

EXHIBIT

A

PETITION TO ESTABLISH
DOWDEN CENTRAL
COMMUNITY DEVELOPMENT
DISTRICT

Submitted by:

/s/ Jennifer L. Kilinski

Jennifer L. Kilinski, Esq.

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Florida Bar No. 69367

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517 E. College Avenue

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Telephone: (877) 350-0372

Attorney for Petitioner

**PETITION FOR ESTABLISHMENT OF
DOWDEN CENTRAL
COMMUNITY DEVELOPMENT DISTRICT**

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Petition to Establish Dowden Central Community Development District

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**BEFORE THE CITY COUNCIL OF THE
CITY OF ORLANDO, FLORIDA**

PETITION TO ESTABLISH A COMMUNITY DEVELOPMENT DISTRICT

Petitioner, Beachline South Residential, LLC, a Florida limited liability company (hereinafter “Petitioner”), hereby petitions the City Council of the City of Orlando, Florida, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, to establish a community development district (hereinafter “District”), with respect to the land described herein. In support of this petition, Petitioner states:

1. Location and Size. The proposed District is located entirely within the City of Orlando, Florida, and covers approximately 379.19 acres of land, more or less, and is generally located north of Wewahootee Road, south of FL Tollway 528, east of Launch Point Road and west of Innovation Way. **Exhibit 1** depicts the general location of the proposed District. The legal description of the lands that form the external boundaries of the District is set forth in **Composite Exhibit 2.**

2. Excluded Parcels. There are no parcels within the external boundaries of the proposed District which are to be excluded from the District.

3. Landowner Consent. Petitioner has obtained written consent to establish the proposed District from the owners of one hundred percent (100%) of the real property in accordance with Section 190.005, *Florida Statutes*. Documentation of consent to the establishment of the District is contained in **Exhibit 3.**

4. Initial Board Members. The five persons to serve as initial members of the Board of Supervisors of the proposed District are as follows:

Name: Ralph Bell
Address: 2450 Maitland Center Parkway, Suite 300
Maitland, Florida 32751

Name: Neil Weiderhaft
Address: 2450 Maitland Center Parkway, Suite 300
Maitland, Florida 32751

Name: Amy Herskovitz
Address: 2450 Maitland Center Parkway, Suite 300
Maitland, Florida 32751

Name: Stephannie Coffin
Address: 2450 Maitland Center Parkway, Suite 300
Maitland, Florida 32751

Name: Thomas Franklin
Address: 1368 E. Vine Street
Kissimmee, Florida 34744

All of the above-listed persons are residents of the State of Florida and citizens of the United States of America.

5. Name. The name of the proposed District is the Dowden Central Community Development District.

6. Existing and Future Land Uses. **Composite Exhibit 4** shows the existing use for the lands contained in the proposed District and surrounding areas. The distribution, location, and extent of the public and private land uses proposed for the District by the future land use plan element of the City's Future Land Use Plan are also depicted in **Composite Exhibit 4**. These proposed land uses are consistent with the City's Comprehensive Plan.

7. Major Water and Wastewater Facilities. **Exhibit 5** indicates the location of major outfall canals and drainage basins for the lands within the proposed District as well as the location of existing major trunk water mains, reuse water mains and wastewater interceptors within the currently undeveloped lands proposed to be included within the District.

8. District Facilities and Services. The District is presently expected to finance, construct, and install improvements and facilities to benefit the lands within the District in four (4) phases over an estimated three (3)-year period from 2026 through 2028. **Composite Exhibit 6** describes the construction timetable and the types of facilities the District presently expects to finance, construct, and install, as well as the entities anticipated for future ownership, operation, and maintenance. The estimated costs of construction are also identified in **Composite Exhibit 6**. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

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

10. Authorized Agent. The authorized agent for Petitioner is Kilinski | Van Wyk PLLC. The Authorization of Agent is attached to this petition as **Exhibit 8**. Copies of all notices and correspondence should be sent to:

Jennifer Kilinski
jennifer@cddlattorneys.com
KILINSKI | VAN WYK PLLC
517 East College Avenue
Tallahassee, Florida 32301
(877) 350-0372

11. Warranty Deed. A copy of the warranty deed for the lands to be included within the proposed District is provided in **Exhibit 9**.

12. This petition to establish the Dowden Central Community Development District should be granted for the following reasons:

a. Establishment of the District and all land uses and services planned within the proposed District are not inconsistent with the applicable elements or portions of the effective State Comprehensive Plan or the City of Orlando Comprehensive Plan.

b. The area of land within the proposed District is part of a planned community. It is of a sufficient size and is sufficiently compact and contiguous to be developed as one functional and interrelated community and will be developed in that manner.

c. The establishment of the District will prevent the general body of taxpayers in the City of Orlando from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the District. The District is the best alternative for delivering community development services and facilities to the proposed community without imposing an additional burden on the general population of the local general-purpose government. Establishment of the District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the District will not be incompatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the District's services and facilities.

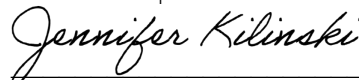
e. The area to be served by the proposed District is amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests for the City Council of the City of Orlando, Florida to:

- a. Schedule a public hearing in accordance with the requirements of Section 190.005(2)(b), *Florida Statutes*;
- b. Grant the petition and adopt an ordinance establishing the District pursuant to Chapter 190, *Florida Statutes*;
- c. Consent to the District's exercise of certain additional powers to finance, fund, plan, establish, acquire, construct, enlarge or extend, equip, operate, and maintain systems and facilities for: parks and facilities for indoor and outdoor recreation, cultural, and educational uses and for security, including, but not limited to, walls, fences and electronic intrusion detection all as authorized and described by Section 190.012(2)(a) and (d), *Florida Statutes*; and
- d. Grant such other relief as may be necessary or appropriate.

RESPECTFULLY SUBMITTED, this 5th day of December 2025.

KILINSKI | VAN WYK PLLC



Jennifer Kilinski

Florida Bar No. 69367

jennifer@cddlattorneys.com

KILINSKI | VAN WYK PLLC

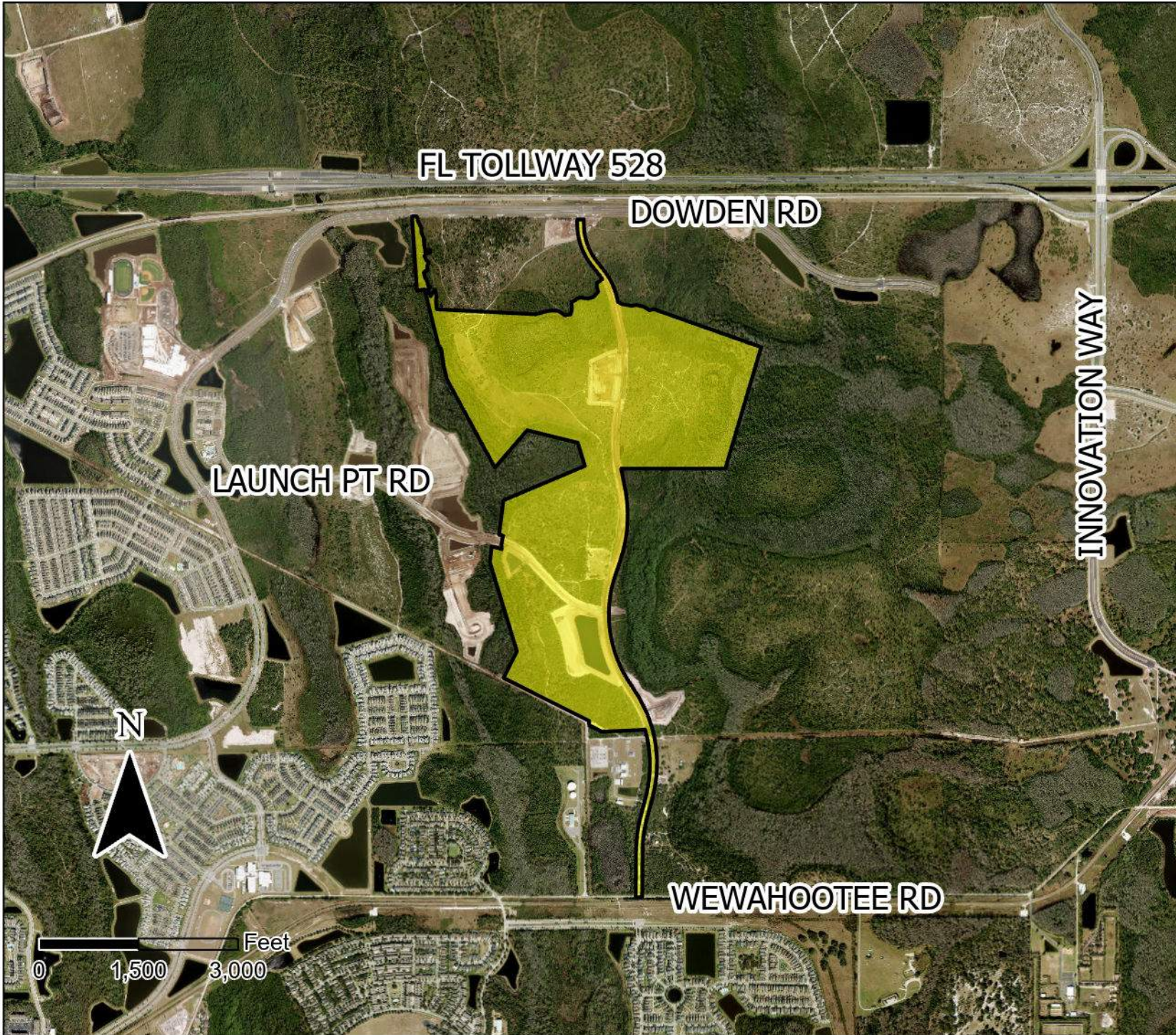
517 East College Avenue

Tallahassee, Florida 32301

(877) 350-0372

Attorneys for Petitioner

EXHIBIT 1

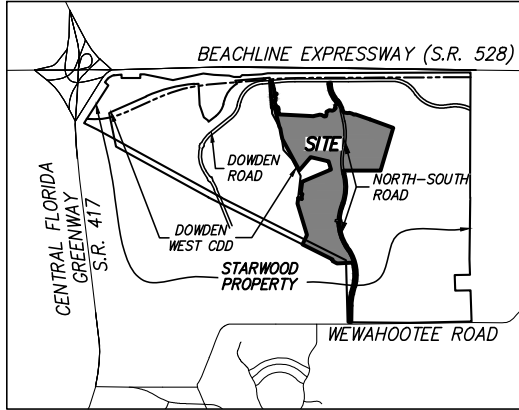


Legend

 Dowden Central CDD

Exhibit 1 General Location Map Dowden Central CDD

COMPOSITE EXHIBIT 2



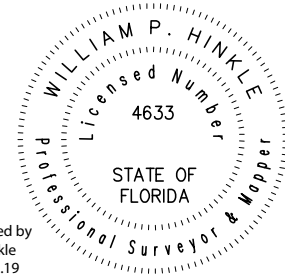
VICINITY MAP
NOT TO SCALE

LEGEND:

—	LINE BREAK	PG(S)	PAGE(S)
PC	POINT OF CURVATURE	L	LENGTH
PCC	POINT OF COMPOUND CURVATURE	R	RADIUS
PNT	POINT OF NON-TANGENCY	Δ	CENTRAL ANGLE
PT	POINT OF TANGENCY	CB	CHORD BEARING
R/W	RIGHT OF WAY	CH	CHORD LENGTH
O.R.B.	OFFICIAL RECORDS BOOK	SF	SQUARE FEET
INSTRUMENT #	INSTRUMENT NUMBER	AC	ACRES
SECTION #-T#S-R#E	SECTION NUMBER, TOWNSHIP NUMBER SOUTH, RANGE NUMBER EAST	LB	LICENSED BUSINESS PLAT BOOK
○	CHANGE OF DIRECTION	P.B.	PLAT BOOK
		CDD	COMMUNITY DEVELOPMENT DISTRICT

SURVEY NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST, AS BEING S00°08'54"W.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
- THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS REQUIRED BY CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
- THIS IS NOT A BOUNDARY SURVEY.
- THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3)
- THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM P. HINKLE, PSM 4633, ON 11/19/2025 PER FAC 5J-17.062(2).



William P Hinkle
Digitally signed by William P Hinkle
Date: 2025.11.19 18:52:45 -05'00'

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

DATE

SHEET 1 OF 12

(SEE SHEETS 2-5 FOR DESCRIPTION OF SKETCH)
(SEE SHEET 6 FOR KEY SHEET)
(SEE SHEETS 7-11 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
-OF-
DOWDEN CENTRAL CDD

SECTIONS 34 & 35, TOWNSHIP 23 SOUTH,
RANGE 31 EAST
SECTIONS 2 & 3, TOWNSHIP 24 SOUTH,
RANGE 31 EAST
ORANGE COUNTY FLORIDA



800 NORTH MAGNOLIA AVENUE, SUITE 1000
ORLANDO, FLORIDA 32803
PHONE: 321.354.9817
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

BEACHLINE SOUTH RESIDENTIAL, LLC

DATE: 10/31/2025
REV DATE: 11/18/2025
SCALE 1" = N/A

PROJ: 50190415
DRAWN BY: AS
CHECKED BY: GLM

Drawing name: S:\Alpha_Brunetti\DWG-Civil 3D\Sketch and Legal Descriptions\Downden Central\Downden Central CDD_111925.dwg DEW desc. & sketch Sheet 1 Nov 19, 2025 1:23pm by: asdeleque

LEGAL DESCRIPTION:

A PORTION OF LANDS LYING IN SECTIONS 34 AND 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST, AND SECTIONS 2 AND 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT NORTHWEST CORNER OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN S00°08'54"W ALONG THE WEST LINE OF THE NW 1/4 OF SAID SECTION 35, A DISTANCE OF 693.62 FEET; THENCE N89°51'06"W, A DISTANCE OF 75.95 FEET TO THE POINT OF BEGINNING; THENCE S00°13'58"E, A DISTANCE OF 77.17 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 901.43 FEET, A CENTRAL ANGLE OF 38°06'12", A CHORD BEARING OF S19°17'04"E AND A CHORD DISTANCE OF 588.49 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 599.48 FEET TO THE POINT OF TANGENCY; THENCE S38°20'10"E, A DISTANCE OF 171.28 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1049.95 FEET, A CENTRAL ANGLE OF 25°48'04", A CHORD BEARING OF S25°26'08"E AND A CHORD DISTANCE OF 468.82 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 472.81 FEET TO THE POINT OF TANGENCY; THENCE S12°32'06"E, A DISTANCE OF 57.81 FEET TO THE SOUTHERLY LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20220424382, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING COURSES AND DISTANCES: S60°51'06"E, A DISTANCE OF 65.89 FEET; THENCE S79°30'16"E, A DISTANCE OF 152.71 FEET; THENCE N79°07'58"E, A DISTANCE OF 73.73 FEET; THENCE S76°04'22"E, A DISTANCE OF 115.36 FEET; THENCE S57°46'03"E, A DISTANCE OF 97.61 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 17187.00 FEET, A CENTRAL ANGLE OF 00°13'24", A CHORD BEARING OF N75°39'33"E AND A CHORD DISTANCE OF 66.95 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 66.95 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, S70°30'10"E, A DISTANCE OF 661.23 FEET TO THE SOUTHERLY LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20250386088 OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTHERLY LINE, S70°30'10"E, A DISTANCE OF 1057.52 FEET TO THE EASTERLY LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20240397368 OF SAID PUBLIC RECORDS; THENCE ALONG SAID EASTERLY LINE, S16°27'23"W, A DISTANCE OF 1909.02 FEET TO THE SOUTHERLY LINE OF SAID DESCRIBED LANDS; THENCE ALONG SAID SOUTHERLY LINE, N90°00'00"W, A DISTANCE OF 697.20 FEET TO THE END OF SAID SOUTHERLY LINE; THENCE CONTINUE N90°00'00"W, A DISTANCE OF 873.94 FEET TO THE EASTERLY LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20220424382 OF SAID PUBLIC RECORDS; SAID POINT BEING A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2492.98 FEET, A CENTRAL ANGLE OF 02°59'41", A CHORD BEARING OF S10°42'41"E AND A CHORD DISTANCE OF 130.28 FEET; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING COURSES AND DISTANCES: RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 130.30 FEET TO THE POINT OF TANGENCY; THENCE S12°12'32"E, A DISTANCE OF 127.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2136.98 FEET, A CENTRAL ANGLE OF 31°08'00", A CHORD BEARING OF S03°21'28"W AND A CHORD DISTANCE OF 1146.96 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1161.19 FEET TO THE POINT OF TANGENCY;

SHEET 2 OF 12

(SEE SHEET 1 FOR NOTES AND LEGEND)
(SEE SHEET 6 FOR KEY SHEET)
(SEE SHEETS 7-11 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
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DOWDEN CENTRAL
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SECTIONS 34 & 35, TOWNSHIP 23 SOUTH,
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PREPARED FOR:

BEACHLINE SOUTH
RESIDENTIAL, LLC

DATE: 10/31/2025 PROJ: 50190415
REV DATE: 11/18/2025 DRAWN BY: AS
SCALE 1" = N/A CHECKED BY: GLM

Exhibit 2
Legal Description
Dowden Central CDD

Drawing name: S:\Alpha_Brunetti\DWG-Civil 3D\Sketch and Legal Descriptions\Dowden Central CDD_111925.dwg DEW desc. & sketch Sheet 2 Nov 19, 2025 1:23pm by: asadeque

LEGAL DESCRIPTION: (CONTINUED)

THENCE S18°55'29"W, A DISTANCE OF 208.73 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1856.36 FEET, A CENTRAL ANGLE OF 14°12'37", A CHORD BEARING OF S11°49'10"W AND A CHORD DISTANCE OF 459.23 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 460.41 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1856.36 FEET, A CENTRAL ANGLE OF 06°17'59", A CHORD BEARING OF S01°33'52"W AND A CHORD DISTANCE OF 204.01 FEET; THENCE DEPARTING SAID EASTERLY LINE, RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 204.10 FEET, RETURNING TO A POINT ON SAID EASTERLY LINE, SAID POINT BEING A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1856.36 FEET, A CENTRAL ANGLE OF 31°09'40", A CHORD BEARING OF S17°09'58"E AND A CHORD DISTANCE OF 997.21 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1009.61 FEET TO THE POINT OF TANGENCY; THENCE S32°44'48"E, A DISTANCE OF 218.30 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1963.36 FEET, A CENTRAL ANGLE OF 47°37'46", A CHORD BEARING OF S08°55'55"E AND A CHORD DISTANCE OF 1585.53 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1632.12 FEET TO THE POINT OF TANGENCY; THENCE S14°52'59"W, A DISTANCE OF 318.79 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2066.00 FEET, A CENTRAL ANGLE OF 14°27'09", A CHORD BEARING OF S07°39'24"W AND A CHORD DISTANCE OF 519.75 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 521.14 FEET TO THE POINT OF TANGENCY; THENCE S00°25'50"W, A DISTANCE OF 688.89 FEET TO THE NORTH RIGHT OF WAY LINE OF WEWAHOOTEE ROAD, BEING A 30.00 FOOT WIDE RIGHT OF WAY, AS RECORDED IN INSTRUMENT NUMBER 20220248477, OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, N89°34'10"W, A DISTANCE OF 100.00 FEET TO THE WESTERLY LINE OF LANDS DESCRIBED IN AFOREMENTIONED INSTRUMENT NUMBER 20220424382; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN ALONG SAID WESTERLY LINE THE FOLLOWING COURSES AND DISTANCES: N00°25'50"E, A DISTANCE OF 688.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2166.00 FEET, A CENTRAL ANGLE OF 14°27'09", A CHORD BEARING OF N07°39'24"E AND A CHORD DISTANCE OF 544.91 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 546.36 FEET TO THE POINT OF TANGENCY; THENCE N14°52'59"E, A DISTANCE OF 280.55 FEET TO THE WEST LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20230386427, OF SAID PUBLIC RECORDS, SAID POINT BEING A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1950.00 FEET, A CENTRAL ANGLE OF 30°32'14", A CHORD BEARING OF N00°23'08"W AND A CHORD DISTANCE OF 1027.04 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1039.30 FEET TO THE SOUTH LINE OF STARWOOD PHASE N-7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 118, PAGES 106 THROUGH 114, OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTH LINE, S87°12'24"W, A DISTANCE OF 651.62 FEET; THENCE N63°21'50"W, A DISTANCE OF 217.15 FEET; THENCE N01°30'57"W, A DISTANCE OF 68.04 FEET; THENCE N63°21'19"W, A DISTANCE OF 1442.29 FEET TO THE EAST LINE OF THE DOWDEN WEST CDD, AS RECORDED IN INSTRUMENT NUMBER 20170217494; THENCE ALONG SAID EAST LINE THE FOLLOWING COURSES AND DISTANCES: N26°38'41"E, A DISTANCE OF 449.68 FEET; THENCE N16°53'30"W, A DISTANCE OF 1403.95 FEET;

SHEET 3 OF 12

(SEE SHEET 1 FOR NOTES AND LEGEND)
(SEE SHEET 6 FOR KEY SHEET)
(SEE SHEETS 7-11 FOR SKETCH OF DESCRIPTION)

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**BEACHLINE SOUTH
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Drawing name: S:\Alpha_Brune\1\DWG-Civ 3D\Sketch and Legal Descriptions\Downden Central\Downden Central CDD-11925.dwg DEW desc. & sketch Sheet 3 Nov 19, 2025 1:23pm by: acadadque

Exhibit 2
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Dowden Central CDD

LEGAL DESCRIPTION: (CONTINUED)

THENCE N06°27'17"E, A DISTANCE OF 238.74 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 942.00 FEET, A CENTRAL ANGLE OF 09°37'31", A CHORD BEARING OF S74°00'14"E AND A CHORD DISTANCE OF 158.06 FEET; THENCE DEPARTING SAID EAST LINE, RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 158.25 FEET; THENCE N02°48'05"W, A DISTANCE OF 65.11 FEET; THENCE N08°46'50"E, A DISTANCE OF 91.41 FEET; THENCE N18°26'25"E, A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1142.00 FEET, A CENTRAL ANGLE OF 03°31'44", A CHORD BEARING OF N73°19'27"W AND A CHORD DISTANCE OF 70.32 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 70.33 FEET TO THE EAST LINE OF STARWOOD PHASE N-4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 114, PAGES 119 THROUGH 125, OF SAID PUBLIC RECORDS; THENCE ALONG SAID EAST LINE THE FOLLOWING COURSES AND DISTANCES,; THENCE N07°27'21"E, A DISTANCE OF 519.96 FEET; THENCE N67°06'48"E, A DISTANCE OF 1332.34 FEET; THENCE N16°56'45"W, A DISTANCE OF 366.38 FEET; THENCE N76°11'33"W, A DISTANCE OF 786.91 FEET; THENCE S40°44'14"W, A DISTANCE OF 745.19 FEET; THENCE N28°29'44"W, A DISTANCE OF 1511.61 FEET; THENCE N13°59'45"W, A DISTANCE OF 194.58 FEET TO THE EAST LINE OF AFOREMENTIONED DOWDEN WEST CDD; THENCE ALONG SAID EAST LINE THE FOLLOWING COURSES AND DISTANCES N08°28'31"W, A DISTANCE OF 261.96 FEET; N28°26'51"W, A DISTANCE OF 100.98 FEET TO THE EAST LINE OF AFOREMENTIONED STARWOOD PHASE N-4; THENCE ALONG SAID EAST LINE, N13°59'45"W, A DISTANCE OF 850.25 FEET; THENCE S77°51'13"W, A DISTANCE OF 115.95 FEET TO THE EAST LINE OF AFOREMENTIONED DOWDEN WEST CDD; THENCE ALONG SAID EAST LINE, N03°53'30"W, A DISTANCE OF 1124.28 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 7576.94 FEET, A CENTRAL ANGLE OF 00°31'12", A CHORD BEARING OF N86°22'06"E AND A CHORD DISTANCE OF 68.78 FEET; THENCE DEPARTING SAID EAST LINE, RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 68.78 FEET; THENCE S26°53'00"E, A DISTANCE OF 26.15 FEET; THENCE S12°10'47"E, A DISTANCE OF 51.19 FEET; THENCE S26°14'50"E, A DISTANCE OF 107.30 FEET; THENCE S03°51'21"E, A DISTANCE OF 79.51 FEET; THENCE S24°34'26"E, A DISTANCE OF 69.11 FEET; THENCE S06°03'53"E, A DISTANCE OF 114.79 FEET; THENCE S08°21'41"E, A DISTANCE OF 54.25 FEET; THENCE S12°15'42"E, A DISTANCE OF 40.05 FEET; THENCE S07°55'32"W, A DISTANCE OF 21.05 FEET; THENCE N69°29'37"E, A DISTANCE OF 84.30 FEET; THENCE S03°29'17"E, A DISTANCE OF 35.35 FEET; THENCE S68°36'33"W, A DISTANCE OF 49.22 FEET; THENCE S86°49'22"W, A DISTANCE OF 29.51 FEET; THENCE S21°23'23"W, A DISTANCE OF 40.23 FEET; THENCE S21°02'51"E, A DISTANCE OF 47.72 FEET; THENCE S41°02'09"E, A DISTANCE OF 70.79 FEET; THENCE S25°10'29"W, A DISTANCE OF 46.76 FEET; THENCE S01°20'46"W, A DISTANCE OF 70.63 FEET; THENCE S58°11'06"W, A DISTANCE OF 63.53 FEET; THENCE S15°14'36"E, A DISTANCE OF 77.69 FEET; THENCE S28°28'18"E, A DISTANCE OF 71.54 FEET; THENCE S10°53'59"E, A DISTANCE OF 76.24 FEET; THENCE S79°42'14"E, A DISTANCE OF 34.76 FEET; THENCE S51°07'29"W, A DISTANCE OF 45.45 FEET; THENCE S06°11'10"E, A DISTANCE OF 37.88 FEET; THENCE S22°22'24"E, A DISTANCE OF 80.50 FEET; THENCE N33°49'25"E, A DISTANCE OF 122.12 FEET; THENCE S12°23'01"E, A DISTANCE OF 105.24 FEET; THENCE S10°13'56"W, A DISTANCE OF 53.49 FEET; THENCE S04°59'42"E, A DISTANCE OF 57.80 FEET;

SHEET 4 OF 12 (SEE SHEET 1 FOR NOTES AND LEGEND) (SEE SHEET 6 FOR KEY SHEET)
(SEE SHEETS 7-11 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
-OF-
**DOWDEN CENTRAL
CDD**

SECTIONS 34 & 35, TOWNSHIP 23 SOUTH,
RANGE 31 EAST
SECTIONS 2 & 3, TOWNSHIP 24 SOUTH,
RANGE 31 EAST
ORANGE COUNTY FLORIDA



800 NORTH MAGNOLIA AVENUE, SUITE 1000
ORLANDO, FLORIDA 32803
PHONE: 321.354.9817
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**BEACHLINE SOUTH
RESIDENTIAL, LLC**

DATE: 10/31/2025
REV DATE: 11/18/2025
SCALE 1" = N/A

PROJ: 50190415
DRAWN BY: AS
CHECKED BY: GLM

Exhibit 2
Legal Description
Dowden Central CDD

Drawing name: S:\Alpha_Bracket\DWG-Civil 3D\Sketch and Legal Descriptions\Dowden Central\CDD-111925.dwg DEW desc. & sketch Sheet 4 Nov 19, 2025 1:23pm by: asaddege

LEGAL DESCRIPTION: (CONTINUED)

THENCE S02°58'32"E, A DISTANCE OF 73.43 FEET; THENCE S32°25'25"E, A DISTANCE OF 15.65 FEET TO A POINT ON THE NORTHERLY LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20230386427 OF SAID PUBLIC RECORDS; THENCE S87°06'25"E, ALONG SAID NORTHERLY LINE A DISTANCE OF 1321.17 FEET; THENCE DEPARTING SAID NORTHERLY LINE, RUN S87°06'25"E, A DISTANCE OF 163.56 FEET; THENCE N77°06'19"E, A DISTANCE OF 25.43 FEET; THENCE N75°29'56"E, A DISTANCE OF 85.44 FEET; THENCE N73°40'37"E, A DISTANCE OF 58.80 FEET; THENCE N81°06'43"E, A DISTANCE OF 90.03 FEET; THENCE S85°50'34"E, A DISTANCE OF 92.43 FEET; THENCE S56°31'03"E, A DISTANCE OF 118.99 FEET; THENCE N81°40'05"E, A DISTANCE OF 87.26 FEET; THENCE N12°34'41"E, A DISTANCE OF 82.86 FEET; THENCE N01°55'19"W, A DISTANCE OF 104.62 FEET; THENCE N60°28'01"E, A DISTANCE OF 142.00 FEET; THENCE S82°08'13"E, A DISTANCE OF 132.31 FEET; THENCE N69°29'56"E, A DISTANCE OF 88.26 FEET; THENCE N40°13'33"E, A DISTANCE OF 100.42 FEET; THENCE N18°18'04"W, A DISTANCE OF 63.33 FEET; THENCE N00°19'14"W, A DISTANCE OF 67.91 FEET; THENCE N55°29'12"E, A DISTANCE OF 99.23 FEET TO THE WESTERLY LINE OF THE LANDS DESCRIBED IN AFOREMENTIONED INSTRUMENT NUMBER 20220424382, BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 949.95 FEET, A CENTRAL ANGLE OF 05°45'23", A CHORD BEARING OF N35°27'29"W AND A CHORD DISTANCE OF 95.40 FEET; THENCE RUN ALONG SAID WESTERLY LINE THE FOLLOWING COURSES AND DISTANCES: NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 95.44 FEET TO THE POINT OF TANGENCY; THENCE N38°20'10"W, A DISTANCE OF 171.28 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1001.43 FEET, A CENTRAL ANGLE OF 38°06'12", A CHORD BEARING OF N19°17'04"W AND A CHORD DISTANCE OF 653.77 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 665.98 FEET; THENCE N00°13'58"W, A DISTANCE OF 74.62 FEET; THENCE S60°13'58"E, A DISTANCE OF 7.51 FEET; THENCE N89°46'02"E, A DISTANCE OF 80.00 FEET; THENCE N64°46'02"E, A DISTANCE OF 14.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 16,517,581 SQUARE FEET OR 379.19 ACRES MORE OR LESS.

