH LINES: NORTH 40° 05' 58" WEST FOR A DISTANCE OF 34.59 FEET; THENCE RUN NORTH 67° 52' 19" WEST FOR A DISTANCE OF 496.97 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL 3; THENCE RUN NORTH 22° 07' 41" EAST ALONG SAID EAST LINE OF PARCEL 3 FOR A DISTANCE OF 50.00 FEET; THENCE DEPARTING SAID EAST LINE OF PARCEL 3 RUN SOUTH 67° 52' 19" EAST FOR A DISTANCE OF 258.30 FEET; THENCE RUN NORTH 11° 49' 37" EAST FOR A DISTANCE OF 161.14 FEET; THENCE RUN NORTH 19° 56' 22" WEST FOR A DISTANCE OF 14.96 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 76.00 FEET, WITH A CHORD BEARING OF NORTH 39° 45' 10" EAST, AND A CHORD DISTANCE OF 71.19 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55° 51' 06" FOR A DISTANCE OF 74.08 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 11° 49' 37" EAST FOR A DISTANCE OF 216.00 FEET; THENCE RUN NORTH 78° 10' 23" WEST FOR A DISTANCE OF 407.00 FEET; THENCE RUN NORTH 11° 49' 37" EAST FOR A DISTANCE OF 52.00 FEET; THENCE RUN NORTH 78° 10' 23" WEST FOR A DISTANCE OF 105.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF NORTH 33° 10' 23" WEST, AND A CHORD DISTANCE OF 14.14 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR A DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 11° 49' 37" EAST FOR

A DISTANCE OF 240.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF NORTH 56° 49' 37" EAST, AND A CHORD DISTANCE OF 14.14 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR A DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 78° 10' 23" EAST FOR A DISTANCE OF 105.00 FEET; THENCE RUN NORTH 11° 49' 37" EAST FOR A DISTANCE OF 52.00 FEET; THENCE RUN SOUTH 78° 10' 23" EAST FOR A DISTANCE OF 331.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 76.00 FEET, WITH A CHORD BEARING OF SOUTH 53° 59' 31" EAST, AND A CHORD DISTANCE OF 62.26 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48° 21' 43" FOR A DISTANCE OF 64.15 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 11° 49' 37" EAST FOR A DISTANCE OF 189.01 FEET TO A POINT ON AFORESAID SOUTH LINE OF VALENCIA WATER CONTROL DISTRICT C-1 CANAL ZW; THENCE RUN THE FOLLOWING COURSES ALONG SAID SOUTH LINE: SOUTH 78° 19' 52" EAST FOR A DISTANCE OF 121.12 FEET; THENCE RUN SOUTH 11° 40' 08" WEST FOR A DISTANCE OF 10.00 FEET; THENCE RUN SOUTH 78° 19' 54" EAST FOR A DISTANCE OF 319.38 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 873.93 FEET, WITH A CHORD BEARING OF SOUTH 77° 22' 34" EAST, AND A CHORD DISTANCE OF 29.13 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 54' 36" FOR A DISTANCE OF 29.13 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 13° 34' 43" WEST FOR A DISTANCE OF 5.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 868.42 FEET, WITH A CHORD BEARING OF SOUTH 71° 10' 08" EAST, AND A CHORD DISTANCE OF 159.10 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 30' 41" FOR A DISTANCE OF 159.32 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 65° 54' 36" EAST FOR A DISTANCE OF 61.40 FEET TO THE POINT OF BEGINNING.

CONTAINS 13.31 ACRES MORE OR LESS.

### **The Phase 2 Improvements**

All pipes, lines, valves, valve boxes, fittings, equipment, manholes and other goods which comprise the water, reclaimed water, and sanitary sewer collection system, and related improvements.

On the land described as follows:

A PARCEL OF LAND COMPRISING PORTIONS OF GOLF COURSE PARCELS 1, 3 11 AND A PORTION OF LAKE 9, ORANGEWOOD NEIGHBORHOOD 2 AS RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 87 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND LYING IN SECTION 13, TOWNSHIP 24 SOUTH, RANGE 28 EAST,

ORANGE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST EASTERLY CORNER OF PARCEL 8, AFORESAID ORANGEWOOD NEIGHBORHOOD 2; THENCE RUN N 44°29'36" E ALONG THE EAST LINE OF SAID PARCEL 8 FOR A DISTANCE OF 64.71 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 45°27'53", A CHORD OF WHICH BEARS S 89°25'08" E FOR A DISTANCE OF 100.47 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 103.16 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 41°13'22", A CHORD OF WHICH BEARS N 88°27'37" E FOR A DISTANCE OF 88.01 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 89.93 FEET TO A POINT OF TANGENCY; THENCE RUN S 70°55'42" E FOR A DISTANCE OF 259.79 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 33°00'55", THE CHORD OF WHICH BEARS S 54°25'15" E FOR A DISTANCE OF 56.83 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 57.62 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN N 52°00'27" E FOR A DISTANCE OF 91.30 FEET TO THE NORTH LINE OF SAID GOLF COURSE PARCEL 3 BEING A POINT ON A NON TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 2822.51 FEET, A CENTRAL ANGLE OF 02°57'38", A CHORD OF WHICH BEARS S 76°51'03" E FOR A DISTANCE OF 145.83 FEET; THENCE RUN ALONG SAID NORTH LINE THE FOLLOWING COURSES: SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 145.85 FEET TO A POINT TANGENCY; THENCE RUN S 78°19'52" E FOR A DISTANCE OF 506.47 FEET; THENCE RUN N 11°40'08" E FOR A DISTANCE OF 10.00 FEET; THENCE RUN S 78°19'52" E FOR A DISTANCE OF 728.88 FEET TO A POINT ON THE WEST LINE OF PARADISO GRANDE PHASE 1 ACCORDING TO PLAT BOOK 108, PAGES 40 THROUGH 42 OF AFORESAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING COURSES ALONG SAID WEST LINE: S 11°49'37" W FOR A DISTANCE OF 189.01 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 76.00 FEET, A CENTRAL ANGLE OF 48°21'43", A CHORD WHICH BEARS N 53°59'31" W FOR A DISTANCE OF 62.26 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 64.15 FEET TO A POINT OF TANGENCY; THENCE RUN N 78°10'23" W FOR A DISTANCE OF 331.00 FEET; THENCE RUN S 11°49'37" W FOR A DISTANCE OF 52.00 FEET; THENCE RUN N 78°10'23" W FOR A DISTANCE OF 105.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD OF WHICH BEARS S 56°49'37" W FOR A DISTANCE OF 14.14 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY; THENCE RUN S 11°49'37" W FOR A DISTANCE OF 240.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD WHICH BEARS S 33°10'23" E FOR A DISTANCE OF 14.14 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY; THENCE RUN S

78°10'23" E FOR A DISTANCE OF 105.00 FEET; THENCE RUN S 11°49'37" W FOR A DISTANCE OF 52.00 FEET; THENCE RUN S 78°10'23" E FOR A DISTANCE OF 407.00 FEET; THENCE RUN S 11°49'37" W FOR A DISTANCE OF 216.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 76.00 FEET, A CENTRAL ANGLE OF 55°51'06", THE CHORD OF WHICH BEARS S 39°45'10" W FOR A DISTANCE OF 71.19 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 74.08 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN S 19°56'22" E FOR A DISTANCE OF 14.96 FEET; THENCE RUN S 11°49'37" W FOR A DISTANCE OF 161.14 FEET TO A POINT ON THE NORTH LINE OF TRACT AE-1 OF AFORESAID PARADISO GRANDE PHASE 1; THENCE RUN N 67°52'19" W ALONG SAID NORTH LINE FOR A DISTANCE OF 258.30 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL 3; THENCE RUN S 22°07'41" W ALONG SAID EAST LINE FOR A DISTANCE OF 50.00 FEET TO THE SOUTH LINE OF SAID PARCEL 3; THENCE RUN ALONG SAID SOUTH LINE THE FOLLOWING COURSES: N 67°52'19" W FOR A DISTANCE OF 120.00 FEET; THENCE RUN S 15°33'00" W FOR A DISTANCE OF 54.05 FEET; THENCE RUN S 83°39'09" W FOR A DISTANCE OF 731.02 FEET; THENCE RUN N 50°55'34" W FOR A DISTANCE OF 681.39 FEET; THENCE RUN S 51°33'18" W FOR A DISTANCE OF 11.65 FEET; THENCE RUN N 38°26'42" W FOR A DISTANCE OF 130.01 FEET; THENCE RUN N 51°33'18" E FOR A DISTANCE OF 90.92 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 60°37'02", THE CHORD OF WHICH BEARS N 81°51'49" E FOR A DISTANCE OF 30.28 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 31.74 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN N 39°04'26" E FOR A DISTANCE OF 172.66 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 77°13'08", A CHORD OF WHICH BEARS N 89°50'08" W FOR A DISTANCE OF 237.12 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 256.07 FEET TO A POINT OF TANGENCY; THENCE RUN S 51°33'18" W FOR A DISTANCE OF 74.04 FEET; THENCE RUN N 16°41'39" W FOR A DISTANCE OF 429.93 FEET TO A POINT ON SAID EAST LINE OF PARCEL 8; THENCE RUN N 44°29'36" E ALONG SAID EAST LINE FOR A DISTANCE OF 276.16 FEET TO THE POINT OF BEGINNING.

CONTAINS 42.24 ACRES MORE OR LESS.





10	5/21/21	FIELD REVISION (PAVER)
9	11/12/20	RESUBMIT TO ORANGE COUNTY
8	10/13/20	RESUBMIT TO ORANGE COUNTY
7	6/09/20	RESUBMIT (REVISED LAYOUT)
6	9/26/19	REVISE FORCEMAIN CONNECTIO
5	8/30/19	RESUBMIT TO ORANGE COUNTY
4	8/8/19	RESUBMIT TO ORANGE COUNTY
	5/29/19	BID SET
3	5/28/19	RESUBMIT TO ORANGE COUNTY
2	4/17/19	RESUBMIT TO VWCD
1	2/21/19	RESUBMIT TO VWCD

Project Name:  
**GRANDE PINES  
ORANGEWOOD  
N-2 PD  
PARCEL 11D  
PHASE 1**

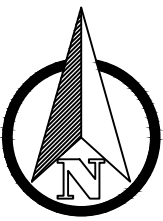
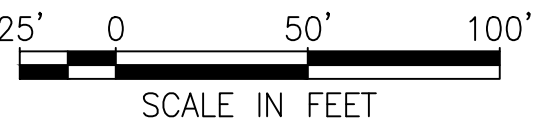
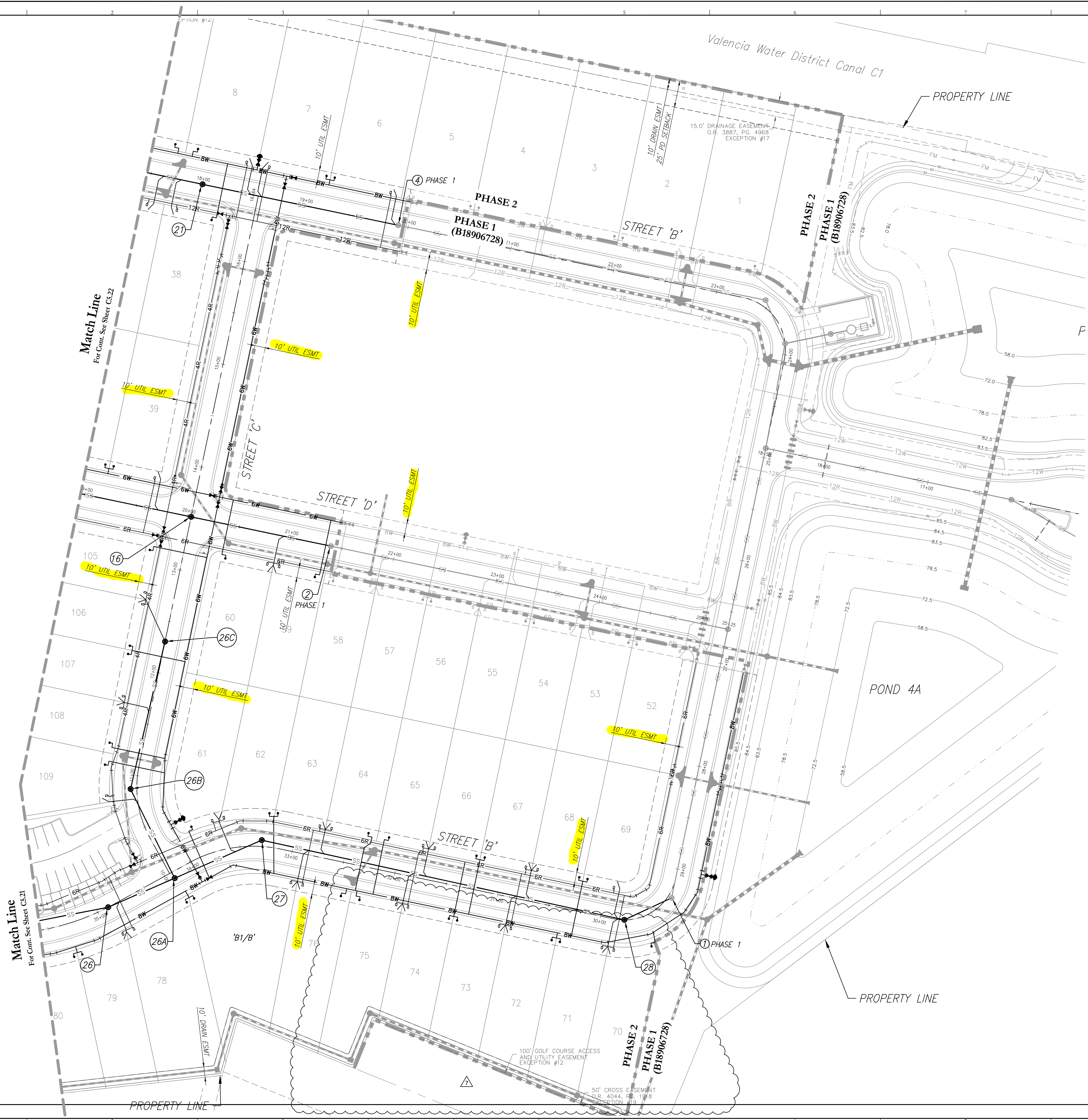
Sheet No.: **C5.20**

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered valid. The document was electronically signed and sealed and the signature must be verified on any electronic copies.

**Poulos & Bennett, LLC**  
2602 E. Livingston St., Orlando, FL 32803  
Tel. 407.487.2594 [www.poulosandbennett.com](http://www.poulosandbennett.com)  
Eng. Bus. No. 28567



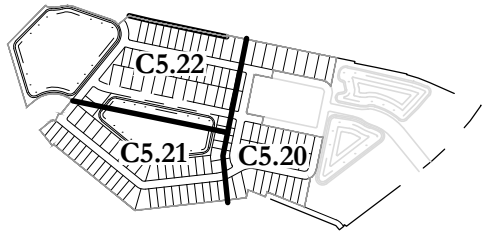
Z:\2018\18-007 PARK SQUARE - GRANDE PINES SFR\PHASE 2\CAD\FINAL\COUNTY\18007-PH2-USP



Utility Legend		
Existing	Utility Type	Proposed
	STORM PIPES	
	STORM DBI	
	STORM CURB INLETS	
	STORM MANHOLES	
	UNDERDRAIN LINES	
	SANITARY PIPES	
	SANITARY MANHOLES	
	FORCEMAINS	
	WATER MAINS	
	FIRE HYDRANT	
	FIRE LINE	
	RECLAIM MAINS	
	ELECTRICAL LINES	
	GAS LINES	
	FIBER OPTIC LINES	
	TELEPHONE LINES	
	CABLE TV LINES	

- NOTES:
1. 10' UTILITY EASEMENT SHALL BE PROVIDED ADJACENT TO ALL RIGHTS-OF-WAY WITH THE PLAT, EXCEPT WHERE A LARGER EASEMENT IS SPECIFIED ON THE PLANS OR AS REQUIRED BY OCU.
  2. ALL PROPOSED GRAVITY SEWER SHALL BE 8" UNLESS OTHERWISE SPECIFIED.
  3. ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED (VERTICALLY AND HORIZONTALLY) AT ALL POINTS OF CONNECTION AND AT ALL AREAS OF CONFLICT WITH OCU INFRASTRUCTURE.

Key Map:



Consultant:

09	08/30/21	FIELD REVISION LOT GRADE
08	03/29/21	FIELD REVISION MHI7
07	12/23/20	REV LOTS 70-75
06	06/11/20	RESUBMIT TO ORANGE COUNTY/VWCD
05	06/09/20	RESUBMIT (REVISED LAYOUT)
04	12/19/19	RESUBMIT TO ORANGE COUNTY
03	08/14/19	RESUBMIT TO ORANGE COUNTY/VWCD
02	06/18/19	RESUBMIT TO ORANGE COUNTY/VWCD
01	02/05/19	SUBMIT TO ORANGE COUNTY

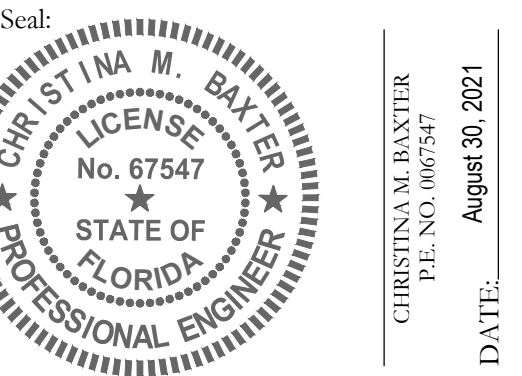
NO.	DATE	DESCRIPTIONS	SUBMISSIONS/REVISIONS
			VERTICAL DATUM: NAVD 88
			JOB NO.: 18-007
			DESIGNED BY: ACB
			DRAWN BY: CSL/JSK
			CHECKED BY: ACB/CMB
			APPROVED BY: CMB
			SCALE IN FEET: 1" = 50'

Project Name:  
**GRANDE PINES  
ORANGEWOOD  
N-2 PD  
PARCEL 11D  
PHASE 2**

Jurisdiction:  
**ORANGE COUNTY, FL**

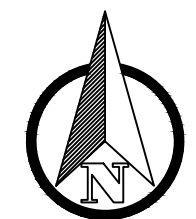
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**UTILITY SITE PLAN**

Sheet No.: **C5.20**

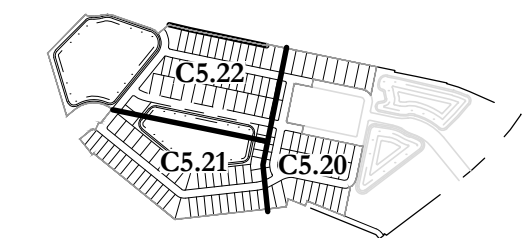


**Poulos & Bennett, LLC**  
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Tel. 407.487.2394 www.poulosandbennett.com  
Eng. Bus. No. 28567





Consultant:



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02	06/18/19	RESUBMIT TO ORANGE COUNTY/VW
01	02/05/19	SUBMIT TO ORANGE COUNTY

NO.	DATE:	DESCRIPTIONS:
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:	NAVD 83	
JOB NO.:	18-00	
DESIGNED BY:	AC	
DRAWN BY:	CSL/SJ	
CHECKED BY:	ACB/CM	
APPROVED BY:	CM	
SCALE IN FEET:	1" = 50'	

**GRANDE PINES  
ORANGEWOOD  
N-2 PD  
PARCEL 11D  
PHASE 2**

ORANGE COUNTY, FL

## UTILITY SITE PLAN

**C5.21**



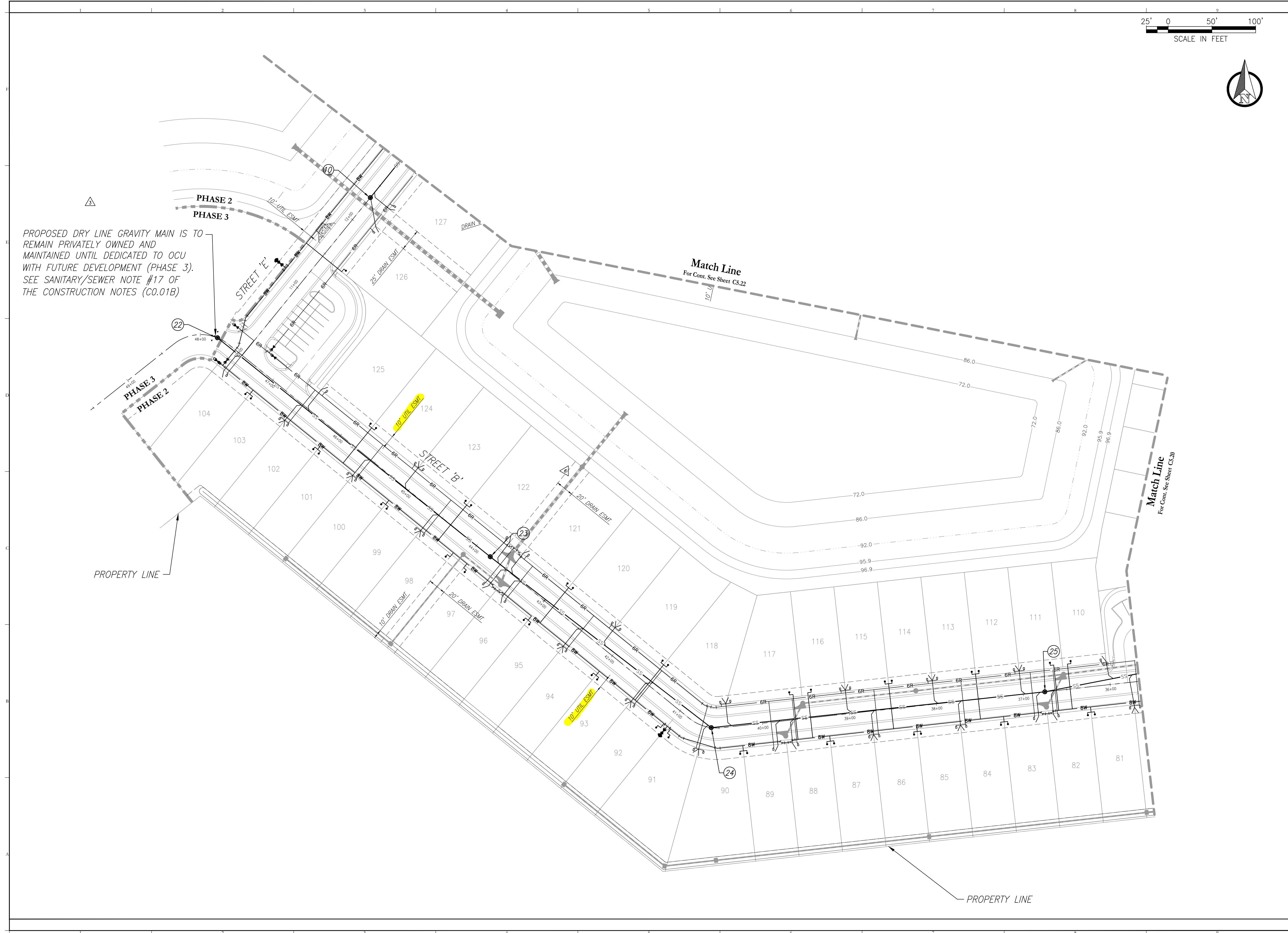
A circular professional engineer seal for Christina M. Baxter. The outer ring contains the text "CHRISTINA M. BAXTER" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. The inner circle contains the text "LICENSE" at the top, "No. 67547" in the center, and "STATE OF FLORIDA" at the bottom, also separated by two stars.

CHRISTINA M. BAXTER  
PE NO 0067547

DATE: August 30, 2021



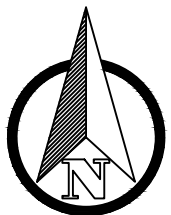
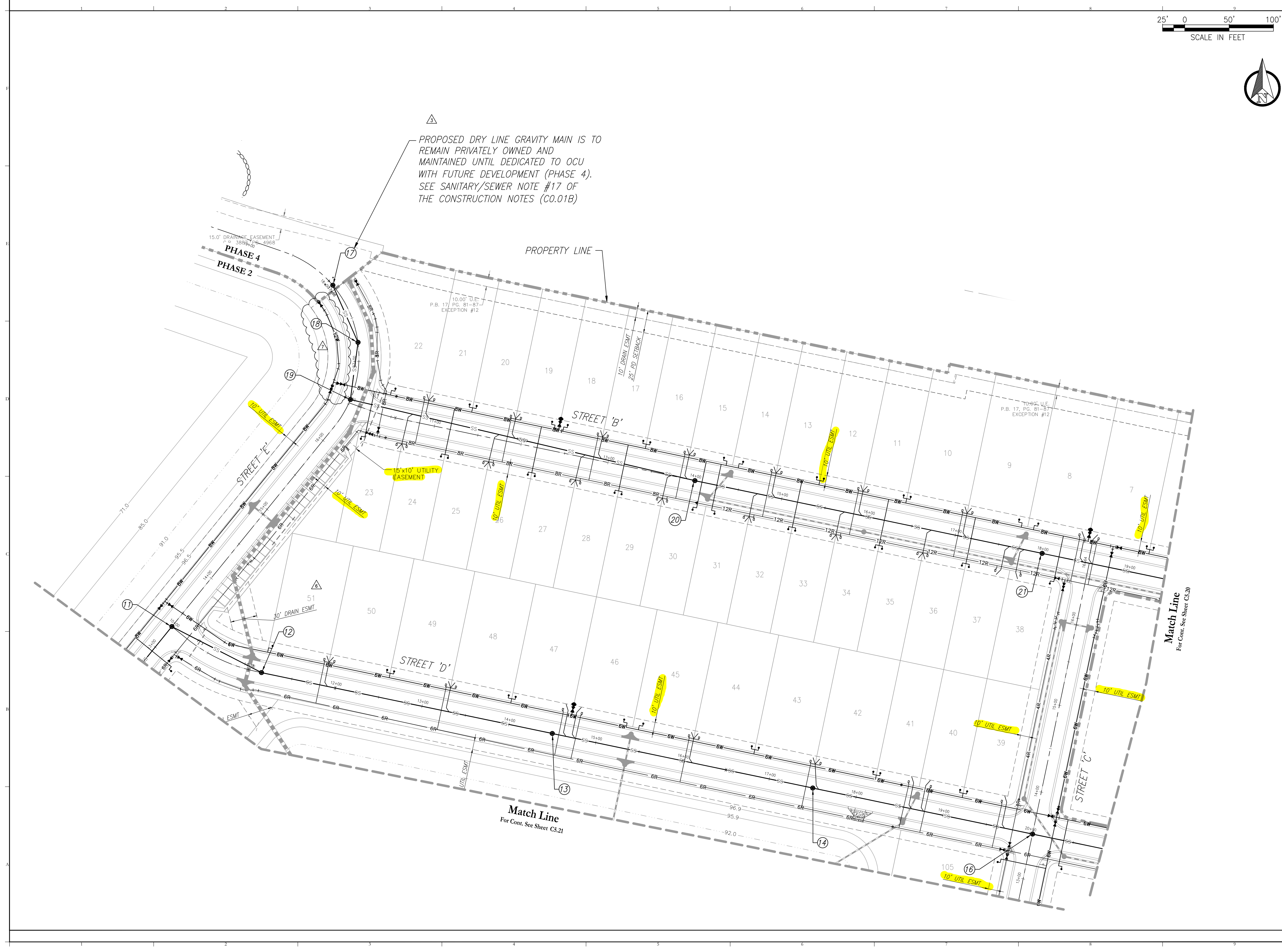
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Z:\2018\18-007 PARK SQUARE - GRANDE PINES SFR\PHASE 2\CAD\FINAL\COUNTY\18007-PH2-USP



Z:\2019\18-007 PARK SQUARE - GRANDE PINES\PHASE 2\CAD\FINAL\COUNTY\18007-PH2-USP



Key Map:



Consultant:

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SUBMISSIONS/REVISIONS	
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Project Name:

**GRANDE PINES  
ORANGEWOOD  
N-2 PD  
PARCEL 11D  
PHASE 2**

Jurisdiction:

ORANGE COUNTY, FL

Sheet Title:

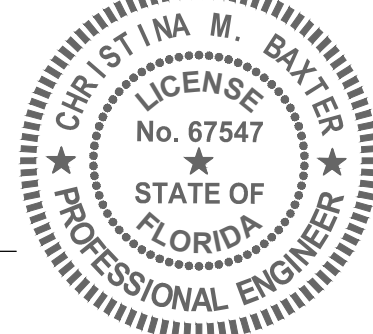
**UTILITY SITE PLAN**

Sheet No.:

**C5.22**



Seal:



CHRISTINA M. BAXTER  
TEL. NO. 067-547  
August 30, 2021  
DATE:



**Poulos & Bennett, LLC**  
2602 E. Livingston St., Orlando, FL 32803  
Tel. 407.487.2394 www.poulosandbennett.com  
Eng. Bus. No. 28567

**BILL OF SALE**

**Potable Water Distribution System, Reclaim Water Distribution System, Forcemain System and Sanitary Sewer Collection/Transmission System**

Grande Pines Community Development District, c/o Governmental Management Services – Central Florida, LLC, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, whose address is 219 E. Livingston Street, Orlando, Florida, (ATTN: District Manager), County of Orange, State of Florida, Seller, for and in consideration of the sum of one (\$1.00) dollar and other valuable consideration paid to Seller by Orange County, a charter county and political subdivision of the State of Florida, Buyer, receipt of which is hereby acknowledged does grant, sell, transfer, convey and deliver to Buyer all pipes, lines, valves, valve boxes, fittings, equipment, manholes, lift station, and other goods which comprise the water, reclaimed water, and wastewater collection/transmission system installed by Seller and located on the following District easements or right-of-way as shown on the recorded drawings, more specifically described as follows:

PROJECT: **Grande Pines Orangewood N-2 PD Parcel 11D Phase 1 (20-E-052) (B18906728)**

Exhibit "A" Legal  
Description Attached

Buyer shall have all rights and title to the goods in itself and its assigns.

Seller warrants that it is the lawful owner of the goods and the goods are free from all liens and encumbrances. Seller has good right to sell the goods and will warrant and defend the right against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, Seller has executed this Agreement at \_\_\_\_\_,  
Florida on \_\_\_\_\_, 2022.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF:

By: \_\_\_\_\_  
Seller Signature

\_\_\_\_\_  
Notary Signature

\_\_\_\_\_  
Print Seller Name and Date

\_\_\_\_\_  
Print Notary Name and Date

\_\_\_\_\_  
Print Company Title

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of [\_\_\_\_\_] physical presence or [\_\_\_\_\_] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2022 by \_\_\_\_\_, of \_\_\_\_\_, a \_\_\_\_\_, on behalf of the company, who is [\_\_\_\_\_] personally known to me or [\_\_\_\_\_] has produced \_\_\_\_\_ as identification.

***NOTE: Must be an Officer of Company authorized to sign on Company's behalf***

## **EXHIBIT "A"**

### **DESCRIPTION OF THE IMPROVEMENTS**

All pipes, lines, valves, valve boxes, fittings, equipment, manholes, lift station, and other goods which comprise the water, reclaimed water, and wastewater collection/transmission system, and related improvements.

On the land described as follows:

A PARCEL OF LAND COMPRISING PORTIONS OF GOLF COURSE PARCEL 3, PARCEL 11 AND LAKE 4 OF THE PLAT OF ORANGEWOOD NEIGHBORHOOD 2 AS RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 87 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND LYING IN SECTION 13, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE SOUTH LINE, ACCORDING TO OFFICIAL RECORDS BOOK 2593, PAGE 1260 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA OF THE VALENCIA WATER CONTROL DISTRICT C-1 CANAL AND THE WEST RIGHT-OF-WAY LINE, ACCORDING TO PLAT BOOK 17, PAGES 81 THROUGH 87 OF SAID PUBLIC RECORDS, OF INTERNATIONAL DRIVE, BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 458.90 FEET WITH A CHORD BEARING OF NORTH 67° 07' 50" WEST, AND A CHORD DISTANCE OF 19.55 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE RUN NORTHWESTERLY ALONG SAID SOUTH LINE OF THE VALENCIA WATER CONTROL DISTRICT C-1 AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 26' 28" FOR A DISTANCE OF 19.55 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 65° 54' 36" WEST FOR A DISTANCE OF 286.04 FEET TO THE POINT OF BEGINNING AND A POINT ON A NON TANGENT CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1549.86 FEET, WITH A CHORD BEARING OF SOUTH 42° 32' 54" WEST, AND A CHORD DISTANCE OF 352.89 FEET; THENCE DEPARTING AFORESAID SOUTH LINE OF THE VALENCIA WATER CONTROL DISTRICT C-1 CANAL RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13° 04' 27" FOR A DISTANCE OF 353.66 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 371.33 FEET, WITH A CHORD BEARING OF SOUTH 40° 42' 40" EAST, AND A CHORD DISTANCE OF 19.32 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 58' 53" FOR A DISTANCE OF 19.32 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 39° 13' 13" EAST FOR A DISTANCE OF 280.78 FEET TO A POINT ON AFORESAID WEST RIGHT-OF-WAY LINE OF INTERNATIONAL DRIVE AND A POINT ON A NON TANGENT CURVE HAVING A RADIUS OF 1849.86 FEET, WITH A CHORD BEARING OF SOUTH 50° 53' 36" WEST, AND A CHORD DISTANCE OF 100.00 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID WEST RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 05' 52" FOR A DISTANCE OF 100.01 FEET TO A POINT ON A NON TANGENT LINE; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE RUN NORTH 39° 13' 13" WEST FOR A DISTANCE OF



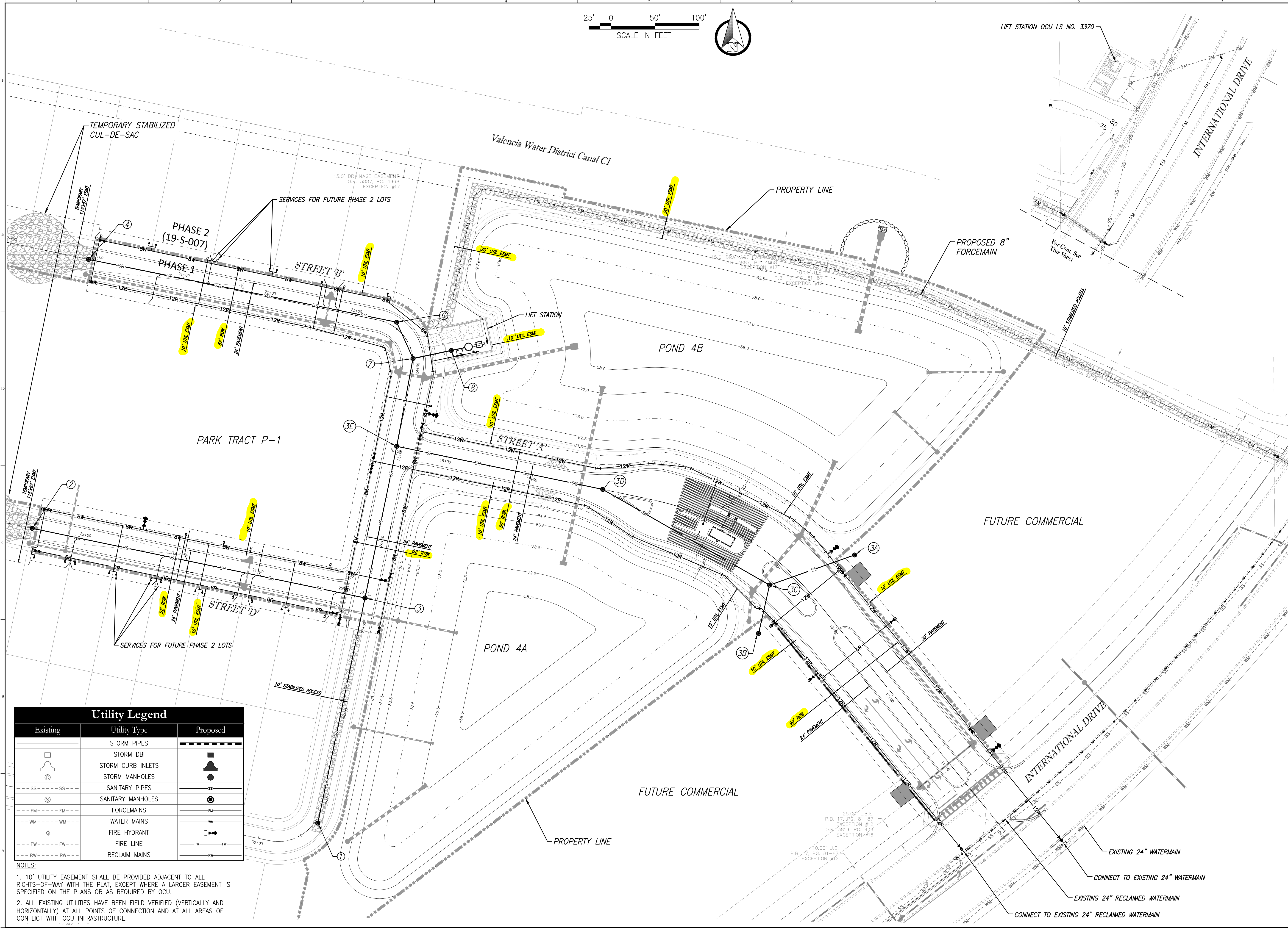
280.59 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 271.33 FEET, WITH A CHORD BEARING OF NORTH 41° 17' 25" WEST, AND A CHORD DISTANCE OF 19.60 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 08' 24" FOR A DISTANCE OF 19.61 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 52° 53' 14" WEST FOR A DISTANCE OF 600.38 FEET; THENCE RUN SOUTH 22° 07' 41" WEST FOR A DISTANCE OF 123.20 FEET; THENCE RUN SOUTH 67° 52' 19" EAST FOR A DISTANCE OF 189.74 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 83.00 FEET, WITH A CHORD BEARING OF SOUTH 53° 59' 09" EAST, AND A CHORD DISTANCE OF 39.84 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27° 46' 21" FOR A DISTANCE OF 40.23 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 40° 05' 58" EAST FOR A DISTANCE OF 24.55 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE INTERNATIONAL DRIVE ACCORDING TO OFFICIAL RECORD BOOK 10722, PAGE 8529, PARCEL 1007 OF AFORESAID PUBLIC RECORDS; THENCE RUN SOUTH 52° 53' 14" WEST ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 35.05 FEET TO A POINT ON THE NORTH LINE OF AFORESAID PARCEL 10 ORANGEWOOD NEIGHBORHOOD 2 AND A POINT ON THE NORTH LINE OF PARC CORNICHE CONDOMINIUM, A CONDOMINIUM PHASE 1, ACCORDING TO CONDOMINIUM BOOK 16, PAGE 94 THROUGH 105 OF AFORESAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING TWO COURSES ALONG SAID NORTH LINES: NORTH 40° 05' 58" WEST FOR A DISTANCE OF 34.59 FEET; THENCE RUN NORTH 67° 52' 19" WEST FOR A DISTANCE OF 496.97 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL 3; THENCE RUN NORTH 22° 07' 41" EAST ALONG SAID EAST LINE OF PARCEL 3 FOR A DISTANCE OF 50.00 FEET; THENCE DEPARTING SAID EAST LINE OF PARCEL 3 RUN SOUTH 67° 52' 19" EAST FOR A DISTANCE OF 258.30 FEET; THENCE RUN NORTH 11° 49' 37" EAST FOR A DISTANCE OF 161.14 FEET; THENCE RUN NORTH 19° 56' 22" WEST FOR A DISTANCE OF 14.96 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 76.00 FEET, WITH A CHORD BEARING OF NORTH 39° 45' 10" EAST, AND A CHORD DISTANCE OF 71.19 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55° 51' 06" FOR A DISTANCE OF 74.08 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 11° 49' 37" EAST FOR A DISTANCE OF 216.00 FEET; THENCE RUN NORTH 78° 10' 23" WEST FOR A DISTANCE OF 407.00 FEET; THENCE RUN NORTH 11° 49' 37" EAST FOR A DISTANCE OF 52.00 FEET; THENCE RUN NORTH 78° 10' 23" WEST FOR A DISTANCE OF 105.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF NORTH 33° 10' 23" WEST, AND A CHORD DISTANCE OF 14.14 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR A DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 11° 49' 37" EAST FOR A DISTANCE OF 240.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF NORTH 56° 49' 37" EAST, AND A CHORD DISTANCE OF 14.14 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR A DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 78° 10' 23" EAST FOR A DISTANCE OF 105.00 FEET; THENCE RUN NORTH 11° 49' 37" EAST FOR A DISTANCE OF 52.00 FEET; THENCE RUN SOUTH 78° 10' 23" EAST FOR A DISTANCE OF 331.00 FEET TO THE

POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 76.00 FEET, WITH A CHORD BEARING OF SOUTH 53° 59' 31" EAST, AND A CHORD DISTANCE OF 62.26 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48° 21' 43" FOR A DISTANCE OF 64.15 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 11° 49' 37" EAST FOR A DISTANCE OF 189.01 FEET TO A POINT ON AFORESAID SOUTH LINE OF VALENCIA WATER CONTROL DISTRICT C-1 CANAL ZW; THENCE RUN THE FOLLOWING COURSES ALONG SAID SOUTH LINE: SOUTH 78° 19' 52" EAST FOR A DISTANCE OF 121.12 FEET; THENCE RUN SOUTH 11° 40' 08" WEST FOR A DISTANCE OF 10.00 FEET; THENCE RUN SOUTH 78° 19' 54" EAST FOR A DISTANCE OF 319.38 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 873.93 FEET, WITH A CHORD BEARING OF SOUTH 77° 22' 34" EAST, AND A CHORD DISTANCE OF 29.13 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 54' 36" FOR A DISTANCE OF 29.13 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 13° 34' 43" WEST FOR A DISTANCE OF 5.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 868.42 FEET, WITH A CHORD BEARING OF SOUTH 71° 10' 08" EAST, AND A CHORD DISTANCE OF 159.10 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 30' 41" FOR A DISTANCE OF 159.32 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 65° 54' 36" EAST FOR A DISTANCE OF 61.40 FEET TO THE POINT OF BEGINNING.

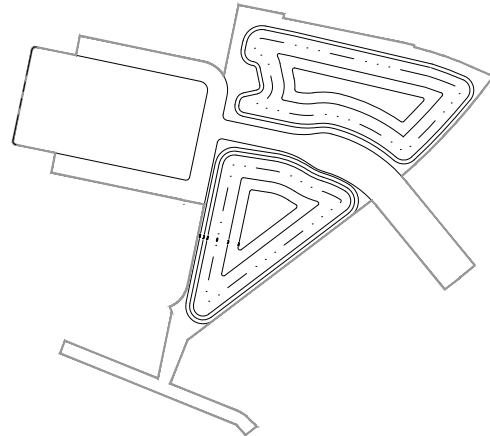
CONTAINS 13.31 ACRES MORE OR LESS.



Z:\2019\18-007 PARK SQUARE - GRANDE PINES SRV PHASE 1 - AMENITY CAD\FINAL COUNTY\RECORD DRAWINGS\18007-PH1-USP



Key Map:



**FINAL RECORD DRAWINGS**  
THIS RECORD DRAWING IS BASED ON INFORMATION CONTAINED IN THE RECORD DRAWING AS SUBMITTED TO THE BOARD OF PROFESSIONAL ENGINEERS AND ARCHITECTS AS TO THE LOCATION AND DETAIL OF THE FACILITIES ACTUALLY CONSTRUCTED. THE BOARD OF PROFESSIONAL ENGINEERS AND ARCHITECTS HAS REVIEWED THE RECORD DRAWING AND HAS FOUND IT TO BE A TRUE AND CORRECT REPRESENTATION OF THE FACILITIES ACTUALLY CONSTRUCTED. THE BOARD OF PROFESSIONAL ENGINEERS AND ARCHITECTS HAS REVIEWED THE RECORD DRAWING AND HAS FOUND IT TO BE A TRUE AND CORRECT REPRESENTATION OF THE FACILITIES ACTUALLY CONSTRUCTED. THE BOARD OF PROFESSIONAL ENGINEERS AND ARCHITECTS HAS REVIEWED THE RECORD DRAWING AND HAS FOUND IT TO BE A TRUE AND CORRECT REPRESENTATION OF THE FACILITIES ACTUALLY CONSTRUCTED. THE BOARD OF PROFESSIONAL ENGINEERS AND ARCHITECTS HAS REVIEWED THE RECORD DRAWING AND HAS FOUND IT TO BE A TRUE AND CORRECT REPRESENTATION OF THE FACILITIES ACTUALLY CONSTRUCTED.

10	05/21/21	FIELD REVISION (PAVER)
9	11/12/20	RESUBMIT TO ORANGE COUNTY
8	10/13/20	RESUBMIT TO ORANGE COUNTY
7	06/09/20	RESUBMIT (REVISED LAYOUT)
6	09/26/19	REVISE FORCEMAIN CONNECTION
5	08/30/19	RESUBMIT TO ORANGE COUNTY
4	08/08/19	RESUBMIT TO ORANGE COUNTY
3	05/29/19	BID SET
2	05/28/19	RESUBMIT TO ORANGE COUNTY
1	04/17/19	RESUBMIT TO VWCD
0	02/21/19	RESUBMIT TO VWCD

NO.	DATE	DESCRIPTIONS	SUBMISSIONS/REVISIONS
10	05/21/21	FIELD REVISION (PAVER)	NAVD 88
9	11/12/20	RESUBMIT TO ORANGE COUNTY	18-007
8	10/13/20	RESUBMIT TO ORANGE COUNTY	DESIGNED BY: CB
7	06/09/20	RESUBMIT (REVISED LAYOUT)	DRAWN BY: CB/CSL/JSK/TF
6	09/26/19	REVISE FORCEMAIN CONNECTION	CHECKED BY: CB/CMB
5	08/30/19	RESUBMIT TO ORANGE COUNTY	APPROVED BY: CMB
4	08/08/19	RESUBMIT TO ORANGE COUNTY	SCALE IN FEET: 1" = 50'
3	05/29/19	BID SET	
2	05/28/19	RESUBMIT TO ORANGE COUNTY	
1	04/17/19	RESUBMIT TO VWCD	
0	02/21/19	RESUBMIT TO VWCD	

Project Name:  
**GRANDE PINES  
ORANGEWOOD  
N-2 PD  
PARCEL 11D  
PHASE 1**

Jurisdiction:  
**ORANGE COUNTY, FL**

Sheet Title:  
**UTILITY SITE PLAN**

Sheet No.:  
**C5.20**

Seal:  
**CHRISTINA M. BAXTER**  
LICENSE  
No. 67547  
STATE OF  
FLORIDA  
PROFESSIONAL ENGINEER

CHRISTINA M. BAXTER  
P.E. NO. 067547  
DATE: SEPTEMBER 27, 2021

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

**POULOS & BENNETT**

**Poulos & Bennett, LLC**  
2602 E. Livingston St., Orlando, FL 32803  
Tel. 407.487.2594 www.poulosandbennett.com  
Eng. Bus. No. 28567



**BILL OF SALE**

**Potable Water Distribution System, Reclaim Water Distribution System,  
and Sanitary Sewer Collection System**

Grande Pines Community Development District, c/o Governmental Management Services – Central Florida, LLC, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, whose address is 219 E. Livingston Street, Orlando, Florida, (ATTN: District Manager), County of Orange, State of Florida, Seller, for and in consideration of the sum of one (\$1.00) dollar and other valuable consideration paid to Seller by Orange County, a charter county and political subdivision of the State of Florida, Buyer, receipt of which is hereby acknowledged does grant, sell, transfer, convey and deliver to Buyer all pipes, lines, valves, valve boxes, fittings, equipment, manholes and other goods which comprise the water, reclaimed water, and sanitary sewer collection system installed by Seller and located on the following District easements or right-of-way as shown on the recorded drawings, more specifically described as follows:

PROJECT: **Grande Pines Orangewood N-2 PD Parcel 11D Phase 2 (19-S-007)**

Exhibit "A" Legal

Description Attached

Buyer shall have all rights and title to the goods in itself and its assigns.

Seller warrants that it is the lawful owner of the goods and the goods are free from all liens and encumbrances. Seller has good right to sell the goods and will warrant and defend the right against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, Seller has executed this Agreement at \_\_\_\_\_,  
Florida on \_\_\_\_\_, 2022.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF:

By: \_\_\_\_\_  
Seller Signature

\_\_\_\_\_  
Notary Signature

\_\_\_\_\_  
Print Seller Name and Date

\_\_\_\_\_  
Print Notary Name and Date

\_\_\_\_\_  
Print Company Title

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of [\_\_\_\_\_] physical presence or [\_\_\_\_\_] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2022 by \_\_\_\_\_, of \_\_\_\_\_, a \_\_\_\_\_, on behalf of the company, who is [\_\_\_\_\_] personally known to me or [\_\_\_\_\_] has produced \_\_\_\_\_ as identification.

***NOTE: Must be an Officer of Company authorized to sign on Company's behalf***

## **EXHIBIT "A"**

### **DESCRIPTION OF THE IMPROVEMENTS**

All pipes, lines, valves, valve boxes, fittings, equipment, manholes and other goods which comprise the water, reclaimed water, and sanitary sewer collection system, and related improvements.

On the land described as follows:

A PARCEL OF LAND COMPRISING PORTIONS OF GOLF COURSE PARCELS 1, 3 11 AND A PORTION OF LAKE 9, ORANGEWOOD NEIGHBORHOOD 2 AS RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 87 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND LYING IN SECTION 13, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

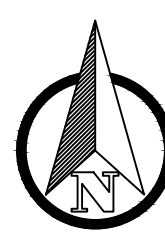
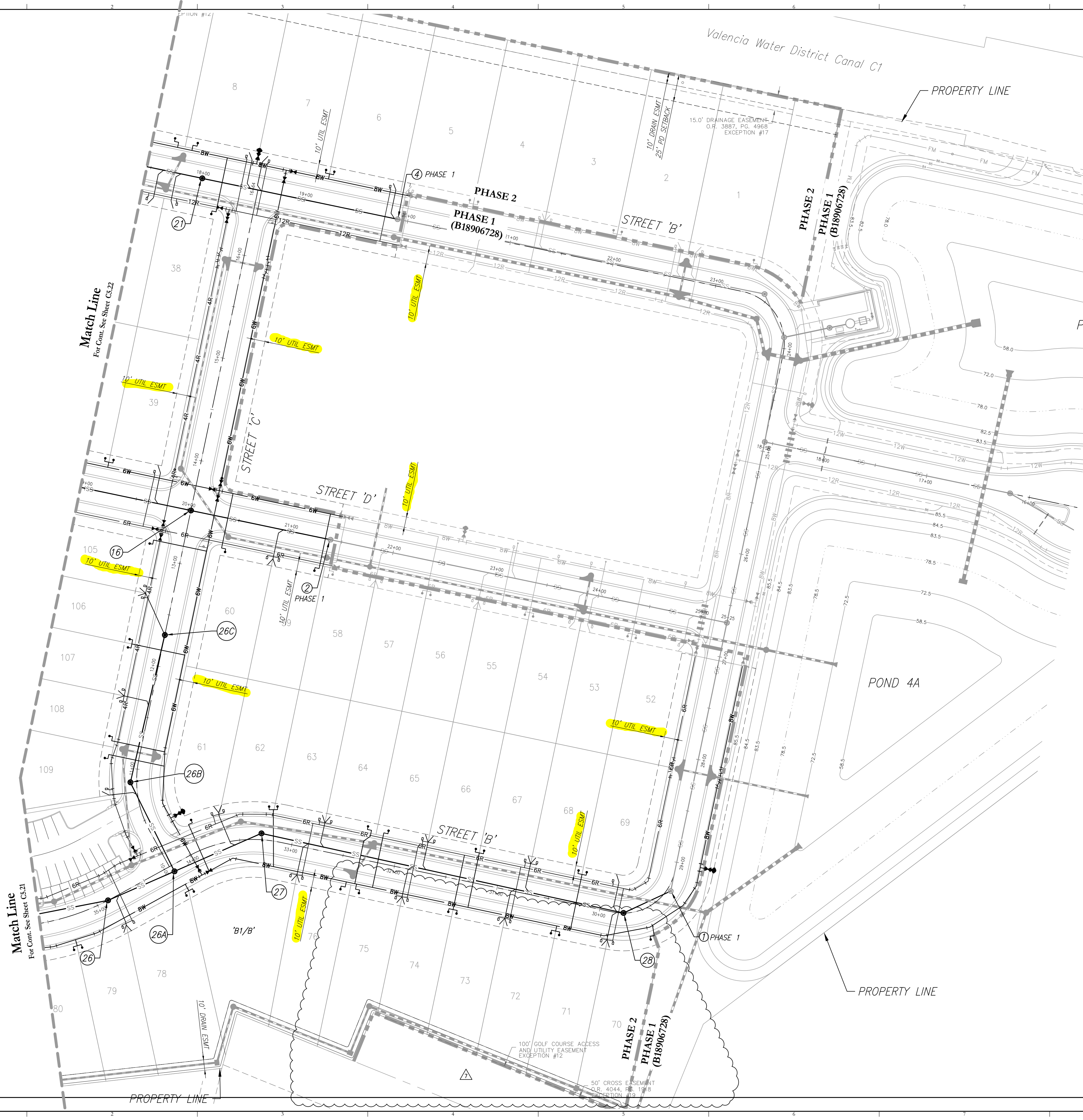
BEGIN AT THE MOST EASTERLY CORNER OF PARCEL 8, AFORESAID ORANGEWOOD NEIGHBORHOOD 2; THENCE RUN N 44°29'36" E ALONG THE EAST LINE OF SAID PARCEL 8 FOR A DISTANCE OF 64.71 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 45°27'53", A CHORD OF WHICH BEARS S 89°25'08" E FOR A DISTANCE OF 100.47 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 103.16 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 41°13'22", A CHORD OF WHICH BEARS N 88°27'37" E FOR A DISTANCE OF 88.01 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 89.93 FEET TO A POINT OF TANGENCY; THENCE RUN S 70°55'42" E FOR A DISTANCE OF 259.79 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 33°00'55", THE CHORD OF WHICH BEARS S 54°25'15" E FOR A DISTANCE OF 56.83 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 57.62 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN N 52°00'27" E FOR A DISTANCE OF 91.30 FEET TO THE NORTH LINE OF SAID GOLF COURSE PARCEL 3 BEING A POINT ON A NON TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 2822.51 FEET, A CENTRAL ANGLE OF 02°57'38", A CHORD OF WHICH BEARS S 76°51'03" E FOR A DISTANCE OF 145.83 FEET; THENCE RUN ALONG SAID NORTH LINE THE FOLLOWING COURSES: SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 145.85 FEET TO A POINT TANGENCY; THENCE RUN S 78°19'52" E FOR A DISTANCE OF 506.47 FEET; THENCE RUN N 11°40'08" E FOR A DISTANCE OF 10.00 FEET; THENCE RUN S 78°19'52" E FOR A DISTANCE OF 728.88 FEET TO A POINT ON THE WEST LINE OF PARADISO GRANDE PHASE 1 ACCORDING TO PLAT BOOK 108, PAGES 40 THROUGH 42 OF AFORESAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING COURSES ALONG SAID WEST LINE: S 11°49'37" W FOR A DISTANCE OF 189.01 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 76.00 FEET, A CENTRAL ANGLE OF 48°21'43", A CHORD WHICH BEARS N 53°59'31" W FOR A DISTANCE OF 62.26 FEET; THENCE RUN NORTHWESTERLY

ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 64.15 FEET TO A POINT OF TANGENCY; THENCE RUN N 78°10'23" W FOR A DISTANCE OF 331.00 FEET; THENCE RUN S 11°49'37" W FOR A DISTANCE OF 52.00 FEET; THENCE RUN N 78°10'23" W FOR A DISTANCE OF 105.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD OF WHICH BEARS S 56°49'37" W FOR A DISTANCE OF 14.14 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY; THENCE RUN S 11°49'37" W FOR A DISTANCE OF 240.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD WHICH BEARS S 33°10'23" E FOR A DISTANCE OF 14.14 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY; THENCE RUN S 78°10'23" E FOR A DISTANCE OF 105.00 FEET; THENCE RUN S 11°49'37" W FOR A DISTANCE OF 52.00 FEET; THENCE RUN S 78°10'23" E FOR A DISTANCE OF 407.00 FEET; THENCE RUN S 11°49'37" W FOR A DISTANCE OF 216.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 76.00 FEET, A CENTRAL ANGLE OF 55°51'06", THE CHORD OF WHICH BEARS S 39°45'10" W FOR A DISTANCE OF 71.19 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 74.08 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN S 19°56'22" E FOR A DISTANCE OF 14.96 FEET; THENCE RUN S 11°49'37" W FOR A DISTANCE OF 161.14 FEET TO A POINT ON THE NORTH LINE OF TRACT AE-1 OF AFORESAID PARADISO GRANDE PHASE 1; THENCE RUN N 67°52'19" W ALONG SAID NORTH LINE FOR A DISTANCE OF 258.30 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL 3; THENCE RUN S 22°07'41" W ALONG SAID EAST LINE FOR A DISTANCE OF 50.00 FEET TO THE SOUTH LINE OF SAID PARCEL 3; THENCE RUN ALONG SAID SOUTH LINE THE FOLLOWING COURSES: N 67°52'19" W FOR A DISTANCE OF 120.00 FEET; THENCE RUN S 15°33'00" W FOR A DISTANCE OF 54.05 FEET; THENCE RUN S 83°39'09" W FOR A DISTANCE OF 731.02 FEET; THENCE RUN N 50°55'34" W FOR A DISTANCE OF 681.39 FEET; THENCE RUN S 51°33'18" W FOR A DISTANCE OF 11.65 FEET; THENCE RUN N 38°26'42" W FOR A DISTANCE OF 130.01 FEET; THENCE RUN N 51°33'18" E FOR A DISTANCE OF 90.92 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 60°37'02", THE CHORD OF WHICH BEARS N 81°51'49" E FOR A DISTANCE OF 30.28 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 31.74 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN N 39°04'26" E FOR A DISTANCE OF 172.66 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 77°13'08", A CHORD OF WHICH BEARS N 89°50'08" W FOR A DISTANCE OF 237.12 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 256.07 FEET TO A POINT OF TANGENCY; THENCE RUN S 51°33'18" W FOR A DISTANCE OF 74.04 FEET; THENCE RUN N 16°41'39" W FOR A DISTANCE OF 429.93 FEET TO A POINT ON SAID EAST LINE OF PARCEL 8; THENCE RUN N 44°29'36" E ALONG SAID EAST LINE FOR A DISTANCE OF 276.16 FEET TO THE POINT OF BEGINNING.