SHEET 5 OF 12

(SEE SHEET 1 FOR NOTES AND LEGEND)
 (SEE SHEET 6 FOR KEY SHEET)
 (SEE SHEETS 7-11 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
 -OF-
DOWDEN CENTRAL
CDD

SECTIONS 34 & 35, TOWNSHIP 23 SOUTH,
 RANGE 31 EAST
 SECTIONS 2 & 3, TOWNSHIP 24 SOUTH,
 RANGE 31 EAST
 ORANGE COUNTY FLORIDA



800 NORTH MAGNOLIA AVENUE, SUITE 1000
 ORLANDO, FLORIDA 32803
 PHONE: 321.354.9817
 WWW.DEWBERRY.COM
 CERTIFICATE OF AUTHORIZATION NO. LB 8011

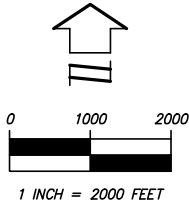
PREPARED FOR:

BEACHLINE SOUTH
RESIDENTIAL, LLC

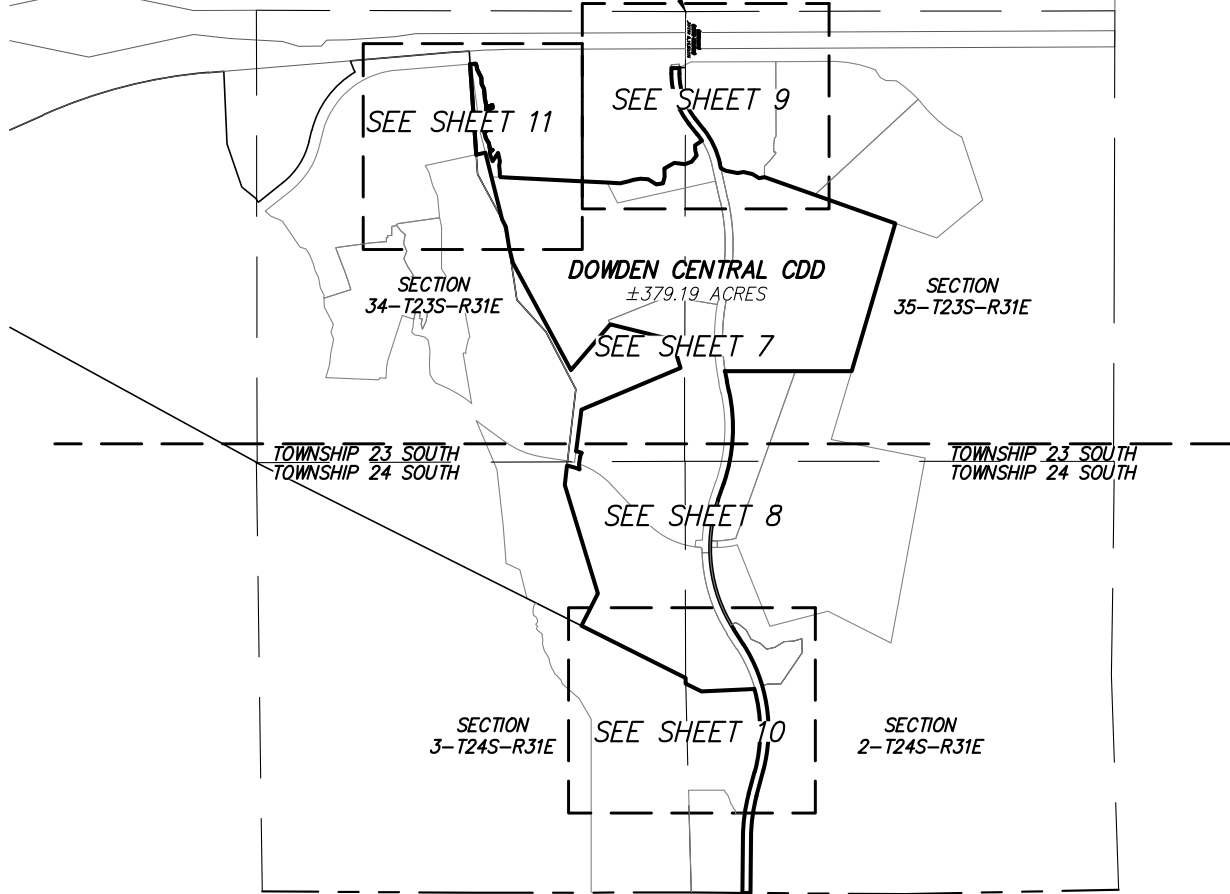
DATE: 10/31/2025 PROJ: 50190415
 REV DATE: 11/18/2025 DRAWN BY: AS
 SCALE 1" = N/A CHECKED BY: GLM

Drawing name: S:\Alpha_Brunett\DW-Civil_3D\Sketch and Legal Descriptions\Downden Central CDD_111925.dwg DEW desc. & sketch Sheet 5 Nov 19, 2025 1:23pm by: asodeque

Exhibit 2
Legal Description
Dowden Central CDD



POINT OF COMMENCEMENT
NW CORNER OF SECTION 35-T23S-R31E



SHEET 6 OF 12

(SEE SHEET 1 FOR NOTES AND LEGEND)
(SEE SHEETS 2-5 FOR DESCRIPTION OF SKETCH)
(SEE SHEETS 7-11 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
-OF-
DOWDEN CENTRAL CDD

SECTIONS 34 & 35, TOWNSHIP 23 SOUTH,
RANGE 31 EAST
SECTIONS 2 & 3, TOWNSHIP 24 SOUTH,
RANGE 31 EAST
ORANGE COUNTY FLORIDA



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CERTIFICATE OF AUTHORIZATION No. LB 8011

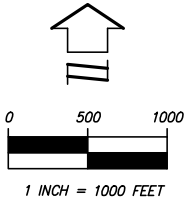
PREPARED FOR:

**BEACHLINE SOUTH
RESIDENTIAL, LLC**

DATE: 10/31/2025 PROJ: 50190415
REV DATE: 11/18/2025 DRAWN BY: AS
SCALE 1" = 2000' CHECKED BY: GLM

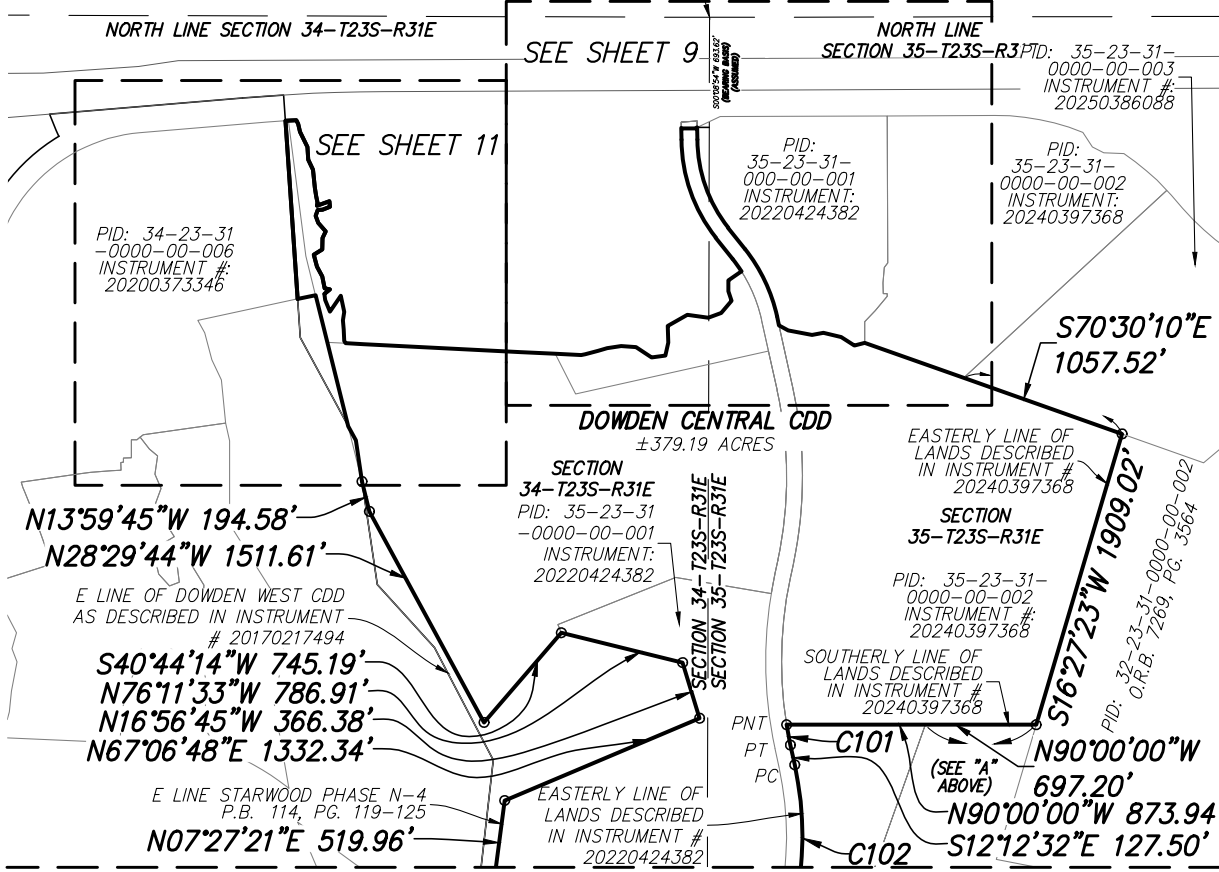
Exhibit 2
Legal Description
Dowden Central CDD

Drawing name: S:\Alpha_Brunette\DWG-Civil_3D\Sketch and Legal Descriptions\Dowden Central CDD-111925.dwg DEW desc. & sketch Sheet 6 Nov 19, 2025 1:23pm by: asadeque



POINT OF COMMENCEMENT
NW CORNER OF SECTION 35-T23S-R31E

A: PID: 02-24-31-0000-00-006
INSTRUMENT #: 20250386088



MATCHLINE "A" - SEE SHEET 8

SHEET 7 OF 12

(SEE SHEET 1 FOR NOTES AND LEGEND)
(SEE SHEETS 2-5 FOR DESCRIPTION OF SKETCH)
(SEE SHEET 6 FOR KEY SHEET)
(SEE SHEET 12 FOR LINE AND CURVE TABLES)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
-OF-
**DOWDEN CENTRAL
CDD**

SECTIONS 34 & 35, TOWNSHIP 23 SOUTH,
RANGE 31 EAST
SECTIONS 2 & 3, TOWNSHIP 24 SOUTH,
RANGE 31 EAST

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PREPARED FOR:

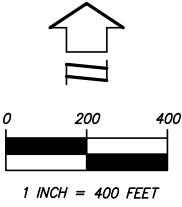
**BEACHLINE SOUTH
RESIDENTIAL, LLC**

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REV DATE: 11/18/2025
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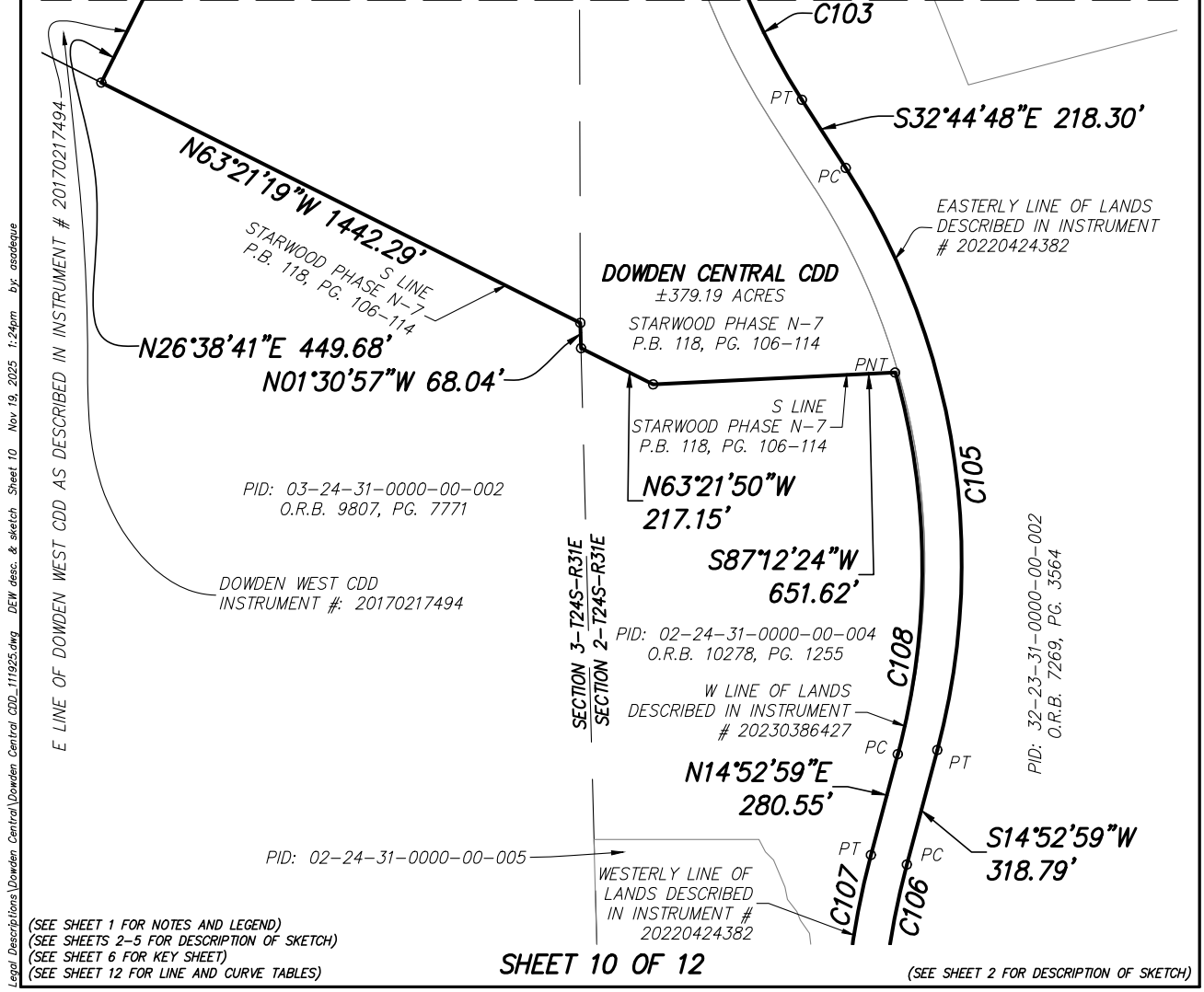
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DRAWN BY: AS
CHECKED BY: GLM

Drawing name: S:\Mkha_Burnett\DWG-Civil_3D\Sketch and Legal Descriptions\Downden Central\Downden Central CDD_111925.dwg DEW desc. & sketch Sheet 7 Nov 19, 2025 1:24pm by oasdepue

Exhibit 2
Legal Description
Dowden Central CDD



MATCHLINE - SEE SHEET 8



(SEE SHEET 1 FOR NOTES AND LEGEND)
 (SEE SHEETS 2-5 FOR DESCRIPTION OF SKETCH)
 (SEE SHEET 6 FOR KEY SHEET)
 (SEE SHEET 12 FOR LINE AND CURVE TABLES)

SHEET 10 OF 12


(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
 -OF-
DOWDEN CENTRAL CDD

SECTIONS 34 & 35, TOWNSHIP 23 SOUTH,
 RANGE 31 EAST
 SECTIONS 2 & 3, TOWNSHIP 24 SOUTH,
 RANGE 31 EAST

ORANGE COUNTY FLORIDA



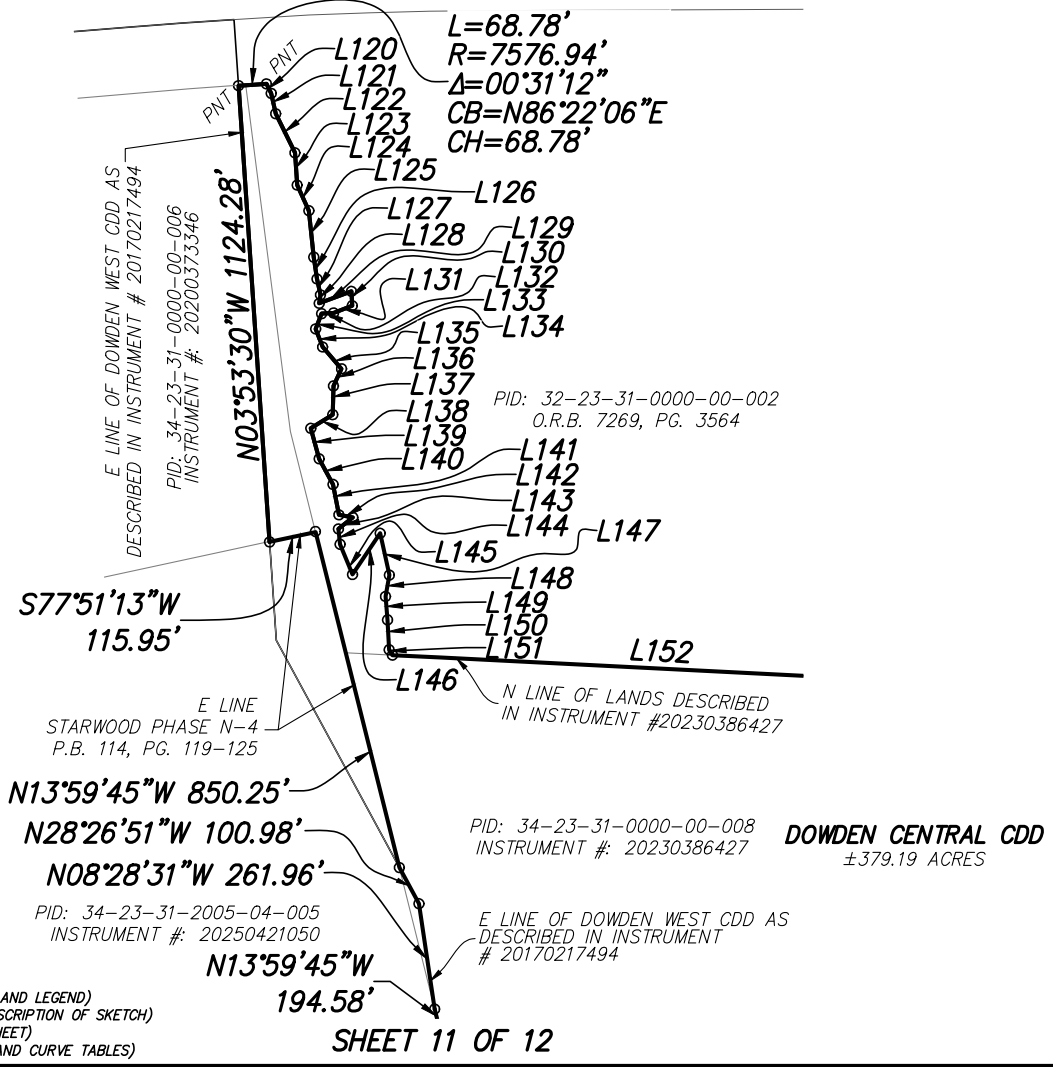
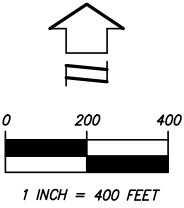
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CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:
BEACHLINE SOUTH RESIDENTIAL, LLC

DATE: 10/31/2025 PROJ: 50190415
 REV DATE: 11/18/2025 DRAWN BY: AS
 SCALE 1" = 400' CHECKED BY: GLM

Exhibit 2
Legal Description
Dowden Central CDD



(SEE SHEET 1 FOR NOTES AND LEGEND)
 (SEE SHEETS 2-5 FOR DESCRIPTION OF SKETCH)
 (SEE SHEET 6 FOR KEY SHEET)
 (SEE SHEET 12 FOR LINE AND CURVE TABLES)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
 -OF-
DOWDEN CENTRAL CDD

SECTIONS 34 & 35, TOWNSHIP 23 SOUTH,
 RANGE 31 EAST
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Exhibit 2
Legal Description
Dowden Central CDD

Drawing name: S:\Alpha_Brunett\DWG-Civil_3D\Sketch and Legal Descriptions\Downden Central\Downden Central CDD-111925.dwg DEW desc. & sketch Sheet 12 Nov 19, 2025 1:24pm by: asodeque

LINE TABLE		
LINE	BEARING	LENGTH
L8	S60°13'58"E	7.51'
L9	N89°46'02"E	80.00'
L10	N64°46'02"E	14.90'
L100	S12°32'06"E	57.81'
L101	S60°51'06"E	65.89'
L102	S79°30'16"E	152.71'
L103	N79°07'58"E	73.73'
L104	S76°04'22"E	115.36'
L105	S57°46'03"E	97.61'
L120	S26°53'00"E	26.15'
L121	S12°10'47"E	51.19'
L122	S26°14'50"E	107.30'
L123	S03°51'21"E	79.51'
L124	S24°34'26"E	69.11'
L125	S06°03'53"E	114.79'
L126	S08°21'41"E	54.25'
L127	S12°15'42"E	40.05'
L128	S07°55'32"W	21.05'
L129	N69°29'37"E	84.30'
L130	S03°29'17"E	35.35'
L131	S68°36'33"W	49.22'
L132	S86°49'22"W	29.51'
L133	S21°23'23"W	40.23'
L134	S21°02'51"E	47.72'
L135	S41°02'09"E	70.79'
L136	S25°10'29"W	46.76'
L137	S01°20'46"W	70.63'
L138	S58°11'06"W	63.53'
L139	S15°14'36"E	77.69'
L140	S28°28'18"E	71.54'

LINE TABLE		
LINE	BEARING	LENGTH
L141	S10°53'59"E	76.24'
L142	S79°42'14"E	34.76'
L143	S51°07'29"W	45.45'
L144	S06°11'10"E	37.88'
L145	S22°22'24"E	80.50'
L146	N33°49'25"E	122.12'
L147	S12°23'01"E	105.24'
L148	S10°13'56"W	53.49'
L149	S04°59'42"E	57.80'
L150	S02°58'32"E	73.43'
L151	S32°25'25"E	15.65'
L152	S87°06'25"E	1321.17'
L154	S87°06'25"E	163.56'
L155	N77°06'19"E	25.43'
L156	N75°29'56"E	85.44'
L157	N73°40'37"E	58.80'
L158	N81°06'43"E	90.03'
L159	S85°50'34"E	92.43'
L160	S56°31'03"E	118.99'
L161	N81°40'05"E	87.26'
L162	N12°34'41"E	82.86'
L163	N01°55'19"W	104.62'
L164	N60°28'01"E	142.00'
L165	S82°08'13"E	132.31'
L166	N69°29'56"E	88.26'
L167	N40°13'33"E	100.42'
L168	N18°18'04"W	63.33'
L169	N00°19'14"W	67.91'
L170	N55°29'12"E	99.23'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C100	66.95'	17187.00	00°13'24"	66.95'	N75°39'33"E
C101	130.30'	2492.98	02°59'41"	130.28'	S10°42'41"E
C102	1161.19'	2136.98	31°08'00"	1146.96'	S03°21'28"W
C103	1009.61'	1856.36	31°09'40"	997.21'	S17°09'58"E
C105	1632.12'	1963.36	47°37'46"	1585.53'	S08°55'55"E
C106	521.14'	2066.00	14°27'09"	519.75'	S07°39'24"W
C107	546.36'	2166.00	14°27'09"	544.91'	N07°39'24"E
C108	1039.30'	1950.00	30°32'14"	1027.04'	N00°23'08"W
C109	95.44'	949.95	05°45'23"	95.40'	N35°27'29"W
C110	158.25'	942.00	09°37'31"	158.06'	S74°00'14"W
C111	70.33'	1142.00	03°31'44"	70.32'	N73°19'27"W

(SEE SHEET 1 FOR NOTES AND LEGEND)
 (SEE SHEETS 2-5 FOR DESCRIPTION OF SKETCH)
 (SEE SHEET 6 FOR KEY SHEET)
 (SEE SHEETS 5-11 FOR SKETCH OF DESCRIPTION)

SHEET 12 OF 12

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

<p style="text-align: center;">SKETCH OF DESCRIPTION -OF- DOWDEN CENTRAL CDD</p> <p style="text-align: center;">SECTIONS 34 & 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST SECTIONS 2 & 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST</p> <p>ORANGE COUNTY FLORIDA</p>	 <p>800 NORTH MAGNOLIA AVENUE, SUITE 1000 ORLANDO, FLORIDA 32803 PHONE: 321.354.9817 WWW.DEWBERRY.COM</p> <p>CERTIFICATE OF AUTHORIZATION No. LB 8011</p>	<p style="text-align: center;">PREPARED FOR:</p> <p style="text-align: center;">BEACHLINE SOUTH RESIDENTIAL, LLC</p> <p>DATE: 10/31/2025 PROJ: 50190415 REV DATE: 11/18/2025 DRAWN BY: AS SCALE 1" = NA CHECKED BY: GLM</p>
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Exhibit 2
Legal Description
Downden Central CDD

EXHIBIT 3

**CONSENT AND JOINDER OF LANDOWNER TO INCLUSION
IN A COMMUNITY DEVELOPMENT DISTRICT**

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

The undersigned understands and acknowledges that Beachline South Residential, LLC (“Petitioner”) intends to submit an application to establish a community development district in accordance with the provisions of Chapter 190 of the Florida Statutes.