CONTAINS 42.24 ACRES MORE OR LESS.



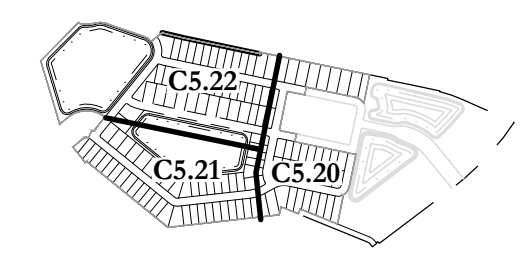
Z:\2018\18-007 PARK SQUARE - GRANDE PINES SFR\PHASE 2\CAD\FINAL\COUNTY\18007-PH2-USP



Utility Legend		
Existing	Utility Type	Proposed
	STORM PIPES	
	STORM DBI	
	STORM CURB INLETS	
	STORM MANHOLES	
	UNDERDRAIN LINES	
	SANITARY PIPES	
	SANITARY MANHOLES	
	FORCEMAINS	
	WATER MAINS	
	FIRE HYDRANT	
	FIRE LINE	
	RECLAIM MAINS	
	ELECTRICAL LINES	
	GAS LINES	
	FIBER OPTIC LINES	
	TELEPHONE LINES	
	CABLE TV LINES	

- NOTES:
1. 10' UTILITY EASEMENT SHALL BE PROVIDED ADJACENT TO ALL RIGHTS-OF-WAY WITH THE PLAT, EXCEPT WHERE A LARGER EASEMENT IS SPECIFIED ON THE PLANS OR AS REQUIRED BY OCU.
  2. ALL PROPOSED GRAVITY SEWER SHALL BE 8" UNLESS OTHERWISE SPECIFIED.
  3. ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED (VERTICALLY AND HORIZONTALLY) AT ALL POINTS OF CONNECTION AND AT ALL AREAS OF CONFLICT WITH OCU INFRASTRUCTURE.

Key Map:



Consultant:

09	08/30/21	FIELD REVISION LOT GRADE
08	03/29/21	FIELD REVISION MHI7
07	12/23/20	REV LOTS 70-75
06	06/11/20	RESUBMIT TO ORANGE COUNTY/VWCD
05	06/09/20	RESUBMIT (REVISED LAYOUT)
04	12/19/19	RESUBMIT TO ORANGE COUNTY
03	08/14/19	RESUBMIT TO ORANGE COUNTY/VWCD
02	06/18/19	RESUBMIT TO ORANGE COUNTY/VWCD
01	02/05/19	SUBMIT TO ORANGE COUNTY
NO. DATE DESCRIPTIONS		
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
JOB NO.:		18-007
DESIGNED BY:		ACB
DRAWN BY:		CSL/JSK
CHECKED BY:		ACB/CMB
APPROVED BY:		CMB
SCALE IN FEET:		1" = 50'

Project Name:

**GRANDE PINES  
ORANGEWOOD  
N-2 PD  
PARCEL 11D  
PHASE 2**

Jurisdiction:

ORANGE COUNTY, FL

Sheet Title:

**UTILITY SITE PLAN**

Sheet No.:

**C5.20**

Seal:

CHRISTINA M. BAXTER  
LICENSE  
No. 67547  
STATE OF  
FLORIDA  
PROFESSIONAL ENGINEER

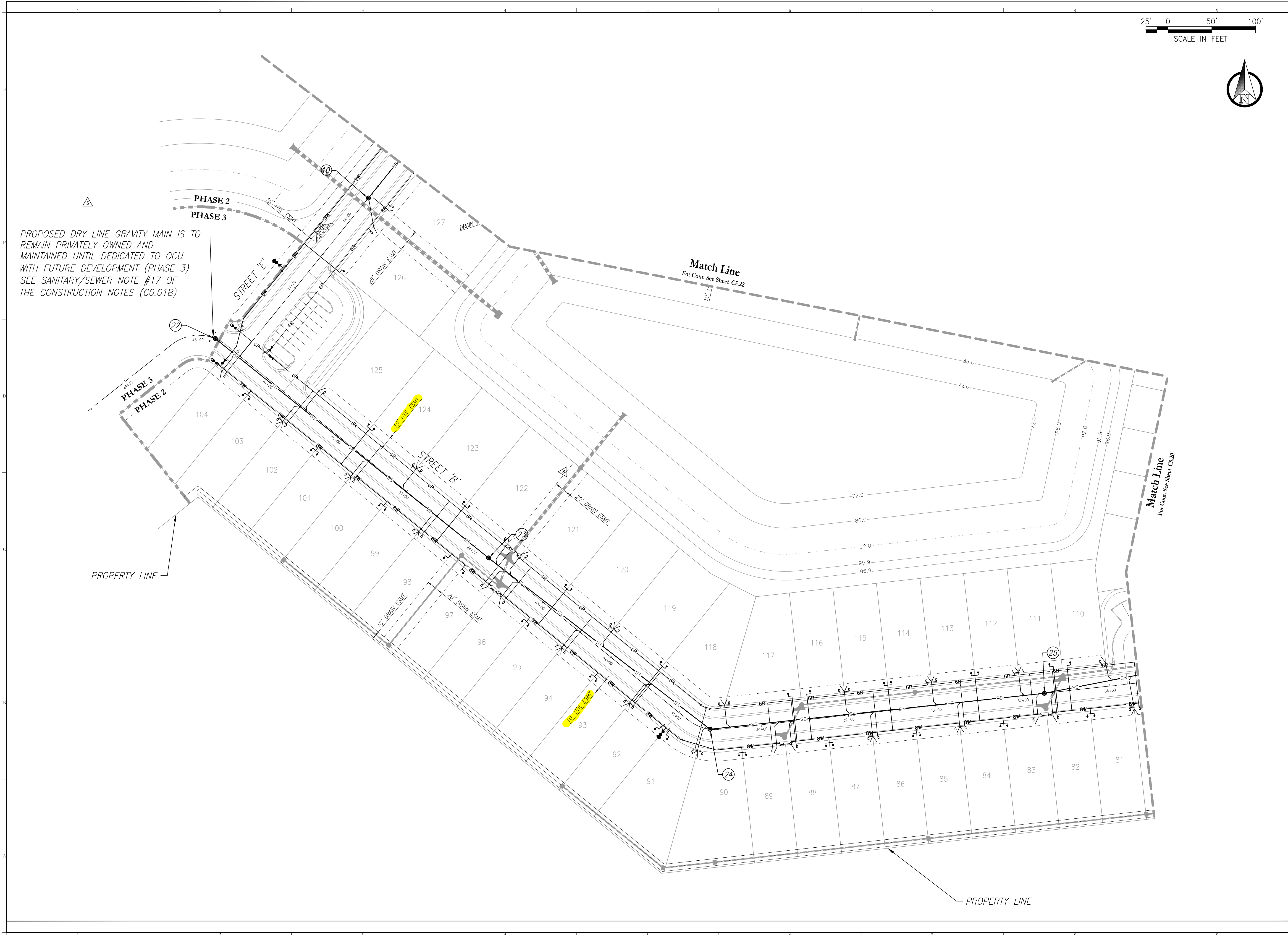
CHRISTINA M. BAXTER  
P.E. NO. 0667547  
August 30, 2021  
DATE:



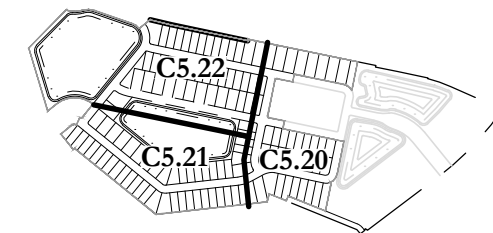
**Poulos & Bennett, LLC**  
2602 E. Livingston St., Orlando, FL 32803  
Tel. 407.487.2394 www.poulosandbennett.com  
Eng. Bus. No. 28567



Z:\2018\18-007 PARK SQUARE - GRANDE PINES SERV PHASE 2\CAD\FINAL\COUNTY\18007-PH2-USP



Key Map:



Consultant:

09	08/30/21	FIELD REVISION LOT GRADE
08	03/29/21	FIELD REVISION MH17
07	12/23/20	REV LOTS 70-75
06	06/11/20	RESUBMIT TO ORANGE COUNTY/VWCD
05	06/09/20	RESUBMIT (REVISED LAYOUT)
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SUBMISSIONS/REVISIONS	
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SCALE IN FEET:	1" = 50'

Project Name:

**GRANDE PINES  
ORANGEWOOD  
N-2 PD  
PARCEL 11D  
PHASE 2**

Jurisdiction:

ORANGE COUNTY, FL

Sheet Title:

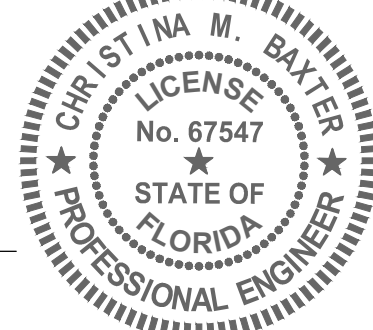
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Sheet No.:

**C5.21**



Seal:



CHRISTINA M. BAKER  
TEL. NO. 966-547

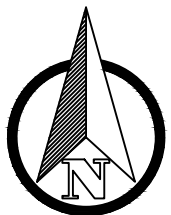
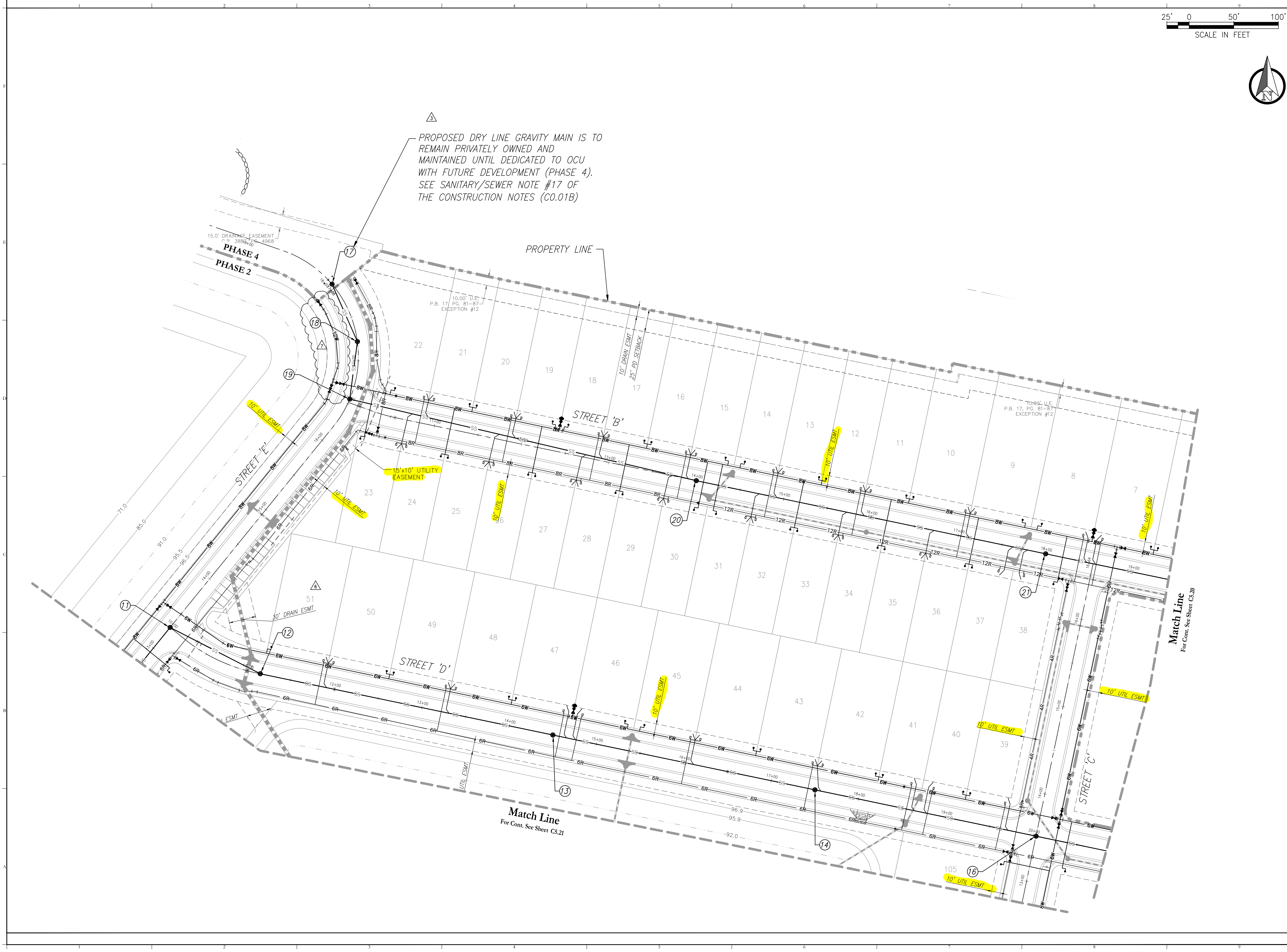
August 30, 2021  
DATE:



**Poulos & Bennett, LLC**  
2602 E. Livingston St., Orlando, FL 32803  
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Eng. Bus. No. 28567



Z:\2019\18-007 PARK SQUARE - GRANDE PINES\PHASE 2\CAD\FINAL\COUNTY\18007-PH2-USP



Key Map:



Consultant:

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01	02/05/19	SUBMIT TO ORANGE COUNTY

SUBMISSIONS/REVISIONS	
VERTICAL DATUM:	NAVD 88
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SCALE IN FEET:	1" = 50'

Project Name:

**GRANDE PINES  
ORANGEWOOD  
N-2 PD  
PARCEL 11D  
PHASE 2**

Jurisdiction:

ORANGE COUNTY, FL

Sheet Title:

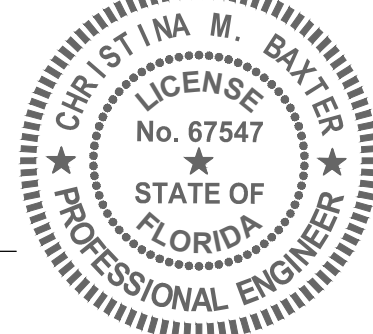
**UTILITY SITE PLAN**

Sheet No.:

**C5.22**



Seal:



CHRISTINA M. BAXTER  
TEL. NO. 067-547  
August 30, 2021  
DATE:



**Poulos & Bennett, LLC**  
2602 E. Livingston St., Orlando, FL 32803  
Tel. 407.487.2394 www.poulosandbennett.com  
Eng. Bus. No. 28567

## **OWNER'S AFFIDAVIT**

Grande Pines Community Development District – Utility Improvements  
(Parcel 11D Phase 1 (20-E-052 & B18906728) and Phase 2 (19-S-007))

### **STATE OF FLORIDA COUNTY OF ORANGE**

**BEFORE ME**, the undersigned authority, personally appeared Suresh Gupta (“Affiant”) as an Authorized Agent of Park Square Enterprises, LLC, a Delaware limited liability company, authorized to do business in Florida, whose principal address is 5200 Vineland Road, Suite 200, Orlando, Florida 32811 (the “Owner”), who being first duly sworn on oath says:

1. That Affiant knows of his own knowledge that the Owner is the owner of certain infrastructure improvements (the “Improvements”) on land located in Orange County, Florida, as more particularly described in Exhibit “A” attached hereto, and that Affiant is an Authorized Agent of the Owner, is making this Affidavit in that capacity only, and that no recourse shall be made against Affiant individually.

2. That the Improvements, as described in the Bill of Sale and Assignment, dated as of the date hereof, are free and clear of all liens and encumbrances except for those encumbrances and matters affecting title set forth in the plat of Orangewood Neighborhood-2, as recorded in Plat Book 17, Page 81, of the Official Records of Orange County, Florida (collectively, the “Plat”).

3. That Affiant knows of no facts by reason of which the title to, or possession of, the Improvements might be disputed or questioned, or by reason of which any claim to any part of the Improvements might be asserted adversely to Owner.

4. That there have been no liens filed against the Improvements as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge, nor any unpaid bills of any nature as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge either for services of any architect, engineer, or surveyor, or for labor or material that may have been placed on the Improvements, either in the construction or repair of the Improvements, or otherwise in connection with the Improvements which bills may have been incurred during the last ninety (90) days.

5. That no proceedings in bankruptcy or receivership have ever been instituted by or against the Owner, nor has Owner ever made an assignment for the benefit of its creditors.

6. That Affiant knows of no action or proceeding relating to the Improvements which is now pending in any state or federal court in the United States affecting the Improvements, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Improvements.

7. Affiant knows of no special assessments or taxes which are not shown as existing liens by the public records.



8. That this Affidavit is given for the purposes of inducing the Grande Pines Community Development District (the “District”), a Florida community development district and local unit of special-purpose government, to accept the Owner’s conveyance of the Improvements to the District and for the District’s future conveyances to Orange County, Florida.

9. That there are no matters pending against Owner that could give rise to any lien(s) that could attach to the Improvements between the effective date of the Plat and the effective date of the Bill of Sale and Assignment for this conveyance, and that Affiant shall not execute nor permit the execution or recording of any instruments that would adversely affect ownership of the Improvements.

10. Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the District and Latham, Luna, Eden & Beaudine, LLP (“LLEB”), that withholding of tax is not required upon the disposition of a U.S. real property interest by Owner, Owner hereby swears, affirms and certifies the following to District and LLEB that Owner: (i) is not a foreign person, foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations); (ii) is not a disregarded entity as defined in Section 1.1445-2(b)(2)(iii); (iii) is not a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for the purposes of U.S. income taxation; (iv) has an EIN/Federal Tax Identification Number of 59-2402753; (v) has a mailing address of 5200 Vineland Road, Suite 200, Orlando, Florida 32811. Affiant understands that this certification may be disclosed to the Internal Revenue Service by Transferee and that any false statement contained herein could be punished by fine, imprisonment, or both. Affiant understands that Buyer and LLEB are relying on this certification in determining whether withholding is required upon said transfer.

11. That Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

*[SIGNATURES ON FOLLOWING PAGE]*

**FURTHER AFFIANT SAYETH NAUGHT.**

**DATED:** \_\_\_\_\_, **2022**

Signed, sealed and delivered in our presence:

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

**PARK SQUARE ENTERPRISES, LLC,**  
a Delaware limited liability company

By: \_\_\_\_\_

Print: \_\_\_\_\_

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

**STATE OF FLORIDA**

**COUNTY OF** \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_, as \_\_\_\_\_ of Park Square Enterprises, LLC, a Delaware limited liability company, on behalf of the limited liability company. Said person is ☐ personally known to me or ☐ has produced \_\_\_\_\_ as identification.

(SEAL)

\_\_\_\_\_  
Notary Public; State of Florida

Print Name: \_\_\_\_\_

Comm. Exp.: \_\_\_\_\_; Comm. No.: \_\_\_\_\_

## **EXHIBIT "A"**

### **DESCRIPTION OF THE IMPROVEMENTS**

#### **The Phase 1 Improvements**

All pipes, lines, valves, valve boxes, fittings, equipment, manholes, lift station, and other goods which comprise the water, reclaimed water, and wastewater collection/transmission system, and related improvements.

On the land described as follows:

A PARCEL OF LAND COMPRISING PORTIONS OF GOLF COURSE PARCEL 3, PARCEL 11 AND LAKE 4 OF THE PLAT OF ORANGEWOOD NEIGHBORHOOD 2 AS RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 87 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND LYING IN SECTION 13, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE SOUTH LINE, ACCORDING TO OFFICIAL RECORDS BOOK 2593, PAGE 1260 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA OF THE VALENCIA WATER CONTROL DISTRICT C-1 CANAL AND THE WEST RIGHT-OF-WAY LINE, ACCORDING TO PLAT BOOK 17, PAGES 81 THROUGH 87 OF SAID PUBLIC RECORDS, OF INTERNATIONAL DRIVE, BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 458.90 FEET WITH A CHORD BEARING OF NORTH 67° 07' 50" WEST, AND A CHORD DISTANCE OF 19.55 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE RUN NORTHWESTERLY ALONG SAID SOUTH LINE OF THE VALENCIA WATER CONTROL DISTRICT C-1 AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 26' 28" FOR A DISTANCE OF 19.55 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 65° 54' 36" WEST FOR A DISTANCE OF 286.04 FEET TO THE POINT OF BEGINNING AND A POINT ON A NON TANGENT CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1549.86 FEET, WITH A CHORD BEARING OF SOUTH 42° 32' 54" WEST, AND A CHORD DISTANCE OF 352.89 FEET; THENCE DEPARTING AFORESAID SOUTH LINE OF THE VALENCIA WATER CONTROL DISTRICT C-1 CANAL RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13° 04' 27" FOR A DISTANCE OF 353.66 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 371.33 FEET, WITH A CHORD BEARING OF SOUTH 40° 42' 40" EAST, AND A CHORD DISTANCE OF 19.32 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 58' 53" FOR A DISTANCE OF 19.32 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 39° 13' 13" EAST FOR A DISTANCE OF 280.78 FEET TO A POINT ON AFORESAID WEST RIGHT-OF-WAY LINE OF INTERNATIONAL DRIVE AND A POINT ON A NON

TANGENT CURVE HAVING A RADIUS OF 1849.86 FEET, WITH A CHORD BEARING OF SOUTH 50° 53' 36" WEST, AND A CHORD DISTANCE OF 100.00 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID WEST RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 05' 52" FOR A DISTANCE OF 100.01 FEET TO A POINT ON A NON TANGENT LINE; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE RUN NORTH 39° 13' 13" WEST FOR A DISTANCE OF 280.59 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 271.33 FEET, WITH A CHORD BEARING OF NORTH 41° 17' 25" WEST, AND A CHORD DISTANCE OF 19.60 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 08' 24" FOR A DISTANCE OF 19.61 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 52° 53' 14" WEST FOR A DISTANCE OF 600.38 FEET; THENCE RUN SOUTH 22° 07' 41" WEST FOR A DISTANCE OF 123.20 FEET; THENCE RUN SOUTH 67° 52' 19" EAST FOR A DISTANCE OF 189.74 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 83.00 FEET, WITH A CHORD BEARING OF SOUTH 53° 59' 09" EAST, AND A CHORD DISTANCE OF 39.84 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27° 46' 21" FOR A DISTANCE OF 40.23 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 40° 05' 58" EAST FOR A DISTANCE OF 24.55 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE INTERNATIONAL DRIVE ACCORDING TO OFFICIAL RECORD BOOK 10722, PAGE 8529, PARCEL 1007 OF AFORESAID PUBLIC RECORDS; THENCE RUN SOUTH 52° 53' 14" WEST ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 35.05 FEET TO A POINT ON THE NORTH LINE OF AFORESAID PARCEL 10 ORANGEWOOD NEIGHBORHOOD 2 AND A POINT ON THE NORTH LINE OF PARC CORNICHE CONDOMINIUM, A CONDOMINIUM PHASE 1, ACCORDING TO CONDOMINIUM BOOK 16, PAGE 94 THROUGH 105 OF AFORESAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING TWO COURSES ALONG SAID NORTH LINES: NORTH 40° 05' 58" WEST FOR A DISTANCE OF 34.59 FEET; THENCE RUN NORTH 67° 52' 19" WEST FOR A DISTANCE OF 496.97 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL 3; THENCE RUN NORTH 22° 07' 41" EAST ALONG SAID EAST LINE OF PARCEL 3 FOR A DISTANCE OF 50.00 FEET; THENCE DEPARTING SAID EAST LINE OF PARCEL 3 RUN SOUTH 67° 52' 19" EAST FOR A DISTANCE OF 258.30 FEET; THENCE RUN NORTH 11° 49' 37" EAST FOR A DISTANCE OF 161.14 FEET; THENCE RUN NORTH 19° 56' 22" WEST FOR A DISTANCE OF 14.96 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 76.00 FEET, WITH A CHORD BEARING OF NORTH 39° 45' 10" EAST, AND A CHORD DISTANCE OF 71.19 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55° 51' 06" FOR A DISTANCE OF 74.08 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 11° 49' 37" EAST FOR A DISTANCE OF 216.00 FEET; THENCE RUN NORTH 78° 10' 23" WEST FOR A DISTANCE OF 407.00 FEET; THENCE RUN NORTH 11° 49' 37" EAST FOR A DISTANCE OF 52.00 FEET; THENCE RUN NORTH 78° 10' 23" WEST FOR A DISTANCE OF 105.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF NORTH 33° 10' 23" WEST, AND A CHORD DISTANCE OF 14.14 FEET; THENCE RUN NORTHWESTERLY

ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR A DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 11° 49' 37" EAST FOR A DISTANCE OF 240.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF NORTH 56° 49' 37" EAST, AND A CHORD DISTANCE OF 14.14 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR A DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 78° 10' 23" EAST FOR A DISTANCE OF 105.00 FEET; THENCE RUN NORTH 11° 49' 37" EAST FOR A DISTANCE OF 52.00 FEET; THENCE RUN SOUTH 78° 10' 23" EAST FOR A DISTANCE OF 331.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 76.00 FEET, WITH A CHORD BEARING OF SOUTH 53° 59' 31" EAST, AND A CHORD DISTANCE OF 62.26 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48° 21' 43" FOR A DISTANCE OF 64.15 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 11° 49' 37" EAST FOR A DISTANCE OF 189.01 FEET TO A POINT ON AFORESAID SOUTH LINE OF VALENCIA WATER CONTROL DISTRICT C-1 CANAL ZW; THENCE RUN THE FOLLOWING COURSES ALONG SAID SOUTH LINE: SOUTH 78° 19' 52" EAST FOR A DISTANCE OF 121.12 FEET; THENCE RUN SOUTH 11° 40' 08" WEST FOR A DISTANCE OF 10.00 FEET; THENCE RUN SOUTH 78° 19' 54" EAST FOR A DISTANCE OF 319.38 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 873.93 FEET, WITH A CHORD BEARING OF SOUTH 77° 22' 34" EAST, AND A CHORD DISTANCE OF 29.13 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 54' 36" FOR A DISTANCE OF 29.13 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 13° 34' 43" WEST FOR A DISTANCE OF 5.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 868.42 FEET, WITH A CHORD BEARING OF SOUTH 71° 10' 08" EAST, AND A CHORD DISTANCE OF 159.10 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 30' 41" FOR A DISTANCE OF 159.32 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 65° 54' 36" EAST FOR A DISTANCE OF 61.40 FEET TO THE POINT OF BEGINNING.

CONTAINS 13.31 ACRES MORE OR LESS.

### **The Phase 2 Improvements**

All pipes, lines, valves, valve boxes, fittings, equipment, manholes and other goods which comprise the water, reclaimed water, and sanitary sewer collection system, and related improvements.

On the land described as follows:

A PARCEL OF LAND COMPRISING PORTIONS OF GOLF COURSE PARCELS 1, 3 11 AND A PORTION OF LAKE 9, ORANGEWOOD NEIGHBORHOOD 2 AS RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 87 OF THE PUBLIC RECORDS OF ORANGE

COUNTY, FLORIDA AND LYING IN SECTION 13, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

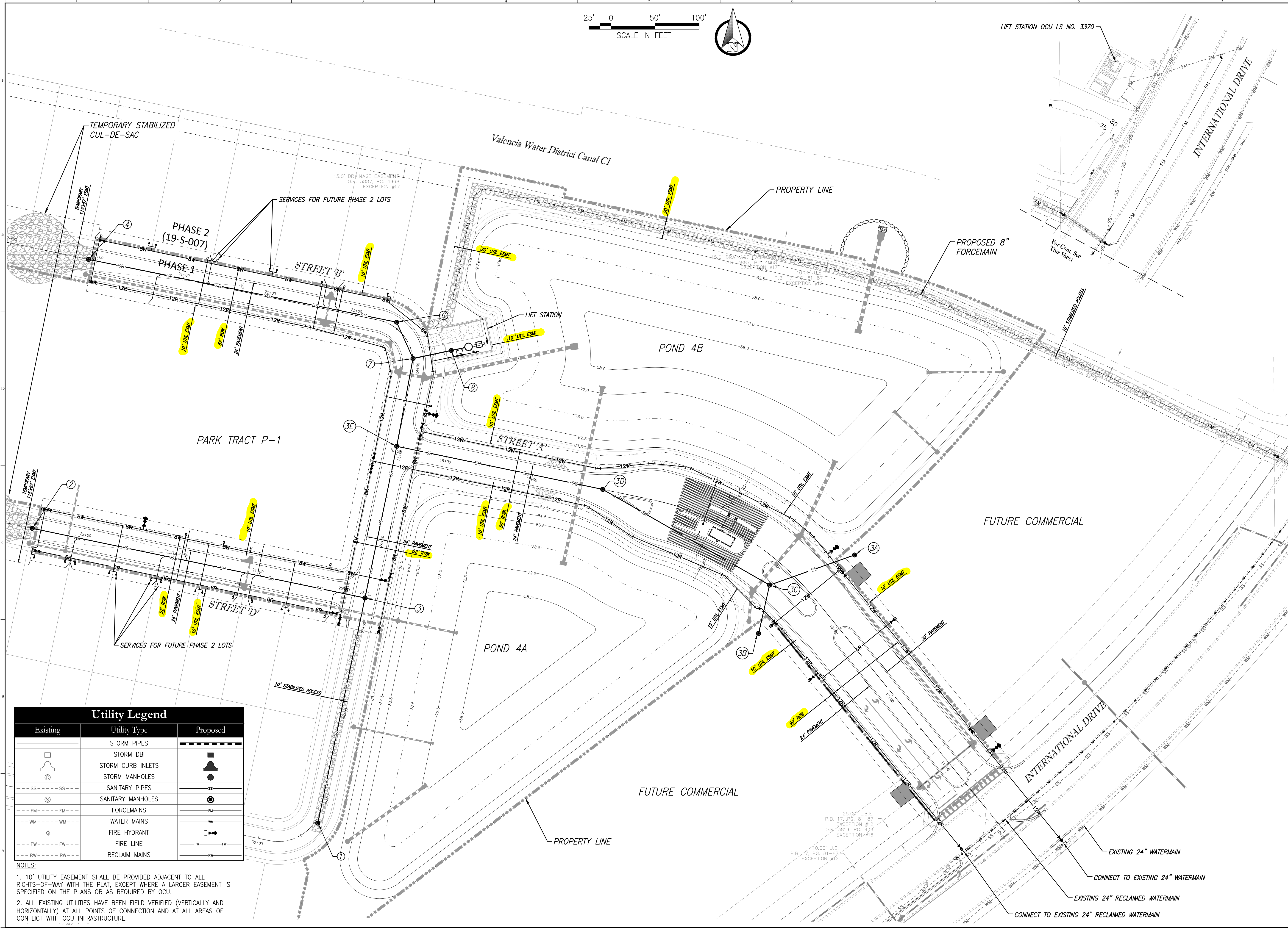
BEGIN AT THE MOST EASTERLY CORNER OF PARCEL 8, AFORESAID ORANGEWOOD NEIGHBORHOOD 2; THENCE RUN N 44°29'36" E ALONG THE EAST LINE OF SAID PARCEL 8 FOR A DISTANCE OF 64.71 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 45°27'53", A CHORD OF WHICH BEARS S 89°25'08" E FOR A DISTANCE OF 100.47 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 103.16 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 41°13'22", A CHORD OF WHICH BEARS N 88°27'37" E FOR A DISTANCE OF 88.01 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 89.93 FEET TO A POINT OF TANGENCY; THENCE RUN S 70°55'42" E FOR A DISTANCE OF 259.79 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 33°00'55", THE CHORD OF WHICH BEARS S 54°25'15" E FOR A DISTANCE OF 56.83 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 57.62 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN N 52°00'27" E FOR A DISTANCE OF 91.30 FEET TO THE NORTH LINE OF SAID GOLF COURSE PARCEL 3 BEING A POINT ON A NON TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 2822.51 FEET, A CENTRAL ANGLE OF 02°57'38", A CHORD OF WHICH BEARS S 76°51'03" E FOR A DISTANCE OF 145.83 FEET; THENCE RUN ALONG SAID NORTH LINE THE FOLLOWING COURSES: SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 145.85 FEET TO A POINT TANGENCY; THENCE RUN S 78°19'52" E FOR A DISTANCE OF 506.47 FEET; THENCE RUN N 11°40'08" E FOR A DISTANCE OF 10.00 FEET; THENCE RUN S 78°19'52" E FOR A DISTANCE OF 728.88 FEET TO A POINT ON THE WEST LINE OF PARADISO GRANDE PHASE 1 ACCORDING TO PLAT BOOK 108, PAGES 40 THROUGH 42 OF AFORESAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING COURSES ALONG SAID WEST LINE: S 11°49'37" W FOR A DISTANCE OF 189.01 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 76.00 FEET, A CENTRAL ANGLE OF 48°21'43", A CHORD WHICH BEARS N 53°59'31" W FOR A DISTANCE OF 62.26 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 64.15 FEET TO A POINT OF TANGENCY; THENCE RUN N 78°10'23" W FOR A DISTANCE OF 331.00 FEET; THENCE RUN S 11°49'37" W FOR A DISTANCE OF 52.00 FEET; THENCE RUN N 78°10'23" W FOR A DISTANCE OF 105.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD OF WHICH BEARS S 56°49'37" W FOR A DISTANCE OF 14.14 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY; THENCE RUN S 11°49'37" W FOR A DISTANCE OF 240.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD WHICH BEARS S 33°10'23" E FOR A DISTANCE OF

14.14 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY; THENCE RUN S 78°10'23" E FOR A DISTANCE OF 105.00 FEET; THENCE RUN S 11°49'37" W FOR A DISTANCE OF 52.00 FEET; THENCE RUN S 78°10'23" E FOR A DISTANCE OF 407.00 FEET; THENCE RUN S 11°49'37" W FOR A DISTANCE OF 216.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 76.00 FEET, A CENTRAL ANGLE OF 55°51'06", THE CHORD OF WHICH BEARS S 39°45'10" W FOR A DISTANCE OF 71.19 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 74.08 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN S 19°56'22" E FOR A DISTANCE OF 14.96 FEET; THENCE RUN S 11°49'37" W FOR A DISTANCE OF 161.14 FEET TO A POINT ON THE NORTH LINE OF TRACT AE-1 OF AFORESAID PARADISO GRANDE PHASE 1; THENCE RUN N 67°52'19" W ALONG SAID NORTH LINE FOR A DISTANCE OF 258.30 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL 3; THENCE RUN S 22°07'41" W ALONG SAID EAST LINE FOR A DISTANCE OF 50.00 FEET TO THE SOUTH LINE OF SAID PARCEL 3; THENCE RUN ALONG SAID SOUTH LINE THE FOLLOWING COURSES: N 67°52'19" W FOR A DISTANCE OF 120.00 FEET; THENCE RUN S 15°33'00" W FOR A DISTANCE OF 54.05 FEET; THENCE RUN S 83°39'09" W FOR A DISTANCE OF 731.02 FEET; THENCE RUN N 50°55'34" W FOR A DISTANCE OF 681.39 FEET; THENCE RUN S 51°33'18" W FOR A DISTANCE OF 11.65 FEET; THENCE RUN N 38°26'42" W FOR A DISTANCE OF 130.01 FEET; THENCE RUN N 51°33'18" E FOR A DISTANCE OF 90.92 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 60°37'02", THE CHORD OF WHICH BEARS N 81°51'49" E FOR A DISTANCE OF 30.28 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 31.74 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN N 39°04'26" E FOR A DISTANCE OF 172.66 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 77°13'08", A CHORD OF WHICH BEARS N 89°50'08" W FOR A DISTANCE OF 237.12 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 256.07 FEET TO A POINT OF TANGENCY; THENCE RUN S 51°33'18" W FOR A DISTANCE OF 74.04 FEET; THENCE RUN N 16°41'39" W FOR A DISTANCE OF 429.93 FEET TO A POINT ON SAID EAST LINE OF PARCEL 8; THENCE RUN N 44°29'36" E ALONG SAID EAST LINE FOR A DISTANCE OF 276.16 FEET TO THE POINT OF BEGINNING.

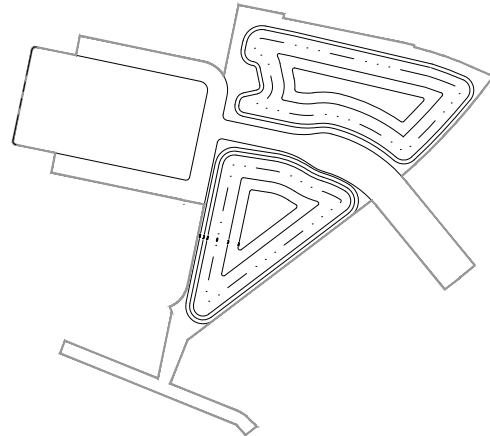
CONTAINS 42.24 ACRES MORE OR LESS.



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Key Map:



**FINAL RECORD DRAWINGS**  
THIS RECORD DRAWING IS BASED ON INFORMATION CONTAINED IN THE PREVIOUS DRAWING(S) AND IS NOT TO BE USED AS A BASIS FOR ANY OTHER DRAWING(S). THE ENGINEER HAS NOT PROVIDED DETAILED OR CONTINUOUS MEASUREMENTS, BUT HAS MADE PERIODIC VISUAL OBSERVATIONS AND HAS OBSERVED THAT THE REVISIONS ARE IN ACCORDANCE WITH THE DRAWINGS. FURTHER, LOT GRADING IS THE RESPONSIBILITY OF THE REVISION AND IS NOT INCLUDED IN THIS RECORD DRAWING.

10	05/21/21	FIELD REVISION (PAVER)
9	11/12/20	RESUBMIT TO ORANGE COUNTY
8	10/13/20	RESUBMIT TO ORANGE COUNTY
7	06/09/20	RESUBMIT (REVISED LAYOUT)
6	09/26/19	REVISE FORCEMAIN CONNECTION
5	08/30/19	RESUBMIT TO ORANGE COUNTY
4	08/08/19	RESUBMIT TO ORANGE COUNTY
3	05/28/19	RESUBMIT TO ORANGE COUNTY
2	04/17/19	RESUBMIT TO VWCD
1	02/21/19	RESUBMIT TO VWCD

NO.	DATE	DESCRIPTIONS	SUBMISSIONS/REVISIONS
10	05/21/21	FIELD REVISION (PAVER)	NAVD 88
9	11/12/20	RESUBMIT TO ORANGE COUNTY	18-007
8	10/13/20	RESUBMIT TO ORANGE COUNTY	CB
7	06/09/20	RESUBMIT (REVISED LAYOUT)	CB/CSL/JSK/TF
6	09/26/19	REVISE FORCEMAIN CONNECTION	CB/CMB
5	08/30/19	RESUBMIT TO ORANGE COUNTY	CMB
4	08/08/19	RESUBMIT TO ORANGE COUNTY	
3	05/28/19	RESUBMIT TO ORANGE COUNTY	
2	04/17/19	RESUBMIT TO VWCD	
1	02/21/19	RESUBMIT TO VWCD	

Project Name:  
**GRANDE PINES  
ORANGEWOOD  
N-2 PD  
PARCEL 11D  
PHASE 1**

Jurisdiction:  
**ORANGE COUNTY, FL**

Sheet Title:  
**UTILITY SITE PLAN**

Sheet No.:  
**C5.20**

Seal:  
**CHRISTINA M. BAXTER**  
LICENSE  
No. 67547  
STATE OF  
FLORIDA  
PROFESSIONAL ENGINEER  
DATE: SEPTEMBER 27, 2021

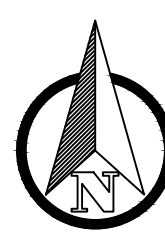
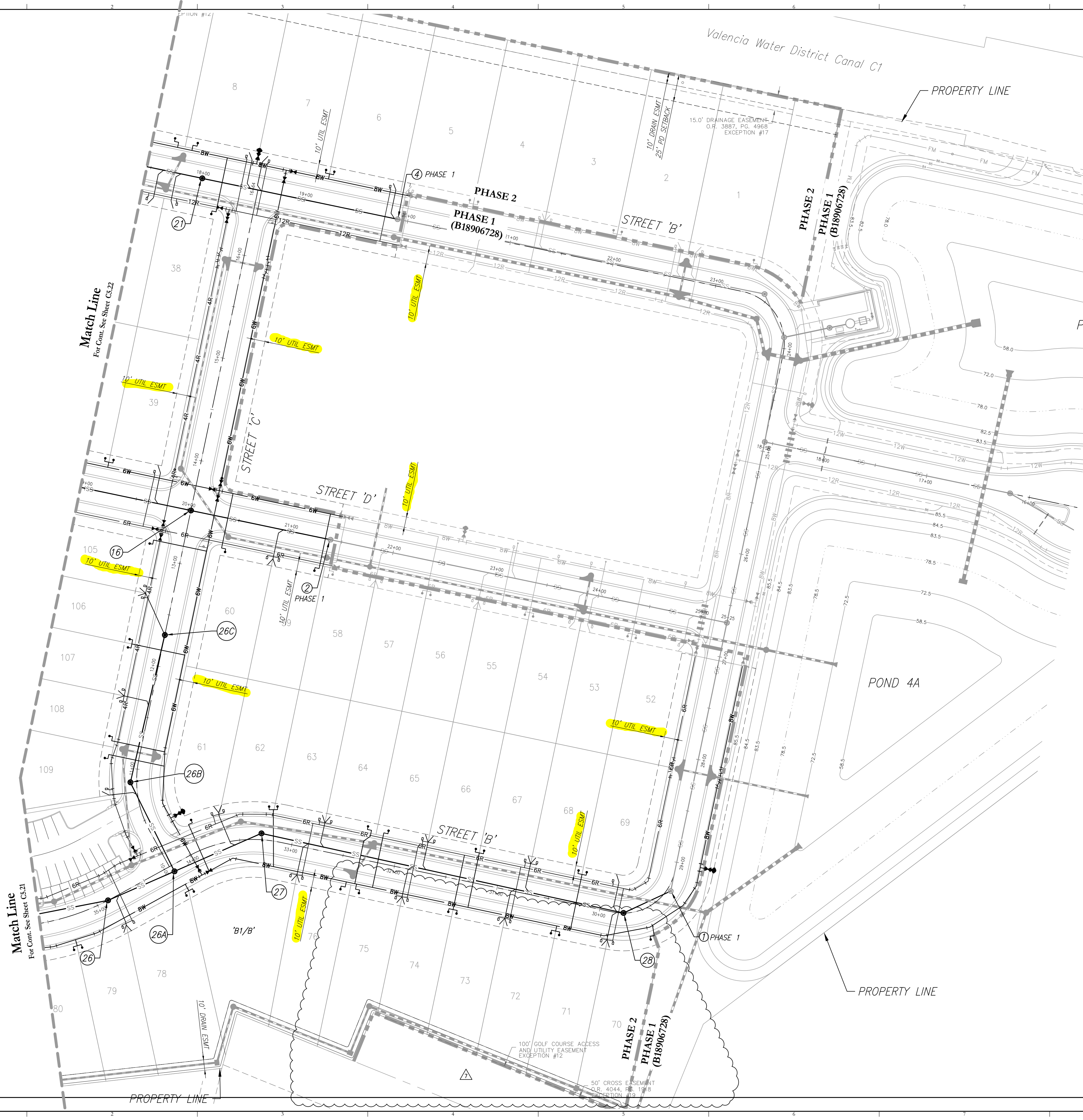
This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

**POULOS & BENNETT**

**Poulos & Bennett, LLC**  
2602 E. Livingston St., Orlando, FL 32803  
Tel. 407.487.2594 www.poulosandbennett.com  
Eng. Bus. No. 28567



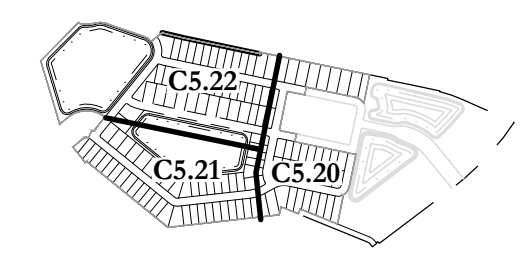
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Utility Legend		
Existing	Utility Type	Proposed
	STORM PIPES	
	STORM DBI	
	STORM CURB INLETS	
	STORM MANHOLES	
	UNDERDRAIN LINES	
	SANITARY PIPES	
	SANITARY MANHOLES	
	FORCEMAINS	
	WATER MAINS	
	FIRE HYDRANT	
	FIRE LINE	
	RECLAIM MAINS	
	ELECTRICAL LINES	
	GAS LINES	
	FIBER OPTIC LINES	
	TELEPHONE LINES	
	CABLE TV LINES	

- NOTES:
1. 10' UTILITY EASEMENT SHALL BE PROVIDED ADJACENT TO ALL RIGHTS-OF-WAY WITH THE PLAT, EXCEPT WHERE A LARGER EASEMENT IS SPECIFIED ON THE PLANS OR AS REQUIRED BY OCU.
  2. ALL PROPOSED GRAVITY SEWER SHALL BE 8" UNLESS OTHERWISE SPECIFIED.
  3. ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED (VERTICALLY AND HORIZONTALLY) AT ALL POINTS OF CONNECTION AND AT ALL AREAS OF CONFLICT WITH OCU INFRASTRUCTURE.

Key Map:



Consultant:

09	08/30/21	FIELD REVISION LOT GRADE
08	03/29/21	FIELD REVISION MHI7
07	12/23/20	REV LOTS 70-75
06	06/11/20	RESUBMIT TO ORANGE COUNTY/VWCD
05	06/09/20	RESUBMIT (REVISED LAYOUT)
04	12/19/19	RESUBMIT TO ORANGE COUNTY
03	08/14/19	RESUBMIT TO ORANGE COUNTY/VWCD
02	06/18/19	RESUBMIT TO ORANGE COUNTY/VWCD
01	02/05/19	SUBMIT TO ORANGE COUNTY

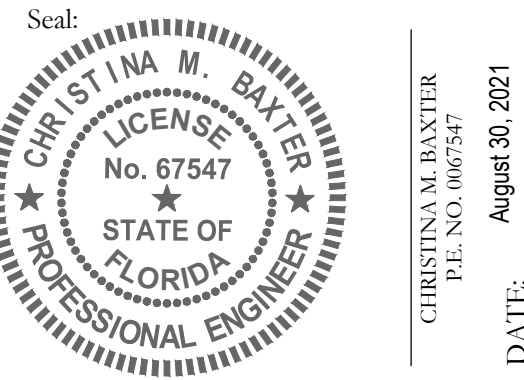
SUBMISSIONS/REVISIONS	
VERTICAL DATUM:	NAVD 88
JOB NO.:	18-007
DESIGNED BY:	ACB
DRAWN BY:	CSL/JSK
CHECKED BY:	ACB/CMB
APPROVED BY:	CMB
SCALE IN FEET:	1" = 50'

Project Name:  
**GRANDE PINES  
ORANGEWOOD  
N-2 PD  
PARCEL 11D  
PHASE 2**

Jurisdiction:  
**ORANGE COUNTY, FL**

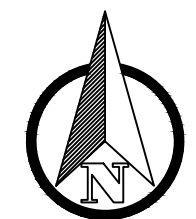
Sheet Title:  
**UTILITY SITE PLAN**

Sheet No.: **C5.20**



**Poulos & Bennett, LLC**  
2602 E. Livingston St., Orlando, FL 32803  
Tel. 407.487.2394 www.poulosandbennett.com  
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**GRANDE PINES  
ORANGEWOOD  
N-2 PD  
PARCEL 11D  
PHASE 2**

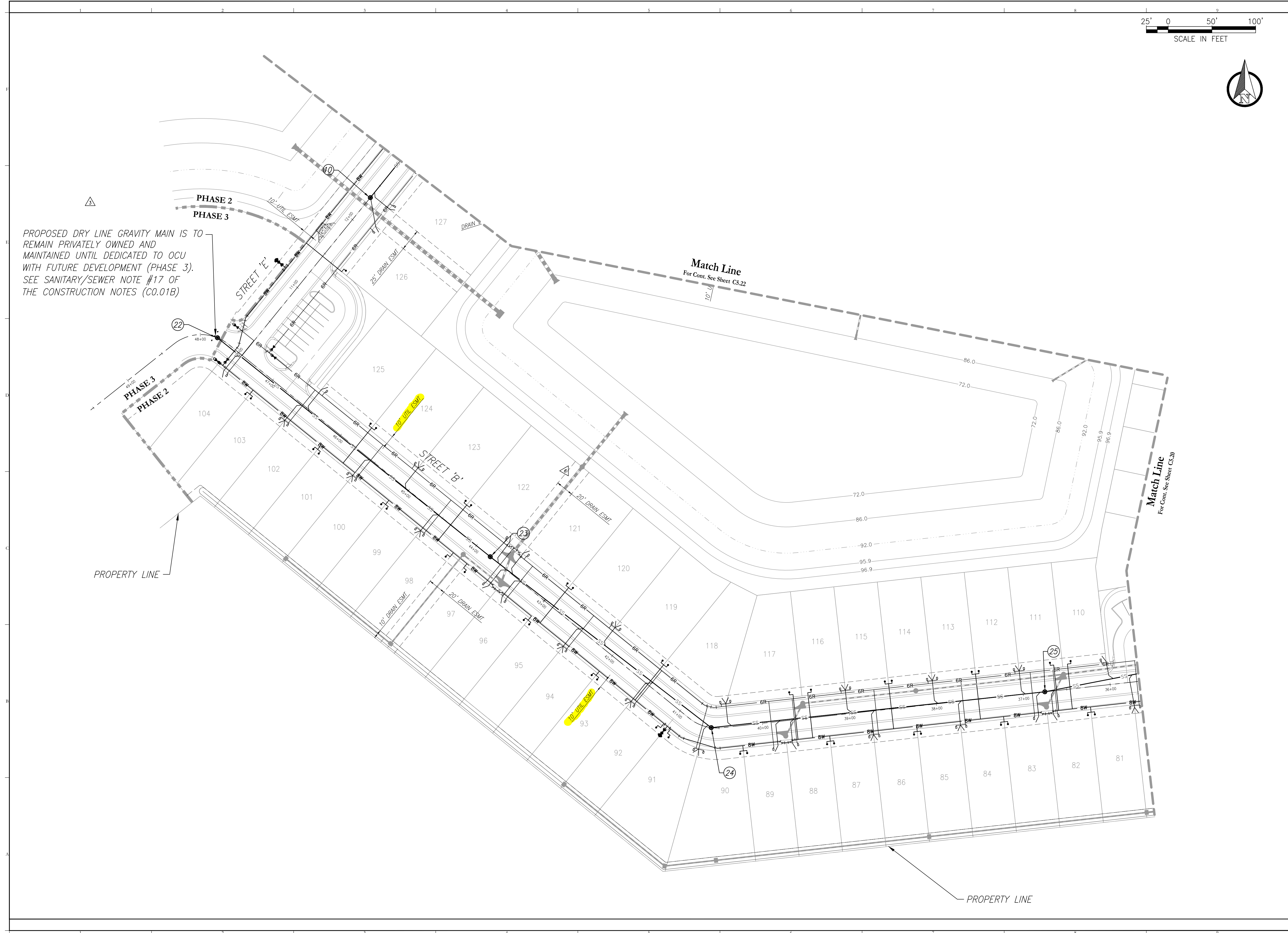
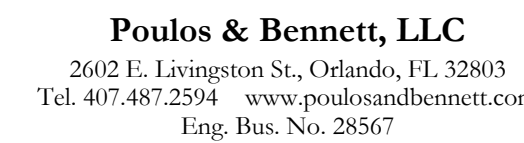
Sheet Title:

**UTILITY SITE PLAN**

Seal:

The seal is circular with a double-lined border. The outer ring contains the text "CHRISTINA M. BAXTER" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. The inner circle contains the text "LICENSE No. 67547" and "STATE OF FLORIDA" separated by a single star.