As the owner of lands which are intended to constitute a portion of the community development district, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, *Florida Statutes*, the Petitioner is required to include the written consent to the establishment of the community development district of one hundred percent (100%) of the owners of the lands to be included within the community development district.

The undersigned hereby consents to the establishment of the community development district which will include the Property within the lands to be a part of the community development district and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the community development district.

The undersigned acknowledges that the consent will remain in full force and effect for up to one year from the date hereof and is revocable by the undersigned upon notice to the City of Orlando, Florida, and the Petitioner. The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the person executing this instrument.

[signatures on following page]

Executed this 6th day of November 2025.

WITNESSES

BEACHLINE SOUTH RESIDENTIAL,
LLC

Emanuel McBusiness
Print Name: Emanuel McBusiness

Ralph Charles Bell
By: RALPH CHARLES BELL
Its: _____

Jeff Stalder
Print Name: JEFF STALDER

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6th day of November, 2025, by RALPH CHARLES BELL, as AUTHORIZED AGENT of BEACHLINE SOUTH RESIDENTIAL, LLC who is is personally known to me or produced _____ as identification.

[Notary Seal]

Shania Ross
Print Name: Shania Ross
Notary Public, State of Florida



SHANIA ROSS
Commission # HH 375471
Expires March 19, 2027

{SIGNATURE PAGES CONTINUES}

Exhibit A:
PROPERTY DESCRIPTION

A PORTION OF LANDS LYING IN SECTIONS 34 AND 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST, AND SECTIONS 2 AND 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT NORTHWEST CORNER OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN S00°08'54"W ALONG THE WEST LINE OF THE NW 1/4 OF SAID SECTION 35, A DISTANCE OF 693.62 FEET; THENCE N89°51'06"W, A DISTANCE OF 75.95 FEET TO THE POINT OF BEGINNING; THENCE S00°13'58"E, A DISTANCE OF 77.17 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 901.43 FEET, A CENTRAL ANGLE OF 38°06'12", A CHORD BEARING OF S19°17'04"E AND A CHORD DISTANCE OF 588.49 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 599.48 FEET TO THE POINT OF TANGENCY; THENCE S38°20'10"E, A DISTANCE OF 171.28 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1049.95 FEET, A CENTRAL ANGLE OF 25°48'04", A CHORD BEARING OF S25°26'08"E AND A CHORD DISTANCE OF 468.82 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 472.81 FEET TO THE POINT OF TANGENCY; THENCE S12°32'06"E, A DISTANCE OF 57.81 FEET TO THE SOUTHERLY LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20220424382, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING COURSES AND DISTANCES: S60°51'06"E, A DISTANCE OF 65.89 FEET; THENCE S79°30'16"E, A DISTANCE OF 152.71 FEET; THENCE N79°07'58"E, A DISTANCE OF 73.73 FEET; THENCE S76°04'22"E, A DISTANCE OF 115.36 FEET; THENCE S57°46'03"E, A DISTANCE OF 97.61 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 17187.00 FEET, A CENTRAL ANGLE OF 00°13'24", A CHORD BEARING OF N75°39'33"E AND A CHORD DISTANCE OF 66.95 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 66.95 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, S70°30'10"E, A DISTANCE OF 661.23 FEET TO THE SOUTHERLY LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20250386088 OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTHERLY LINE, S70°30'10"E, A DISTANCE OF 1057.52 FEET TO THE EASTERLY LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20240397368 OF SAID PUBLIC RECORDS; THENCE ALONG SAID EASTERLY LINE, S16°27'23"W, A DISTANCE OF 1909.02 FEET TO THE SOUTHERLY LINE OF SAID DESCRIBED LANDS; THENCE ALONG SAID SOUTHERLY LINE, N90°00'00"W, A DISTANCE OF 697.20 FEET TO THE END OF SAID SOUTHERLY LINE; THENCE CONTINUE N90°00'00"W, A DISTANCE OF 873.94 FEET TO THE EASTERLY LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20220424382 OF SAID PUBLIC RECORDS; SAID POINT BEING A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2492.98 FEET, A CENTRAL ANGLE OF 02°59'41", A CHORD BEARING OF S10°42'41"E AND A CHORD DISTANCE OF 130.28 FEET; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING COURSES AND DISTANCES: RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 130.30 FEET TO THE POINT OF TANGENCY; THENCE S12°12'32"E, A DISTANCE OF 127.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2136.98 FEET, A CENTRAL ANGLE OF 31°08'00", A CHORD BEARING OF S03°21'28"W AND A CHORD DISTANCE OF 1146.96 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1161.19 FEET TO THE POINT OF TANGENCY; THENCE S18°55'29"W, A DISTANCE OF 208.73 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1856.36 FEET, A CENTRAL ANGLE OF 14°12'37", A CHORD BEARING OF S11°49'10"W AND A CHORD DISTANCE OF 459.23 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 460.41 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1856.36 FEET, A CENTRAL ANGLE OF 06°17'59", A CHORD BEARING OF S01°33'52"W AND A CHORD DISTANCE OF 204.01 FEET; THENCE DEPARTING SAID EASTERLY LINE, RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 204.10 FEET, RETURNING TO A POINT ON SAID EASTERLY LINE, SAID POINT BEING A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1856.36 FEET, A CENTRAL ANGLE OF 31°09'40", A CHORD BEARING OF S17°09'58"E AND A CHORD DISTANCE OF 997.21 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1009.61 FEET TO THE POINT OF TANGENCY; THENCE S32°44'48"E, A DISTANCE OF 218.30 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1963.36 FEET, A CENTRAL ANGLE OF 47°37'46", A

CHORD BEARING OF S08°55'55"E AND A CHORD DISTANCE OF 1585.53 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1632.12 FEET TO THE POINT OF TANGENCY; THENCE S14°52'59"W, A DISTANCE OF 318.79 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2066.00 FEET, A CENTRAL ANGLE OF 14°27'09", A CHORD BEARING OF S07°39'24"W AND A CHORD DISTANCE OF 519.75 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 521.14 FEET TO THE POINT OF TANGENCY; THENCE S00°25'50"W, A DISTANCE OF 688.89 FEET TO THE NORTH RIGHT OF WAY LINE OF WEWAHOOTEE ROAD, BEING A 30.00 FOOT WIDE RIGHT OF WAY, AS RECORDED IN INSTRUMENT NUMBER 20220248477, OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, N89°34'10"W, A DISTANCE OF 100.00 FEET TO THE WESTERLY LINE OF LANDS DESCRIBED IN AFOREMENTIONED INSTRUMENT NUMBER 20220424382; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN ALONG SAID WESTERLY LINE THE FOLLOWING COURSES AND DISTANCES: N00°25'50"E, A DISTANCE OF 688.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2166.00 FEET, A CENTRAL ANGLE OF 14°27'09", A CHORD BEARING OF N07°39'24"E AND A CHORD DISTANCE OF 544.91 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 546.36 FEET TO THE POINT OF TANGENCY; THENCE N14°52'59"E, A DISTANCE OF 280.55 FEET TO THE WEST LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20230386427, OF SAID PUBLIC RECORDS, SAID POINT BEING A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1950.00 FEET, A CENTRAL ANGLE OF 30°32'14", A CHORD BEARING OF N00°23'08"W AND A CHORD DISTANCE OF 1027.04 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1039.30 FEET TO THE SOUTH LINE OF STARWOOD PHASE N-7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 118, PAGES 106 THROUGH 114, OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTH LINE, S87°12'24"W, A DISTANCE OF 651.62 FEET; THENCE N63°21'50"W, A DISTANCE OF 217.15 FEET; THENCE N01°30'57"W, A DISTANCE OF 68.04 FEET; THENCE N63°21'19"W, A DISTANCE OF 1442.29 FEET TO THE EAST LINE OF THE DOWDEN WEST CDD, AS RECORDED IN INSTRUMENT NUMBER 20170217494; THENCE ALONG SAID EAST LINE THE FOLLOWING COURSES AND DISTANCES: N26°38'41"E, A DISTANCE OF 449.68 FEET; THENCE N16°53'30"W, A DISTANCE OF 1403.95 FEET; THENCE N06°27'17"E, A DISTANCE OF 238.74 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 942.00 FEET, A CENTRAL ANGLE OF 09°37'31", A CHORD BEARING OF S74°00'14"E AND A CHORD DISTANCE OF 158.06 FEET; THENCE DEPARTING SAID EAST LINE, RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 158.25 FEET; THENCE N02°48'05"W, A DISTANCE OF 65.11 FEET; THENCE N08°46'50"E, A DISTANCE OF 91.41 FEET; THENCE N18°26'25"E, A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1142.00 FEET, A CENTRAL ANGLE OF 03°31'44", A CHORD BEARING OF N73°19'27"W AND A CHORD DISTANCE OF 70.32 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 70.33 FEET TO THE EAST LINE OF STARWOOD PHASE N-4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 114, PAGES 119 THROUGH 125, OF SAID PUBLIC RECORDS; THENCE ALONG SAID EAST LINE THE FOLLOWING COURSES AND DISTANCES,; THENCE N07°27'21"E, A DISTANCE OF 519.96 FEET; THENCE N67°06'48"E, A DISTANCE OF 1332.34 FEET; THENCE N16°56'45"W, A DISTANCE OF 366.38 FEET; THENCE N76°11'33"W, A DISTANCE OF 786.91 FEET; THENCE S40°44'14"W, A DISTANCE OF 745.19 FEET; THENCE N28°29'44"W, A DISTANCE OF 1511.61 FEET; THENCE N13°59'45"W, A DISTANCE OF 194.58 FEET TO THE EAST LINE OF AFOREMENTIONED DOWDEN WEST CDD; THENCE ALONG SAID EAST LINE THE FOLLOWING COURSES AND DISTANCES N08°28'31"W, A DISTANCE OF 261.96 FEET; N28°26'51"W, A DISTANCE OF 100.98 FEET TO THE EAST LINE OF AFOREMENTIONED STARWOOD PHASE N-4; THENCE ALONG SAID EAST LINE, N13°59'45"W, A DISTANCE OF 850.25 FEET; THENCE S77°51'13"W, A DISTANCE OF 115.95 FEET TO THE EAST LINE OF AFOREMENTIONED DOWDEN WEST CDD; THENCE ALONG SAID EAST LINE, N03°53'30"W, A DISTANCE OF 1124.28 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 7576.94 FEET, A CENTRAL ANGLE OF 00°31'12", A CHORD BEARING OF N86°22'06"E AND A CHORD DISTANCE OF 68.78 FEET; THENCE DEPARTING SAID EAST LINE, RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 68.78 FEET; THENCE S26°53'00"E, A DISTANCE OF 26.15 FEET; THENCE S12°10'47"E, A DISTANCE OF 51.19 FEET; THENCE S26°14'50"E, A DISTANCE OF 107.30 FEET; THENCE S03°51'21"E, A DISTANCE OF 79.51 FEET;








THENCE S24°34'26"E, A DISTANCE OF 69.11 FEET; THENCE S06°03'53"E, A DISTANCE OF 114.79 FEET; THENCE S08°21'41"E, A DISTANCE OF 54.25 FEET; THENCE S12°15'42"E, A DISTANCE OF 40.05 FEET; THENCE S07°55'32"W, A DISTANCE OF 21.05 FEET; THENCE N69°29'37"E, A DISTANCE OF 84.30 FEET; THENCE S03°29'17"E, A DISTANCE OF 35.35 FEET; THENCE S68°36'33"W, A DISTANCE OF 49.22 FEET; THENCE S86°49'22"W, A DISTANCE OF 29.51 FEET; THENCE S21°23'23"W, A DISTANCE OF 40.23 FEET; THENCE S21°02'51"E, A DISTANCE OF 47.72 FEET; THENCE S41°02'09"E, A DISTANCE OF 70.79 FEET; THENCE S25°10'29"W, A DISTANCE OF 46.76 FEET; THENCE S01°20'46"W, A DISTANCE OF 70.63 FEET; THENCE S58°11'06"W, A DISTANCE OF 63.53 FEET; THENCE S15°14'36"E, A DISTANCE OF 77.69 FEET; THENCE S28°28'18"E, A DISTANCE OF 71.54 FEET; THENCE S10°53'59"E, A DISTANCE OF 76.24 FEET; THENCE S79°42'14"E, A DISTANCE OF 34.76 FEET; THENCE S51°07'29"W, A DISTANCE OF 45.45 FEET; THENCE S06°11'10"E, A DISTANCE OF 37.88 FEET; THENCE S22°22'24"E, A DISTANCE OF 80.50 FEET; THENCE N33°49'25"E, A DISTANCE OF 122.12 FEET; THENCE S12°23'01"E, A DISTANCE OF 105.24 FEET; THENCE S10°13'56"W, A DISTANCE OF 53.49 FEET; THENCE S04°59'42"E, A DISTANCE OF 57.80 FEET; THENCE S02°58'32"E, A DISTANCE OF 73.43 FEET; THENCE S32°25'25"E, A DISTANCE OF 15.65 FEET TO A POINT ON THE NORTHERLY LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20230386427 OF SAID PUBLIC RECORDS; THENCE S87°06'25"E, ALONG SAID NORTHERLY LINE A DISTANCE OF 1321.17 FEET; THENCE DEPARTING SAID NORTHERLY LINE, RUN S87°06'25"E, A DISTANCE OF 163.56 FEET; THENCE N77°06'19"E, A DISTANCE OF 25.43 FEET; THENCE N75°29'56"E, A DISTANCE OF 85.44 FEET; THENCE N73°40'37"E, A DISTANCE OF 58.80 FEET; THENCE N81°06'43"E, A DISTANCE OF 90.03 FEET; THENCE S85°50'34"E, A DISTANCE OF 92.43 FEET; THENCE S56°31'03"E, A DISTANCE OF 118.99 FEET; THENCE N81°40'05"E, A DISTANCE OF 87.26 FEET; THENCE N12°34'41"E, A DISTANCE OF 82.86 FEET; THENCE N01°55'19"W, A DISTANCE OF 104.62 FEET; THENCE N60°28'01"E, A DISTANCE OF 142.00 FEET; THENCE S82°08'13"E, A DISTANCE OF 132.31 FEET; THENCE N69°29'56"E, A DISTANCE OF 88.26 FEET; THENCE N40°13'33"E, A DISTANCE OF 100.42 FEET; THENCE N18°18'04"W, A DISTANCE OF 63.33 FEET; THENCE N00°19'14"W, A DISTANCE OF 67.91 FEET; THENCE N55°29'12"E, A DISTANCE OF 99.23 FEET TO THE WESTERLY LINE OF THE LANDS DESCRIBED IN AFOREMENTIONED INSTRUMENT NUMBER 20220424382, BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 949.95 FEET, A CENTRAL ANGLE OF 05°45'23", A CHORD BEARING OF N35°27'29"W AND A CHORD DISTANCE OF 95.40 FEET; THENCE RUN ALONG SAID WESTERLY LINE THE FOLLOWING COURSES AND DISTANCES: NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 95.44 FEET TO THE POINT OF TANGENCY; THENCE N38°20'10"W, A DISTANCE OF 171.28 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1001.43 FEET, A CENTRAL ANGLE OF 38°06'12", A CHORD BEARING OF N19°17'04"W AND A CHORD DISTANCE OF 653.77 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 665.98 FEET; THENCE N00°13'58"W, A DISTANCE OF 74.62 FEET; THENCE S60°13'58"E, A DISTANCE OF 7.51 FEET; THENCE N89°46'02"E, A DISTANCE OF 80.00 FEET; THENCE N64°46'02"E, A DISTANCE OF 14.90 FEET TO THE POINT OF BEGINNING.

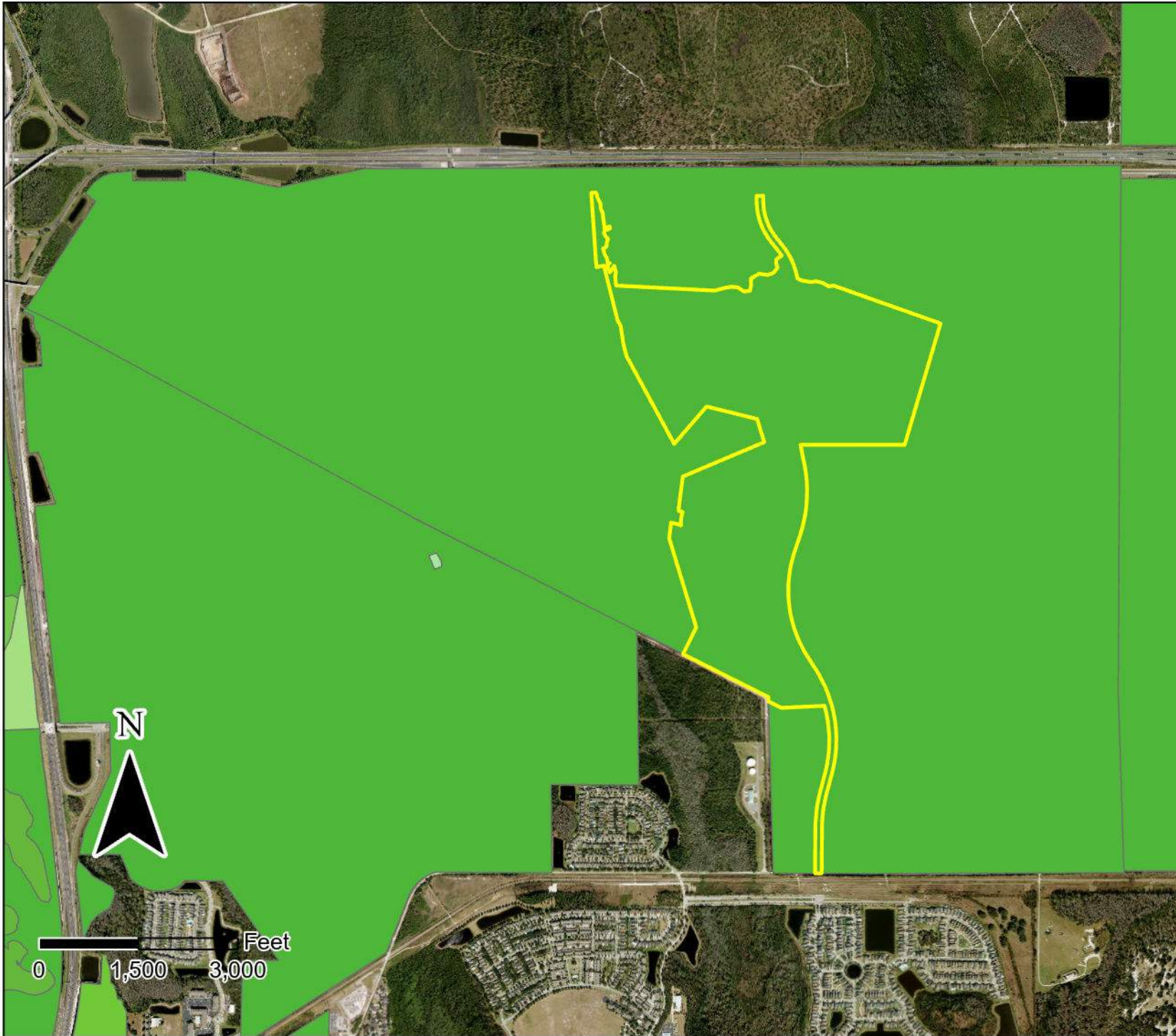
CONTAINING 16,517,581 SQUARE FEET OR 379.19 ACRES MORE OR LESS.

COMPOSITE EXHIBIT 4

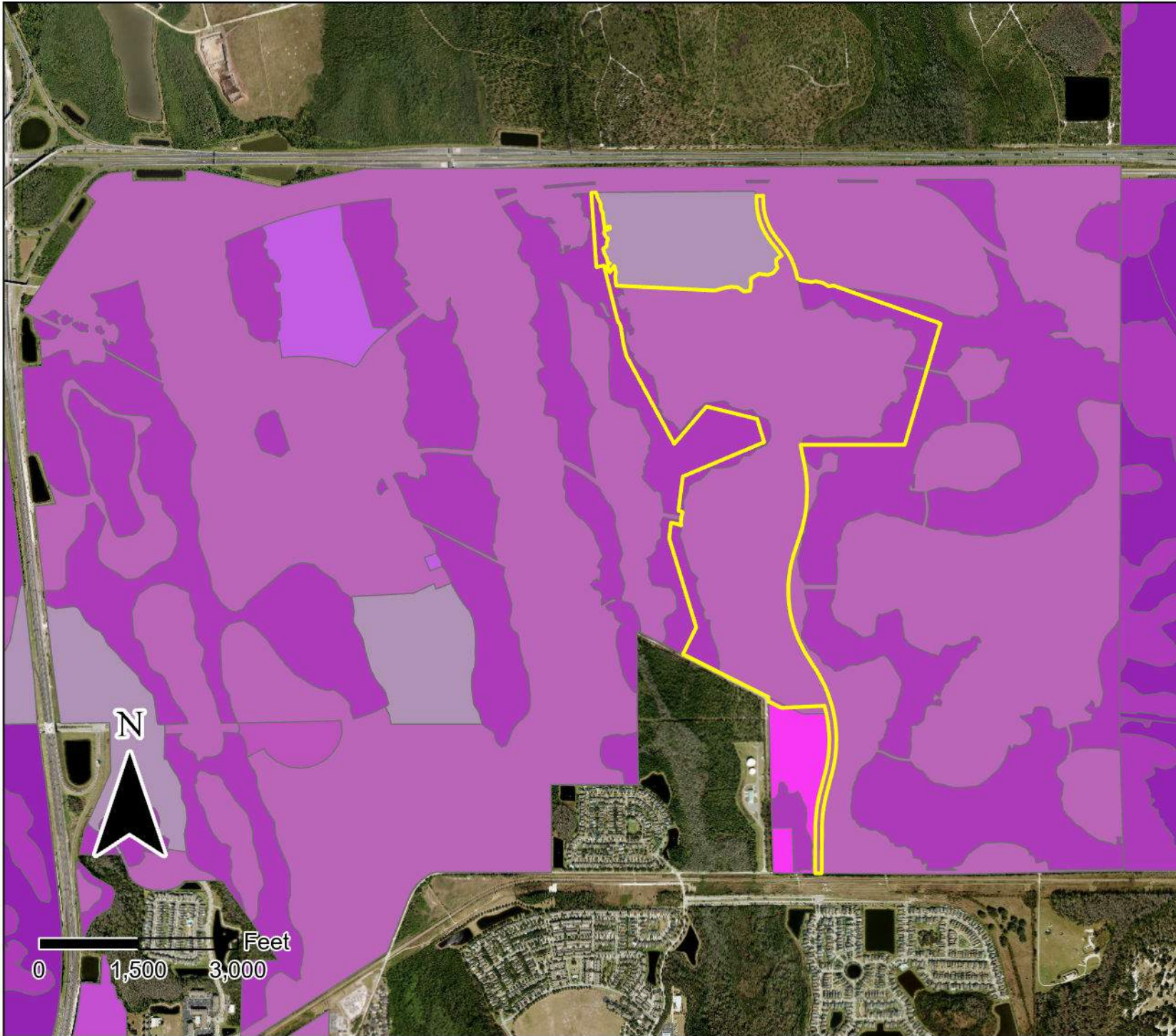
Legend

Zoning

-  AC-1
-  C
-  O-1
-  PD
-  R-3B
-  UNINCORPORATED
-  Dowden Central CDD



Composite Exhibit 4 Existing Land Use Map Dowden Central CDD



Legend

- COMM-AC
- CONSERV
- INDUST
- NEIGH-AC
- OFFICE-LOW
- PUB-REC-INST
- RES-MED
- URB-VIL
- Dowden Central CDD

Composite Exhibit 4 Future Land Use Map Dowden Central CDD

EXHIBIT 5

Legend

-  Sewer
-  Water
-  Reuse
-  Dowden Central CDD

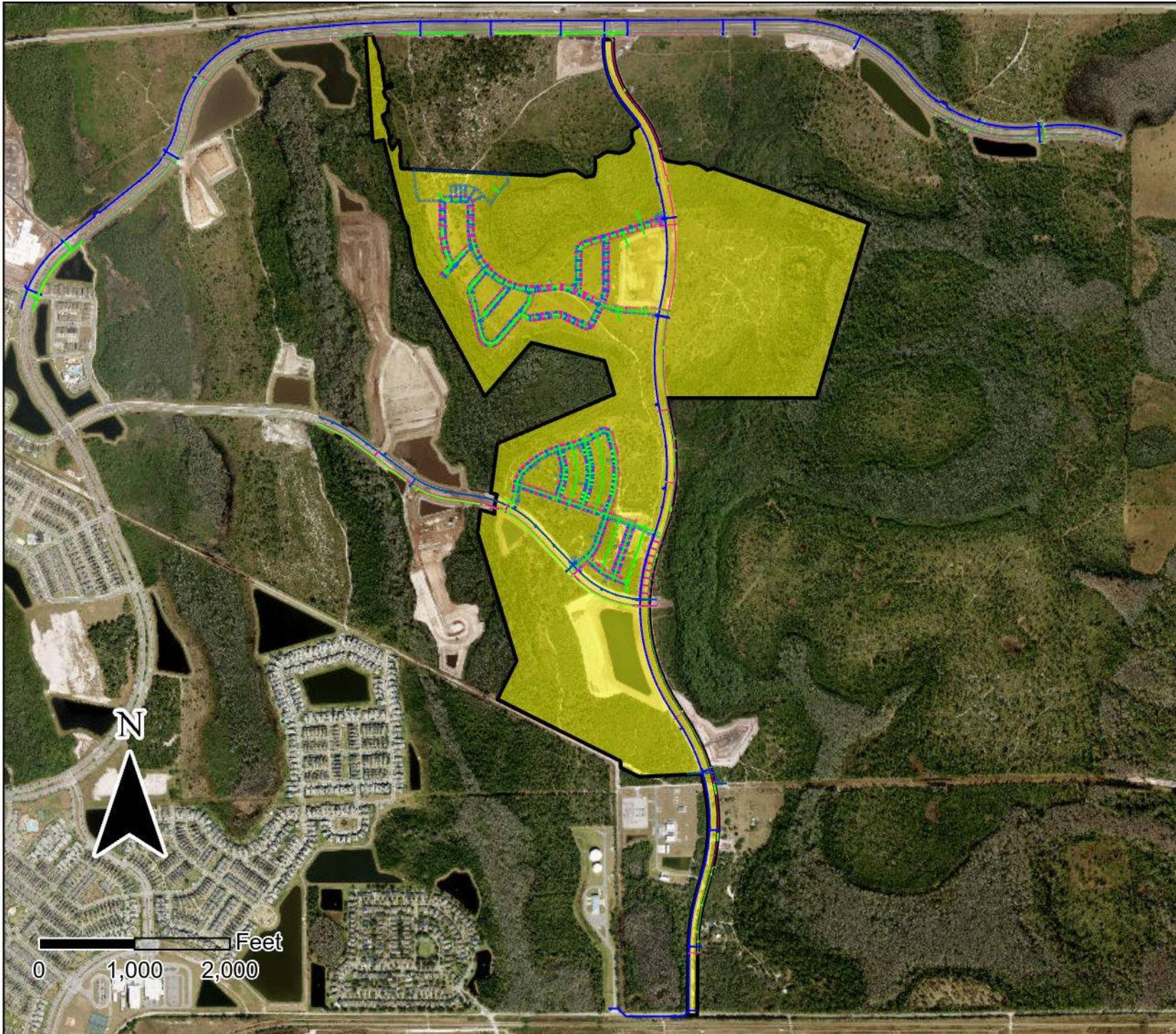


Exhibit 5
Utilities Map
Dowden Central CDD

COMPOSITE EXHIBIT 6

**COMPOSITE
EXHIBIT 6
COST ESTIMATE**

	Lunation		Cardinal Point		
INFRASTRUCTURE	PHASE 1 (203 LOTS) 2026	PHASE 2 (214 LOTS) 2026	PHASE 1 (212 LOTS) 2026	PHASE 2 (206 LOTS) 2028	TOTAL 835 LOTS
Stormwater Management (1)(2)(3)(5)(6)(7)	\$4,925,000.00	\$4,925,000.00	\$4,925,000.00	\$4,925,000.00	\$ 19,700,000.00
Utilities (Water, Sewer, & Reuse) (1) (5)(7) (9)(11)	\$3,547,000.00	\$3,670,000.00	\$3,647,000.00	\$3,580,000.00	\$ 14,444,000.00
Roadway (1)(4)(5)(7)	\$1,388,000.00	\$1,462,000.00	\$1,449,000.00	\$1,408,000.00	\$ 5,707,000.00
Electrical (1)(5)(7)(9)(10)	\$846,000.00	\$891,000.00	\$883,000.00	\$858,000.00	\$ 3,478,000.00
General Condition (1)(7)(8)(10)	\$83,000.00	\$87,000.00	\$86,000.00	\$84,000.00	\$ 340,000.00
Parks and Amenities (1)(7)(11)	\$459,000.00	\$483,000.00	\$479,000.00	\$465,000.00	\$ 1,886,000.00
Subtotal	\$ 11,248,000.00	\$ 11,518,000.00	\$ 11,469,000.00	\$ 11,320,000.00	\$ 45,555,000.00
Professional Fees (10%)	\$ 1,124,800.00	\$ 1,151,800.00	\$ 1,146,900.00	\$ 1,132,000.00	\$ 4,555,500.00
Subtotal	\$ 12,372,800.00	\$ 12,669,800.00	\$ 12,615,900.00	\$ 12,452,000.00	\$ 50,110,500.00
Contingency (10%)	\$ 1,237,280.00	\$ 1,266,980.00	\$ 1,261,590.00	\$ 1,245,200.00	\$ 5,011,050.00
Total	\$ 13,610,080.00	\$ 13,936,780.00	\$ 13,877,490.00	\$ 13,697,200.00	\$ 55,121,550.00

1. Infrastructure consists of public roadway improvements, Stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and public neighborhood parks, all of which will be located on land owned by or subject to a permanent easement in favor of the District or another governmental entity.
2. Excludes grading of each lot in conjunction with home construction, which will be provided by home builder.
3. Includes Stormwater pond excavation. Does not include the cost of transportation of fill for use of private lots.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.
5. Includes subdivision infrastructure and civil/site engineering.
6. Stormwater does not include grading associated with building pads.
7. Estimates are based on 2025 cost.
8. Includes entry features, signage, hardscape, landscape, irrigation, and buffer fencing.
9. CDD will enter into a Lighting Agreement with OUC for the street light poles and lighting service. Includes only the incremental cost of undergrounding.
10. Estimates based on 835 lots.
11. The costs associated with the infrastructure are a master cost and is effectively shared by the entire project (all phases).