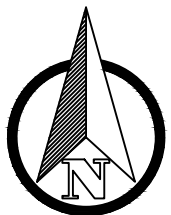
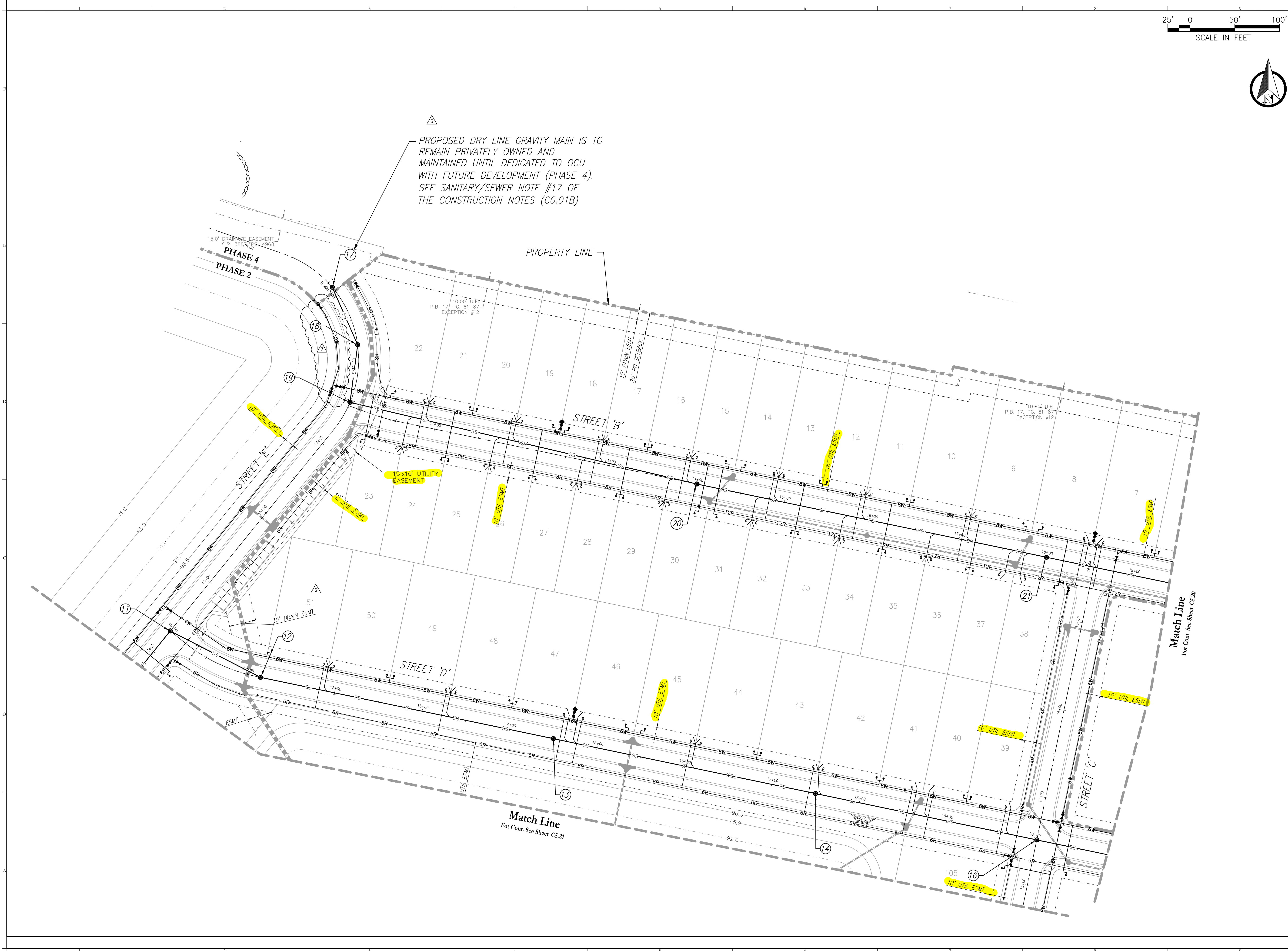
CHRISTINA M. BAXTER  
P.E. NO. 0067547  
August 30, 2021



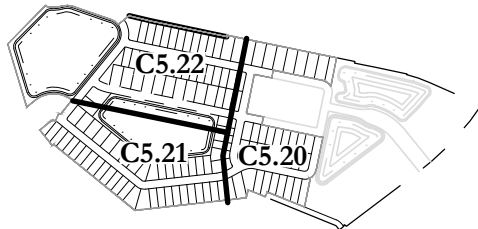
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Key Map:



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**GRANDE PINES  
ORANGEWOOD  
N-2 PD  
PARCEL 11D  
PHASE 2**

Jurisdiction:

ORANGE COUNTY, FL

Sheet Title:

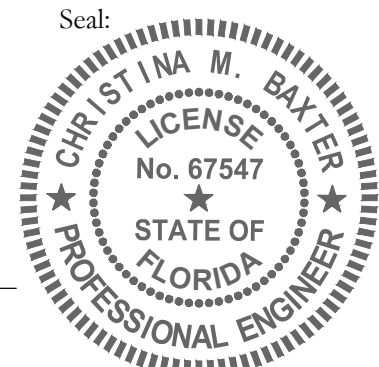
**UTILITY SITE PLAN**

Sheet No.:

**C5.22**



Seal:



CHRISTINA M. BAXTER  
P.E. NO. 67547  
August 30, 2021  
DATE:

**POULOS & BENNETT**

**Poulos & Bennett, LLC**  
2602 E. Livingston St., Orlando, FL 32803  
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## **AGREEMENT REGARDING TAXES**

Grande Pines Community Development District – Utility Improvements  
(Parcel 11D Phase 1 (20-E-052 & B18906728) and Phase 2 (19-S-007))

**THIS AGREEMENT REGARDING TAXES** (“Agreement”) is entered into this \_\_\_\_ day of \_\_\_\_\_, 2022, by and between **PARK SQUARE ENTERPRISES, LLC**, a Delaware limited liability company, whose address is 5200 Vineland Road, Suite 200, Orlando, Florida 32811 (“Developer”), and **GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the “District”).

### **WITNESSETH**

**WHEREAS**, Developer is the owner and developer of certain real property located within the boundaries of the District, as such property is described on Exhibit “A” attached hereto and incorporated herein by reference (the “Property”); and

**WHEREAS**, Developer is the owner and developer of infrastructure improvements and/or personal property, made in, on, over, under and through the Property, as described on Exhibit “A” attached hereto and incorporated herein by reference (the “Improvements”); and

**WHEREAS**, the District is a Florida community development district and local unit of special-purpose government created pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, as part of the ongoing development activities within the boundaries of the District, Developer has, simultaneously with the execution of this Agreement, conveyed the Improvements to the District by Bill of Sale Absolute and Agreement; and

**WHEREAS**, all or a substantial portion of real property already owned by the District is either exempt from ad-valorem taxes or has been given a minimal valuation by the Orange County Property Appraiser because of the District’s status as a governmental entity; and

**WHEREAS**, in conjunction with the conveyance of the Improvements from Developer to District, Developer and District are desirous of setting forth in this Agreement their respective responsibilities with regard to applicable ad-valorem taxes and assessments.

**NOW, THEREFORE**, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, paid by each party to the other, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the mutual covenants and conditions contained herein, the parties hereto agree as follows:

1. The above recitals are true and correct and are incorporated herein by reference.

2. Developer hereby represents that all ad-valorem taxes and assessments relating to the Improvements, or any portion thereof, for tax year 2021 and all prior years have been paid in full.

3. Developer hereby agrees to pay in full, and prior to their becoming delinquent, any and all ad-valorem taxes and assessments, if any, levied on the Improvements for the tax year 2022.

4. Subsequent to the District's acceptance of the Improvements, and only in the event the Improvements are not conveyed to another governmental entity, the District shall endeavor to either obtain an exemption from ad-valorem taxes pertaining to the Improvements, as applicable, or in the alternative, shall seek a minimal valuation of the Improvements, from the Orange County Property Appraiser, as applicable, and subsequent to tax year 2022, Developer shall have no further responsibility with regard to ad-valorem taxes or assessments levied against the Improvements, as applicable.

*[SIGNATURE PAGE FOLLOWS]*

**IN WITNESS WHEREOF**, the parties hereto have caused this Agreement to be executed on their behalf by their duly authorized representatives, all as of the date first set forth above.

WITNESSES:

**PARK SQUARE ENTERPRISES, LLC**, a  
Delaware limited liability company

X \_\_\_\_\_

By: \_\_\_\_\_

Print: \_\_\_\_\_

Print: \_\_\_\_\_

X \_\_\_\_\_

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

Print: \_\_\_\_\_

**GRANDE PINES COMMUNITY  
DEVELOPMENT DISTRICT**,  
a Florida community development district

ATTEST:

X \_\_\_\_\_

By: \_\_\_\_\_

Print: \_\_\_\_\_  
Secretary/Asst. Secretary

Print: \_\_\_\_\_

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

## **EXHIBIT "A"**

### **DESCRIPTION OF THE IMPROVEMENTS**

#### **The Phase 1 Improvements**

All pipes, lines, valves, valve boxes, fittings, equipment, manholes, lift station, and other goods which comprise the water, reclaimed water, and wastewater collection/transmission system, and related improvements.

On the land described as follows:

A PARCEL OF LAND COMPRISING PORTIONS OF GOLF COURSE PARCEL 3, PARCEL 11 AND LAKE 4 OF THE PLAT OF ORANGEWOOD NEIGHBORHOOD 2 AS RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 87 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND LYING IN SECTION 13, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE SOUTH LINE, ACCORDING TO OFFICIAL RECORDS BOOK 2593, PAGE 1260 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA OF THE VALENCIA WATER CONTROL DISTRICT C-1 CANAL AND THE WEST RIGHT-OF-WAY LINE, ACCORDING TO PLAT BOOK 17, PAGES 81 THROUGH 87 OF SAID PUBLIC RECORDS, OF INTERNATIONAL DRIVE, BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 458.90 FEET WITH A CHORD BEARING OF NORTH 67° 07' 50" WEST, AND A CHORD DISTANCE OF 19.55 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE RUN NORTHWESTERLY ALONG SAID SOUTH LINE OF THE VALENCIA WATER CONTROL DISTRICT C-1 AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 26' 28" FOR A DISTANCE OF 19.55 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 65° 54' 36" WEST FOR A DISTANCE OF 286.04 FEET TO THE POINT OF BEGINNING AND A POINT ON A NON TANGENT CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1549.86 FEET, WITH A CHORD BEARING OF SOUTH 42° 32' 54" WEST, AND A CHORD DISTANCE OF 352.89 FEET; THENCE DEPARTING AFORESAID SOUTH LINE OF THE VALENCIA WATER CONTROL DISTRICT C-1 CANAL RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13° 04' 27" FOR A DISTANCE OF 353.66 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 371.33 FEET, WITH A CHORD BEARING OF SOUTH 40° 42' 40" EAST, AND A CHORD DISTANCE OF 19.32 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 58' 53" FOR A DISTANCE OF 19.32 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 39° 13' 13" EAST FOR A DISTANCE OF 280.78 FEET TO A POINT ON AFORESAID WEST RIGHT-OF-WAY LINE OF INTERNATIONAL DRIVE AND A POINT ON A NON TANGENT CURVE HAVING A



RADIUS OF 1849.86 FEET, WITH A CHORD BEARING OF SOUTH 50° 53' 36" WEST, AND A CHORD DISTANCE OF 100.00 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID WEST RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 05' 52" FOR A DISTANCE OF 100.01 FEET TO A POINT ON A NON TANGENT LINE; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE RUN NORTH 39° 13' 13" WEST FOR A DISTANCE OF 280.59 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 271.33 FEET, WITH A CHORD BEARING OF NORTH 41° 17' 25" WEST, AND A CHORD DISTANCE OF 19.60 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 08' 24" FOR A DISTANCE OF 19.61 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 52° 53' 14" WEST FOR A DISTANCE OF 600.38 FEET; THENCE RUN SOUTH 22° 07' 41" WEST FOR A DISTANCE OF 123.20 FEET; THENCE RUN SOUTH 67° 52' 19" EAST FOR A DISTANCE OF 189.74 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 83.00 FEET, WITH A CHORD BEARING OF SOUTH 53° 59' 09" EAST, AND A CHORD DISTANCE OF 39.84 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27° 46' 21" FOR A DISTANCE OF 40.23 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 40° 05' 58" EAST FOR A DISTANCE OF 24.55 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE INTERNATIONAL DRIVE ACCORDING TO OFFICIAL RECORD BOOK 10722, PAGE 8529, PARCEL 1007 OF AFORESAID PUBLIC RECORDS; THENCE RUN SOUTH 52° 53' 14" WEST ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 35.05 FEET TO A POINT ON THE NORTH LINE OF AFORESAID PARCEL 10 ORANGEWOOD NEIGHBORHOOD 2 AND A POINT ON THE NORTH LINE OF PARC CORNICHE CONDOMINIUM, A CONDOMINIUM PHASE 1, ACCORDING TO CONDOMINIUM BOOK 16, PAGE 94 THROUGH 105 OF AFORESAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING TWO COURSES ALONG SAID NORTH LINES: NORTH 40° 05' 58" WEST FOR A DISTANCE OF 34.59 FEET; THENCE RUN NORTH 67° 52' 19" WEST FOR A DISTANCE OF 496.97 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL 3; THENCE RUN NORTH 22° 07' 41" EAST ALONG SAID EAST LINE OF PARCEL 3 FOR A DISTANCE OF 50.00 FEET; THENCE DEPARTING SAID EAST LINE OF PARCEL 3 RUN SOUTH 67° 52' 19" EAST FOR A DISTANCE OF 258.30 FEET; THENCE RUN NORTH 11° 49' 37" EAST FOR A DISTANCE OF 161.14 FEET; THENCE RUN NORTH 19° 56' 22" WEST FOR A DISTANCE OF 14.96 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 76.00 FEET, WITH A CHORD BEARING OF NORTH 39° 45' 10" EAST, AND A CHORD DISTANCE OF 71.19 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55° 51' 06" FOR A DISTANCE OF 74.08 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 11° 49' 37" EAST FOR A DISTANCE OF 216.00 FEET; THENCE RUN NORTH 78° 10' 23" WEST FOR A DISTANCE OF 407.00 FEET; THENCE RUN NORTH 11° 49' 37" EAST FOR A DISTANCE OF 52.00 FEET; THENCE RUN NORTH 78° 10' 23" WEST FOR A DISTANCE OF 105.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF NORTH 33° 10' 23" WEST, AND A CHORD DISTANCE OF 14.14 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR A DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 11° 49' 37" EAST FOR



A DISTANCE OF 240.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF NORTH 56° 49' 37" EAST, AND A CHORD DISTANCE OF 14.14 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR A DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 78° 10' 23" EAST FOR A DISTANCE OF 105.00 FEET; THENCE RUN NORTH 11° 49' 37" EAST FOR A DISTANCE OF 52.00 FEET; THENCE RUN SOUTH 78° 10' 23" EAST FOR A DISTANCE OF 331.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 76.00 FEET, WITH A CHORD BEARING OF SOUTH 53° 59' 31" EAST, AND A CHORD DISTANCE OF 62.26 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48° 21' 43" FOR A DISTANCE OF 64.15 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 11° 49' 37" EAST FOR A DISTANCE OF 189.01 FEET TO A POINT ON AFORESAID SOUTH LINE OF VALENCIA WATER CONTROL DISTRICT C-1 CANAL ZW; THENCE RUN THE FOLLOWING COURSES ALONG SAID SOUTH LINE: SOUTH 78° 19' 52" EAST FOR A DISTANCE OF 121.12 FEET; THENCE RUN SOUTH 11° 40' 08" WEST FOR A DISTANCE OF 10.00 FEET; THENCE RUN SOUTH 78° 19' 54" EAST FOR A DISTANCE OF 319.38 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 873.93 FEET, WITH A CHORD BEARING OF SOUTH 77° 22' 34" EAST, AND A CHORD DISTANCE OF 29.13 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 54' 36" FOR A DISTANCE OF 29.13 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 13° 34' 43" WEST FOR A DISTANCE OF 5.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 868.42 FEET, WITH A CHORD BEARING OF SOUTH 71° 10' 08" EAST, AND A CHORD DISTANCE OF 159.10 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 30' 41" FOR A DISTANCE OF 159.32 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 65° 54' 36" EAST FOR A DISTANCE OF 61.40 FEET TO THE POINT OF BEGINNING.

CONTAINS 13.31 ACRES MORE OR LESS.

### **The Phase 2 Improvements**

All pipes, lines, valves, valve boxes, fittings, equipment, manholes and other goods which comprise the water, reclaimed water, and sanitary sewer collection system, and related improvements.

On the land described as follows:

A PARCEL OF LAND COMPRISING PORTIONS OF GOLF COURSE PARCELS 1, 3 11 AND A PORTION OF LAKE 9, ORANGEWOOD NEIGHBORHOOD 2 AS RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 87 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND LYING IN SECTION 13, TOWNSHIP 24 SOUTH, RANGE 28 EAST,

ORANGE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

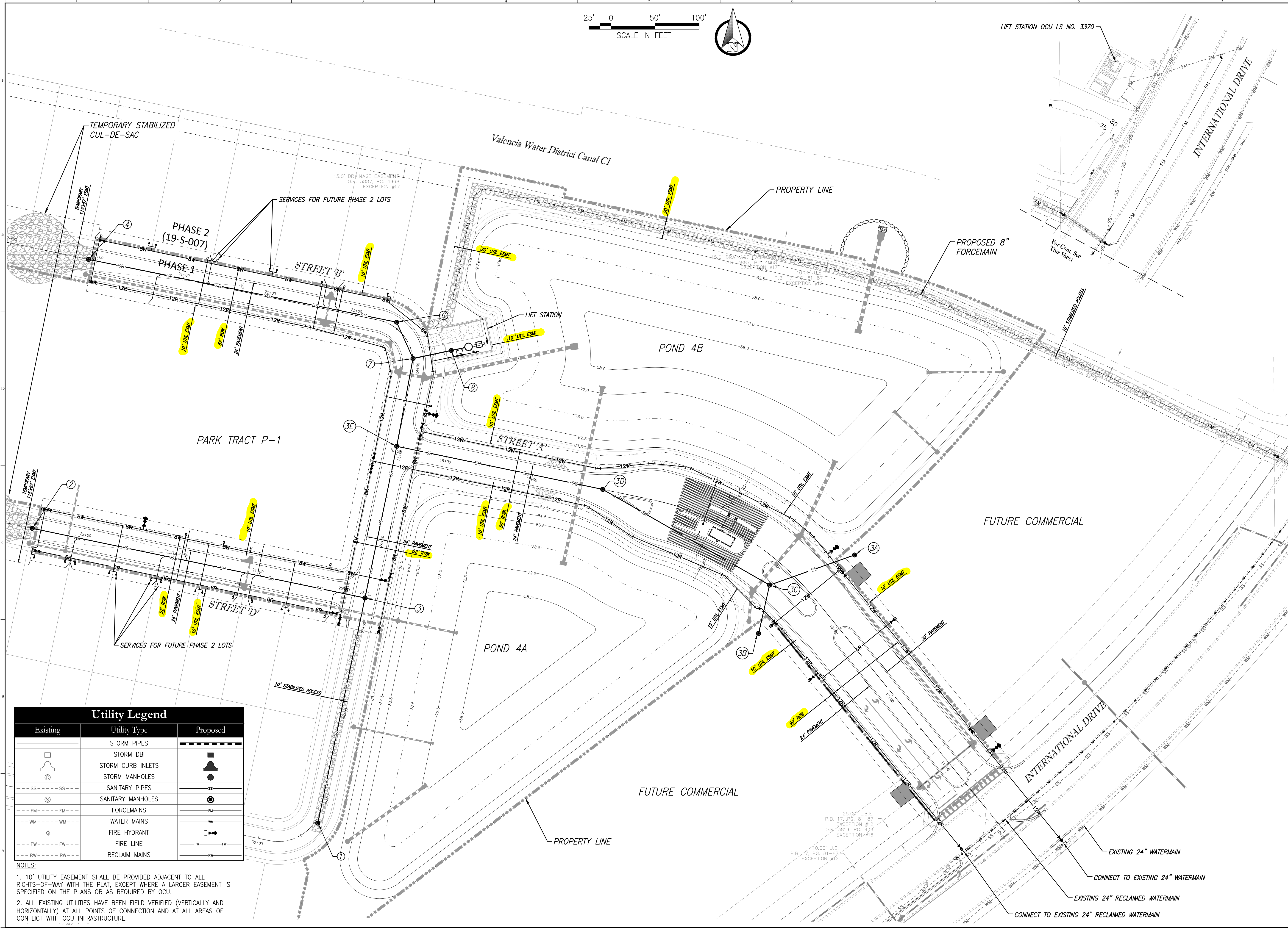
BEGIN AT THE MOST EASTERLY CORNER OF PARCEL 8, AFORESAID ORANGEWOOD NEIGHBORHOOD 2; THENCE RUN N 44°29'36" E ALONG THE EAST LINE OF SAID PARCEL 8 FOR A DISTANCE OF 64.71 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 45°27'53", A CHORD OF WHICH BEARS S 89°25'08" E FOR A DISTANCE OF 100.47 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 103.16 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 41°13'22", A CHORD OF WHICH BEARS N 88°27'37" E FOR A DISTANCE OF 88.01 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 89.93 FEET TO A POINT OF TANGENCY; THENCE RUN S 70°55'42" E FOR A DISTANCE OF 259.79 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 33°00'55", THE CHORD OF WHICH BEARS S 54°25'15" E FOR A DISTANCE OF 56.83 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 57.62 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN N 52°00'27" E FOR A DISTANCE OF 91.30 FEET TO THE NORTH LINE OF SAID GOLF COURSE PARCEL 3 BEING A POINT ON A NON TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 2822.51 FEET, A CENTRAL ANGLE OF 02°57'38", A CHORD OF WHICH BEARS S 76°51'03" E FOR A DISTANCE OF 145.83 FEET; THENCE RUN ALONG SAID NORTH LINE THE FOLLOWING COURSES: SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 145.85 FEET TO A POINT TANGENCY; THENCE RUN S 78°19'52" E FOR A DISTANCE OF 506.47 FEET; THENCE RUN N 11°40'08" E FOR A DISTANCE OF 10.00 FEET; THENCE RUN S 78°19'52" E FOR A DISTANCE OF 728.88 FEET TO A POINT ON THE WEST LINE OF PARADISO GRANDE PHASE 1 ACCORDING TO PLAT BOOK 108, PAGES 40 THROUGH 42 OF AFORESAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING COURSES ALONG SAID WEST LINE: S 11°49'37" W FOR A DISTANCE OF 189.01 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 76.00 FEET, A CENTRAL ANGLE OF 48°21'43", A CHORD WHICH BEARS N 53°59'31" W FOR A DISTANCE OF 62.26 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 64.15 FEET TO A POINT OF TANGENCY; THENCE RUN N 78°10'23" W FOR A DISTANCE OF 331.00 FEET; THENCE RUN S 11°49'37" W FOR A DISTANCE OF 52.00 FEET; THENCE RUN N 78°10'23" W FOR A DISTANCE OF 105.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD OF WHICH BEARS S 56°49'37" W FOR A DISTANCE OF 14.14 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY; THENCE RUN S 11°49'37" W FOR A DISTANCE OF 240.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD WHICH BEARS S 33°10'23" E FOR A DISTANCE OF 14.14 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY; THENCE RUN S

78°10'23" E FOR A DISTANCE OF 105.00 FEET; THENCE RUN S 11°49'37" W FOR A DISTANCE OF 52.00 FEET; THENCE RUN S 78°10'23" E FOR A DISTANCE OF 407.00 FEET; THENCE RUN S 11°49'37" W FOR A DISTANCE OF 216.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 76.00 FEET, A CENTRAL ANGLE OF 55°51'06", THE CHORD OF WHICH BEARS S 39°45'10" W FOR A DISTANCE OF 71.19 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 74.08 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN S 19°56'22" E FOR A DISTANCE OF 14.96 FEET; THENCE RUN S 11°49'37" W FOR A DISTANCE OF 161.14 FEET TO A POINT ON THE NORTH LINE OF TRACT AE-1 OF AFORESAID PARADISO GRANDE PHASE 1; THENCE RUN N 67°52'19" W ALONG SAID NORTH LINE FOR A DISTANCE OF 258.30 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL 3; THENCE RUN S 22°07'41" W ALONG SAID EAST LINE FOR A DISTANCE OF 50.00 FEET TO THE SOUTH LINE OF SAID PARCEL 3; THENCE RUN ALONG SAID SOUTH LINE THE FOLLOWING COURSES: N 67°52'19" W FOR A DISTANCE OF 120.00 FEET; THENCE RUN S 15°33'00" W FOR A DISTANCE OF 54.05 FEET; THENCE RUN S 83°39'09" W FOR A DISTANCE OF 731.02 FEET; THENCE RUN N 50°55'34" W FOR A DISTANCE OF 681.39 FEET; THENCE RUN S 51°33'18" W FOR A DISTANCE OF 11.65 FEET; THENCE RUN N 38°26'42" W FOR A DISTANCE OF 130.01 FEET; THENCE RUN N 51°33'18" E FOR A DISTANCE OF 90.92 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 60°37'02", THE CHORD OF WHICH BEARS N 81°51'49" E FOR A DISTANCE OF 30.28 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 31.74 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN N 39°04'26" E FOR A DISTANCE OF 172.66 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 77°13'08", A CHORD OF WHICH BEARS N 89°50'08" W FOR A DISTANCE OF 237.12 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 256.07 FEET TO A POINT OF TANGENCY; THENCE RUN S 51°33'18" W FOR A DISTANCE OF 74.04 FEET; THENCE RUN N 16°41'39" W FOR A DISTANCE OF 429.93 FEET TO A POINT ON SAID EAST LINE OF PARCEL 8; THENCE RUN N 44°29'36" E ALONG SAID EAST LINE FOR A DISTANCE OF 276.16 FEET TO THE POINT OF BEGINNING.

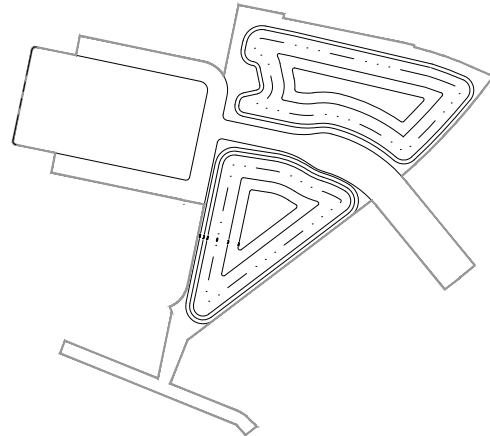
CONTAINS 42.24 ACRES MORE OR LESS.