COMPOSITE EXHIBIT 6 SUMMARY OF PROPOSED DISTRICT FACILITIES

DISTRICT INFRASTRUCTURE	CONSTRUCTION	OWNERSHIP	CAPITAL FINANCING*	OPERATION AND MAINTENANCE
Entry Feature & Signage	District	District	District Bonds	District
Stormwater Facilities	District	District	District Bonds	District
Lift Stations/Water/Sewer/Reuse	District	Orange County****	District Bonds	Orange County****
Street Lighting/Conduit	District	OUC/District**	District Bonds	OUC/District***
Road Construction	District	City of Orlando	District Bonds	City of Orlando
Parks & Amenities	District	District/HOA*****	District Bonds	District/HOA*****
Offsite Improvements	District	City of Orlando	District Bonds	City of Orlando

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

** District will fund incremental cost of undergrounding of electrical conduit

***District will fund street lighting maintenance services with funds other than tax-exempt bonds

**** Orange County will own and maintain the water and sewer infrastructure within the District.

***** Parks and Amenities will be owned and maintained by the Homeowner's Association. However, some entry monuments and open spaces will be owned and maintained by the District

EXHIBIT 7

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs (“SERC”) supports the petition to form the **Dowden Central Community Development District** (the “District”). The proposed District comprises approximately 379.19 acres of land located within the City of Orlando, Florida (hereafter “City”). The project is planned for approximately 835 residential units. The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), *Florida Statutes*, as follows:

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

1.2 Overview of the Dowden Central Community Development District

The District is designed to provide community infrastructure, services, and facilities along with operation and maintenance of such facilities and services to the lands within the District. The District will encompass approximately 379.19 acres.

The development plan for the proposed lands within the District includes approximately 835 residential units to be constructed in four phases. Such uses are authorized for inclusion within the District. A community development district (“CDD”) is an independent unit of special-purpose local government authorized by Chapter 190, *Florida Statutes*, to plan, finance, construct, operate and maintain community-wide infrastructure in planned community developments. CDDs provide a “solution to the state’s planning, management and financing needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers.” See Section 190.002(1)(a), *Florida Statutes*.

A CDD is not a substitute for the local, general-purpose government unit, e.g., the City/County in which the CDD lies. A CDD does not have the permitting, zoning or general police powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating, and maintaining community infrastructure for planned developments, such as Dowden Central. The scope of this SERC is limited to evaluating the consequences of approving the petition to establish the District.

1.3 Requirements for Statement of Estimated Regulatory Costs

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

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

productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

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

(c) A good faith estimate of the cost to the agency¹, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.

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

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

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

(g) In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under Section 120.541(1)(a), *Florida Statutes*, and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

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

The creation of the District will not meet any of the triggers in Section 120.541(2)(a), *Florida Statutes*. The basis for this determination is provided in the discussions in Section 3.0 through Section 6.0 of this SERC.

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

As noted above, the Dowden Central Community Development District is a community that is proposed to include approximately 835 residential units. Formation of the District would put all of

¹ For the purposes of this SERC, the term “agency” means City of Orlando and the term “rule” means the ordinance(s) which the City of Orlando will enact in connection with the creation of the District.

these units under the jurisdiction of the District. Prior to sale of any units, all of the land owned by the developer and any other landowner will also be under the jurisdiction of the District. Such owners purchase property within the District willingly and with knowledge and advance notice they are subject to the District's jurisdiction, including notice recorded in the public records, in title and through purchase and sale agreements.

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

4.1 Costs of Governmental Agencies of Implementing and Enforcing Rule

State Government Entities

There will be only modest costs to various state governmental entities to implement and enforce the proposed formation of the District. The proposed District will encompass under 2,500 acres; therefore, the City is the establishing entity under sections 190.005(2) and 190.005(2)(e), *Florida Statutes*. The modest costs to various State entities to implement and enforce the proposed rule relate strictly to the receipt and processing of various reports that the proposed District is required to file with the State and its various entities. The costs to those State agencies that will receive and process the District's reports are very small, because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 189.018, *Florida Statutes*, the proposed District must pay an annual fee to the Florida Department of Economic Opportunity, which offsets such costs.

City of Orlando

The City and its staff will process and analyze the petition, conduct a public hearing with respect to the petition, and vote upon the petition to establish the District. These activities will absorb some resources. However, the City charges the petitioner a filing fee to cover the cost of staff review of the petition.

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

The annual costs to the City because of the establishment of the District are minimal. The proposed District is an independent unit of local government. The only annual costs the City faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the City. Furthermore, the City will not incur any quantifiable on-going costs resulting from the on-going administration of the District. As previously stated, the District operates independently from the City and all administrative and operating costs incurred by the District relating to the financing and construction of infrastructure are borne entirely by the District and its landowners.

4.2 Impact on State and Local Revenues

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

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

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

**Table 1.
Dowden Central CDD Proposed Facilities and Services**

<u>District Infrastructure</u>	<u>Finance</u>	<u>Ownership</u>	<u>O&M</u>
Entry Feature and Signage	CDD	CDD	CDD
Stormwater Management System	CDD	CDD	CDD
Lift Stations/Water/Sewer/Reuse	CDD	OC	OC
Street Lighting/Undergrounding of Electrical	CDD	OUC/CDD	OUC/CDD
Road Construction	CDD	City	City
Parks and Amenities	CDD	CDD/HOA	CDD/HOA
Offsite Improvements	CDD	City	City

CDD=Dowden Central; OUC=Orlando Utility Commission; City=City of Orlando; HOA=Homeowners Association; and OC=Orange County

Table 1 provides an outline of the various facilities and services the proposed District may provide. It is anticipated that the capital facilities in Table 1 will be financed by the District.

The petitioner has estimated the design and development costs for providing the capital facilities. The cost estimates are shown in Table 2 below. Total development costs for these facilities for the proposed District are estimated to be approximately \$55,121,550. The District may issue special assessment bonds or other revenue bonds to fund the construction and/or acquisition of these facilities. These bonds would be repaid through non-ad valorem assessments levied on all developable properties in the District that benefit from the District’s capital improvement program.

Landowners in the District may be required to pay non-ad valorem assessments levied by the District to secure the debt incurred through bond issuance. In addition to the levy of non-ad valorem assessments for debt service, the District may also impose non-ad valorem assessments to fund the operation and maintenance of the District and its facilities and services.

Table 2. Cost Estimate for District Facilities

Infrastructure	Estimated Costs
Stormwater Management System	\$19,700,000
Utilities (Water/Sewer/Reuse)	\$14,444,000
Roadways	\$5,707,000
Undergrounding of Electrical Services	\$3,478,000
General Condition	\$340,000
Parks and Amenities	\$1,886,000
Construction Contingency (10%)	\$5,011,050
Professional Fees, Permitting Fees, Etc.	\$4,555,500
Total	\$55,121,550

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

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

In considering these costs it shall be noted that the lands to be included within the District will receive four major classes of benefits.

First, the property in the District will receive a higher level of public services sooner than would otherwise be the case.

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

Third, the proposed District is the sole form of governance which allows District landowners, through landowner voting and ultimately electoral voting for resident elected boards, to determine the type, quality and expense of the District services they receive, provided they meet the City’s overall requirements.

Fourth, the proposed District has the ability to maintain infrastructure better than a Homeowners’ Association (“HOA”) because it is able to offer a more secure funding source for maintenance and repair costs through assessments collected on the county tax bill pursuant to section 197.3632, *Florida Statutes*.

The cost impact on the ultimate landowners in the District is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above what the landowners would have paid to install infrastructure via an alternative financing mechanism. Given the tax-exempt bond financing available to CDDs under Chapter 190, *Florida Statutes*, the cost impact to landowners is expected to be lower than alternative financing mechanisms. The incremental cost of the infrastructure provided by the District, when compared to traditional developer financing or municipal service taxing units, is anticipated to be reduced due to the lower cost of capital available through tax-exempt financing.

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

There will be no adverse impact on small businesses because of the formation of the District. If anything, the impact may be positive. This is because the District must competitively bid many of its contracts, affording small businesses the opportunity to bid on District work, and may also result in a need for additional retail and commercial services that afford small businesses and opportunity for growth.

The City of Orlando has an estimated population of more than 307,000 according to the most recent federal census (2020). Therefore, the City is not defined as a “small city” according to Section 120.52 of the Florida Statutes, which defines a small city as having an unincorporated population of 10,000 or less. However, as noted above, there will be no adverse impact on the City due to the creation of the District. The District will provide infrastructure facilities and services to the property located within the District. These facilities and services will help make this property developable. Development of the property within the District will increase the value of this property and, consequently, increase the property taxes that accrue to the City. These increased property taxes (along with other direct and indirect revenues accruing to the City as a result of the development of the land within the District) will offset any new staff, facilities, or equipment the City adds to provide services to the property owners within the District.

7.0 Any additional useful information.

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

8.0 In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under Section 120.541(1)(a), *Florida Statutes*, and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

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

Prepared by:
Governmental Management Services – Central Florida, LLC
December 5, 2025


EXHIBIT 8

Authorization of Agent

This letter shall serve as a designation of Kilinski | Van Wyk PLLC, whose address is 517 E. College Avenue, Tallahassee, Florida 32301, to act as agent for Beachline South Residential, LLC, with regard to any and all matters pertaining to a petition submitted to the City Council of the City of Orlando, Florida to establish a community development district pursuant to Chapter 190, *Florida Statutes*. This authorization shall remain in effect until revoked in writing.

WITNESSES

**BEACHLINE SOUTH RESIDENTIAL,
LLC**, a Florida limited liability company


Print Name: RALPH CHARLES BELL


By: Elizabeth Manchester
Its: Vice President


Print Name: GILLIAN CHUNG-MILLER

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14TH day of October 2025, by Elizabeth Manchester, as Vice President of Beachline South Residential, LLC, who is [] is personally known to me or [] produced _____ as identification.

[Notary Seal]




Print Name: DANIELLE BINGHAM
Notary Public, State of FLORIDA

EXHIBIT 9

Fifth Closing

This instrument prepared by
and upon recording return to:
Tim Haines/jmd
Florida First Title & Transaction Services, LLC
211 NW Third Street
Ocala, FL 34475
File Number: 24081
Property Appraiser's Parcel
Identification Number: a portion of 32-23-31-0000-00-002

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the 9th day of July, 2024, by **Carlsbad Orlando, LLC**, a Florida limited liability company, having a place of business at 2200 East 4th Avenue, Hialeah, Florida 33013 (hereinafter referred to as the "Grantor"), to **Beachline South Residential, LLC**, a Florida limited liability company, having an address at 4901 Vineland Road, Suite 450, Orlando, Florida 32811 (hereinafter referred to as the "Grantee");

WITNESSETH:

That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to the Grantee, all that certain land situate in Orange County, Florida, more particularly described as follows:

See Exhibit "A" attached hereto and by this reference made a part hereof (hereinafter referred to as the "Property")

The Property is subject only to those certain matters better described on the attached Exhibit B (the "Permitted Exceptions") incorporated herein by this reference; provided, however, reference thereto shall not serve to reimpose the same. The Grantor reserves unto itself an easement for access and utility purposes over the Property and the right to construct utilities and roads (the "Reserved Easement") until such time as the Property is platted at which time the Reserved Easement will automatically terminate as to the portion of the Property that is platted. The Grantor agrees not to exercise any of its rights hereunder to use the Reserved Easement for so long as that certain Second Amended and Restated Real Estate Purchase Agreement by and between the Grantor and the Grantee dated September 2, 2014, as amended, remains in effect and the Grantee is performing its obligations to construct infrastructure thereunder.

The use of the Property is restricted to: (i) single family residences, attached, detached or condominium but will not include multifamily "for rent" apartments or other "for rent" projects or commercial retail, restaurant, office, light industrial or other commercial uses; and (ii) recreational and ancillary uses to a master planned development such as recreational facilities, home sales center, parks, trails, schools, playgrounds, open space and conservation. Residences will not exceed 2.5 stories in height except for attached townhome product which can be three (3) stories.

TOGETHER with all the tenements, hereditaments and appurtenances with every privilege, right, title, interest and estate, reversion, remainder and estate thereto belonging or in anywise appertaining, including, without limitation, all right, title and interest of Grantor in and to all streets and water courses adjacent to, abutting or serving the Property and riparian and littoral rights.

TO HAVE AND TO HOLD, the Property, and all the estate, right, title, interest, lien and equity whatsoever of Grantor either in law or in equity or both, to the proper use, benefit, and behoof of Grantee and Grantee's successors and assigns in fee simple forever.

AND the Grantor does hereby covenant with the Grantee that it is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; that it fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under the Grantor.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, by its proper officers thereunto duly authorized, the day and year first above written.

Two Witnesses:

CARLSBAD ORLANDO, LLC, a Florida limited liability company

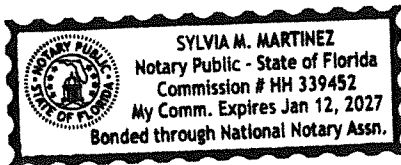
Margarita A. Huerta
Print Name: MARGARITA A. HUERTA
Address: 10703 NW 11 STREET
PEMBROKE PINES, FL 33026

Martha Hernandez
Print Name: Martha Hernandez
Address: 6460 Perry Street
Hollywood, FL 33024

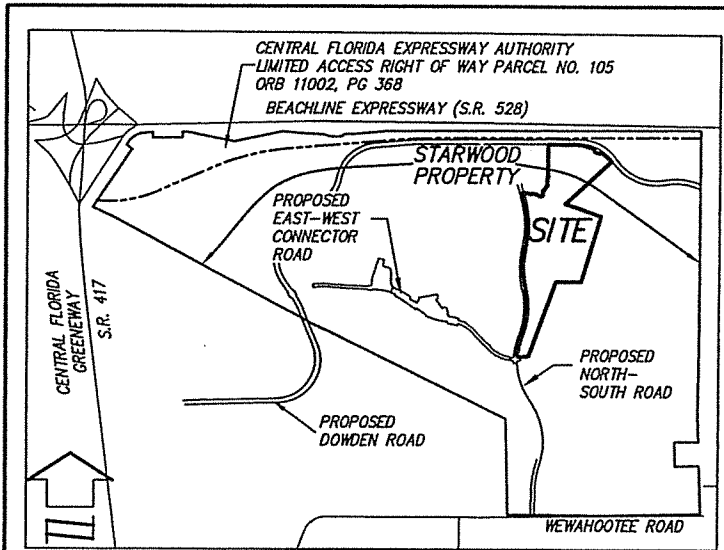
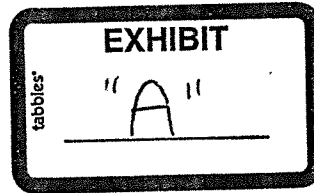
By: *John J. Brunetti, Jr.*
John J. Brunetti, Jr.
Title: Manager

STATE OF FLORIDA
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 20 day of June, 2024, by means of physical presence or online notarization, by John J. Brunetti, Jr. as Manager of **Carlsbad Orlando, LLC**, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification.



Sylvia M. Martinez
Signature of Notary Public
Print Name: Sylvia M. Martinez
Notary Public – State of Florida
My Commission Expires: 1-12-2027
Commission No.: HH339452



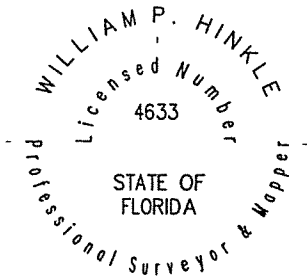
VICINITY MAP
(NOT TO SCALE)

LEGEND:

— —	LINE BREAK
POC	POINT ON A CURVE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
ORB	OFFICIAL RECORDS BOOK
PG(S)	PAGE(S)
L	LENGTH
R	RADIUS
Δ	CENTRAL ANGLE
CB	CHORD BEARING
CH	CHORD LENGTH
L1	LINE TAG LABEL (SEE TABLE)
SEC	SECTION
SF	SF
O	CHANGE IN DIRECTION

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST, AS BEING N89°54'28"E.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.
5. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3)
6. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM P. HINKLE, PSM 4633, ON 07/08/2024 PER FAC 5J-17.062(2).



**William P
Hinkle**

Digitally signed by
William P Hinkle
Date: 2024.07.08 15:23:44
-04'00'

WILLIAM P. HINKLE
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER LS 4633
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET 1 OF 7

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

—OF—

**MERIDIAN PARKS
TAKEDOWN PARCEL 5**

SECTION 2 TOWNSHIP 24 SOUTH, RANGE 31 EAST
SECTION 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



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

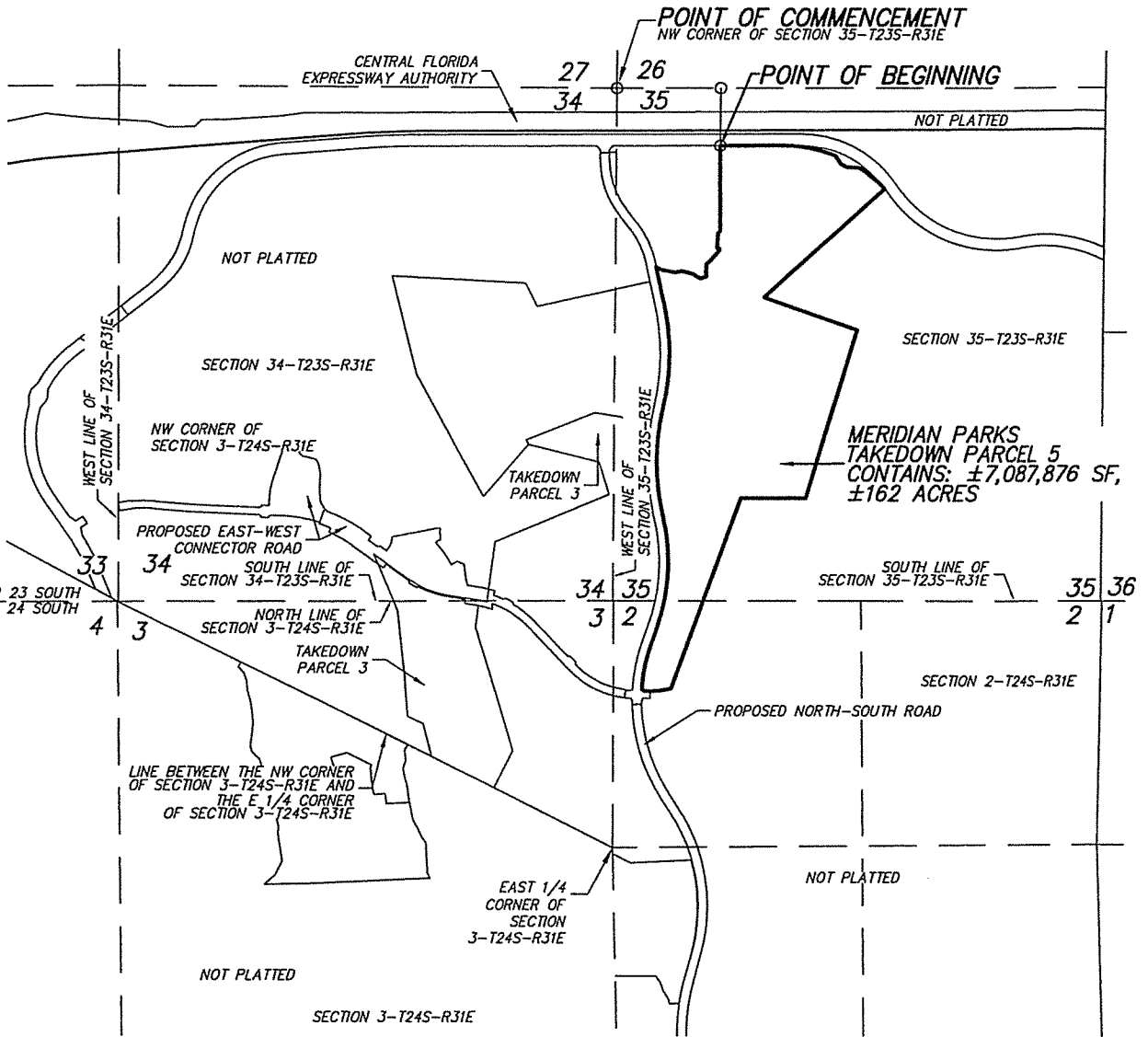
PREPARED FOR:

**BEACHLINE SOUTH
RESIDENTIAL, LLC**

DATE: 07/01/24
REV DATE:
SCALE: 1" = N/A

PROJ: 50171972
DRAWN BY: WS
CHECKED BY: WPH

Drawing name: C:\Users\GMITCH~1\AppData\Local\Temp\AcPublish_16212\Project Alpha Takedown Parcel 5_sursketch.dwg Sheet 1 Jul 08, 2024 3:18pm by: gmitcheil



SHEET 2 OF 7

(SEE SHEET 3 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

**MERIDIAN PARKS
TAKEDOWN PARCEL 5**

SECTION 2 TOWNSHIP 24 SOUTH, RANGE 31 EAST
SECTION 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



Dewberry

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PROJ: 50171972
DRAWN BY: WS
CHECKED BY: WPH

Drawing name: C:\Users\GMITCH~1\AppData\Local\Temp\AcPublish_16212\Project Alpha Takedown Parcel 5_sursketch.dwg Sheet 2 Jul 08, 2024 3:18pm by gmitcheal

LEGAL DESCRIPTION:

A PORTION OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST, AND A PORTION OF SECTION 2, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT NORTHWEST CORNER OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN N89°54'28"E, ALONG THE NORTH LINE OF SAID SECTION 35, A DISTANCE OF 1116.66 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°05'32"E, A DISTANCE OF 622.74 FEET TO THE POINT OF BEGINNING; THENCE N89°44'52"E, A DISTANCE OF 678.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1465.39 FEET, A CENTRAL ANGLE OF 22°13'41", A CHORD BEARING OF S79°08'17"E AND A CHORD DISTANCE OF 564.94 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 568.50 FEET TO THE END OF SAID CURVE; THENCE S32°42'49"E, A DISTANCE OF 110.42 FEET; THENCE S62°42'49"E, A DISTANCE OF 80.00 FEET; THENCE S87°42'49"E, A DISTANCE OF 126.22 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1465.39 FEET, A CENTRAL ANGLE OF 13°56'54", A CHORD BEARING OF S49°41'29"E AND A CHORD DISTANCE OF 355.86 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 356.74 FEET TO THE END OF SAID CURVE; THENCE S47°16'58"W, A DISTANCE OF 1740.80 FEET; THENCE S70°30'10"E, A DISTANCE OF 1057.52 FEET; THENCE S16°27'23"W, A DISTANCE OF 1909.02 FEET; THENCE N90°00'00"W, A DISTANCE OF 697.20 FEET; THENCE S19°35'42"W, A DISTANCE OF 2202.56 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 900.00 FEET, A CENTRAL ANGLE OF 14°40'02", A CHORD BEARING OF S82°36'33"W AND A CHORD DISTANCE OF 229.76 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 230.39 FEET TO THE POINT OF TANGENCY; THENCE S89°56'34"W, A DISTANCE OF 20.61 FEET; THENCE N82°53'13"W, A DISTANCE OF 47.40 FEET; THENCE N43°13'31"W, A DISTANCE OF 24.35 FEET; THENCE N01°21'30"W, A DISTANCE OF 36.43 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1856.36 FEET, A CENTRAL ANGLE OF 14°12'37", A CHORD BEARING OF N11°49'10"E AND A CHORD DISTANCE OF 459.23 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 460.41 FEET TO A POINT OF TANGENCY; THENCE N18°55'29"E, A DISTANCE OF 208.73 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2136.98 FEET, A CENTRAL ANGLE OF 31°08'00", A CHORD BEARING OF N03°21'28"E AND A CHORD DISTANCE OF 1146.96 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1161.19 FEET TO A POINT OF TANGENCY; THENCE N12°12'32"W, A DISTANCE OF 127.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2492.98 FEET, A CENTRAL ANGLE OF 24°18'54", A CHORD BEARING OF N00°03'05"W AND A CHORD DISTANCE OF 1050.04 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1057.96 FEET TO A POINT OF TANGENCY; THENCE N12°06'22"E, A DISTANCE OF 94.38 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2599.98 FEET, A CENTRAL ANGLE OF 24°38'28", A CHORD BEARING OF N00°12'52"W AND A CHORD DISTANCE OF 1109.57 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1118.17 FEET TO A POINT OF TANGENCY; THENCE N12°32'06"W, A DISTANCE OF 399.37 FEET; THENCE S60°51'06"E, A DISTANCE OF 65.89 FEET; THENCE S79°30'16"E, A DISTANCE OF 152.71 FEET; THENCE N79°07'58"E, A DISTANCE OF 73.73 FEET; THENCE S76°04'22"E, A DISTANCE OF 115.36 FEET; THENCE S57°46'03"E, A DISTANCE OF 97.61 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 17187.00 FEET, A CENTRAL ANGLE OF 00°13'24", A CHORD BEARING OF N75°39'33"E AND A CHORD DISTANCE OF 66.95 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 66.95 FEET TO THE END OF SAID CURVE; THENCE N00°06'08"E, A DISTANCE OF 133.30 FEET; THENCE N43°42'56"E, A DISTANCE OF 96.45 FEET; THENCE N39°45'40"E, A DISTANCE OF 117.47 FEET; THENCE N01°40'40"W, A DISTANCE OF 16.57 FEET; THENCE S88°19'20"W, A DISTANCE OF 25.00 FEET; THENCE N01°40'40"W, A DISTANCE OF 69.47 FEET; THENCE N05°04'04"E, A DISTANCE OF 95.63 FEET; THENCE N36°49'38"E, A DISTANCE OF 37.02 FEET; THENCE N00°15'08"W, A DISTANCE OF 925.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,087,876 SQUARE FEET OR 162.72 ACRES MORE OR LESS.