Z:\2019\18-007 PARK SQUARE - GRANDE PINES SRV PHASE 1 - AMENITY CAD\FINAL COUNTY\RECORD DRAWINGS\18007-PH1-USP



Key Map:



**FINAL RECORD DRAWINGS**

THIS RECORD DRAWING IS BASED ON INFORMATION CONTAINED IN THE OFFICIAL RECORD DRAWING AS SUBMITTED TO THE BOARD OF PROFESSIONAL SUPERVISORS AND MAPPERS AS TO THE LOCATION AND DETAIL OF THE FACILITIES ACTUALLY CONSTRUCTED. THE BEST OF ANY KNOWLEDGE, INFORMATION AND RELEVANT RECORD DRAWINGS SUBSTANTIALLY REFLECT THE ACTUAL FACILITIES. THE ENGINEER HAS NOT PROVIDED DETAILED OR CONTINUOUS OBSERVATION OF ON-SITE CONSTRUCTION FOR ADEQUATE MEASUREMENTS, BUT HAS MADE PERIODIC VISUAL OBSERVATIONS AND HAS OBSERVED THAT THE RESULTS OF THE FIELD SURVEY DRAWINGS, FURTHER, LOT GRADING IS THE RESPONSIBILITY OF THE RECORD AND IS NOT INCLUDED IN THIS RECORD DRAWING.

10	05/21/21	FIELD REVISION (PAVER)
9	11/12/20	RESUBMIT TO ORANGE COUNTY
8	10/13/20	RESUBMIT TO ORANGE COUNTY
7	06/09/20	RESUBMIT (REVISED LAYOUT)
6	09/26/19	REVISE FORCEMAIN CONNECTION
5	08/30/19	RESUBMIT TO ORANGE COUNTY
4	08/08/19	RESUBMIT TO ORANGE COUNTY
3	05/29/19	BID SET
2	05/28/19	RESUBMIT TO ORANGE COUNTY
1	04/17/19	RESUBMIT TO VWCD
0	02/21/19	RESUBMIT TO VWCD

NO.	DATE	DESCRIPTIONS	SUBMISSIONS/REVISIONS
10	05/21/21	FIELD REVISION (PAVER)	NAVD 88
9	11/12/20	RESUBMIT TO ORANGE COUNTY	18-007
8	10/13/20	RESUBMIT TO ORANGE COUNTY	DESIGNED BY: CB
7	06/09/20	RESUBMIT (REVISED LAYOUT)	DRAWN BY: CB/CSL/JSK/TF
6	09/26/19	REVISE FORCEMAIN CONNECTION	CHECKED BY: CB/CMB
5	08/30/19	RESUBMIT TO ORANGE COUNTY	APPROVED BY: CMB
4	08/08/19	RESUBMIT TO ORANGE COUNTY	SCALE IN FEET: 1" = 50'
3	05/29/19	BID SET	
2	05/28/19	RESUBMIT TO ORANGE COUNTY	
1	04/17/19	RESUBMIT TO VWCD	
0	02/21/19	RESUBMIT TO VWCD	

Project Name:  
**GRANDE PINES  
ORANGEWOOD  
N-2 PD  
PARCEL 11D  
PHASE 1**

Jurisdiction:  
**ORANGE COUNTY, FL**

Sheet Title:  
**UTILITY SITE PLAN**

Sheet No.:  
**C5.20**

Seal:

CHRISTINA M. BAXTER  
LICENSE  
No. 67547  
STATE OF  
FLORIDA  
PROFESSIONAL ENGINEER

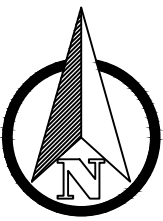
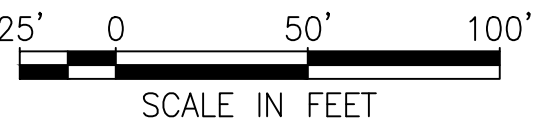
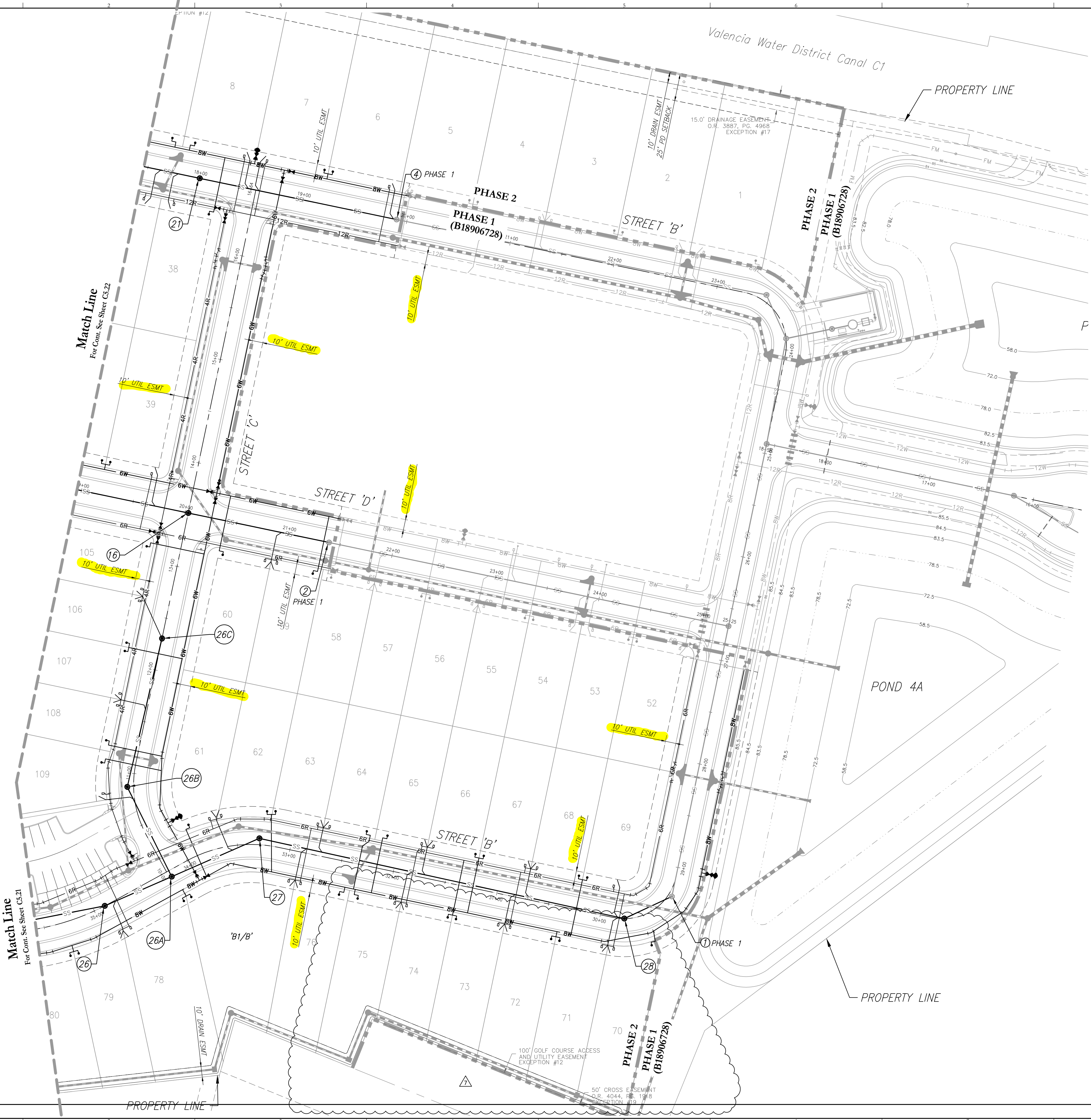
DATE: SEPTEMBER 27, 2021

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

**POULOS & BENNETT**

**Poulos & Bennett, LLC**  
2602 E. Livingston St., Orlando, FL 32803  
Tel. 407.487.2594 www.poulosandbennett.com  
Eng. Bus. No. 28567

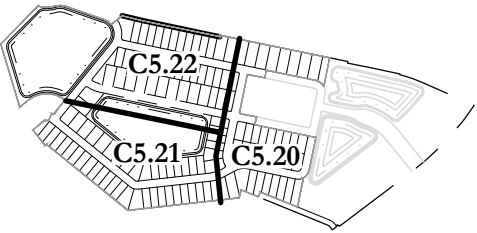




Utility Legend		
Existing	Utility Type	Proposed
	STORM PIPES	
	STORM DBI	
	STORM CURB INLETS	
	STORM MANHOLES	
	UNDERDRAIN LINES	
	SANITARY PIPES	
	SANITARY MANHOLES	
	FORCEMAINS	
	WATER MAINS	
	FIRE HYDRANT	
	FIRE LINE	
	RECLAIM MAINS	
	ELECTRICAL LINES	
	GAS LINES	
	FIBER OPTIC LINES	
	TELEPHONE LINES	
	CABLE TV LINES	

- NOTES:
1. 10' UTILITY EASEMENT SHALL BE PROVIDED ADJACENT TO ALL RIGHTS-OF-WAY WITH THE PLAT, EXCEPT WHERE A LARGER EASEMENT IS SPECIFIED ON THE PLANS OR AS REQUIRED BY OCU.
  2. ALL PROPOSED GRAVITY SEWER SHALL BE 8" UNLESS OTHERWISE SPECIFIED.
  3. ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED (VERTICALLY AND HORIZONTALLY) AT ALL POINTS OF CONNECTION AND AT ALL AREAS OF CONFLICT WITH OCU INFRASTRUCTURE.

Key Map:



Consultant:

09	08/30/21	FIELD REVISION LOT GRADE
08	03/29/21	FIELD REVISION MHI7
07	12/23/20	REV LOTS 70-75
06	06/11/20	RESUBMIT TO ORANGE COUNTY/VWCD
05	06/09/20	RESUBMIT (REVISED LAYOUT)
04	12/19/19	RESUBMIT TO ORANGE COUNTY
03	08/14/19	RESUBMIT TO ORANGE COUNTY/VWCD
02	06/18/19	RESUBMIT TO ORANGE COUNTY/VWCD
01	02/05/19	SUBMIT TO ORANGE COUNTY

SUBMISSIONS/REVISIONS	
VERTICAL DATUM:	NAVD 88
JOB NO.:	18-007
DESIGNED BY:	ACB
DRAWN BY:	CSL/JSK
CHECKED BY:	ACB/CMB
APPROVED BY:	CMB
SCALE IN FEET:	1" = 50'

Project Name:

**GRANDE PINES  
ORANGEWOOD  
N-2 PD  
PARCEL 11D  
PHASE 2**

Jurisdiction:

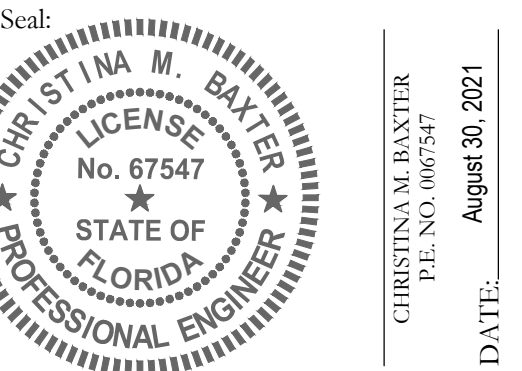
ORANGE COUNTY, FL

Sheet Title:

**UTILITY SITE PLAN**

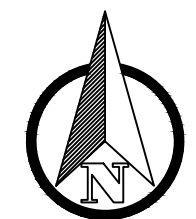
Sheet No.:

**C5.20**

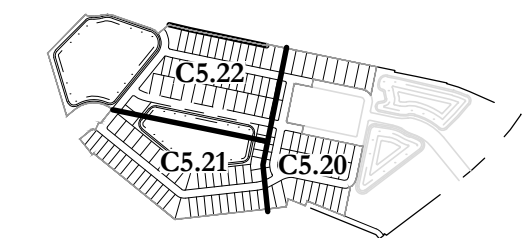


**Poulos & Bennett, LLC**  
2602 E. Livingston St., Orlando, FL 32803  
Tel. 407.487.2394 www.poulosandbennett.com  
Eng. Bus. No. 28567





Consultant:



09	08/30/21	FIELD REVISION LOT GRADE
08	03/29/21	FIELD REVISION MH17
07	12/23/20	REV LOTS 70-75
06	06/11/20	RESUBMIT TO ORANGE COUNTY/VW
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04	12/19/19	RESUBMIT TO ORANGE COUNTY
03	08/14/19	RESUBMIT TO ORANGE COUNTY/VW
02	06/18/19	RESUBMIT TO ORANGE COUNTY/VW
01	02/05/19	SUBMIT TO ORANGE COUNTY

SUBMISSIONS/REVISIONS	
VERTICAL DATUM:	NAVD 83
JOB NO.:	18-001
DESIGNED BY:	AC
DRAWN BY:	CSL/JS
CHECKED BY:	ACB/CM
APPROVED BY:	CM
SCALE IN FEET:	1" = 50'

**GRANDE PINES  
ORANGEWOOD  
N-2 PD  
PARCEL 11D  
PHASE 2**

ORANGE COUNTY, FL

## UTILITY SITE PLAN

C5.21



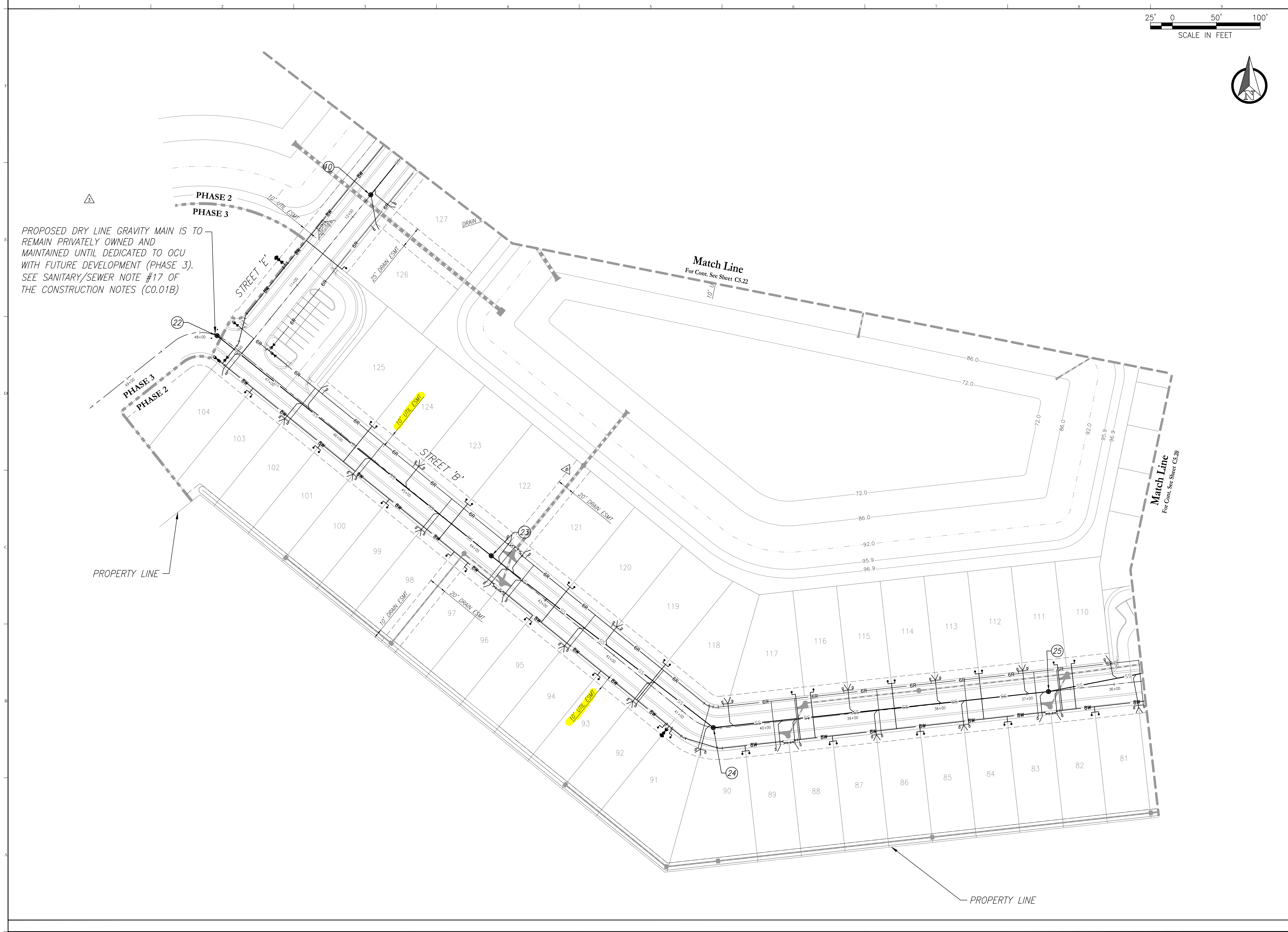
A circular professional engineer seal for Christina M. Baxter. The outer ring contains the text "CHRISTINA M. BAXTER" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. The inner circle contains the text "LICENSE" at the top, "No. 67547" in the center, and "STATE OF FLORIDA" at the bottom, also separated by two stars.

**CHRISTINA M. BAXTER**

DATE: August 30, 2021



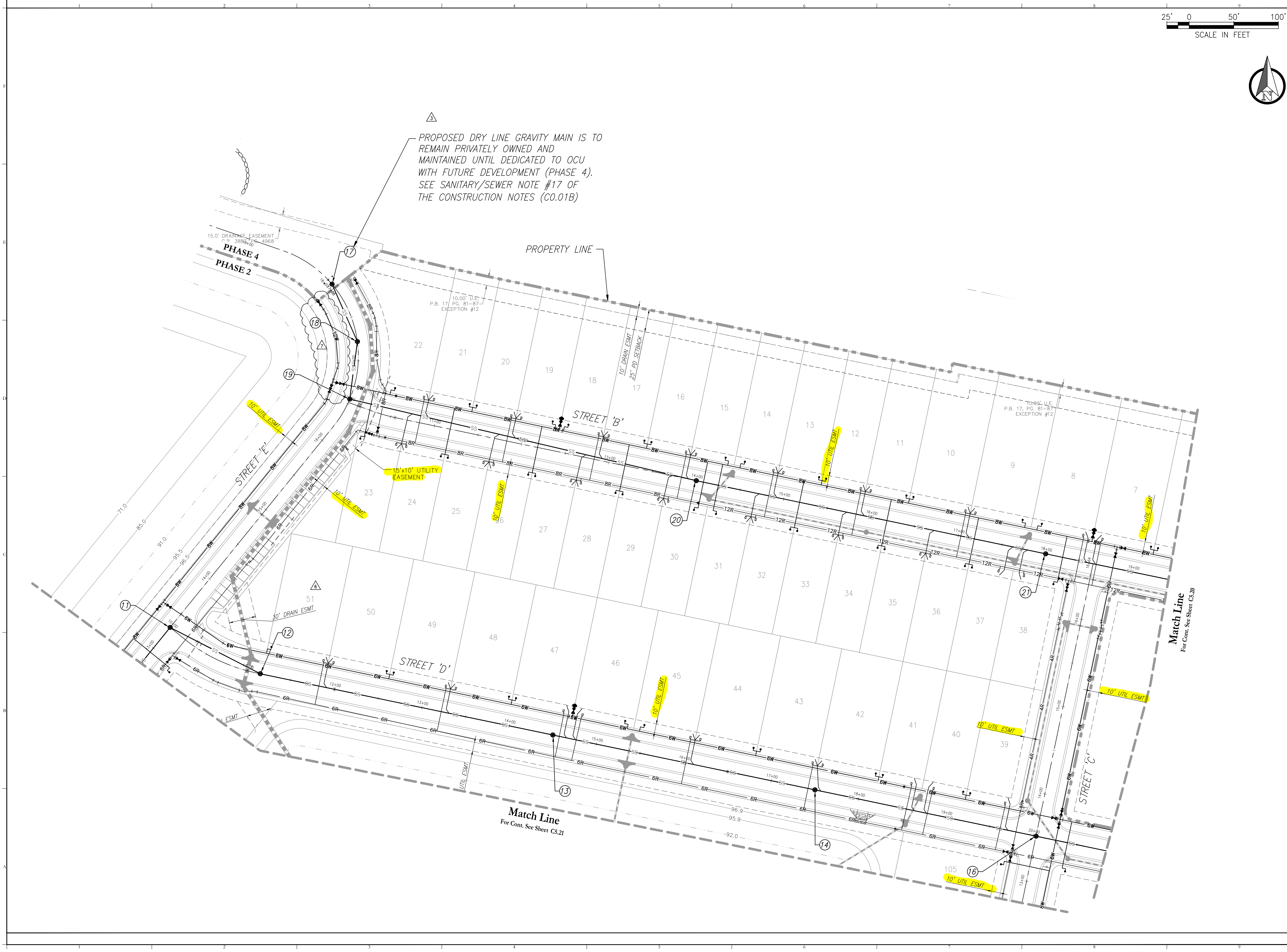
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Tel. 407.487.2594 [www.poulosandbennett.com](http://www.poulosandbennett.com)  
Eng. Bus. No. 28567



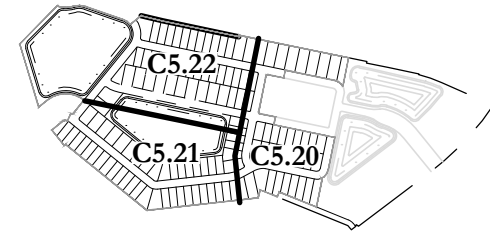
Z:\2018\18-007 PARK SQUARE - GRANDE PINES SFR\PHASE 2\CAD\FINAL\COUNTY\18007-PH2-USP



Z:\2019\18-007 PARK SQUARE - GRANDE PINES\PHASE 2\CAD\FINAL\COUNTY\18007-PH2-USP



Key Map:



Consultant:

09	08/30/21	FIELD REVISION LOT GRADE
08	03/29/21	FIELD REVISION MH17
07	12/23/20	REV LOTS 70-75
06	06/11/20	RESUBMIT TO ORANGE COUNTY/VWCD
05	06/09/20	RESUBMIT (REVISED LAYOUT)
04	12/19/19	RESUBMIT TO ORANGE COUNTY
03	08/14/19	RESUBMIT TO ORANGE COUNTY/VWCD
02	06/18/19	RESUBMIT TO ORANGE COUNTY/VWCD
01	02/05/19	SUBMIT TO ORANGE COUNTY

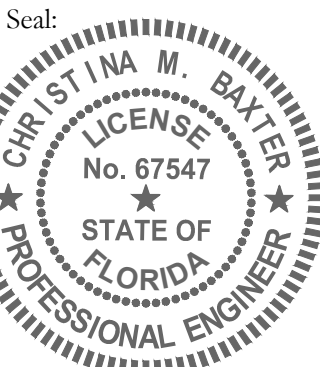
SUBMISSIONS/REVISIONS	
VERTICAL DATUM:	NAVD 88
JOB NO.:	18-007
DESIGNED BY:	ACB
DRAWN BY:	CSL/JSK
CHECKED BY:	ACB/CMB
APPROVED BY:	CMB
SCALE IN FEET:	1" = 50'

Project Name:  
**GRANDE PINES  
ORANGEWOOD  
N-2 PD  
PARCEL 11D  
PHASE 2**

Jurisdiction:  
**ORANGE COUNTY, FL**

Sheet Title:  
**UTILITY SITE PLAN**

Sheet No.: **C5.22**



Seal:  
CHRISTINA M. BAXTER  
LICENSE No. 67547  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
DATE: August 30, 2021



**Poulos & Bennett, LLC**  
2602 E. Livingston St., Orlando, FL 32803  
Tel. 407.487.2394 www.poulosandbennett.com  
Eng. Bus. No. 28567

## **CERTIFICATE OF DISTRICT ENGINEER**

Grande Pines Community Development District – Utility Improvements  
(Parcel 11D Phase 1 (20-E-052 & B18906728) and Phase 2 (19-S-007))

I, **Christina Baxter, P.E. of Poulos & Bennett, LLC**, a Florida limited liability company, authorized to transact business in Florida, and licensed to provide professional engineering services to the public in the State of Florida under Florida Certificate of Authorization No. 67547, with offices located at 2602 E. Livingston Street, Orlando, Florida 32803 (“Poulos”), hereby acknowledge and certify the following, to the best of my knowledge, information and belief, to be true and correct in all respects:

1. That I, through Poulos, currently serve as District Engineer to the Grande Pines Community Development District (the “District”).

2. That the District proposes to accept from **Park Square Enterprises, LLC**, a Delaware limited liability company (“Developer”) and subsequently proposes to transfer to **Orange County, Florida**, a charter county and political subdivision of the State of Florida (“Orange County”) for ownership, operation and maintenance, certain infrastructure improvements and personal property described in Exhibit “A” attached hereto and incorporated herein by reference (collectively, the “Improvements”), made in, on, over, under and through the land described in Exhibit “A” attached hereto and incorporated herein by reference. Any Improvements being conveyed to the District is being transferred at only nominal cost to the District; therefore no review of an appraisal or similar documentation to reasonableness of purchase price or other valuation is required or being rendered.

3. That this certification (the “Certification”) is provided in conjunction with, and in support of, the District’s approval of the conveyance of the Improvements from the Developer to the District and the District’s conveyance of the Improvements to Orange County. The District will rely on this Certification for such purposes.

4. That the Improvements were constructed, installed, and/or completed, as appropriate, in accordance with known plans, specifications, contracts and permits required and/or approved by the appropriate governmental authorities, as applicable. I have reviewed the actual cost of the Improvements built or constructed by or at the direction of the Developer and the District is paying no more than the actual cost incurred, or the current value thereof, whichever is less, as applicable. The Improvements are in a condition acceptable for acceptance by the District.

5. That the Improvements are properly permitted by the appropriate governmental entities, as applicable, and that copies of the applicable plans, specifications and permits relating to the Improvements, if any, that have actually been provided to Poulos are being held by Poulos as records of the District on its behalf.

6. That the actual cost of the Improvements built or constructed by or at the direction of the Developer, and the District shall pay no more than the actual cost incurred, or the current value thereof, whichever is less, as determined by Poulos.



**SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER**

Grande Pines Community Development District – Utility Improvements  
(Parcel 11D Phase 1 (20-E-052 & B18906728) and Phase 2 (19-S-007))

DATED: August 5, 2022

Witness: Kathryn Katic  
Print: Kathryn Katic

Witness: Lisa Fountain  
Print: Lisa Fountain

C. Baxter

**Christina Baxter, P.E.**

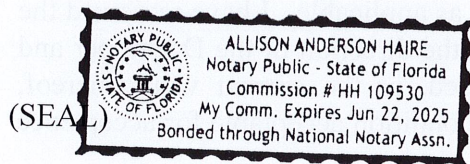
State of Florida License No.: **67547**

on behalf of the company,

Poulos & Bennett, LLC

**STATE OF FLORIDA  
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5 day of August, 2022 by **CHRISTINA BAXTER** of Poulos & Bennett, LLC, a Florida limited liability company authorized to transact business in Florida, on behalf of said corporation. Said person is ☒ personally known to me or ☐ has produced a valid driver's license as identification.



Allison Anderson Haire

Notary Public; State of Florida

Print Name: Allison Anderson Haire  
Comm. Exp.: 109530 6/22/2025  
Comm. No.: 109530

## **EXHIBIT "A"**

### **DESCRIPTION OF THE IMPROVEMENTS**

#### **The Phase 1 Improvements**

All pipes, lines, valves, valve boxes, fittings, equipment, manholes, lift station, and other goods which comprise the water, reclaimed water, and wastewater collection/transmission system, and related improvements.