SHEET 3 OF 7

(SEE SHEETS 4-7 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

**MERIDIAN PARKS
TAKEDOWN PARCEL 5**

SECTION 2 TOWNSHIP 24 SOUTH, RANGE 31 EAST
SECTION 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

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Dewberry

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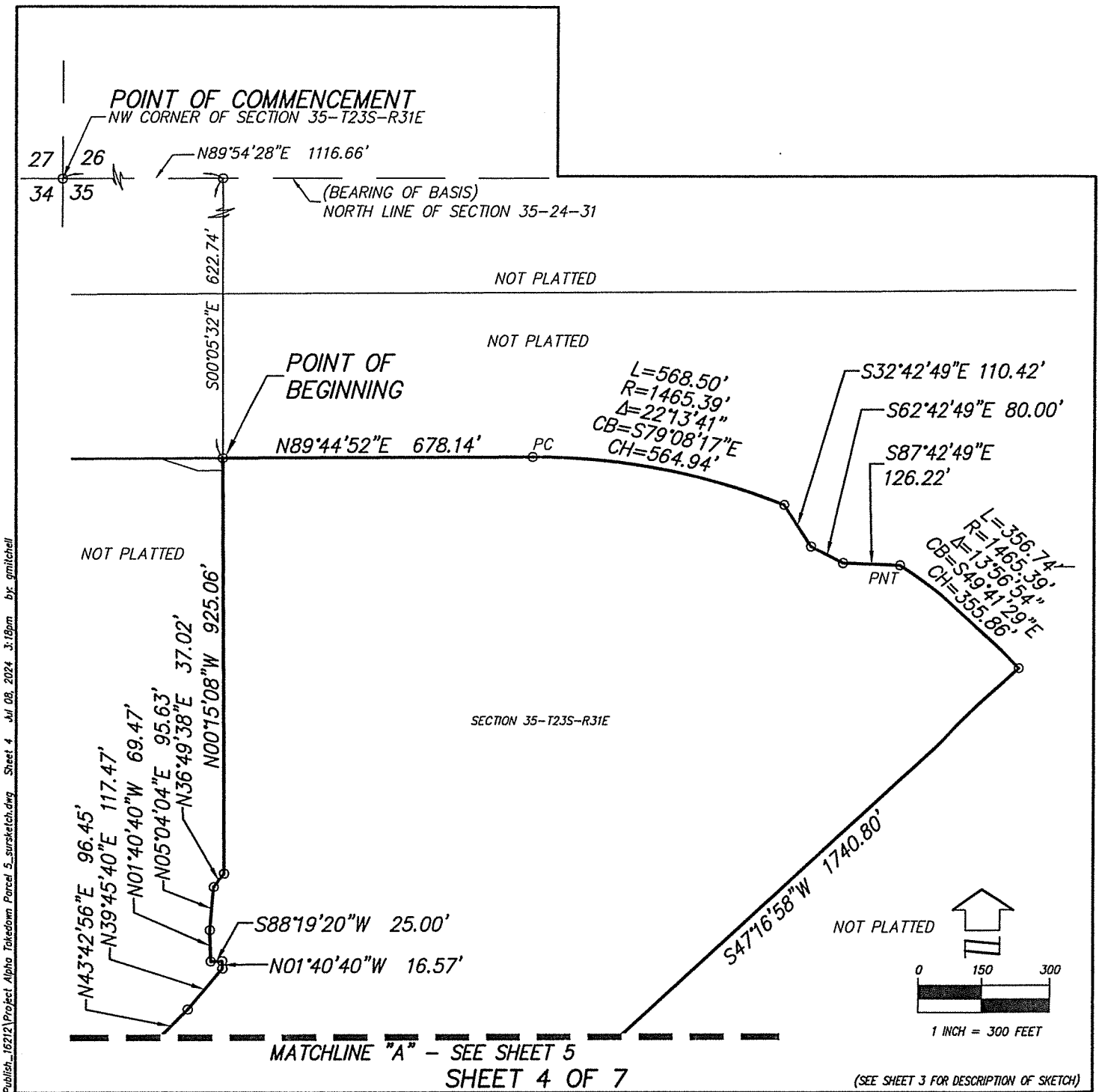
PREPARED FOR:

**BEACHLINE SOUTH
RESIDENTIAL, LLC**

DATE: 07/01/24
REV DATE:
SCALE: N/A

PROJ: 50092308
DRAWN BY: WS
CHECKED BY: WPH

Drawing name: C:\Users\GMITCH~1\AppData\Local\Temp\Temp\Alpha Takedown Parcel 5_sursketch.dwg Sheet 3 Jul 08, 2024 3:18pm by: gmitcheh



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SKETCH OF DESCRIPTION
-OF-
MERIDIAN PARKS
TAKEDOWN PARCEL 5

SECTION 2 TOWNSHIP 24 SOUTH, RANGE 31 EAST
SECTION 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY FLORIDA



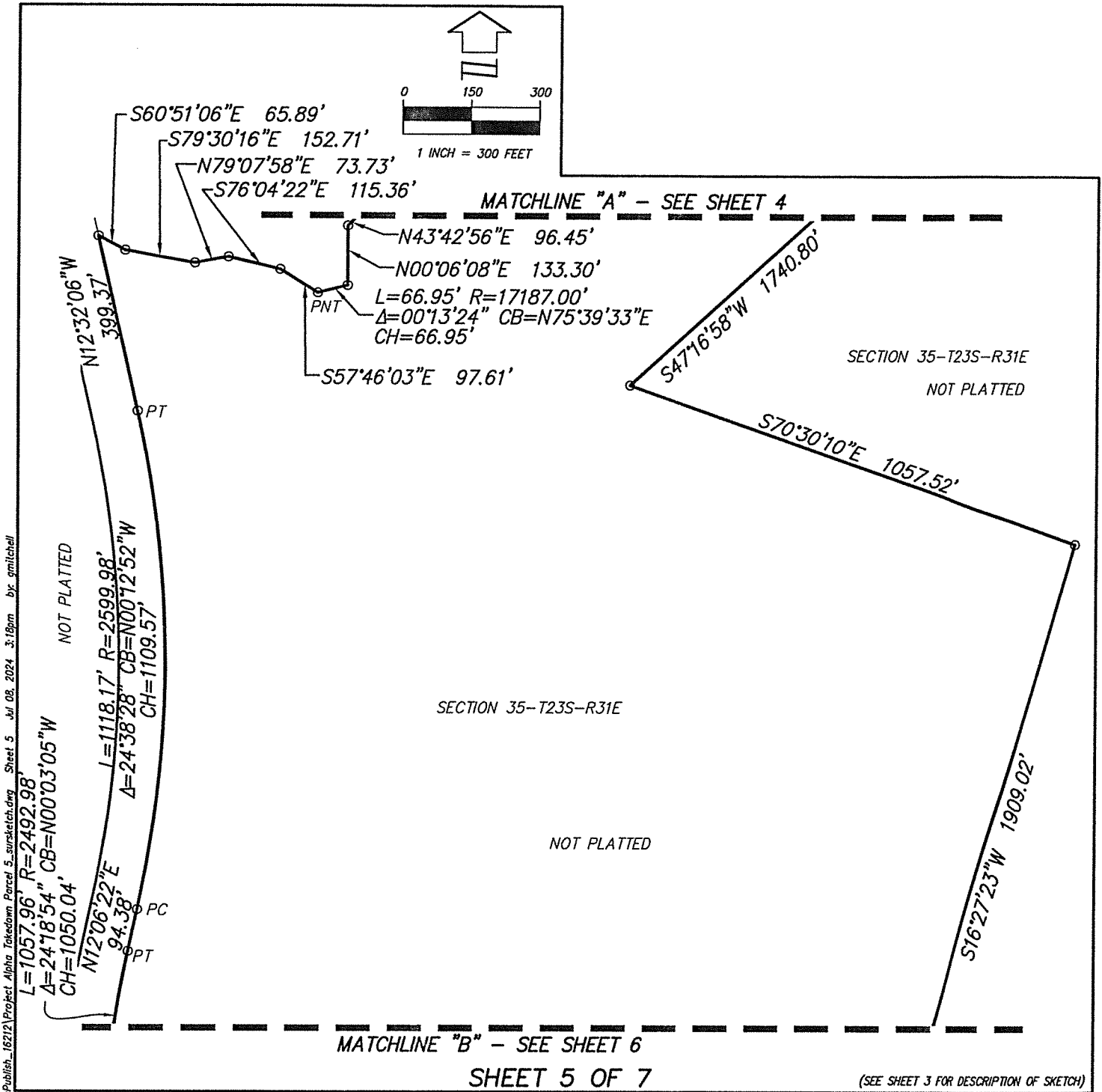
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PREPARED FOR:
BEACHLINE SOUTH
RESIDENTIAL, LLC

DATE: 07/01/24
REV DATE:
SCALE: 1" = 300'

PROJ: 50171972
DRAWN BY: WS
CHECKED BY: WPH


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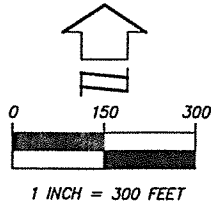
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SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

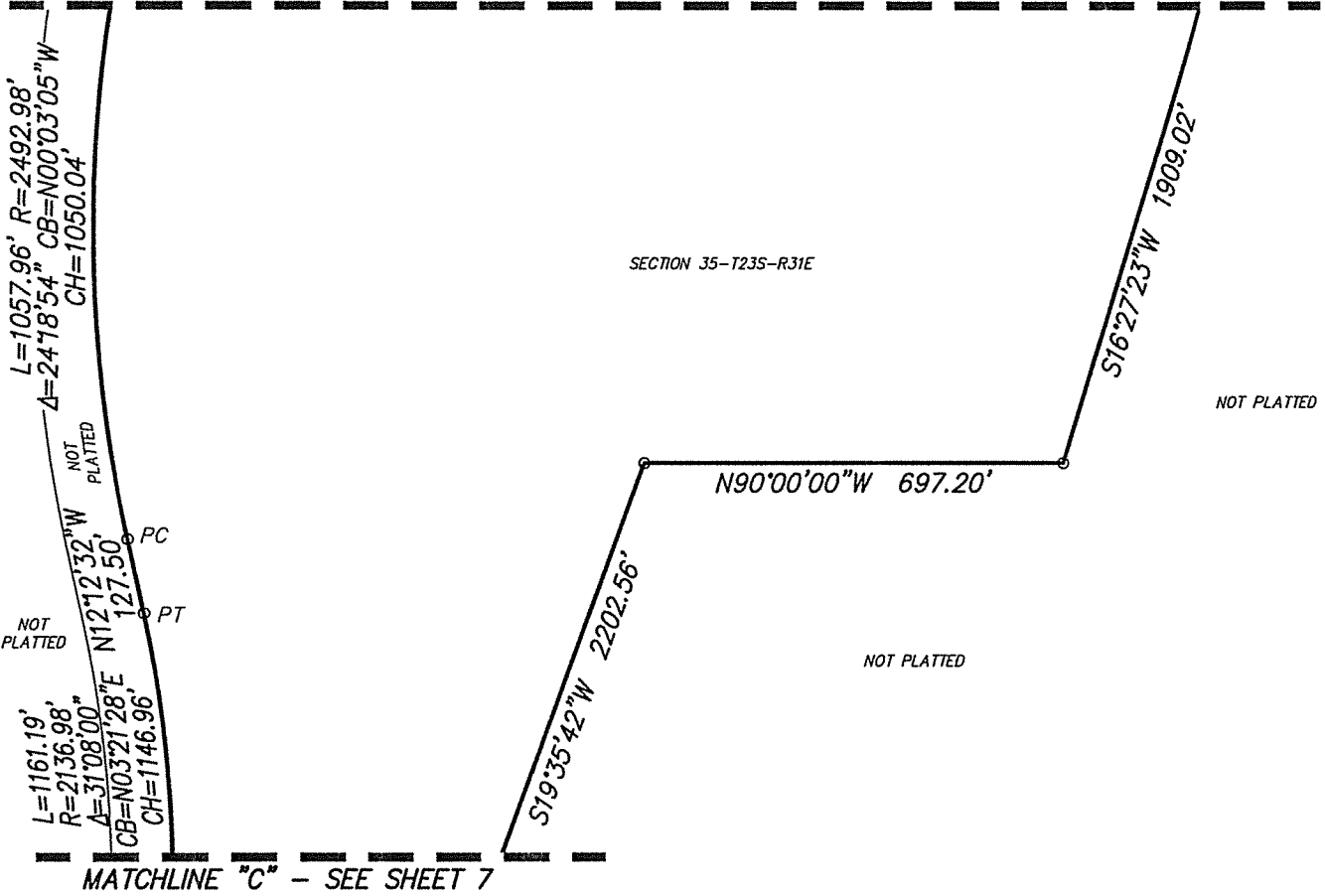
SKETCH OF DESCRIPTION
 -OF-
**MERIDIAN PARKS
 TAKEDOWN PARCEL 5**
 SECTION 2 TOWNSHIP 24 SOUTH, RANGE 31 EAST
 SECTION 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST
 ORANGE COUNTY FLORIDA


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

PREPARED FOR:
**BEACHLINE SOUTH
 RESIDENTIAL, LLC**
 DATE: 07/01/24
 REV DATE:
 SCALE: 1" = 300'
 PROJ: 50171972
 DRAWN BY: WS
 CHECKED BY: WPH



MATCHLINE "B" - SEE SHEET 5



SHEET 6 OF 7

(SEE SHEET 3 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

MERIDIAN PARKS
TAKEDOWN PARCEL 5

SECTION 2 TOWNSHIP 24 SOUTH, RANGE 31 EAST
SECTION 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



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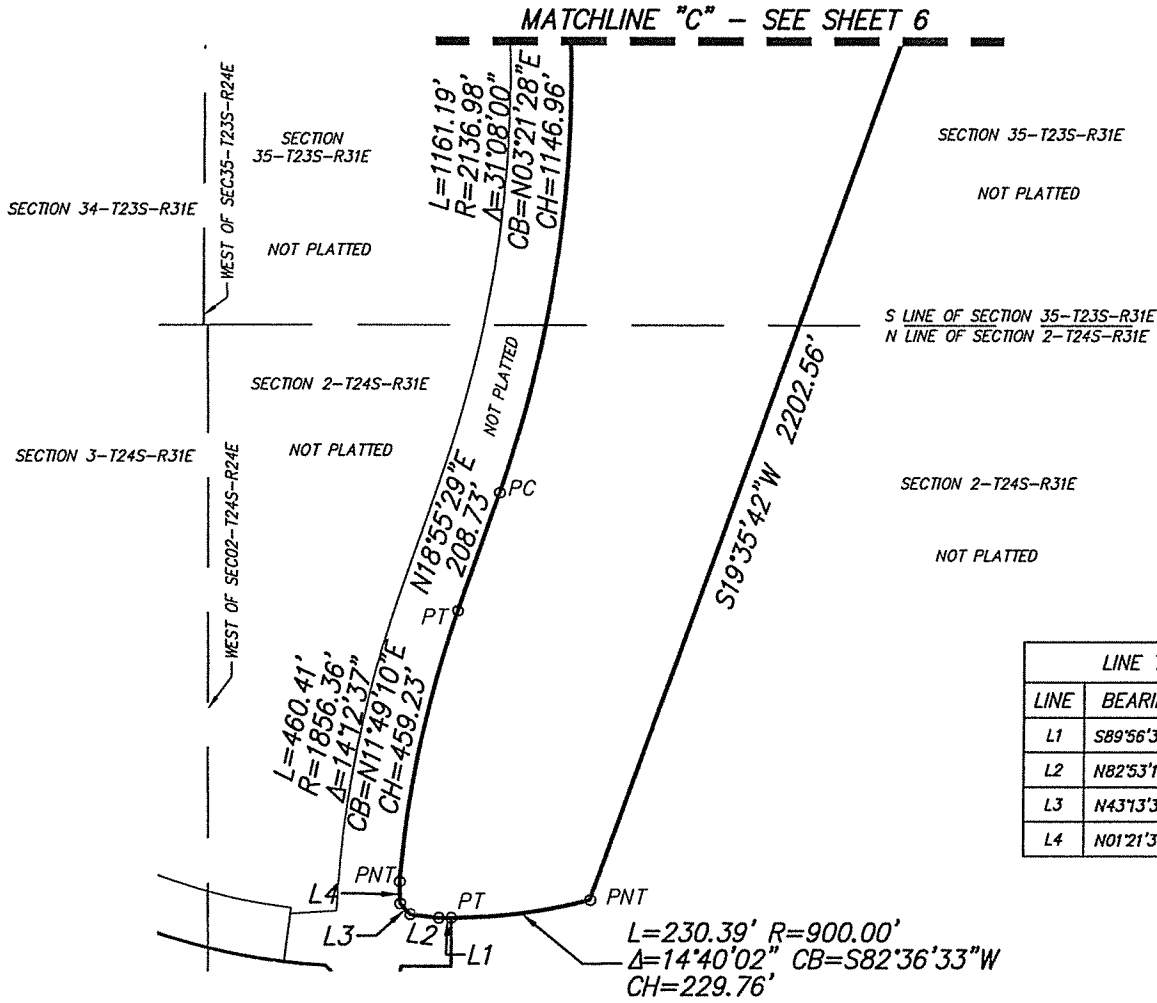
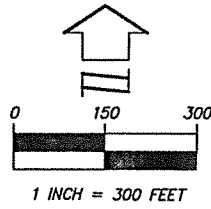
PREPARED FOR:

BEACHLINE SOUTH
RESIDENTIAL, LLC

DATE: 07/01/24
REV DATE:
SCALE: 1" = 300'

PROJ: 50171972
DRAWN BY: WS
CHECKED BY: WPH

Drawing name: C:\Users\GMITCH~1\AppData\Local\Temp\16212\Project Alpha Takedown Parcel 5_sursketch.dwg Sheet 6 Jul 08, 2024 3:18pm by: gmitshell



SHEET 7 OF 7

(SEE SHEET 3 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

MERIDIAN PARKS
TAKEDOWN PARCEL 5

SECTION 2 TOWNSHIP 24 SOUTH, RANGE 31 EAST
SECTION 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

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SCALE: 1" = 300'

PROJ: 50171972
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CHECKED BY: WPH

Drawing name: C:\Users\GMITCH~1\AppData\Local\Temp\Temp\Map\Project Alpha Takedown Parcel 5_sursketch.dwg Sheet 7 Jul 08, 2024 3:18pm by: gmitcheal

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.
2. Reservations of royalties for oil, mineral, minerals or gas as set forth and described in that Deed recorded March 11, 1954 in Deed Book 974, Page 127; as conveyed pursuant to that Quit Claim Deed recorded June 8, 1974 in Book 2419, Page 225; further conveyed pursuant to that Quit Claim Deed recorded August 25, 1981 in Book 3219, Page 429; further conveyed pursuant to that Quit Claim Deed recorded February 23, 1982 in Book 3261, Page 2020; and as further conveyed and amended pursuant to that Conveyance and Release of Gas, Oil, Mineral and Other Rights in favor of Bal Bay Realty, Ltd. recorded November 4, 1985 in Book 3709, Page 2106. (NOTE: Without the right of entry.)
3. Terms and Conditions of that certain Declaration of Covenants and Restrictions recorded October 22, 2015 in Book 11002, Page 342, as affected by Partial Assignments in Instrument No. 20170032704, Instrument No.20180414601, Instrument No. 20200373348 and Instrument No.20220424384.
4. School Mitigation Agreement for Capacity Enhancement ORL-15-012 recorded October 24, 2016 in Instrument No. 20160555060.
5. Starwood Development Agreement recorded November 7, 2016 in Instrument No. 20160581185.
6. Development Agreement recorded January 18, 2017 in Book 20170032703.

All of the recording information herein refers to the Public Records of Orange County, Florida.

Fourth Closing

This instrument prepared by
and upon recording return to:
Tim Haines/jmd
Gray, Ackerman & Haines, P.A.
211 NW Third Street
Ocala, FL 34475

Property Appraiser's Parcel
Identification Number: 03-24-31-0000-00-011 and a portion of 32-23-31-0000-00-002

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the 10th day of July, 2023, by **Carlsbad Orlando, LLC**, a Florida limited liability company, having a place of business at 2200 East 4th Avenue, Hialeah, Florida 33013 (hereinafter referred to as the "Grantor"), to **Beachline South Residential, LLC**, a Florida limited liability company, having an address at 4901 Vineland Road, Suite 450, Orlando, Florida 32811 (hereinafter referred to as the "Grantee"):

WITNESSETH:

That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to the Grantee, all that certain land situate in Orange County, Florida, more particularly described as follows:

See Exhibit "A" attached hereto and by this reference made a part hereof (hereinafter referred to as the "Property")

The Property is subject only to those certain matters better described on the attached Exhibit B (the "Permitted Exceptions") incorporated herein by this reference; provided, however, reference thereto shall not serve to reimpose the same. The Grantor reserves unto itself an easement for access and utility purposes over the Property and the right to construct utilities and roads (the "Reserved Easement") until such time as the Property is platted at which time the Reserved Easement will automatically terminate as to the portion of the Property that is platted. The Grantor agrees not to exercise any of its rights hereunder to use the Reserved Easement for so long as that certain Second Amended and Restated Real Estate Purchase Agreement by and between the Grantor and the Grantee dated September 2, 2014, as amended, remains in effect and the Grantee is performing its obligations to construct infrastructure thereunder.

The use of the Property is restricted to: (i) single family residences, attached, detached or condominium but will not include multifamily "for rent" apartments or other "for rent" projects or commercial retail, restaurant, office, light industrial or other commercial uses; and (ii) recreational and ancillary uses to a master planned development such as recreational facilities, home sales center, parks, trails, schools, playgrounds, open space and conservation. Residences will not exceed 2.5 stories in height except for attached townhome product which can be three (3) stories.

TOGETHER with all the tenements, hereditaments and appurtenances with every privilege, right, title, interest and estate, reversion, remainder and estate thereto belonging or in anywise appertaining, including, without limitation, all right, title and interest of Grantor in and to all streets and water courses adjacent to, abutting or serving the Property and riparian and littoral rights.

TO HAVE AND TO HOLD, the Property, and all the estate, right, title, interest, lien and equity whatsoever of Grantor either in law or in equity or both, to the proper use, benefit, and behoof of Grantee and Grantee's successors and assigns in fee simple forever.

AND the Grantor does hereby covenant with the Grantee that it is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; that it fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under the Grantor.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, by its proper officers thereunto duly authorized, the day and year first above written.

Two Witnesses:

CARLSBAD ORLANDO, LLC, a Florida limited liability company

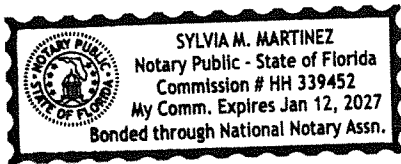
[Signature]
Print Name: MARGARITA A. HUBERTA

By: [Signature]
John J. Brunetti, Jr.
Title: Manager

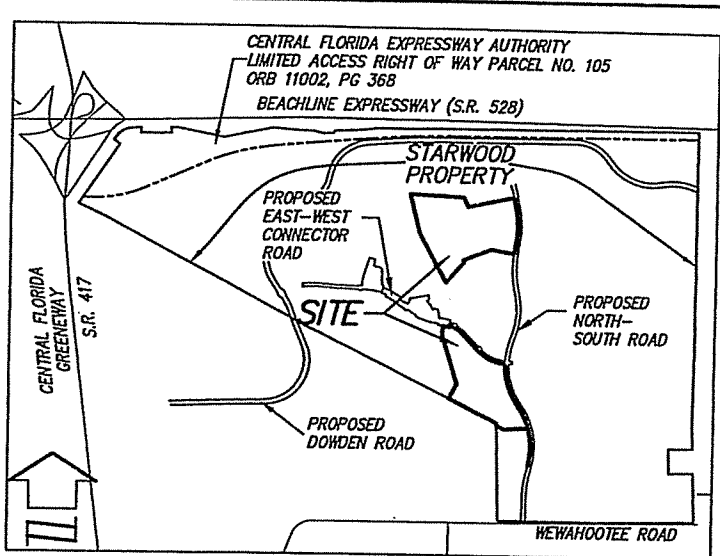
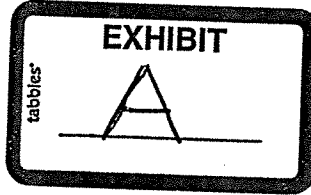
[Signature]
Print Name: MAYKELI MARTINEZ

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 5 day of July, 2023, by means of physical presence or online notarization, by John J. Brunetti, Jr. as Manager of **Carlsbad Orlando, LLC**, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification.



[Signature]
Signature of Notary Public
Print Name: Sylvia M. Martinez
Notary Public - State of Florida
My Commission Expires: HH 339452
Commission No.: JAN 12, 2027



VICINITY MAP
(NOT TO SCALE)

LEGEND:

— —	LINE BREAK
POC	POINT ON A CURVE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
ORB	OFFICIAL RECORDS BOOK
PG(S)	PAGE(S)
L	LENGTH
R	RADIUS
Δ	CENTRAL ANGLE
CB	CHORD BEARING
CH	CHORD LENGTH
L1	LINE TAG LABEL (SEE TABLE)
SEC	SECTION
SF	SF
O	CHANGE IN DIRECTION

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THAT CERTAIN LINE BETWEEN THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST AND THE EAST 1/4 CORNER OF SAID SECTION 3, AS BEING S63°21'19"E, AND THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 23 EAST, AS BEING S00°08'54"W.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.
5. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3)
6. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM P. HINKLE, PSM 5381, ON 07/07/2023 PER FAC 5J-17.062(2).



William P Hinkle
Digitally signed by William P Hinkle
Date: 2023.07.07 11:23:38 -04'00'

SHEET INDEX

- SHEET 1 - SURVEY NOTES
- SHEET 2 - KEY MAP
- SHEETS 3-4 - LEGAL DESCRIPTION
- SHEETS 5-8 - SKETCH OF DESCRIPTION

SHEET 1 OF 8

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

MERIDIAN PARKS
TAKEDOWN PARCEL 4

SECTIONS 2 & 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST
SECTIONS 34 & 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



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

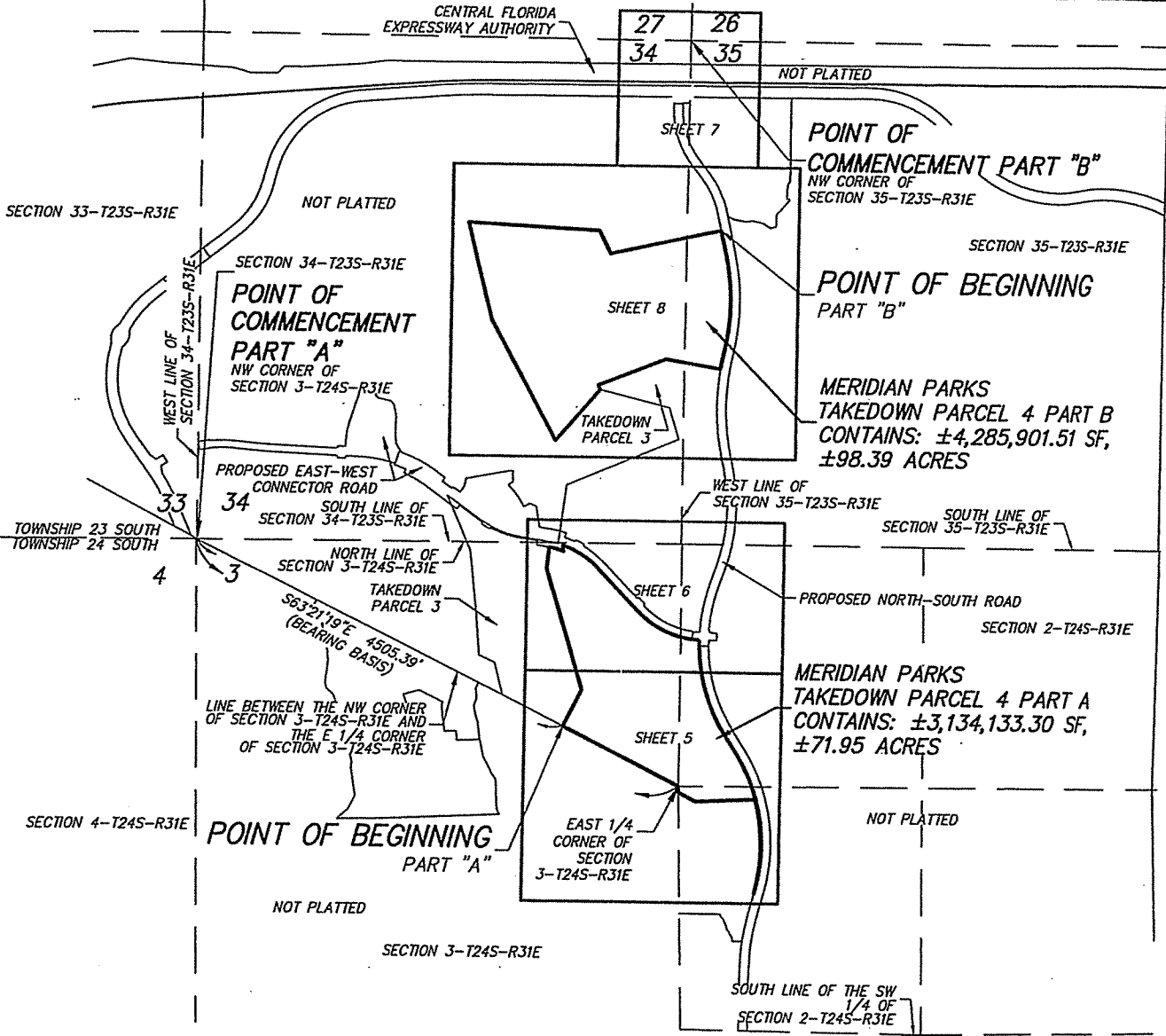
PREPARED FOR:

BEACHLINE SOUTH
RESIDENTIAL, LLC

DATE: 03/29/23
REV DATE: 07/05/23
SCALE: 1" = N/A

PROJ: 50092308
DRAWN BY: AS
CHECKED BY: GLM

Drawing name: S:\Alpha_Brunch\DWG-Civil 3D\Sketches and Legal Descriptions\Takedown Sketches\Project Alpha Takedown Parcel 4_sursketch.dwg Sheet 1 Jul 07, 2023 8:56am by: wsmnmlot



**WEWAHOOTEE ROAD
SHEET 2 OF 8**

(SEE SHEETS 3-4 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

**MERIDIAN PARKS
TAKEDOWN PARCEL 4**

SECTIONS 2 & 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST
SECTIONS 34 & 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST

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DATE: 03/29/23
REV DATE: 07/05/23
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PROJ: 50092308
DRAWN BY: AS
CHECKED BY: GLM

Drawing name: S:\Alpha_Brunei\1\DWG-Civil 3D\Sketch and Legal Descriptions\Takedown_Sketches\Project Alpha_Takedown_Parcel 4_sursketch.dwg Sheet 2 Jul 07, 2023 8:56am by wsmalot

LEGAL DESCRIPTION:

PART A

A PORTION OF SECTIONS 2 & 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE RUN S63°21'19"E, ALONG THAT CERTAIN LINE BETWEEN SAID NORTHWEST CORNER OF SAID SECTION 3 AND THE EAST 1/4 CORNER OF SAID SECTION 3, A DISTANCE OF 4505.39 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID CERTAIN LINE RUN, N26°38'41"E, A DISTANCE OF 449.68 FEET; THENCE RUN N16°53'30"W, A DISTANCE OF 1403.95 FEET; THENCE RUN N06°27'17"E, A DISTANCE OF 238.74 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 942.00 FEET, A CENTRAL ANGLE OF 09°37'31", A CHORD BEARING OF S74°00'14"E AND A CHORD DISTANCE OF 158.06 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 158.25 FEET TO A POINT OF NON-TANGENCY; THENCE RUN N02°48'05"W, A DISTANCE OF 65.11 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1002.00 FEET, A CENTRAL ANGLE OF 27°10'09", A CHORD BEARING OF S57°05'53"E AND A CHORD DISTANCE OF 470.70 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 475.14 FEET TO A POINT OF TANGENCY; THENCE RUN S43°30'49"E, A DISTANCE OF 645.46 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 995.00 FEET, A CENTRAL ANGLE OF 43°17'12", A CHORD BEARING OF S65°09'25"E AND A CHORD DISTANCE OF 733.97 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 751.72 FEET TO A POINT OF NON-TANGENCY; THENCE RUN S43°23'50"E, A DISTANCE OF 21.80 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1956.36 FEET, A CENTRAL ANGLE OF 32°41'29", A CHORD BEARING OF S16°24'03"E AND A CHORD DISTANCE OF 1101.17 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1116.25 FEET TO A POINT OF TANGENCY; THENCE RUN S32°44'48"E, A DISTANCE OF 218.30 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1863.36 FEET, A CENTRAL ANGLE OF 16°48'12", A CHORD BEARING OF S24°20'42"E AND A CHORD DISTANCE OF 544.52 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 546.48 FEET TO A POINT ON A COMPOUND CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1863.36 FEET, A CENTRAL ANGLE OF 30°49'34", A CHORD BEARING OF S00°31'49"E AND A CHORD DISTANCE OF 990.47 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1002.52 FEET TO A POINT OF TANGENCY; THENCE RUN S14°52'59"W, A DISTANCE OF 38.25 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1950.00 FEET, A CENTRAL ANGLE OF 30°32'14", A CHORD BEARING OF N00°23'08"W AND A CHORD DISTANCE OF 1027.05 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1039.30 FEET TO A POINT OF NON-TANGENCY; THENCE RUN S87°12'24"W, A DISTANCE OF 651.62 FEET; THENCE RUN N63°21'50"W, A DISTANCE OF 217.15 TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 24 SOUTH, RANGE 31 EAST; THENCE RUN N01°30'57"W ALONG SAID WEST LINE, A DISTANCE OF 68.04 FEET TO A POINT ON THE INTERSECTION OF THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 2, AND THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 2; THENCE RUN N63°21'19"W, A DISTANCE OF 1442.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,134,133.30 SQUARE FEET OR ±71.95 AC.

SHEET 3 OF 8

(SEE SHEETS 5-8 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

**MERIDIAN PARKS
TAKEDOWN PARCEL 4**

SECTIONS 2 & 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST
SECTIONS 34 & 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**BEACHLINE SOUTH
RESIDENTIAL, LLC**

DATE: 03/29/23
REV DATE: 07/05/23
SCALE: N/A

PROJ: 50092308
DRAWN BY: AS
CHECKED BY: GLM

Drawing name: S:\Alpha_Brunett\DWG-Civil 3D\Sketch and Legal Descriptions\Takedown Sketches\Project Alpha Takedown Parcel 4_sursketch.dwg Sheet 3 Jul 07, 2023 8:56am by: wsmadot

LEGAL DESCRIPTION:

CONTINUED
PART B

A PORTION OF SECTIONS 34 & 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT NORTHWEST CORNER OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN S00°08'54"W ALONG THE WEST LINE OF THE NW 1/4 OF SAID SECTION 35, A DISTANCE OF 693.62 FEET; THENCE RUN N89°51'06"W, A DISTANCE OF 75.95 FEET; THENCE RUN S64°46'02"W, A DISTANCE OF 14.90 FEET; THENCE RUN S89°46'02"W, A DISTANCE OF 80.00 FEET; THENCE RUN N60°13'58"W, A DISTANCE OF 7.51 FEET; THENCE RUN S00°13'58"E, A DISTANCE OF 74.62 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS 1001.43 FEET, A CENTRAL ANGLE OF 38°06'12", A CHORD BEARING OF S19°17'04"E AND A CHORD DISTANCE OF 653.77 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 665.98 TO A POINT OF TANGENCY; THENCE RUN S38°20'10"E, A DISTANCE OF 171.28 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 949.95 FEET; A CENTRAL ANGLE OF 25°48'04", A CHORD BEARING OF N25°26'08"W AND A CHORD DISTANCE OF 424.17 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 427.78 FEET TO A POINT OF TANGENCY; THENCE RUN S12°32'06"E A DISTANCE OF 201.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S12°32'06"E, A DISTANCE OF 256.17 FEET TO A POINT OF TANGENCY OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2499.98 FEET, A CENTRAL ANGLE OF 24°38'28", A CHORD BEARING OF S00°12'52"E AND A CHORD DISTANCE OF 1066.89 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1075.16 FEET TO A POINT OF TANGENCY; THENCE RUN S12°06'22"W A DISTANCE OF 94.38 FEET TO A POINT OF TANGENCY OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2592.98 FEET, A CENTRAL ANGLE OF 02°37'32", A CHORD BEARING OF S10°47'36"W AND A CHORD DISTANCE OF 118.81 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 118.82 FEET TO THE END OF SAID CURVE AND POINT OF NON-TANGENCY; THENCE RUN N80°31'10"W, A DISTANCE OF 609.67 FEET; THENCE RUN S68°13'07"W, A DISTANCE OF 799.14 FEET; THENCE RUN S23°07'05"E, A DISTANCE OF 55.70 FEET; THENCE RUN S40°44'14"W, A DISTANCE OF 745.19; THENCE RUN N28°29'44"W, A DISTANCE OF 1511.61 FEET; THENCE RUN N13°59'45"W, A DISTANCE OF 1097.34 FEET; THENCE RUN S87°06'25"E, A DISTANCE OF 1436.07 FEET; THENCE RUN S26°51'12"E, A DISTANCE OF 283.46 FEET; THENCE RUN N77°27'54"E, A DISTANCE OF 1244.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,285,901.51 SQUARE FEET OR ±98.39 AC.

SHEET 4 OF 8

(SEE SHEETS 5-8 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

**MERIDIAN PARKS
TAKEDOWN PARCEL 4**

SECTIONS 2 & 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST
SECTIONS 34 & 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST

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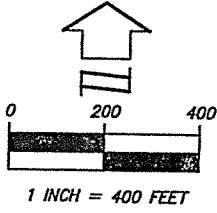
PREPARED FOR:

**BEACHLINE SOUTH
RESIDENTIAL, LLC**

DATE: 03/29/23
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SCALE: N/A

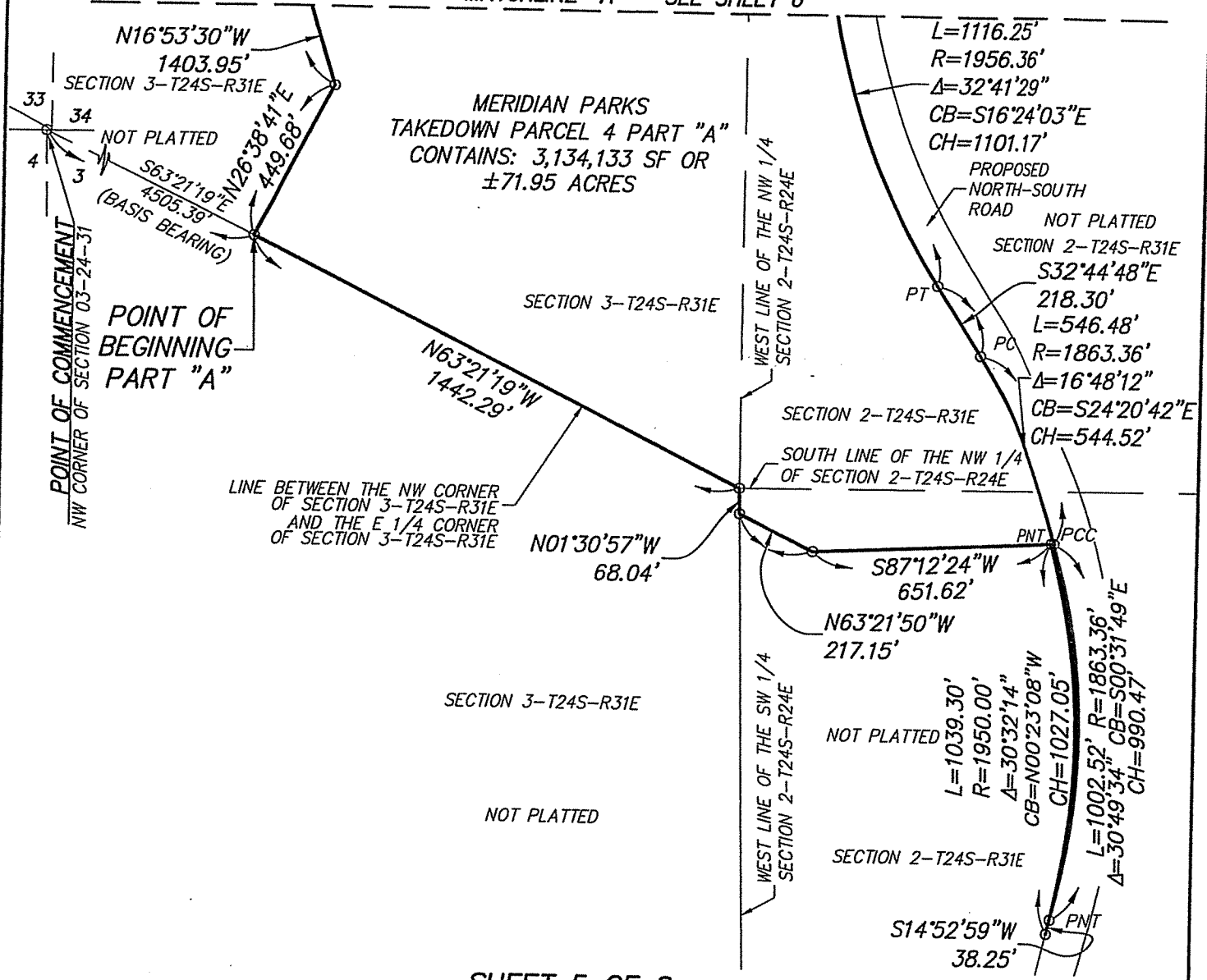
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DRAWN BY: AS
CHECKED BY: GLM

Drawing name: S:\Alpha_Bronze\1\DWG-Civil 3D\Sketch and Legal Descriptions\Takedown Sketches\Project Alpha Takedown Parcel 4_sursketch.dwg Sheet 4 Jul 07, 2023 8:56am by: wsmadof



MATCHLINE "A" - SEE SHEET 6

MERIDIAN PARKS
TAKEDOWN PARCEL 4 PART "A"
CONTAINS: 3,134,133 SF OR
±71.95 ACRES



SHEET 5 OF 8

(SEE SHEETS 3 - 4 FOR DESCRIPTION OF SKETCH)

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SKETCH OF DESCRIPTION

-OF-

MERIDIAN PARKS
TAKEDOWN PARCEL 4

SECTIONS 2 & 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST
SECTIONS 34 & 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST

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CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

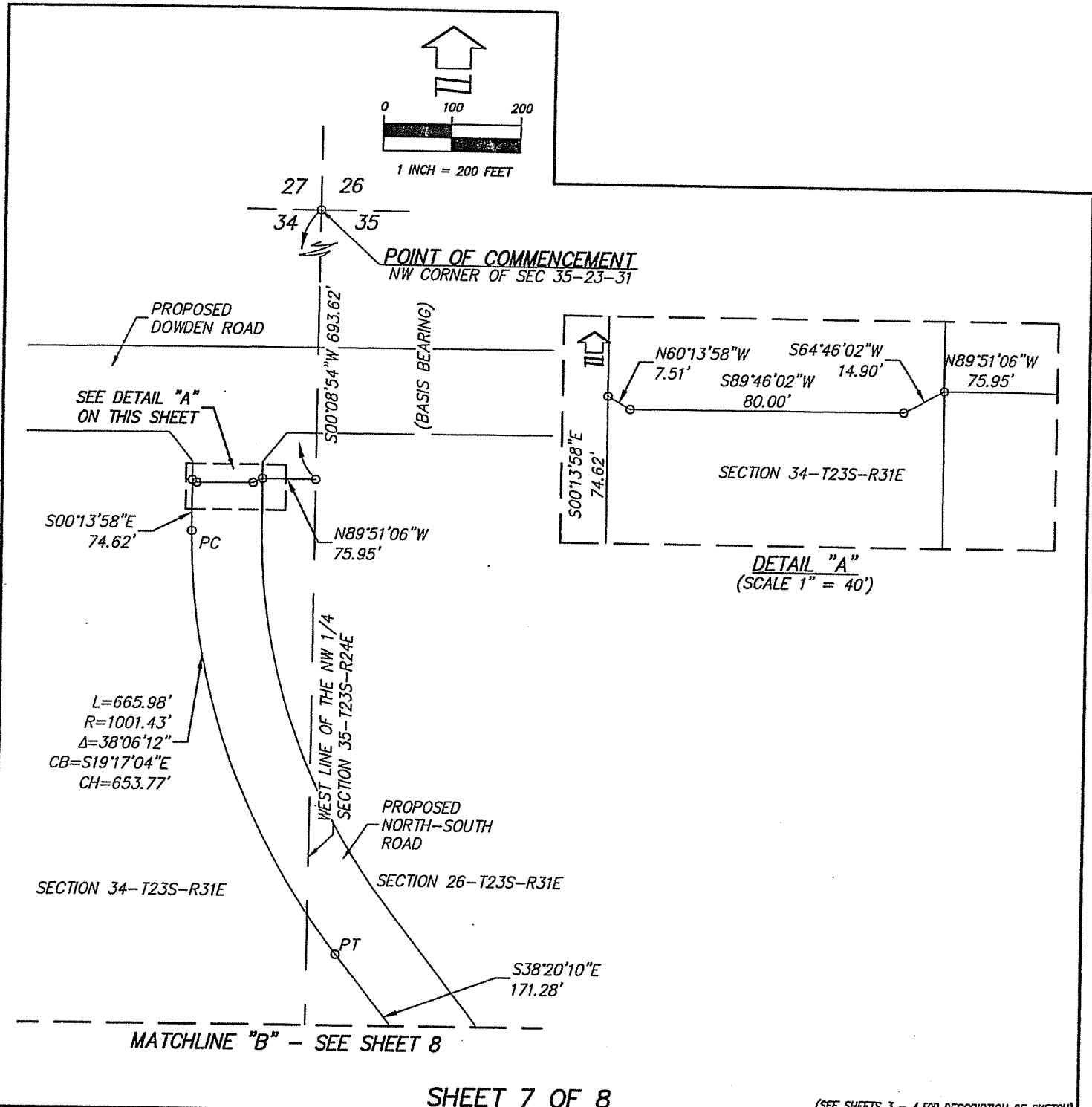
BEACHLINE SOUTH
RESIDENTIAL, LLC

DATE: 03/29/23
REV DATE: 07/05/23
SCALE: 1" = 400'

PROJ: 50092308
DRAWN BY: AS
CHECKED BY: GLM

Drawing name: S:\Alpha_Brunch\DWG-Civil 3D\Sketch and Legal Descriptions\Takedown Sketches\Project Alpha Takedown Parcel 4_sursketch.dwg Sheet 5 Jul 07, 2023 8:56am by wsmalot

Drawing name: S:\Alpha_Brunett\DWG-Civil_3D\Sketch and Legal Descriptions\Takedown Sketches\Project Alpha Takedown Parcel 4_sursketch.dwg Sheet 7 Jul 07, 2023 8:56am by: wsmaldot



SHEET 7 OF 8


(SEE SHEETS 3 - 4 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
-OF-
MERIDIAN PARKS
TAKEDOWN PARCEL 4

SECTIONS 2 & 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST
 SECTIONS 34 & 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY FLORIDA



Dewberry

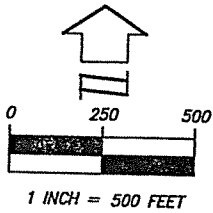
131 WEST KALEY STREET
 ORLANDO, FLORIDA 32806
 PHONE: 321.354.9826 FAX: 407.648.9104
 WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

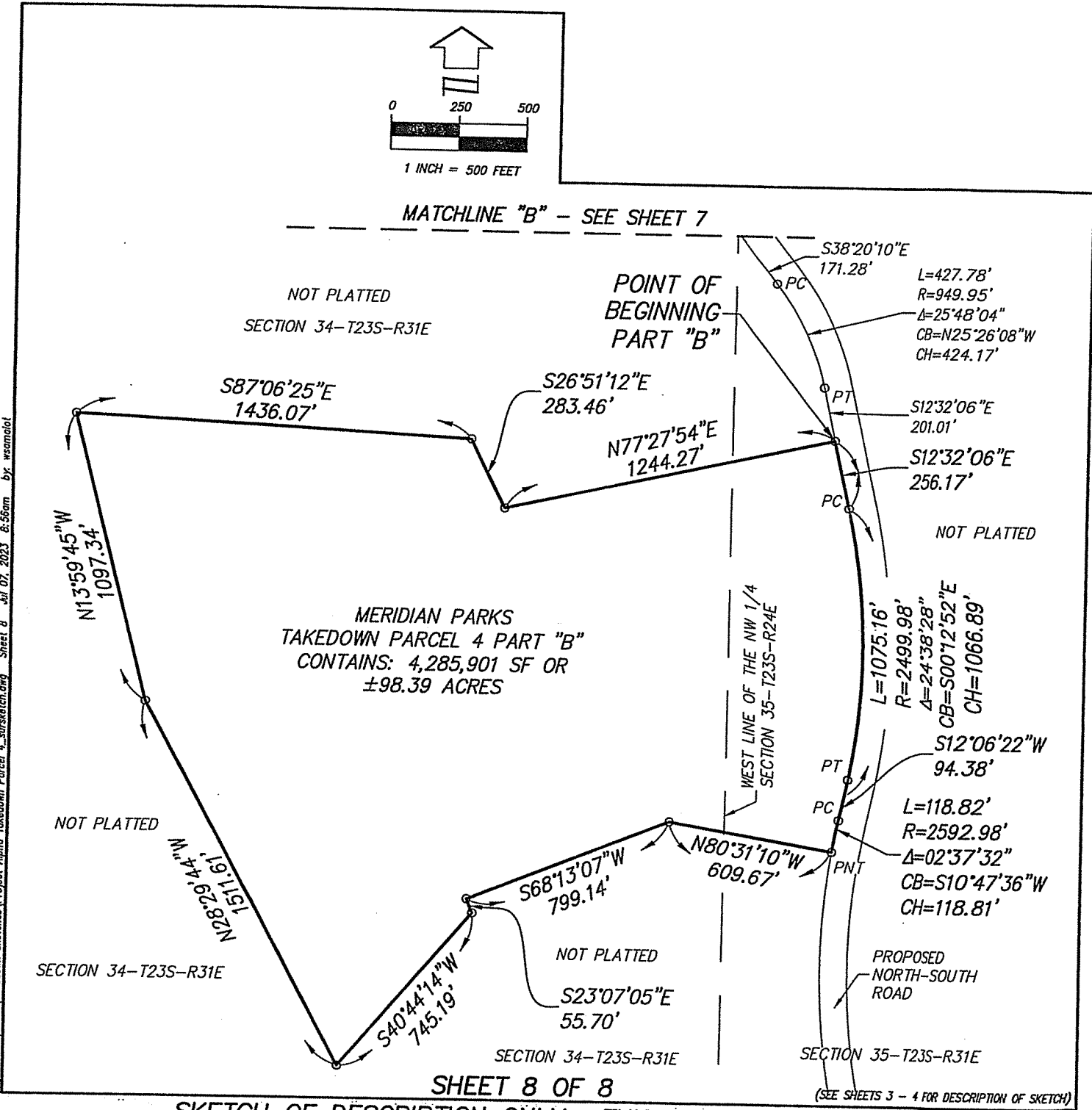
PREPARED FOR:
BEACHLINE SOUTH
RESIDENTIAL, LLC

DATE: 03/29/23
 REV DATE: 07/05/23
 SCALE: 1" = 200'

PROJ: 50092308
 DRAWN BY: AS
 CHECKED BY: GLM



MATCHLINE "B" - SEE SHEET 7



SHEET 8 OF 8

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

(SEE SHEETS 3 - 4 FOR DESCRIPTION OF SKETCH)

Drawing name: S:\Alpha_Barnett\DWG-Civil_3D\Sketch and Legal Descriptions\Takedown Sketches\Project Alpha Takedown Parcel 4_sursketch.dwg Sheet 8 Jul 07, 2023 8:56am by: wsmatol

SKETCH OF DESCRIPTION
-OF-
**MERIDIAN PARKS
TAKEDOWN PARCEL 4**

SECTIONS 2 & 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST
SECTIONS 34 & 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY FLORIDA

Dewberry

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

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:
**BEACHLINE SOUTH
RESIDENTIAL, LLC**

DATE: 03/29/23
REV DATE: 07/05/23
SCALE: 1" = 500'

PROJ: 50092308
DRAWN BY: AS
CHECKED BY: GLM

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable.
2. Reservations of royalties for oil, mineral, minerals or gas as set forth and described in that Deed recorded March 11, 1954 in Deed Book 974, Page 127; as conveyed pursuant to that Quit Claim Deed recorded June 8, 1974 in Book 2419, Page 225; further conveyed pursuant to that Quit Claim Deed recorded August 25, 1981 in Book 3219, Page 429; further conveyed pursuant to that Quit Claim Deed recorded February 23, 1982 in Book 3261, Page 2020; and as further conveyed and amended pursuant to that Conveyance and Release of Gas, Oil, Mineral and Other Rights in favor of Bal Bay Realty, Ltd. recorded November 4, 1985 in Book 3709, Page 2106. (NOTE: Without the right of entry.)
3. Easements as set forth and described in that Order of Taking recorded December 13, 1967 in Minute Book 82, Page 337; Order of Taking recorded December 20, 1967 in Book 1691, Page 938; First Amendment To and Partial Release of Natural Gas Pipeline Easement recorded October 7, 2011 in Book 10278, Page 1259.
4. Easements as set forth and described in that Order of Taking recorded January 21, 1970 in Book 1910, Page 533 (excluding the temporary easement described in paragraph 6.(b), thereof, which has expired by its terms) and in that Final Judgment as to Parcels II and III recorded October 26, 1970 in Book 1997, Page 269.
5. Guying Easement in favor of Florida Power Corporation recorded June 13, 1989 in Book 4088, Page 1539.
6. Access Road and Private Utility Easement Agreement by and between Carlsbad Orlando, LLC and Florida Gas Transmission Company, LLC recorded October 7, 2011 in Book 10278, Page 1267.
7. Distribution Easement in favor of Florida Power Corporation d/b/a Progress Energy of Florida, Inc. recorded October 22, 2012 in Book 10461, Page 6185.
8. Terms and Conditions of that certain Declaration of Covenants and Restrictions recorded October 22, 2015 in Book 11002, Page 342 and Partial Assignment in Instrument No. 20170032704, 20180414601, 20200373348 and 20220424384.
9. School Mitigation Agreement for Capacity Enhancement ORL-15-012 recorded October 24, 2016 in Instrument No. 20160555060.
10. Starwood Development Agreement recorded November 7, 2016 in Instrument No. 20160581185.
11. Development Agreement recorded January 18, 2017 in Book 20170032703.
12. Utility Easement in favor of Orange County, Florida, recorded July 19, 2019 in Instrument No. 20190444789.
13. Temporary Construction Easement in favor of Orange County, Florida recorded July 19, 2019 in Instrument No. 20190444790.