On the land described as follows:

A PARCEL OF LAND COMPRISING PORTIONS OF GOLF COURSE PARCEL 3, PARCEL 11 AND LAKE 4 OF THE PLAT OF ORANGEWOOD NEIGHBORHOOD 2 AS RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 87 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND LYING IN SECTION 13, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE SOUTH LINE, ACCORDING TO OFFICIAL RECORDS BOOK 2593, PAGE 1260 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA OF THE VALENCIA WATER CONTROL DISTRICT C-1 CANAL AND THE WEST RIGHT-OF-WAY LINE, ACCORDING TO PLAT BOOK 17, PAGES 81 THROUGH 87 OF SAID PUBLIC RECORDS, OF INTERNATIONAL DRIVE, BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 458.90 FEET WITH A CHORD BEARING OF NORTH 67° 07' 50" WEST, AND A CHORD DISTANCE OF 19.55 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE RUN NORTHWESTERLY ALONG SAID SOUTH LINE OF THE VALENCIA WATER CONTROL DISTRICT C-1 AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 26' 28" FOR A DISTANCE OF 19.55 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 65° 54' 36" WEST FOR A DISTANCE OF 286.04 FEET TO THE POINT OF BEGINNING AND A POINT ON A NON TANGENT CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1549.86 FEET, WITH A CHORD BEARING OF SOUTH 42° 32' 54" WEST, AND A CHORD DISTANCE OF 352.89 FEET; THENCE DEPARTING AFORESAID SOUTH LINE OF THE VALENCIA WATER CONTROL DISTRICT C-1 CANAL RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13° 04' 27" FOR A DISTANCE OF 353.66 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 371.33 FEET, WITH A CHORD BEARING OF SOUTH 40° 42' 40" EAST, AND A CHORD DISTANCE OF 19.32 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 58' 53" FOR A DISTANCE OF 19.32 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 39° 13' 13" EAST FOR A DISTANCE OF 280.78 FEET TO A POINT ON AFORESAID WEST RIGHT-OF-WAY LINE OF INTERNATIONAL DRIVE AND A POINT ON A NON

TANGENT CURVE HAVING A RADIUS OF 1849.86 FEET, WITH A CHORD BEARING OF SOUTH 50° 53' 36" WEST, AND A CHORD DISTANCE OF 100.00 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID WEST RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 05' 52" FOR A DISTANCE OF 100.01 FEET TO A POINT ON A NON TANGENT LINE; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE RUN NORTH 39° 13' 13" WEST FOR A DISTANCE OF 280.59 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 271.33 FEET, WITH A CHORD BEARING OF NORTH 41° 17' 25" WEST, AND A CHORD DISTANCE OF 19.60 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 08' 24" FOR A DISTANCE OF 19.61 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 52° 53' 14" WEST FOR A DISTANCE OF 600.38 FEET; THENCE RUN SOUTH 22° 07' 41" WEST FOR A DISTANCE OF 123.20 FEET; THENCE RUN SOUTH 67° 52' 19" EAST FOR A DISTANCE OF 189.74 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 83.00 FEET, WITH A CHORD BEARING OF SOUTH 53° 59' 09" EAST, AND A CHORD DISTANCE OF 39.84 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27° 46' 21" FOR A DISTANCE OF 40.23 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 40° 05' 58" EAST FOR A DISTANCE OF 24.55 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE INTERNATIONAL DRIVE ACCORDING TO OFFICIAL RECORD BOOK 10722, PAGE 8529, PARCEL 1007 OF AFORESAID PUBLIC RECORDS; THENCE RUN SOUTH 52° 53' 14" WEST ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 35.05 FEET TO A POINT ON THE NORTH LINE OF AFORESAID PARCEL 10 ORANGEWOOD NEIGHBORHOOD 2 AND A POINT ON THE NORTH LINE OF PARC CORNICHE CONDOMINIUM, A CONDOMINIUM PHASE 1, ACCORDING TO CONDOMINIUM BOOK 16, PAGE 94 THROUGH 105 OF AFORESAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING TWO COURSES ALONG SAID NORTH LINES: NORTH 40° 05' 58" WEST FOR A DISTANCE OF 34.59 FEET; THENCE RUN NORTH 67° 52' 19" WEST FOR A DISTANCE OF 496.97 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL 3; THENCE RUN NORTH 22° 07' 41" EAST ALONG SAID EAST LINE OF PARCEL 3 FOR A DISTANCE OF 50.00 FEET; THENCE DEPARTING SAID EAST LINE OF PARCEL 3 RUN SOUTH 67° 52' 19" EAST FOR A DISTANCE OF 258.30 FEET; THENCE RUN NORTH 11° 49' 37" EAST FOR A DISTANCE OF 161.14 FEET; THENCE RUN NORTH 19° 56' 22" WEST FOR A DISTANCE OF 14.96 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 76.00 FEET, WITH A CHORD BEARING OF NORTH 39° 45' 10" EAST, AND A CHORD DISTANCE OF 71.19 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55° 51' 06" FOR A DISTANCE OF 74.08 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 11° 49' 37" EAST FOR A DISTANCE OF 216.00 FEET; THENCE RUN NORTH 78° 10' 23" WEST FOR A DISTANCE OF 407.00 FEET; THENCE RUN NORTH 11° 49' 37" EAST FOR A DISTANCE OF 52.00 FEET; THENCE RUN NORTH 78° 10' 23" WEST FOR A DISTANCE OF 105.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF NORTH 33° 10' 23" WEST, AND A CHORD DISTANCE OF 14.14 FEET; THENCE RUN NORTHWESTERLY

ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR A DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 11° 49' 37" EAST FOR A DISTANCE OF 240.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF NORTH 56° 49' 37" EAST, AND A CHORD DISTANCE OF 14.14 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR A DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 78° 10' 23" EAST FOR A DISTANCE OF 105.00 FEET; THENCE RUN NORTH 11° 49' 37" EAST FOR A DISTANCE OF 52.00 FEET; THENCE RUN SOUTH 78° 10' 23" EAST FOR A DISTANCE OF 331.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 76.00 FEET, WITH A CHORD BEARING OF SOUTH 53° 59' 31" EAST, AND A CHORD DISTANCE OF 62.26 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48° 21' 43" FOR A DISTANCE OF 64.15 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 11° 49' 37" EAST FOR A DISTANCE OF 189.01 FEET TO A POINT ON AFORESAID SOUTH LINE OF VALENCIA WATER CONTROL DISTRICT C-1 CANAL ZW; THENCE RUN THE FOLLOWING COURSES ALONG SAID SOUTH LINE: SOUTH 78° 19' 52" EAST FOR A DISTANCE OF 121.12 FEET; THENCE RUN SOUTH 11° 40' 08" WEST FOR A DISTANCE OF 10.00 FEET; THENCE RUN SOUTH 78° 19' 54" EAST FOR A DISTANCE OF 319.38 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 873.93 FEET, WITH A CHORD BEARING OF SOUTH 77° 22' 34" EAST, AND A CHORD DISTANCE OF 29.13 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 54' 36" FOR A DISTANCE OF 29.13 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 13° 34' 43" WEST FOR A DISTANCE OF 5.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 868.42 FEET, WITH A CHORD BEARING OF SOUTH 71° 10' 08" EAST, AND A CHORD DISTANCE OF 159.10 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 30' 41" FOR A DISTANCE OF 159.32 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 65° 54' 36" EAST FOR A DISTANCE OF 61.40 FEET TO THE POINT OF BEGINNING.

CONTAINS 13.31 ACRES MORE OR LESS.

### **The Phase 2 Improvements**

All pipes, lines, valves, valve boxes, fittings, equipment, manholes and other goods which comprise the water, reclaimed water, and sanitary sewer collection system, and related improvements.

On the land described as follows:

A PARCEL OF LAND COMPRISING PORTIONS OF GOLF COURSE PARCELS 1, 3 11 AND A PORTION OF LAKE 9, ORANGEWOOD NEIGHBORHOOD 2 AS RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 87 OF THE PUBLIC RECORDS OF ORANGE



COUNTY, FLORIDA AND LYING IN SECTION 13, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

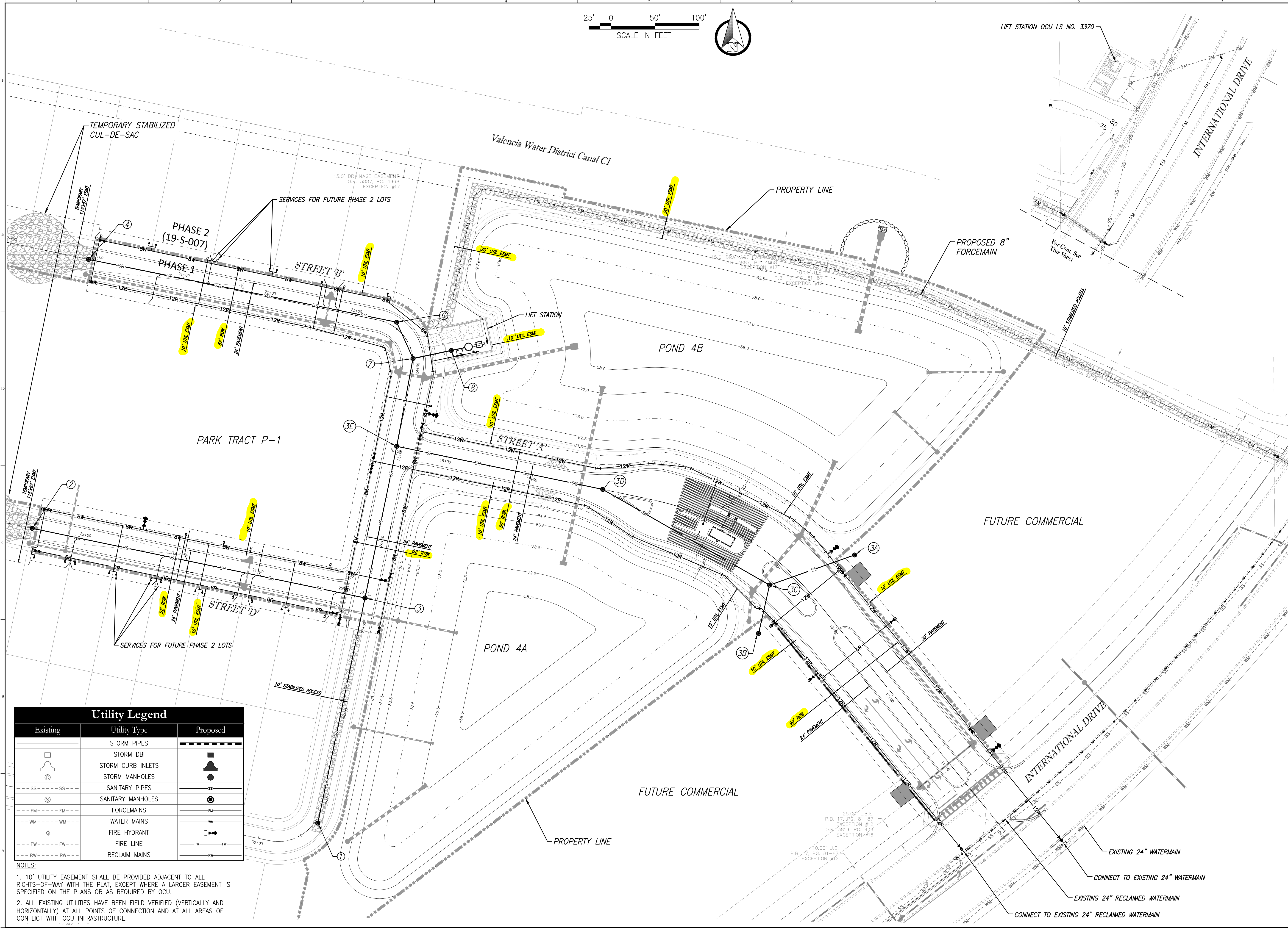
BEGIN AT THE MOST EASTERLY CORNER OF PARCEL 8, AFORESAID ORANGEWOOD NEIGHBORHOOD 2; THENCE RUN N 44°29'36" E ALONG THE EAST LINE OF SAID PARCEL 8 FOR A DISTANCE OF 64.71 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 45°27'53", A CHORD OF WHICH BEARS S 89°25'08" E FOR A DISTANCE OF 100.47 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 103.16 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 41°13'22", A CHORD OF WHICH BEARS N 88°27'37" E FOR A DISTANCE OF 88.01 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 89.93 FEET TO A POINT OF TANGENCY; THENCE RUN S 70°55'42" E FOR A DISTANCE OF 259.79 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 33°00'55", THE CHORD OF WHICH BEARS S 54°25'15" E FOR A DISTANCE OF 56.83 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 57.62 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN N 52°00'27" E FOR A DISTANCE OF 91.30 FEET TO THE NORTH LINE OF SAID GOLF COURSE PARCEL 3 BEING A POINT ON A NON TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 2822.51 FEET, A CENTRAL ANGLE OF 02°57'38", A CHORD OF WHICH BEARS S 76°51'03" E FOR A DISTANCE OF 145.83 FEET; THENCE RUN ALONG SAID NORTH LINE THE FOLLOWING COURSES: SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 145.85 FEET TO A POINT TANGENCY; THENCE RUN S 78°19'52" E FOR A DISTANCE OF 506.47 FEET; THENCE RUN N 11°40'08" E FOR A DISTANCE OF 10.00 FEET; THENCE RUN S 78°19'52" E FOR A DISTANCE OF 728.88 FEET TO A POINT ON THE WEST LINE OF PARADISO GRANDE PHASE 1 ACCORDING TO PLAT BOOK 108, PAGES 40 THROUGH 42 OF AFORESAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING COURSES ALONG SAID WEST LINE: S 11°49'37" W FOR A DISTANCE OF 189.01 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 76.00 FEET, A CENTRAL ANGLE OF 48°21'43", A CHORD WHICH BEARS N 53°59'31" W FOR A DISTANCE OF 62.26 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 64.15 FEET TO A POINT OF TANGENCY; THENCE RUN N 78°10'23" W FOR A DISTANCE OF 331.00 FEET; THENCE RUN S 11°49'37" W FOR A DISTANCE OF 52.00 FEET; THENCE RUN N 78°10'23" W FOR A DISTANCE OF 105.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD OF WHICH BEARS S 56°49'37" W FOR A DISTANCE OF 14.14 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY; THENCE RUN S 11°49'37" W FOR A DISTANCE OF 240.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD WHICH BEARS S 33°10'23" E FOR A DISTANCE OF

14.14 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY; THENCE RUN S 78°10'23" E FOR A DISTANCE OF 105.00 FEET; THENCE RUN S 11°49'37" W FOR A DISTANCE OF 52.00 FEET; THENCE RUN S 78°10'23" E FOR A DISTANCE OF 407.00 FEET; THENCE RUN S 11°49'37" W FOR A DISTANCE OF 216.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 76.00 FEET, A CENTRAL ANGLE OF 55°51'06", THE CHORD OF WHICH BEARS S 39°45'10" W FOR A DISTANCE OF 71.19 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 74.08 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN S 19°56'22" E FOR A DISTANCE OF 14.96 FEET; THENCE RUN S 11°49'37" W FOR A DISTANCE OF 161.14 FEET TO A POINT ON THE NORTH LINE OF TRACT AE-1 OF AFORESAID PARADISO GRANDE PHASE 1; THENCE RUN N 67°52'19" W ALONG SAID NORTH LINE FOR A DISTANCE OF 258.30 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL 3; THENCE RUN S 22°07'41" W ALONG SAID EAST LINE FOR A DISTANCE OF 50.00 FEET TO THE SOUTH LINE OF SAID PARCEL 3; THENCE RUN ALONG SAID SOUTH LINE THE FOLLOWING COURSES: N 67°52'19" W FOR A DISTANCE OF 120.00 FEET; THENCE RUN S 15°33'00" W FOR A DISTANCE OF 54.05 FEET; THENCE RUN S 83°39'09" W FOR A DISTANCE OF 731.02 FEET; THENCE RUN N 50°55'34" W FOR A DISTANCE OF 681.39 FEET; THENCE RUN S 51°33'18" W FOR A DISTANCE OF 11.65 FEET; THENCE RUN N 38°26'42" W FOR A DISTANCE OF 130.01 FEET; THENCE RUN N 51°33'18" E FOR A DISTANCE OF 90.92 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 60°37'02", THE CHORD OF WHICH BEARS N 81°51'49" E FOR A DISTANCE OF 30.28 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 31.74 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN N 39°04'26" E FOR A DISTANCE OF 172.66 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 77°13'08", A CHORD OF WHICH BEARS N 89°50'08" W FOR A DISTANCE OF 237.12 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 256.07 FEET TO A POINT OF TANGENCY; THENCE RUN S 51°33'18" W FOR A DISTANCE OF 74.04 FEET; THENCE RUN N 16°41'39" W FOR A DISTANCE OF 429.93 FEET TO A POINT ON SAID EAST LINE OF PARCEL 8; THENCE RUN N 44°29'36" E ALONG SAID EAST LINE FOR A DISTANCE OF 276.16 FEET TO THE POINT OF BEGINNING.

CONTAINS 42.24 ACRES MORE OR LESS.



Z:\2019\18-007 PARK SQUARE - GRANDE PINES SRV PHASE 1 - AMENITY CAD\FINAL COUNTY\RECORD DRAWINGS\18007-PH1-USP

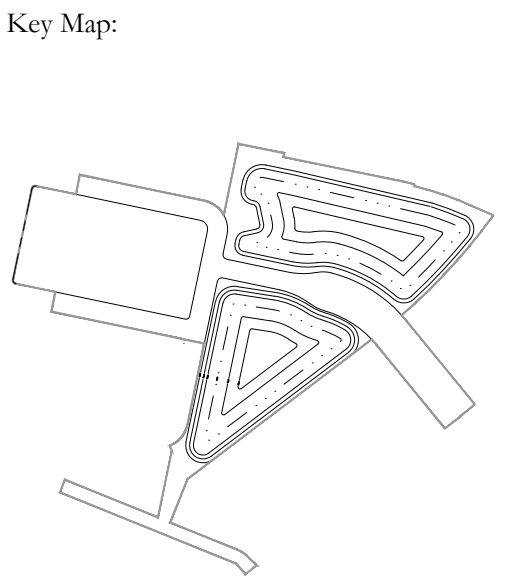


Utility Legend		
Existing	Utility Type	Proposed
	STORM PIPES	
	STORM DBI	
	STORM CURB INLETS	
	STORM MANHOLES	
	SANITARY PIPES	
	SANITARY MANHOLES	
	FORCEMAINS	
	WATER MAINS	
	FIRE HYDRANT	
	FIRE LINE	
	RECLAIM MAINS	

NOTES:

1. 10' UTILITY EASEMENT SHALL BE PROVIDED ADJACENT TO ALL RIGHTS-OF-WAY WITH THE PLAT, EXCEPT WHERE A LARGER EASEMENT IS SPECIFIED ON THE PLANS OR AS REQUIRED BY OCU.

2. ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED (VERTICALLY AND HORIZONTALLY) AT ALL POINTS OF CONNECTION AND AT ALL AREAS OF CONFLICT WITH OCU INFRASTRUCTURE.



**FINAL RECORD DRAWINGS**

THIS RECORD DRAWING IS BASED ON INFORMATION CONTAINED IN THE OFFICIAL RECORD DRAWING OF THE PROJECT AS SUBMITTED TO THE BOARD OF PROFESSIONAL SUPERVISORS AND MAPPERS AS TO THE LOCATION AND DETAIL OF THE UTILITIES ACTUALLY CONSTRUCTED. THE BEST OF ANY KNOWLEDGE, INFORMATION AND RELEVANT RECORD DRAWINGS SUBSTANTIALLY REFLECT THE ACTUAL CONDITIONS OF THE PROJECT. THE ENGINEER HAS NOT PROVIDED DETAILED OR CONTINUOUS OBSERVATION OF ON-SITE CONSTRUCTION FOR ADEQUATE MEASUREMENTS, BUT HAS MADE PERIODIC VISUAL OBSERVATIONS AND HAS OBSERVED THAT THE RELEVANT UTILITIES HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE DRAWINGS. FURTHER, LOT GRADING IS THE RESPONSIBILITY OF THE OWNER AND IS NOT INCLUDED IN THIS RECORD DRAWING.

10	05/21/21	FIELD REVISION (PAVER)
9	11/12/20	RESUBMIT TO ORANGE COUNTY
8	10/13/20	RESUBMIT TO ORANGE COUNTY
7	06/09/20	RESUBMIT (REVISED LAYOUT)
6	09/26/19	REVISE FORCEMAIN CONNECTION
5	08/30/19	RESUBMIT TO ORANGE COUNTY
4	08/08/19	RESUBMIT TO ORANGE COUNTY
3	05/29/19	BID SET
2	05/28/19	RESUBMIT TO ORANGE COUNTY
1	04/17/19	RESUBMIT TO VWCD
0	02/21/19	RESUBMIT TO VWCD

NO.	DATE	DESCRIPTIONS	SUBMISSIONS/REVISIONS
10	05/21/21	FIELD REVISION (PAVER)	NAVD 88
9	11/12/20	RESUBMIT TO ORANGE COUNTY	18-007
8	10/13/20	RESUBMIT TO ORANGE COUNTY	DESIGNED BY: CB
7	06/09/20	RESUBMIT (REVISED LAYOUT)	DRAWN BY: CB/CSL/JSK/TF
6	09/26/19	REVISE FORCEMAIN CONNECTION	CHECKED BY: CB/CMB
5	08/30/19	RESUBMIT TO ORANGE COUNTY	APPROVED BY: CMB
4	08/08/19	RESUBMIT TO ORANGE COUNTY	SCALE IN FEET: 1" = 50'
3	05/29/19	BID SET	
2	05/28/19	RESUBMIT TO ORANGE COUNTY	
1	04/17/19	RESUBMIT TO VWCD	
0	02/21/19	RESUBMIT TO VWCD	

Project Name:

**GRANDE PINES  
ORANGEWOOD  
N-2 PD  
PARCEL 11D  
PHASE 1**

Jurisdiction:

**ORANGE COUNTY, FL**

Sheet Title:

**UTILITY SITE PLAN**

Sheet No.:

**C5.20**

Seal:

**CHRISTINA M. BAXTER**  
LICENSE  
No. 67547  
STATE OF  
FLORIDA  
PROFESSIONAL ENGINEER

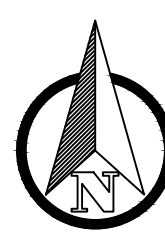
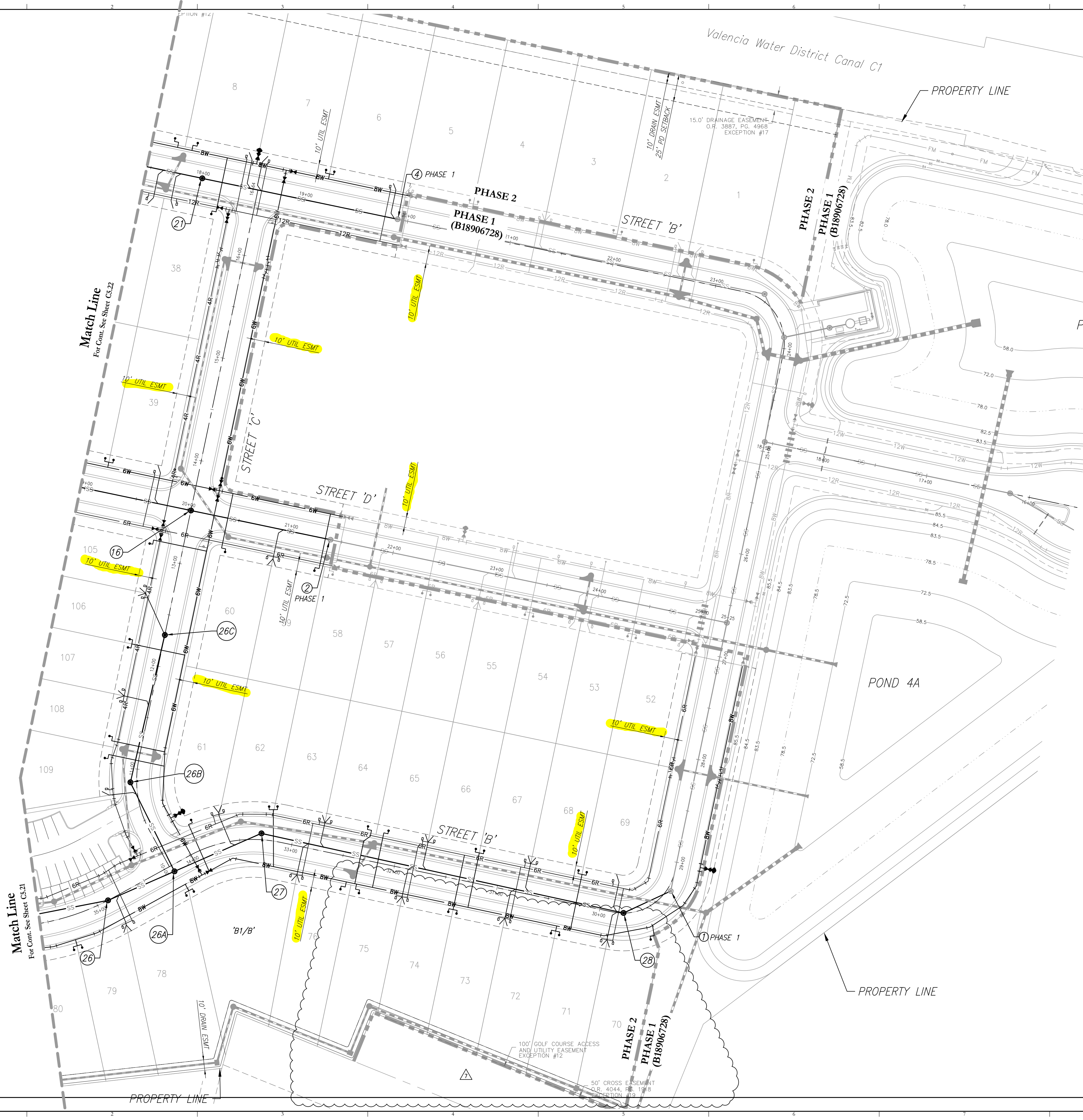
CHRISTINA M. BAXTER  
P.E. NO. 0607547  
DATE: SEPTEMBER 27, 2021

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

**POULOS & BENNETT**

**Poulos & Bennett, LLC**  
2602 E. Livingston St., Orlando, FL 32803  
Tel. 407.487.2594 www.poulosandbennett.com  
Eng. Bus. No. 28567

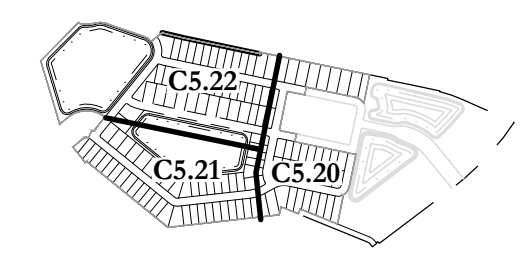




Utility Legend		
Existing	Utility Type	Proposed
	STORM PIPES	
	STORM DBI	
	STORM CURB INLETS	
	STORM MANHOLES	
	UNDERDRAIN LINES	
	SANITARY PIPES	
	SANITARY MANHOLES	
	FORCEMAINS	
	WATER MAINS	
	FIRE HYDRANT	
	FIRE LINE	
	RECLAIM MAINS	
	ELECTRICAL LINES	
	GAS LINES	
	FIBER OPTIC LINES	
	TELEPHONE LINES	
	CABLE TV LINES	

- NOTES:
1. 10' UTILITY EASEMENT SHALL BE PROVIDED ADJACENT TO ALL RIGHTS-OF-WAY WITH THE PLAT, EXCEPT WHERE A LARGER EASEMENT IS SPECIFIED ON THE PLANS OR AS REQUIRED BY OCU.
  2. ALL PROPOSED GRAVITY SEWER SHALL BE 8" UNLESS OTHERWISE SPECIFIED.
  3. ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED (VERTICALLY AND HORIZONTALLY) AT ALL POINTS OF CONNECTION AND AT ALL AREAS OF CONFLICT WITH OCU INFRASTRUCTURE.

Key Map:



Consultant:

09	08/30/21	FIELD REVISION LOT GRADE
08	03/29/21	FIELD REVISION MHI7
07	12/23/20	REV LOTS 70-75
06	06/11/20	RESUBMIT TO ORANGE COUNTY/VWCD
05	06/09/20	RESUBMIT (REVISED LAYOUT)
04	12/19/19	RESUBMIT TO ORANGE COUNTY
03	08/14/19	RESUBMIT TO ORANGE COUNTY/VWCD
02	06/18/19	RESUBMIT TO ORANGE COUNTY/VWCD
01	02/05/19	SUBMIT TO ORANGE COUNTY

SUBMISSIONS/REVISIONS	
VERTICAL DATUM:	NAVD 88
JOB NO.:	18-007
DESIGNED BY:	ACB
DRAWN BY:	CSL/JSK
CHECKED BY:	ACB/CMB
APPROVED BY:	CMB
SCALE IN FEET:	1" = 50'

Project Name:

**GRANDE PINES  
ORANGEWOOD  
N-2 PD  
PARCEL 11D  
PHASE 2**

Jurisdiction:

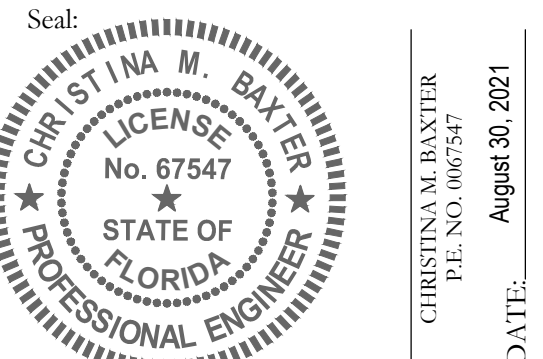
**ORANGE COUNTY, FL**

Sheet Title:

**UTILITY SITE PLAN**

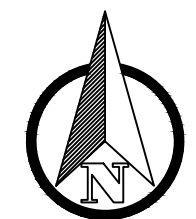
Sheet No.:

**C5.20**

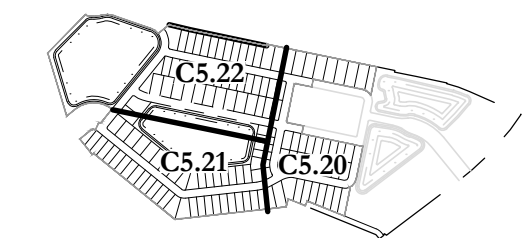


**Poulos & Bennett, LLC**  
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Tel. 407.487.2394 www.poulosandbennett.com  
Eng. Bus. No. 28567





Consultant:



09	08/30/21	FIELD REVISION LOT GRADE
08	03/29/21	FIELD REVISION MH17
07	12/23/20	REV LOTS 70-75
06	06/11/20	RESUBMIT TO ORANGE COUNTY/VW
05	06/09/20	RESUBMIT (REVISED LAYOUT)
04	12/19/19	RESUBMIT TO ORANGE COUNTY
03	08/14/19	RESUBMIT TO ORANGE COUNTY/VW
02	06/18/19	RESUBMIT TO ORANGE COUNTY/VW
01	02/05/19	SUBMIT TO ORANGE COUNTY

SUBMISSIONS/REVISIONS	
VERTICAL DATUM:	NAVD 83
JOB NO.:	18-001
DESIGNED BY:	AC
DRAWN BY:	CSL/JSL
CHECKED BY:	ACB/CM
APPROVED BY:	CM
SCALE IN FEET:	1" = 50'

**GRANDE PINES  
ORANGEWOOD  
N-2 PD  
PARCEL 11D  
PHASE 2**

ORANGE COUNTY, FL

## UTILITY SITE PLAN

C5.21



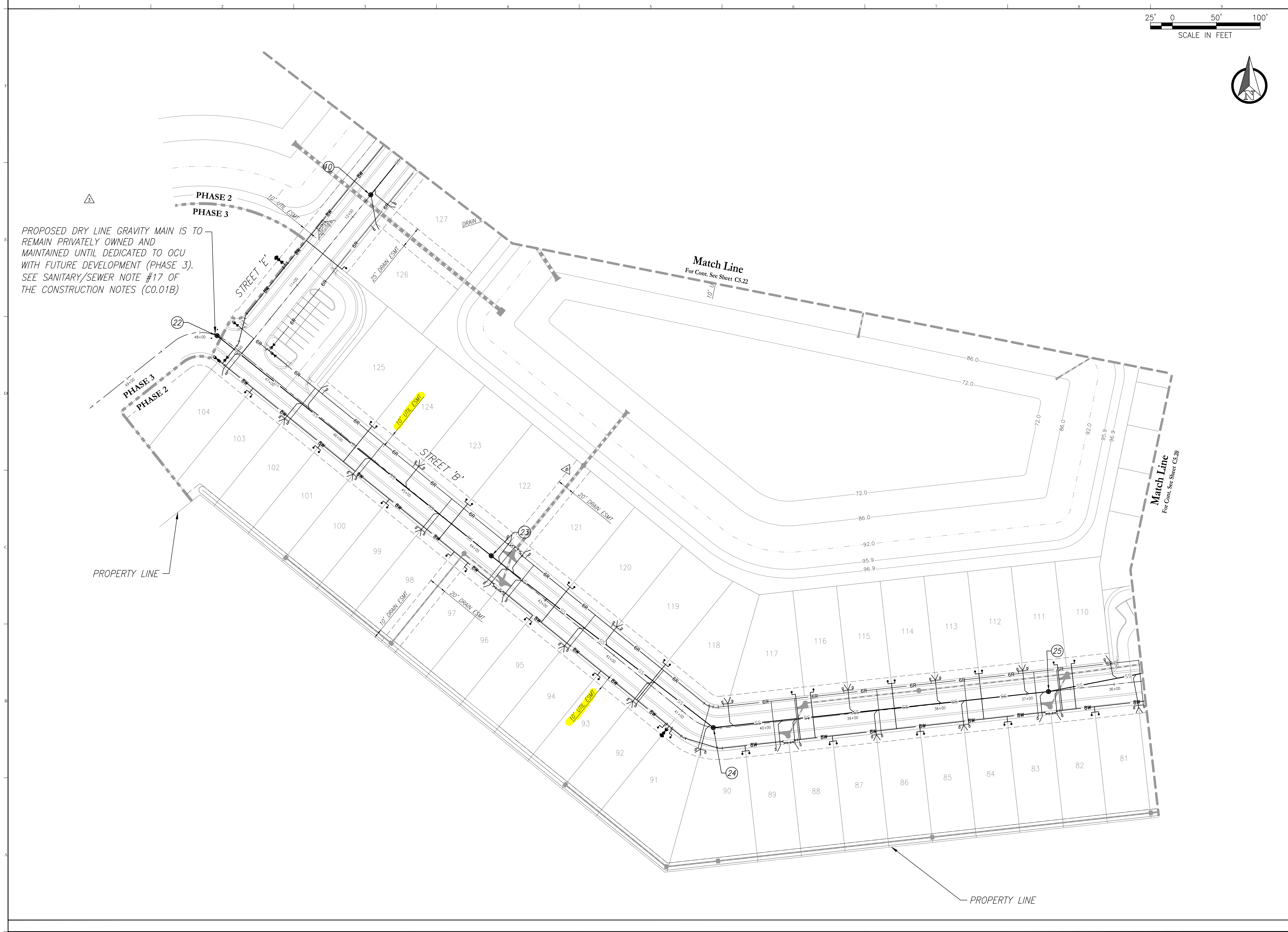
A circular professional engineer seal for Christina M. Baxter. The outer ring contains the text "CHRISTINA M. BAXTER" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. The inner circle contains the text "LICENSE" at the top, "No. 67547" in the center, and "STATE OF FLORIDA" at the bottom, also separated by two stars.

**CHRISTINA M. BAXTER**

DATE: August 30, 2021



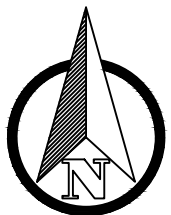
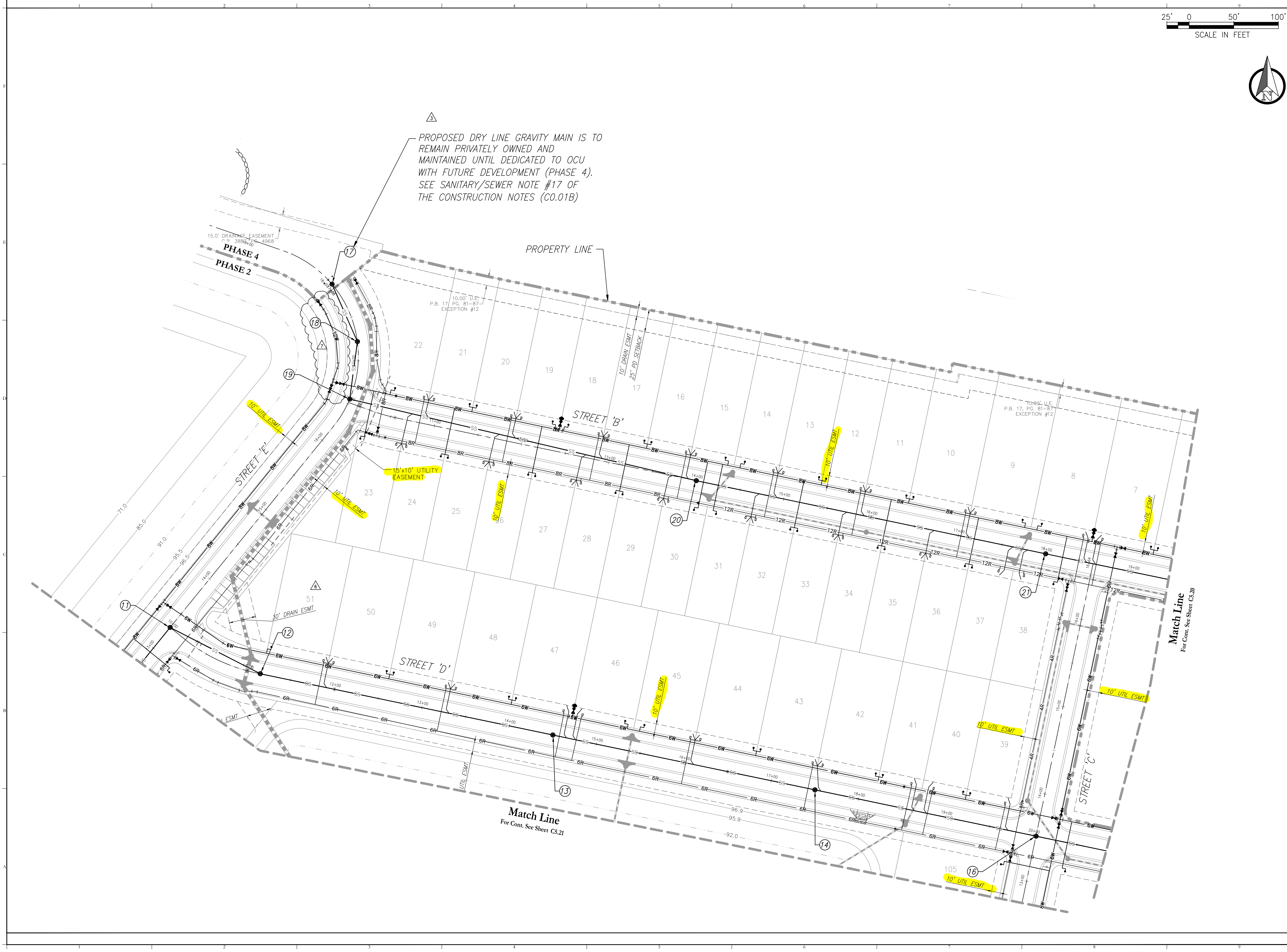
**Poulos & Bennett, LLC**  
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Eng. Bus. No. 28567



Z:\2018\18-007 PARK SQUARE - GRANDE PINES SFR\PHASE 2\CAD\FINAL\COUNTY\18007-PH2-USP



Z:\2019\18-007 PARK SQUARE - GRANDE PINES\PHASE 2\CAD\FINAL\COUNTY\18007-PH2-USP



Key Map:



Consultant:

09	08/30/21	FIELD REVISION LOT GRADE
08	03/29/21	FIELD REVISION MH17
07	12/23/20	REV LOTS 70-75
06	06/11/20	RESUBMIT TO ORANGE COUNTY/VWCD
05	06/09/20	RESUBMIT (REVISED LAYOUT)
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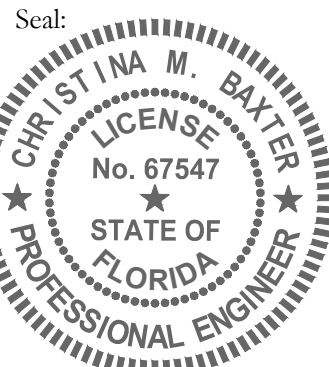
SUBMISSIONS/REVISIONS	
VERTICAL DATUM:	NAVD 88
JOB NO.:	18-007
DESIGNED BY:	ACB
DRAWN BY:	CSL/JSK
CHECKED BY:	ACB/CMB
APPROVED BY:	CMB
SCALE IN FEET:	1" = 50'

Project Name:  
**GRANDE PINES  
ORANGEWOOD  
N-2 PD  
PARCEL 11D  
PHASE 2**

Jurisdiction:  
**ORANGE COUNTY, FL**

Sheet Title:  
**UTILITY SITE PLAN**

Sheet No.: **C5.22**



CHRISTINA M. BAXTER  
TEL. NO. 067-547  
August 30, 2021  
DATE:



**Poulos & Bennett, LLC**  
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Eng. Bus. No. 28567

## SECTION VII



# SECTION C

# SECTION 1

***Grande Pines***  
***Community Development District***

***Unaudited Financial Reporting***  
***July 31, 2022***





# Table Of Contents

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5	<u>Capital Projects Fund - Series 2021</u>
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8	<u>Long Term Debt Report</u>
9	<u>Assessment Receipt Schedule</u>

**Grande Pines**  
**Community Development District**  
**Combined Balance Sheet**  
**July 31, 2022**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Total Governmental Funds</i>
<b>Assets:</b>				
Cash	\$ 5,921	\$ -	\$ -	\$ 5,921
Due From Developer	\$ 4,712	\$ -	\$ -	\$ 4,712
<u>Series 2021</u>				
Reserve	\$ -	\$ 382,500	\$ -	\$ 382,500
Revenue	\$ -	\$ 123,512	\$ -	\$ 123,512
Construction	\$ -	\$ -	\$ 5,866,556	\$ 5,866,556
<b>Total Assets</b>	<b>\$ 10,633</b>	<b>\$ 506,012</b>	<b>\$ 5,866,556</b>	<b>\$ 6,383,201</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 3,851	\$ -	\$ -	\$ 3,851
Due to Developer	\$ -	\$ -	\$ 16,700	\$ 16,700
<b>Total Liabilities</b>	<b>\$ 3,851</b>	<b>\$ -</b>	<b>\$ 16,700</b>	<b>\$ 20,551</b>
<b>Fund Balances:</b>				
Unassigned	\$ 6,782	\$ -	\$ -	\$ 6,782
Assigned for Debt Service	\$ -	\$ 506,012	\$ -	\$ 506,012
Assigned for Capital Projects	\$ -	\$ -	\$ 5,849,856	\$ 5,849,856
<b>Total Fund Balances</b>	<b>\$ 6,782</b>	<b>\$ 506,012</b>	<b>\$ 5,849,856</b>	<b>\$ 6,362,650</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 10,633</b>	<b>\$ 506,012</b>	<b>\$ 5,866,556</b>	<b>\$ 6,383,201</b>

**Grande Pines**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2022**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/22	Thru 07/31/22	Variance
<b>Revenues:</b>				
Developer Contributions	\$ 498,778	\$ 57,220	\$ 57,220	\$ -
<b>Total Revenues</b>	<b>\$ 498,778</b>	<b>\$ 57,220</b>	<b>\$ 57,220</b>	<b>\$ -</b>
<b>Expenditures:</b>				
<u>Administrative Expenditures</u>				
Supervisor Fees	\$ 12,000	\$ 10,000	\$ 400	\$ 9,600
FICA Expense	\$ 918	\$ 765	\$ 168	\$ 597
Engineering	\$ 12,000	\$ 10,000	\$ 589	\$ 9,411
Attorney	\$ 25,000	\$ 20,833	\$ 3,221	\$ 17,613
Arbitrage	\$ 450	\$ 450	\$ 450	\$ -
Annual Audit	\$ 5,000	\$ 4,900	\$ 4,900	\$ -
Dissemination Fees	\$ 3,500	\$ 2,917	\$ 2,917	\$ -
Trustee Fees	\$ 5,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Management Fees	\$ 35,000	\$ 29,167	\$ 29,167	\$ (0)
Information Technology	\$ 1,000	\$ 833	\$ 833	\$ 0
Website Administration	\$ 500	\$ 417	\$ 417	\$ (0)
Telephone	\$ 300	\$ 250	\$ -	\$ 250
Postage	\$ 700	\$ 583	\$ 36	\$ 548
Insurance	\$ 5,776	\$ 5,776	\$ 5,435	\$ 341
Printing & Binding	\$ 700	\$ 583	\$ 10	\$ 574
Legal Advertising	\$ 5,000	\$ 4,167	\$ -	\$ 4,167
Other Current Charges	\$ 1,000	\$ 833	\$ 364	\$ 469
Office Supplies	\$ 400	\$ 333	\$ 16	\$ 317
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<u>Total Administrative Expenditures</u>	<u>\$ 119,419</u>	<u>\$ 97,983</u>	<u>\$ 54,096</u>	<u>\$ 43,886</u>

# Grande Pines

## Community Development District

### General Fund

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

For The Period Ending July 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/22	Thru 07/31/22	Variance
<i><u>Field Expenditures</u></i>				
Field Management	\$ 15,000	\$ -	\$ -	\$ -
Gate Attendants	\$ 163,171	\$ -	\$ -	\$ -
Gate Repairs	\$ 6,000	\$ -	\$ -	\$ -
Gate Internet, Phone, Cable	\$ 3,000	\$ -	\$ -	\$ -
Gate Cameras	\$ 1,200	\$ -	\$ -	\$ -
Gate Supplies	\$ 1,500	\$ -	\$ -	\$ -
Property Insurance	\$ 2,465	\$ -	\$ -	\$ -
Electric	\$ 6,900	\$ -	\$ -	\$ -
Streetlights	\$ 60,648	\$ -	\$ -	\$ -
Water & Sewer	\$ 21,740	\$ -	\$ -	\$ -
Landscape Maintenance	\$ 69,900	\$ -	\$ -	\$ -
Landscape Contingency	\$ 1,000	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 3,000	\$ -	\$ -	\$ -
Lake Maintenance	\$ 12,035	\$ -	\$ -	\$ -
Pressure Washing	\$ 6,000	\$ -	\$ -	\$ -
Sign Maintenance	\$ 1,800	\$ -	\$ -	\$ -
Repairs & Maintenance	\$ 1,500	\$ -	\$ -	\$ -
Contingency	\$ 2,500	\$ -	\$ -	\$ -
<i><u>Total Field Expenditures</u></i>	<i><u>\$ 379,359</u></i>	<i><u>\$ -</u></i>	<i><u>\$ -</u></i>	<i><u>\$ -</u></i>
<b>Total Expenditures</b>	<b>\$ 498,778</b>	<b>\$ 97,983</b>	<b>\$ 54,096</b>	<b>\$ 43,886</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 3,124</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 3,659</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 6,782</b>	



# Grande Pines

## Community Development District

### Debt Service Fund Series 2021

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

For The Period Ending July 31, 2022

	Adopted Budget	Prorated Budget Thru 07/31/22	Actual Thru 07/31/22	Variance
<b>Revenues</b>				
Assessment - Direct	\$ 382,500	\$ 382,500	\$ 382,500	\$ -
Interest	\$ -	\$ -	\$ 300	\$ 300
<b>Total Revenues</b>	<b>\$ 382,500</b>	<b>\$ 382,500</b>	<b>\$ 382,800</b>	<b>\$ 300</b>
<b>Expenditures:</b>				
<b>Series 2021</b>				
Interest - 11/1	\$ 124,063	\$ 124,063	\$ 124,063	\$ -
Principal - 5/1	\$ 135,000	\$ 135,000	\$ 135,000	\$ -
Interest - 5/1	\$ 124,063	\$ 124,063	\$ 124,063	\$ -
<b>Total Expenditures</b>	<b>\$ 383,126</b>	<b>\$ 383,125</b>	<b>\$ 383,125</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (230)	\$ (230)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (230)</b>	<b>\$ (230)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (626)</b>		<b>\$ (555)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 124,065</b>		<b>\$ 506,566</b>	
<b>Fund Balance - Ending</b>	<b>\$ 123,440</b>		<b>\$ 506,012</b>	

# Grande Pines

## Community Development District

### Capital Projects Fund Series 2021

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

For The Period Ending July 31, 2022

	Adopted Budget	Prorated Budget Thru 07/31/22	Actual Thru 07/31/22	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 3,521	\$ 3,521
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,521</b>	<b>\$ 3,521</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 4,056	\$ (4,056)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,056</b>	<b>\$ (4,056)</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 230	\$ 230
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 230</b>	<b>\$ 230</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (306)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,850,162</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,849,856</b>	

**Grande Pines**  
Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Developer Contributions/Assessments	\$ 10,435	\$ 4,511	\$ 3,620	\$ 3,439	\$ -	\$ 7,917	\$ 4,356	\$ 10,498	\$ 7,732	\$ 4,712	\$ -	\$ -	57,220
<b>Total Revenues</b>	<b>\$ 10,435</b>	<b>\$ 4,511</b>	<b>\$ 3,620</b>	<b>\$ 3,439</b>	<b>\$ -</b>	<b>\$ 7,917</b>	<b>\$ 4,356</b>	<b>\$ 10,498</b>	<b>\$ 7,732</b>	<b>\$ 4,712</b>	<b>\$ -</b>	<b>\$ -</b>	<b>57,220</b>
<b>Expenditures:</b>													
<i><u>Administrative Expenditures</u></i>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	400	\$ -	\$ -	400
FICA Expense	\$ -	\$ 46	\$ -	\$ -	\$ -	\$ 46	\$ 46	\$ -	\$ -	31	\$ -	\$ -	168
Engineering	\$ -	\$ 53	\$ 368	\$ 56	\$ -	\$ -	\$ 113	\$ -	\$ -	\$ -	\$ -	\$ -	589
Attorney	\$ 234	\$ 51	\$ -	\$ 966	\$ -	\$ 200	\$ 1,006	\$ 256	\$ 509	\$ -	\$ -	\$ -	3,221
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	450
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,900	\$ -	\$ -	\$ -	\$ -	\$ -	4,900
Dissemination Fees	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ -	\$ -	2,917
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Management Fees	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ -	29,167
Information Technology	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ -	\$ -	833
Website Administration	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ -	\$ -	417
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage	\$ 3	\$ 1	\$ 2	\$ 11	\$ 1	\$ -	\$ 3	\$ 5	\$ 2	\$ 8	\$ -	\$ -	36
Insurance	\$ 5,435	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,435
Printing & Binding	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ 1	\$ -	\$ 3	\$ -	\$ 1	\$ -	\$ -	10
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Other Current Charges	\$ 30	\$ 30	\$ 43	\$ 38	\$ 38	\$ 30	\$ 38	\$ 38	\$ 38	\$ 38	\$ -	\$ -	364
Office Supplies	\$ 15	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	16
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
<b>Total Administrative Expenditure</b>	<b>\$ 14,230</b>	<b>\$ 3,514</b>	<b>\$ 3,747</b>	<b>\$ 4,404</b>	<b>\$ 3,373</b>	<b>\$ 3,609</b>	<b>\$ 9,889</b>	<b>\$ 3,637</b>	<b>\$ 3,882</b>	<b>\$ 3,812</b>	<b>\$ -</b>	<b>\$ -</b>	<b>54,096</b>

**Grande Pines**  
Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Field Expenditures</u>													
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Gate Attendants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Gate Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Gate Internet, Phone, Cable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Gate Cameras	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Gate Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Sign Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<u>Total Field Expenditures</u>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total Expenditures</b>	\$ 14,230	\$ 3,514	\$ 3,747	\$ 4,404	\$ 3,373	\$ 3,609	\$ 9,889	\$ 3,637	\$ 3,882	\$ 3,812	\$ -	\$ -	54,096
<b>Excess (Deficiency) of Revenues over Expenditures</b>	\$ (3,795)	\$ 997	\$ (126)	\$ (965)	\$ (3,373)	\$ 4,308	\$ (5,534)	\$ 6,861	\$ 3,850	\$ 901	\$ -	\$ -	3,124



**Grande Pines**  
**Community Development District**  
**Long Term Debt Report**

**Series 2021, Special Assessment Bonds**

Interest Rates:	2.50%, 3.20%, 3.75%, 4.00%
Maturity Date:	5/1/2051
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	\$382,500
Reserve Fund Balance	\$382,500
Bonds Outstanding - 11/1/21	\$6,760,000
Less: Principal payment - 5/1/22	(\$135,000)
<b>Current Bonds Outstanding</b>	<b>\$6,625,000</b>

**Grand Pines CDD**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2022**

**Direct Bill Assessments**

Park Square Grande Pines, LLC					
2022-01			\$382,500.00		
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Series 2021 Debt Service
12/1/21	11/1/21	60563	\$191,250.00	\$191,250.00	\$191,250.00
2/18/22	2/1/22	61986	\$95,625.00	\$95,625.00	\$95,625.00
5/9/22	5/1/22	63210	\$95,625.00	\$95,625.00	\$95,625.00
			<b>\$ 382,500.00</b>	<b>\$ 382,500.00</b>	<b>\$ 382,500.00</b>

## SECTION 2

**Grande Pines  
Community Development District**

**Funding Request #33  
July 28, 2022**

	<b>Payee</b>	<b>General Fund FY2022</b>
<b>1</b>	<b>Achal Aggarwal</b> Inv# 07182022-Supervisor Fee	\$ 215.30
<b>2</b>	<b>Amanda Whitney</b> Inv# 07182022-Supervisor Fee	\$ 215.30
<b>3</b>	<b>GMS-CF, LLC.</b> Inv# 37 - Management Fees - Jul 22	\$ 3,342.58
<b>4</b>	<b>Latham, Luna, Eden &amp; Beadine, LLP</b> Inv# 104779 - Legal Services - June 22	\$ 508.50
<b>5</b>	<b>Linda Kepfer</b> Inv# 07182022-Supervisor Fee	\$ 215.30
<b>6</b>	<b>Suhel Rojas</b> Inv# 07182022-Supervisor Fee	\$ 215.30
		\$ 4,712.28
		<b>Total: \$ 4,712.28</b>

Please make check payable to:

**Grande Pines Community Development District  
6200 Lee Vista BLVD Suite 300  
Orlando FL, 32822**



**GMS-Central Florida, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice****Invoice #:** 37**Invoice Date:** 7/1/22**Due Date:** 7/1/22**Case:****P.O. Number:****Bill To:**

Grande Pines CDD  
219 E. Livingston St.  
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - July 2022		2,916.67	2,916.67
Website Administration - July 2022		41.67	41.67
Information Technology - July 2022		83.33	83.33
Dissemination Agent Services - July 2022		291.67	291.67
Office Supplies		0.03	0.03
Postage		8.01	8.01
Copies		1.20	1.20
<b>Total</b>			<b>\$3,342.58</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$3,342.58</b>

RECEIVED JUL - 8 2022



RECEIVED JUL 13 2022