All of the recording information herein refers to the Public Records of Orange County, Florida.

Third Closing

This instrument prepared by
and upon recording return to:
Lee Stuart Smith, Esq.
HOLLAND & KNIGHT, LLP
200 S. Orange Avenue, Suite 2600
Orlando, Florida 32801

Property Appraiser's Parcel
Identification Number: A portion of 32-23-31-0000-00-002

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the 11th day of July, 2022, by **Carlsbad Orlando, LLC**, a Florida limited liability company, having a place of business at 2200 East 4th Avenue, Hialeah, Florida 33013 (hereinafter referred to as the "Grantor"), to **Beachline South Residential, LLC**, a Florida limited liability company, having an address at 4901 Vineland Road, Suite 450, Orlando, Florida 32811 (hereinafter referred to as the "Grantee"):

WITNESSETH:

That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to the Grantee, all that certain land situate in Orange County, Florida, more particularly described as follows:

See Exhibit "A" attached hereto and by this reference made a part hereof (hereinafter referred to as the "Property")

The Property is subject only to those certain matters better described on the attached Exhibit B (the "Permitted Exceptions") incorporated herein by this reference; provided, however, reference thereto shall not serve to reimpose the same. The Grantor reserves unto itself an easement for access and utility purposes over the Property and the right to construct utilities and roads (the "Reserved Easement") until such time as the Property is platted at which time the Reserved Easement will automatically terminate as to the portion of the Property that is platted. The Grantor agrees not to exercise any of its rights hereunder to use the Reserved Easement for so long as that certain Second Amended and Restated Real Estate Purchase Agreement by and between the Grantor and the Grantee dated September 2, 2014, as amended, remains in effect and the Grantee is performing its obligations to construct infrastructure thereunder.

The use of the Property is restricted to: (i) single family residences, attached, detached or condominium but will not include multifamily "for rent" apartments or other "for rent" projects or commercial retail, restaurant, office, light industrial or other commercial uses; and (ii) recreational and ancillary uses to a master planned development such as recreational facilities, home sales center, parks, trails, schools, playgrounds, open space and conservation. Residences will not exceed 2.5 stories in height except for attached townhome product which can be three (3) stories.

Third Closing

This instrument prepared by
and upon recording return to:
Lee Stuart Smith, Esq.
HOLLAND & KNIGHT, LLP
200 S. Orange Avenue, Suite 2600
Orlando, Florida 32801

Property Appraiser's Parcel
Identification Number: A portion of 32-23-31-0000-00-002

SPECIAL WARRANTY DEED

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WITNESSETH:

That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to the Grantee, all that certain land situate in Orange County, Florida, more particularly described as follows:

See Exhibit "A" attached hereto and by this reference made a part hereof (hereinafter referred to as the "Property")

The Property is subject only to those certain matters better described on the attached Exhibit B (the "Permitted Exceptions") incorporated herein by this reference; provided, however, reference thereto shall not serve to reimpose the same. The Grantor reserves unto itself an easement for access and utility purposes over the Property and the right to construct utilities and roads (the "Reserved Easement") until such time as the Property is platted at which time the Reserved Easement will automatically terminate as to the portion of the Property that is platted. The Grantor agrees not to exercise any of its rights hereunder to use the Reserved Easement for so long as that certain Second Amended and Restated Real Estate Purchase Agreement by and between the Grantor and the Grantee dated September 2, 2014, as amended, remains in effect and the Grantee is performing its obligations to construct infrastructure thereunder.

The use of the Property is restricted to: (i) single family residences, attached, detached or condominium but will not include multifamily "for rent" apartments or other "for rent" projects or commercial retail, restaurant, office, light industrial or other commercial uses; and (ii) recreational and ancillary uses to a master planned development such as recreational facilities, home sales center, parks, trails, schools, playgrounds, open space and conservation. Residences will not exceed 2.5 stories in height except for attached townhome product which can be three (3) stories.

TOGETHER with all the tenements, hereditaments and appurtenances with every privilege, right, title, interest and estate, reversion, remainder and estate thereto belonging or in anywise appertaining, including, without limitation, all right, title and interest of Grantor in and to all streets and water courses adjacent to, abutting or serving the Property and riparian and littoral rights.

TO HAVE AND TO HOLD, the Property, and all the estate, right, title, interest, lien and equity whatsoever of Grantor either in law or in equity or both, to the proper use, benefit, and behoof of Grantee and Grantee's successors and assigns in fee simple forever.

AND the Grantor does hereby covenant with the Grantee that it is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; that it fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under the Grantor.


IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, by its proper officers thereunto duly authorized, the day and year first above written.

Two Witnesses:


Print Name: Sylvia M. Martinez

CARLSBAD ORLANDO, LLC, a Florida limited liability company

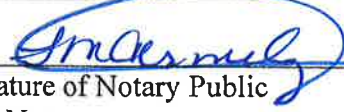

Print Name: MARGARITA A. HUERTA

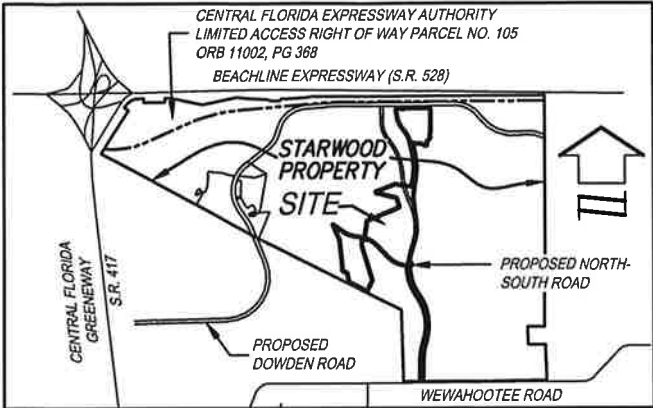
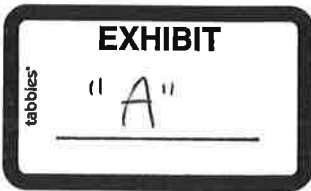
By: 
John J. Brunetti, Jr.
Title: Manager

STATE OF FLORIDA
COUNTY OF MIAMI DADE

The foregoing instrument was acknowledged before me this 5th day of July, 2022, by means of physical presence or online notarization, by John J. Brunetti, Jr. as Manager of **Carlsbad Orlando, LLC**, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification.




Signature of Notary Public
Print Name: _____
Notary Public – State of Florida
My Commission Expires: _____
Commission No.: _____



VICINITY MAP
(NOT TO SCALE)

LEGEND:

— —	LINE BREAK
POC	POINT ON A CURVE
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
ORB	OFFICIAL RECORDS BOOK
PG(S)	PAGE(S)
L	LENGTH
R	RADIUS
Δ	CENTRAL ANGLE
CB	CHORD BEARING
CH	CHORD LENGTH
L1	LINE TAG LABEL (SEE TABLE)
C1	CURVE TAG LABEL (SEE TABLE)
SEC	SECTION
SF	SF
O	CHANGE IN DIRECTION

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THAT CERTAIN LINE BETWEEN THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST AND THE EAST 1/4 CORNER OF SAID SECTION 3, AS BEING S63°21'19"E.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.
5. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3)
6. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM D. DONLEY, PSM 5381, ON 07-01-2022 PER FAC 5J-17.062(2).



William D Donley
Digitally signed by William D Donley
Date: 2022.07.01 10:08:32 -04'00'

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

DATE

SHEET 1 OF 9

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
-OF-
MERIDIAN PARKS
TAKEDOWN PARCEL 3A

SECTIONS 2 & 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST
SECTIONS 34 & 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY FLORIDA



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

PREPARED FOR:

BEACHLINE SOUTH
RESIDENTIAL, LLC

DATE: 06/06/22
REV DATE: 06/28/22 WS
SCALE - N/A

PROJ: 50092308
DRAWN BY: WS
CHECKED BY: WDD



KEY MAP
(NOT TO SCALE)

CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

NOT PLATTED

SECTION 33-23-31

NOT PLATTED

SHEET 8
SHEET 7

SECTION 35-23-31

NOT PLATTED

MERIDIAN PARKS
TAKEDOWN PARCEL 3A
CONTAINS: 7,645,528 SF,
175.52 ACRES

SHEET 7
SHEET 6

POINT OF
COMMENCEMENT
NW CORNER OF
SECTION 3-24-31

NOT PLATTED

SHEET 6
SHEET 5

SOUTH LINE OF
SECTION 35-23-31

TOWNSHIP 23 SOUTH
TOWNSHIP 24 SOUTH

4

33
34
SOUTH LINE OF
SECTION 34-23-31
NORTH LINE OF
SECTION 3-24-31

LINE BETWEEN THE NW CORNER
OF SECTION 3-24-31 AND
THE E 1/4 CORNER
OF SECTION 3-24-31

POINT OF BEGINNING

SHEET 6
SHEET 9

SECTION 2-24-31

SECTION 4-24-31

NOT PLATTED

EAST 1/4 CORNER OF
SECTION 3-24-31

SECTION 3-24-31

SOUTH LINE OF
THE SW 1/4 OF
SECTION 2-24-31

WEWAHOOTEE ROAD

SHEET 2 OF 9

(SEE SHEET 1 FOR NOTES AND LEGEND)
(SEE SHEETS 3 AND 4 FOR DESCRIPTION OF SKETCH)
(SEE SHEETS 5 - 9 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

MERIDIAN PARKS
TAKEDOWN PARCEL 3A

SECTIONS 2 & 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST
SECTIONS 34 & 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

BEACHLINE SOUTH
RESIDENTIAL, LLC

DATE: 06/06/22
REV DATE: 06/28/22 WS
SCALE - N/A

PROJ: 50092308
DRAWN BY: WS
CHECKED BY: WDD

LEGAL DESCRIPTION:

A PORTION OF SECTIONS 34 & 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST, AND SECTIONS 2 & 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE S63°21'19"E, ALONG THAT CERTAIN LINE BETWEEN SAID NORTHWEST CORNER OF SAID SECTION 3 AND THE EAST 1/4 CORNER OF SAID SECTION 3, A DISTANCE OF 3752.70 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID CERTAIN LINE RUN, N14°35'41"W, A DISTANCE OF 367.89 FEET; THENCE N64°40'07"W, A DISTANCE OF 186.52 FEET; THENCE N04°33'16"W, A DISTANCE OF 471.86 FEET; THENCE N06°15'44"W, A DISTANCE OF 694.15 FEET; THENCE N22°56'20"W, A DISTANCE OF 660.31 FEET; THENCE S53°51'21"E, A DISTANCE OF 452.25 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 995.00 FEET, A CENTRAL ANGLE OF 27°10'42", A CHORD BEARING OF S67°26'42"E AND A CHORD DISTANCE OF 467.57 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 471.98 FEET TO THE POINT OF TANGENCY; THENCE S81°02'03"E, A DISTANCE OF 305.34 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1002.00 FEET, A CENTRAL ANGLE OF 06°59'40", A CHORD BEARING OF S77°32'13"E AND A CHORD DISTANCE OF 122.24 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 122.32 FEET TO THE END OF SAID CURVE; THENCE N07°27'21"E, A DISTANCE OF 661.33 FEET; THENCE N67°06'48"E, A DISTANCE OF 1332.34 FEET; THENCE N16°56'45"W, A DISTANCE OF 366.38 FEET; THENCE N76°11'33"W, A DISTANCE OF 786.91 FEET; THENCE N23°07'05"W, A DISTANCE OF 55.70 FEET; THENCE N68°13'07"E, A DISTANCE OF 799.14 FEET; THENCE S80°31'10"E, A DISTANCE OF 609.67 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2592.98 FEET, A CENTRAL ANGLE OF 02°37'32", A CHORD BEARING OF N10°47'36"E AND A CHORD DISTANCE OF 118.81 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 118.82 FEET TO A POINT OF TANGENCY; THENCE N12°06'22"E, A DISTANCE OF 94.38 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2499.98 FEET, A CENTRAL ANGLE OF 24°38'28", A CHORD BEARING OF N00°12'52"W AND A CHORD DISTANCE OF 1066.89 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1075.16 FEET TO THE POINT OF TANGENCY; THENCE N12°32'06"W, A DISTANCE OF 457.18 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 949.95 FEET, A CENTRAL ANGLE OF 25°48'04", A CHORD BEARING OF N25°26'08"W AND A CHORD DISTANCE OF 424.17 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 427.78 FEET TO THE POINT OF TANGENCY; THENCE N38°20'10"W, A DISTANCE OF 171.28 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1001.43 FEET, A CENTRAL ANGLE OF 38°06'12", A CHORD BEARING OF N19°17'04"W AND A CHORD DISTANCE OF 653.77 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 665.98 FEET TO THE POINT OF TANGENCY; THENCE N00°13'58"W, A DISTANCE OF 74.62 FEET; THENCE S60°13'58"E, A DISTANCE OF 7.51 FEET; THENCE N89°46'02"E, A DISTANCE OF 80.00 FEET; THENCE N64°46'02"E, A DISTANCE OF 174.07 FEET; THENCE N89°44'52"E, A DISTANCE OF 1051.43 FEET; THENCE S00°15'08"E, A DISTANCE OF 925.06 FEET; THENCE S36°49'38"W, A DISTANCE OF 37.02 FEET; THENCE S05°04'04"W, A DISTANCE OF 95.63 FEET; THENCE S01°40'40"E, A DISTANCE OF 69.47 FEET; THENCE N88°19'20"E, A DISTANCE OF 25.00 FEET; THENCE S01°40'40"E, A DISTANCE OF 16.57 FEET; THENCE S39°45'40"W, A DISTANCE OF 117.47 FEET; THENCE S43°42'56"W, A DISTANCE OF 96.45 FEET; THENCE S00°06'08"W, A DISTANCE OF 133.30 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 17187.00 FEET, A CENTRAL ANGLE OF 00°13'24", A CHORD BEARING OF S75°39'33"W AND A CHORD DISTANCE OF 66.95 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 66.95 FEET TO THE END OF SAID CURVE; THENCE N57°46'03"W, A DISTANCE OF 97.61 FEET; THENCE N76°04'22"W, A DISTANCE OF 115.36 FEET; THENCE S79°07'58"W, A DISTANCE OF 73.73 FEET; THENCE N79°30'16"W, A DISTANCE OF 152.71 FEET; THENCE N60°51'06"W, A DISTANCE OF 65.89 FEET; THENCE S12°32'06"E, A DISTANCE OF 399.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2599.98 FEET, A CENTRAL ANGLE OF 24°38'28", A CHORD BEARING OF S00°12'52"E AND A CHORD DISTANCE OF 1109.57 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1118.17 FEET TO THE POINT OF TANGENCY; THENCE S12°06'22"W, A DISTANCE OF 94.38 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2492.98 FEET, A CENTRAL ANGLE OF 24°18'54", A CHORD BEARING OF S00°03'05"E AND A CHORD DISTANCE OF 1050.04 FEET;

(SEE SHEET 1 FOR NOTES AND LEGEND)

(SEE SHEET 2 FOR KEY MAP)

(SEE SHEETS 5 - 9 FOR SKETCH OF DESCRIPTION)

SHEET 3 OF 9

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

MERIDIAN PARKS
TAKEDOWN PARCEL 3A

SECTIONS 2 & 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST
SECTIONS 34 & 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:

BEACHLINE SOUTH
RESIDENTIAL, LLC

DATE: 06/06/22
REV DATE: 06/28/22 WS
SCALE - N/A

PROJ: 50092308
DRAWN BY: WS
CHECKED BY: WDD

Drawing name: C:\Users\wzamaid\appdata\local\temp\AcFwUish...21424\Project\Alpha\Takedown\Parcel_3_sursketch.dwg Sheet 3 of 9, 06/01/2022, 9:27am, by: wzamaid

LEGAL DESCRIPTION:

CONTINUED

THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1057.96 FEET TO THE POINT OF TANGENCY; THENCE S12°12'32"E, A DISTANCE OF 127.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2136.98 FEET, A CENTRAL ANGLE OF 31°08'00", A CHORD BEARING OF S03°21'28"W AND A CHORD DISTANCE OF 1146.96 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1161.19 FEET TO THE POINT OF TANGENCY; THENCE S18°55'29"W, A DISTANCE OF 208.73 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1856.36 FEET, A CENTRAL ANGLE OF 14°12'37", A CHORD BEARING OF S11°49'10"W AND A CHORD DISTANCE OF 459.23 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 460.41 FEET TO THE POINT OF TANGENCY; THENCE S01°21'30"E, A DISTANCE OF 36.43 FEET; THENCE S43°13'31"E, A DISTANCE OF 24.35 FEET; THENCE S82°53'13"E, A DISTANCE OF 47.40 FEET; THENCE N89°56'34"E, A DISTANCE OF 20.61 FEET; THENCE S00°03'26"E, A DISTANCE OF 80.00 FEET; THENCE S89°56'34"W, A DISTANCE OF 82.38 FEET; THENCE S07°32'06"W, A DISTANCE OF 64.39 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1856.36 FEET, A CENTRAL ANGLE OF 31°09'40", A CHORD BEARING OF S17°09'58"E AND A CHORD DISTANCE OF 997.21 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1009.61 FEET TO A POINT OF TANGENCY; THENCE S32°44'48"E, A DISTANCE OF 218.30 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1963.36 FEET, A CENTRAL ANGLE OF 47°37'46", A CHORD BEARING OF S08°55'55"E AND A CHORD DISTANCE OF 1585.53 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1632.12 FEET TO THE POINT OF TANGENCY; THENCE S14°52'59"W, A DISTANCE OF 318.79 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2066.00 FEET, A CENTRAL ANGLE OF 14°27'09", A CHORD BEARING OF S07°39'24"W AND A CHORD DISTANCE OF 519.75 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 521.14 FEET TO THE POINT OF TANGENCY; THENCE S00°25'50"W, A DISTANCE OF 688.89 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 SAID SECTION 2; THENCE N89°34'10"W, ALONG SAID SOUTH LINE OF SECTION 2, A DISTANCE OF 100.00 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N00°25'50"E, A DISTANCE OF 688.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2166.00 FEET, A CENTRAL ANGLE OF 14°27'09", A CHORD BEARING OF N07°39'24"E AND A CHORD DISTANCE OF 544.91 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 546.36 FEET TO THE POINT OF TANGENCY; THENCE N14°52'59"E, A DISTANCE OF 318.79 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1863.36 FEET, A CENTRAL ANGLE OF 47°37'46", A CHORD BEARING OF N08°55'55"W AND A CHORD DISTANCE OF 1504.78 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1549.00 FEET TO THE POINT OF TANGENCY; THENCE N32°44'48"W, A DISTANCE OF 218.30 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1956.36 FEET, A CENTRAL ANGLE OF 32°41'29", A CHORD BEARING OF N16°24'03"W AND A CHORD DISTANCE OF 1101.17 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1116.25 FEET TO THE END OF SAID CURVE; THENCE N43°23'50"W, A DISTANCE OF 21.80 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 995.00 FEET, A CENTRAL ANGLE OF 43°17'12", A CHORD BEARING OF N65°09'25"W AND A CHORD DISTANCE OF 733.97 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 751.72 FEET TO A POINT OF TANGENCY; THENCE N43°30'49"W, A DISTANCE OF 645.46 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1002.00 FEET, A CENTRAL ANGLE OF 27°10'09", A CHORD BEARING OF N57°05'53"W AND A CHORD DISTANCE OF 470.70 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 475.14 FEET TO THE END OF SAID CURVE; THENCE S02°48'05"E, A DISTANCE OF 65.11 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 942.00 FEET, A CENTRAL ANGLE OF 09°37'31", A CHORD BEARING OF N74°00'14"W AND A CHORD DISTANCE OF 158.06 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 158.25 FEET TO THE END OF SAID CURVE; THENCE S06°27'17"W, A DISTANCE OF 238.74 FEET; THENCE S16°53'30"E, A DISTANCE OF 1403.95 FEET; THENCE S26°38'41"W, A DISTANCE OF 449.68 FEET TO A POINT ON THAT CERTAIN LINE BETWEEN SAID NORTHWEST CORNER OF SAID SECTION 3 AND THE EAST 1/4 CORNER OF SAID SECTION 3; THENCE N63°21'19"W, ALONG THAT CERTAIN LINE BETWEEN SAID NORTHWEST CORNER OF SAID SECTION 3 AND THE EAST 1/4 CORNER OF SAID SECTION 3, A DISTANCE OF 752.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 175.52 ACRES MORE OR LESS.

SHEET 4 OF 9

(SEE SHEET 1 FOR NOTES AND LEGEND)
(SEE SHEET 2 FOR KEY MAP)
(SEE SHEETS 5 - 9 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

MERIDIAN PARKS
TAKEDOWN PARCEL 3A

SECTIONS 2 & 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST
SECTIONS 34 & 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



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

PREPARED FOR:

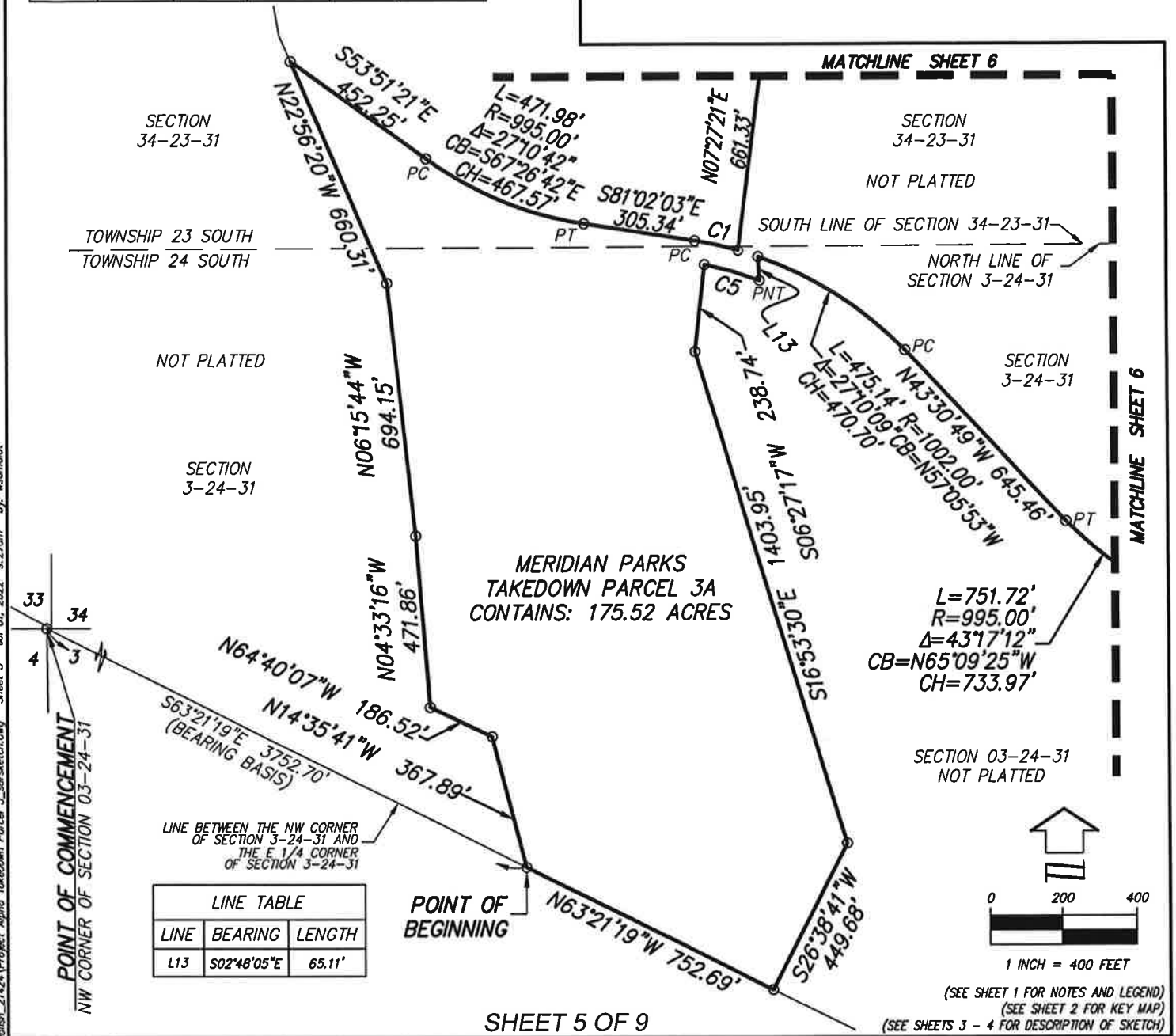
BEACHLINE SOUTH
RESIDENTIAL, LLC

DATE: 06/06/22
REV DATE: 06/28/22 WS
SCALE - N/A

PROJ: 50092308
DRAWN BY: WS
CHECKED BY: WDD

Drawing name: C:\Users\wsamola1\AppData\Local\Temp\AcPublish_21424\Project Alpha Takedown Parcel 3.sursketch.dwg Sheet 4 of 9, 2022 9:27am by: wsamola1

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	122.32'	1002.00	06°59'40"	122.24'	S77°32'13"E
C5	158.25'	942.00	09°37'31"	158.06'	N74°00'14"W



SHEET 5 OF 9

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
-OF-
MERIDIAN PARKS
TAKEDOWN PARCEL 3A

SECTIONS 2 & 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST
SECTIONS 34 & 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA

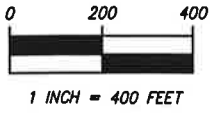


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PREPARED FOR:
BEACHLINE SOUTH
RESIDENTIAL, LLC

DATE: 06/06/22
REV DATE: 06/28/22 WS
SCALE 1"=400'

PROJ: 50092308
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CHECKED BY: WDD



MATCHLINE - SHEET 7

N16°56'45"W 366.38'

L=1057.96'
R=2492.98'
Δ=24°18'54"
CB=S00°03'05"E
CH=1050.04'

NOT PLATTED

SECTION 34-23-31

N67°06'48"E 1332.34'

MERIDIAN PARKS
TAKEDOWN PARCEL 3A
CONTAINS: 175.52 ACRES

N07°27'21"E
661.33'

PT
PC

S12°12'32"E 127.50'

NOT PLATTED

SECTION 35-23-31

MATCHLINE - SHEET 5

E LINE OF SECTION 34-23-31
W LINE OF SECTION 35-23-31

L=1161.19'
R=2136.98'
Δ=31°08'00"
CB=S03°21'28"W
CH=1146.96'

SOUTH LINE OF SECTION 35-23-31

NORTH LINE OF SECTION 2-24-31

NOT PLATTED

SECTION 2-24-31

MATCHLINE - SHEET 5

L=751.72' R=995.00'
Δ=43°17'12" CB=N65°09'25"W
CH=733.97'

E LINE OF SECTION 3-24-31
W LINE OF SECTION 2-24-31

PT
PC

S18°55'29"W 208.73'

L=460.41'
R=1856.36'
Δ=14°12'37"
CB=S11°49'10"W
CH=459.23'

LINE TABLE		
LINE	BEARING	LENGTH
L6	S01°21'30"E	36.43'
L7	S43°13'31"E	24.35'
L8	S82°53'13"E	47.40'
L9	N89°56'34"E	20.61'
L10	S89°56'34"W	82.38'
L11	S07°32'06"W	64.39'
L12	N43°23'50"W	21.80'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C4	1116.25'	1956.36	032°41'29"	1101.17'	N16°24'03"W

(SEE SHEET 1 FOR NOTES AND LEGEND)
(SEE SHEET 2 FOR KEY MAP)
(SEE SHEETS 3 - 4 FOR DESCRIPTION OF SKETCH)

SHEET 6 OF 9

MATCHLINE - SHEET 9

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

MERIDIAN PARKS
TAKEDOWN PARCEL 3A

SECTIONS 2 & 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST
SECTIONS 34 & 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
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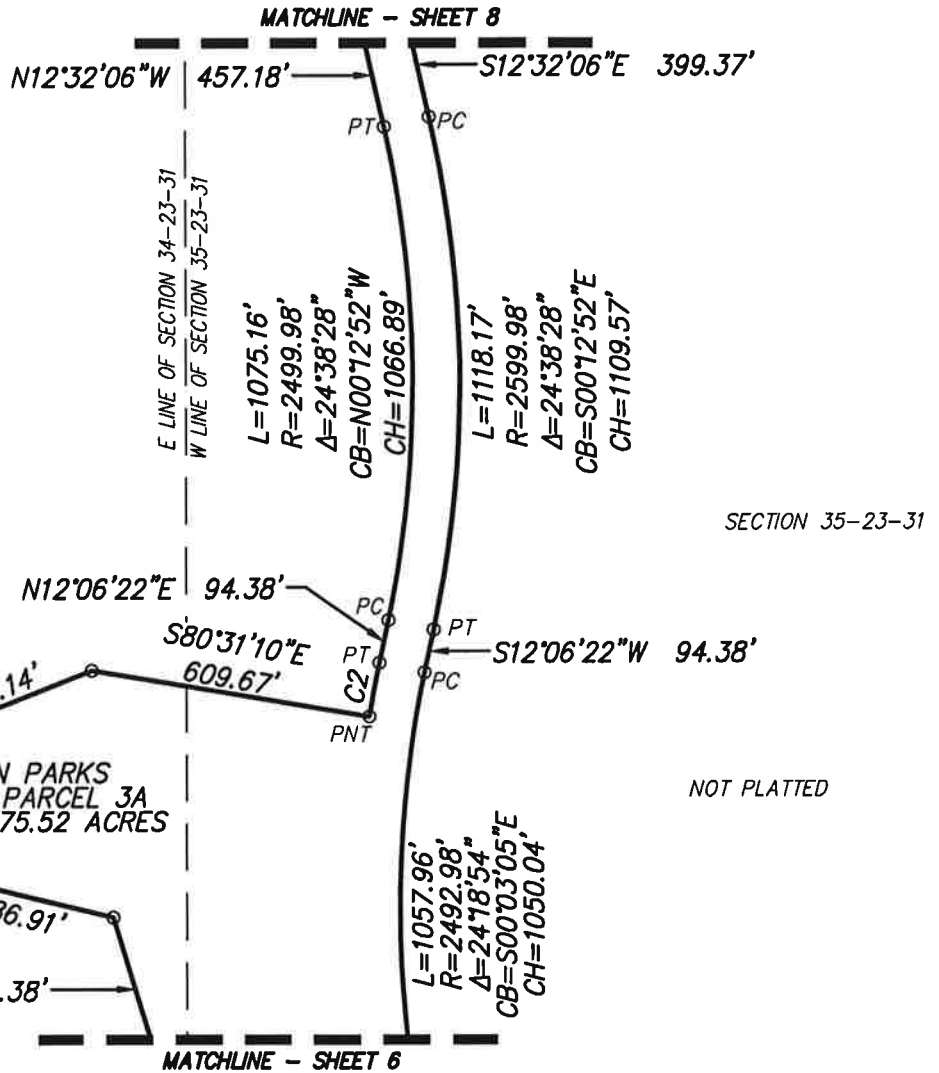
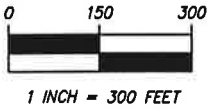
BEACHLINE SOUTH
RESIDENTIAL, LLC

DATE: 06/06/22
REV DATE: 06/28/22 WS
SCALE 1" = 400'

PROJ: 50062308
DRAWN BY: RDH
CHECKED BY: WDD

Drawing name: C:\Users\wsmalot\AppData\Local\Temp\A\Pub\21424\Project\Alpha\Takedown Parcel 3_sursketch.dwg Sheet 6 Jul 01, 2022 9:27am by: wsmalot

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C2	118.82'	2592.98	02°37'32"	118.81'	N10°47'36"E



SHEET 7 OF 9

(SEE SHEET 1 FOR NOTES AND LEGEND)
(SEE SHEET 2 FOR KEY MAP)
(SEE SHEETS 3 - 4 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

MERIDIAN PARKS
TAKEDOWN PARCEL 3A

SECTIONS 2 & 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST
SECTIONS 34 & 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



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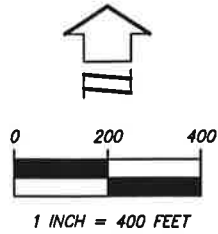
PREPARED FOR:

BEACHLINE SOUTH
RESIDENTIAL, LLC

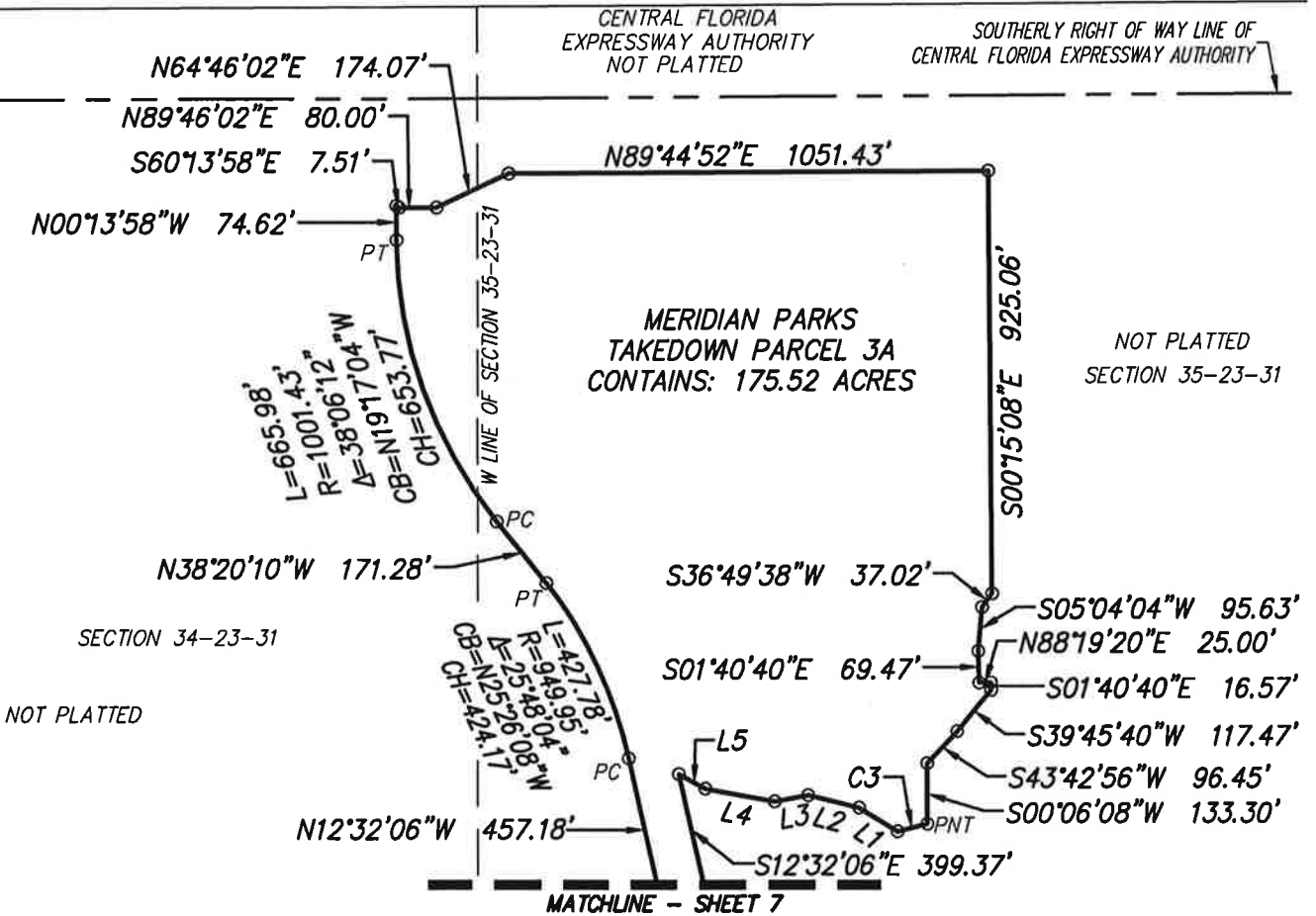
DATE: 06/06/22
REV DATE: 06/28/22 WS
SCALE 1" = 400'

PROJ: 50062308
DRAWN BY: RDH
CHECKED BY: WDD

LINE TABLE		
LINE	BEARING	LENGTH
L1	N57°46'03"W	97.61'
L2	N76°04'22"W	115.36'
L3	S79°07'58"W	73.73'
L4	N79°30'16"W	152.71'
L5	N60°51'06"W	65.89'



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C3	66.95'	17187.00	007°3'24"	66.95'	S75°39'33"W



SHEET 8 OF 9

(SEE SHEET 1 FOR NOTES AND LEGEND)
 (SEE SHEET 2 FOR KEY MAP)
 (SEE SHEETS 3 - 4 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

MERIDIAN PARKS
 TAKEDOWN PARCEL 3A

SECTIONS 2 & 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST
 SECTIONS 34 & 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



131 WEST KALEY STREET
 ORLANDO, FLORIDA 32806

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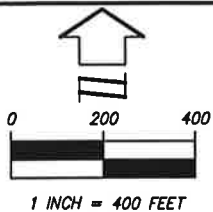
PREPARED FOR:

BEACHLINE SOUTH
 RESIDENTIAL, LLC

DATE: 06/06/22
 REV DATE: 06/28/22 WS
 SCALE 1" = 400'

PROJ: 50062308
 DRAWN BY: ROH
 CHECKED BY: WDD

Drawing name: C:\Users\wesamaol\appdata\local\temp\AcPublish_21424\Project Alpha Takedown Parcel 3_sursketch.dwg Sheet 9 Jul 01, 2022 9:27am by wesamaol



MATCHLINE - SHEET 6

CA
 $L=1009.61'$
 $R=1856.36''$
 $\Delta=31709'58''E$
 $CB=S1709'21.21''E$
 $CH=997.21'$

NOT PLATTED

SECTION 2-24-31

MERIDIAN PARKS
 TAKEDOWN PARCEL 3A
 CONTAINS: 175.52 ACRES

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C4	1116.25'	1956.36	32°41'29"	1101.17'	N16°24'03"W

PT S32°44'48"E
 218.30'
 PC
 N32°44'48"W
 218.30'
 PT

$L=1549.00'$
 $R=1863.36''$
 $\Delta=47°37'46''W$
 $CB=N08°55'55''W$
 $CH=1504.78'$

SECTION 2-24-31

NOT PLATTED

$L=1632.12'$
 $R=1963.36''$
 $\Delta=47°37'46''E$
 $CB=S08°55'55''E$
 $CH=1585.53'$

N14°52'59"E 318.79'
 PC
 PT S14°52'59"W 318.79'

MATCHLINE "A" ON THIS SHEET

SHEET 9 OF 9

MATCHLINE "A" ON THIS SHEET

N14°52'59"E 318.79'
 PT
 S14°52'59"W 318.79'
 PC

$L=546.36'$
 $R=2166.00''$
 $\Delta=14°27'09''E$
 $CB=N07°39'24''E$
 $CH=544.91'$

NOT PLATTED

$L=521.14'$
 $R=2066.00''$
 $\Delta=14°27'09''W$
 $CB=S07°39'24''W$
 $CH=519.75'$

SECTION 2-24-31
 NOT PLATTED

N00°25'50"E 688.89'
 PC
 PT S00°25'50"W 688.89'
 SOUTH LINE OF THE
 SW 1/4 OF
 SECTION 2-24-31

N89°34'10"W 100.00'
 NORTH RIGHT OF
 WAY LINE OF
 WEWAHOOTEE ROAD
 SECTION 11-24-31

WEWAHOOTEE ROAD

(SEE SHEET 1 FOR NOTES AND LEGEND)

(SEE SHEET 2 FOR KEY MAP)

(SEE SHEETS 3 - 4 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

MERIDIAN PARKS
 TAKEDOWN PARCEL 3A

SECTIONS 2 & 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST
 SECTIONS 34 & 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



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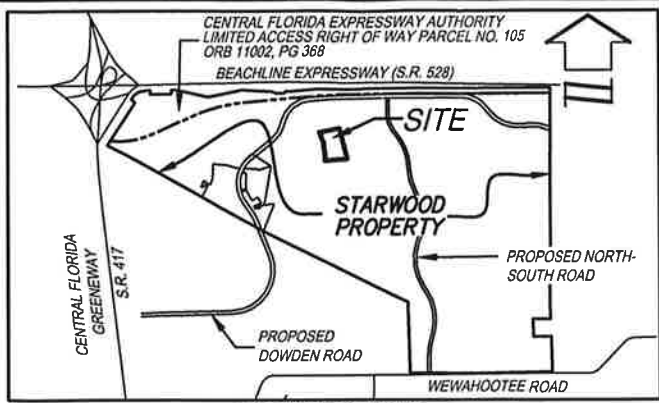
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PREPARED FOR:

BEACHLINE SOUTH
 RESIDENTIAL, LLC

DATE: 06/06/22
 REV DATE: 06/28/22 WS
 SCALE 1" = 400'

PROJ: 50062308
 DRAWN BY: RDH
 CHECKED BY: WDD



VICINITY MAP
(NOT TO SCALE)

LEGEND:

—	LINE BREAK	R	RADIUS
POC	POINT ON A CURVE	Δ	CENTRAL ANGLE
PC	POINT OF CURVATURE	CB	CHORD BEARING
PRC	POINT OF REVERSE CURVATURE	CH	CHORD LENGTH
PT	POINT OF TANGENCY	L1	LINE TAG LABEL (SEE TABLE)
R/W	RIGHT OF WAY	C1	CURVE TAG LABEL (SEE TABLE)
ORB	OFFICIAL RECORDS BOOK	SEC	SECTION
PG(S)	PAGE(S)	SF	SQUARE FEET
L	LENGTH	O	CHANGE IN DIRECTION

LEGAL DESCRIPTION:

A PORTION OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN S00°08'54"W ALONG THE EAST LINE OF THE NE 1/4 OF SAID SECTION 34, A DISTANCE OF 460.87 FEET TO A POINT ON THE SOUTH LINE OF THE LANDS DESCRIBED IN INSTRUMENT NO. 20160659069, OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA; THENCE ALONG SAID SOUTH LINE THE FOLLOWING (2) TWO COURSES AND DISTANCES: S89°46'02"W, A DISTANCE OF 2048.22 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 11200.00 FEET, A CENTRAL ANGLE OF 02°12'20", A CHORD BEARING OF S88°39'52"W AND A CHORD DISTANCE OF 431.08 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 431.11 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID SOUTH LINE, RUN S00°00'00"E, A DISTANCE OF 1270.21 FEET TO THE POINT OF BEGINNING; THENCE S13°59'45"E, A DISTANCE OF 1187.28 FEET; THENCE S84°53'06"W, A DISTANCE OF 831.31 FEET; THENCE N00°00'00"E, A DISTANCE OF 308.30 FEET; THENCE N12°52'15"W, A DISTANCE OF 113.90 FEET; THENCE N05°21'41"W, A DISTANCE OF 273.01 FEET; THENCE N25°37'04"W, A DISTANCE OF 141.20 FEET; THENCE N14°56'44"W, A DISTANCE OF 174.64 FEET; THENCE N28°41'02"W, A DISTANCE OF 90.51 FEET; THENCE N77°51'13"E, A DISTANCE OF 758.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 851,014 SQUARE FEET OR 19.54 ACRES MORE OR LESS.

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST, AS BEING S00°08'54"W.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.
5. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3)
6. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM D. DONLEY, PSM 5381, ON 06-29-2020 PER FAC 5J-17.062(2).



William D Donley
Digitally signed by William D Donley
Date: 2022.06.29
14:13:25 -04'00'

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

(SEE SHEET 2 FOR KEY MAP)
(SEE SHEETS 3 FOR SKETCH OF DESCRIPTION)

SHEET 1 OF 3

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

MERIDIAN PARKS
TAKEDOWN PARCEL 3B

SECTION 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



131 WEST KALEY STREET
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PREPARED FOR:
BEACHLINE SOUTH
RESIDENTIAL, LLC

DATE: 06/01/22
REV DATE:
SCALE - N/A

PROJ: 50092308
DRAWN BY: WS
CHECKED BY: WDD



KEY MAP
(NOT TO SCALE)

POINT OF COMMENCEMENT

NE CORNER OF SEC. 34-23-31
CCR #078328

SECTION 27-23-31

SECTION 26-23-31

SOUTHERLY RIGHT OF WAY LINE OF
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
(BEARING BASIS)
S00°08'54"W 460.87'

NORTH LINE OF
SECTION 34-23-31

NOT PLATTED

CENTRAL FLORIDA EXPRESSWAY AUTHORITY

PNT PC
S89°46'02"W 2048.22'

S00°00'00"E
1270.21'
L=431.11'
R=11200.00'
Δ=02°12'20"
CB=588°39'52"W
CH=431.08'

NOT PLATTED

POINT OF BEGINNING

SECTION 35-23-31

NOT PLATTED

SECTION 33-23-31

WEST LINE OF
SECTION 34-23-31

**MERIDIAN PARKS
TAKEDOWN PARCEL 3B
CONTAINS: 851,014 SF
19.54 ACRES**

SECTION 34-23-31

EAST LINE OF
THE NE 1/4 OF
SECTION 34-23-31

TOWNSHIP 23 SOUTH
TOWNSHIP 24 SOUTH
33
4

34
3
SOUTH LINE OF
SECTION 34-23-31
NORTH LINE OF
SECTION 3-24-31

SOUTH LINE OF
SECTION 35-23-31

SECTION 2-24-31

SECTION 4-24-31

NOT PLATTED
EAST 1/4 CORNER OF
SECTION 3-24-31

SECTION 3-24-31

SHEET 2 OF 3

(SEE SHEET 1 FOR NOTES, LEGEND AND DESCRIPTION OF SKETCH)
(SEE SHEETS 3 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

**MERIDIAN PARKS
TAKEDOWN PARCEL 3B**

SECTION 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM

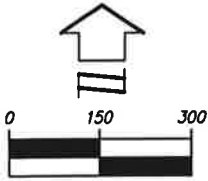
CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**BEACHLINE SOUTH
RESIDENTIAL, LLC**

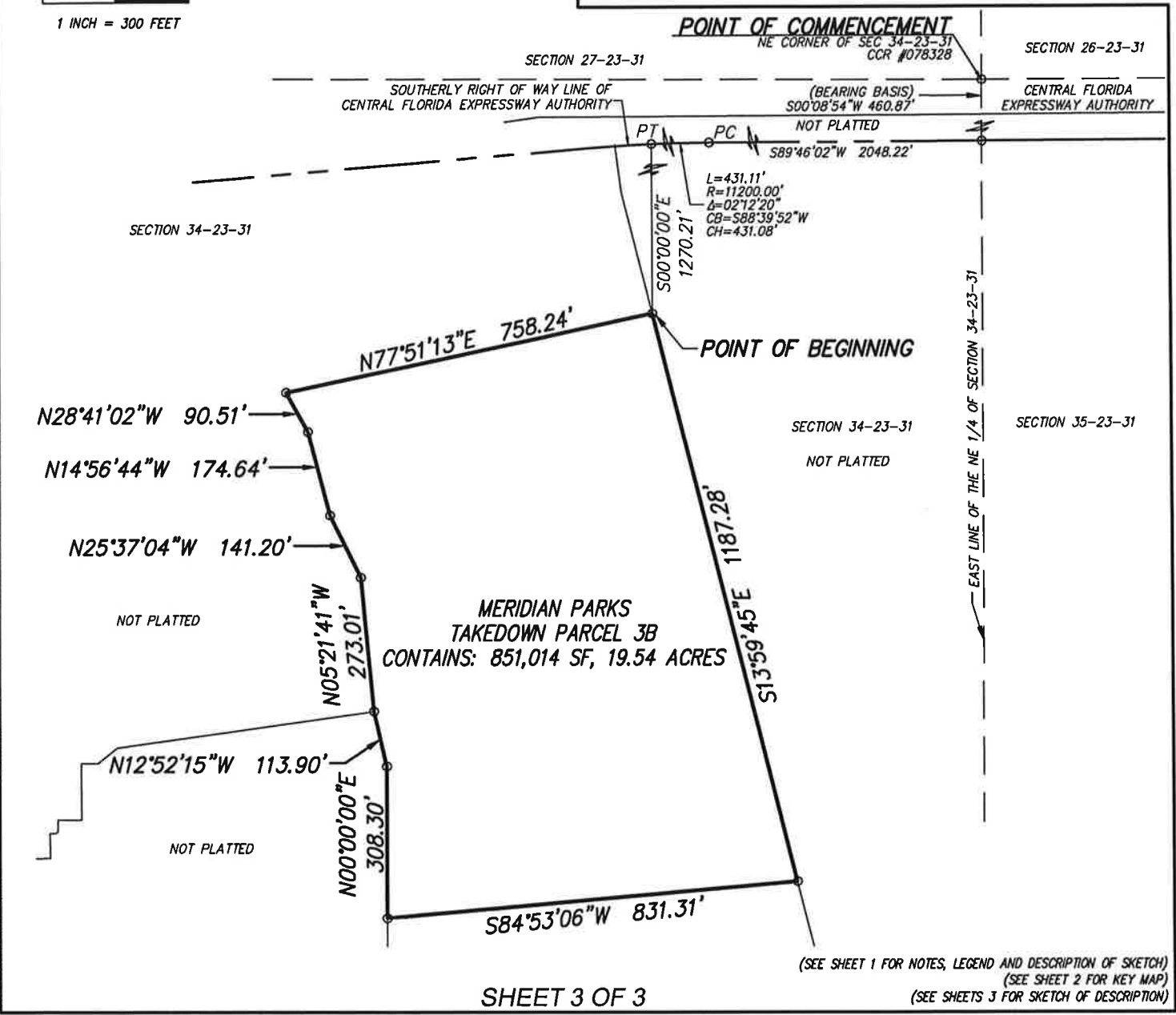
DATE: 06/02/22
REV DATE:
SCALE - N/A

PROJ: 50092308
DRAWN BY: WS
CHECKED BY: WDD



1 INCH = 300 FEET

Drawing name: C:\Users\wsamuel\appdata\local\temp\18961\Project\Alpha Takedown Parcel 4_sursketch.dwg Sheet 3 Jun 29, 2022 7:41am by: wsamuel



SHEET 3 OF 3

(SEE SHEET 1 FOR NOTES, LEGEND AND DESCRIPTION OF SKETCH)
 (SEE SHEET 2 FOR KEY MAP)
 (SEE SHEETS 3 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

MERIDIAN PARKS
 TAKEDOWN PARCEL 3B

SECTION 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

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BEACHLINE SOUTH
 RESIDENTIAL, LLC

DATE: 06/02/22
 REV DATE:
 SCALE 1" = 300'

PROJ: 50092308
 DRAWN BY: WS
 CHECKED BY: WDD

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable.
2. Reservations of royalties for oil, mineral, minerals or gas as set forth and described in that Deed recorded March 11, 1954 in Deed Book 974, Page 127; as conveyed pursuant to that Quit Claim Deed recorded June 8, 1974 in Book 2419, Page 225; further conveyed pursuant to that Quit Claim Deed recorded August 25, 1981 in Book 3219, Page 429; further conveyed pursuant to that Quit Claim Deed recorded February 23, 1982 in Book 3261, Page 2020; and as further conveyed and amended pursuant to that Conveyance and Release of Gas, Oil, Mineral and Other Rights in favor of Bal Bay Realty, Ltd. recorded November 4, 1985 in Book 3709, Page 2106. (NOTE: Without the right of entry.)
3. Easements as set forth and described in that Order of Taking recorded December 13, 1967 in Minute Book 82, Page 337; Order of Taking recorded December 20, 1967 in Book 1691, Page 938; First Amendment To and Partial Release of Natural Gas Pipeline Easement recorded October 7, 2011 in Book 10278, Page 1259.
4. Easements as set forth and described in that Order of Taking recorded January 21, 1970 in Book 1910, Page 533 (excluding the temporary easement described in paragraph 6.(b), thereof, which has expired by its terms) and in that Final Judgment as to Parcels II and III recorded October 26, 1970 in Book 1997, Page 269.
5. Easement Agreement recorded May 28, 1999 in Book 5761, Page 3567.
6. Access Road and Private Utility Easement Agreement by and between Carlsbad Orlando, LLC and Florida Gas Transmission Company, LLC recorded October 7, 2011 in Book 10278, Page 1267.
7. Distribution Easement in favor of Florida Power Corporation d/b/a Progress Energy of Florida, Inc. recorded October 22, 2012 in Book 10461, Page 6185.
8. School Mitigation Agreement for Capacity Enhancement ORL-15-012 recorded October 24, 2016 in Instrument No. 2016-0555060.
9. Starwood Development Agreement recorded November 7, 2016 in Instrument No. 2016-0581185.
10. Terms and conditions of that certain Declaration of Covenants and Restrictions recorded October 22, 2015 in Book 11002, Page 342 and Partial Assignment in Instrument No. 2017-0032704, 2018-0414601 and 20200373348.
11. Environmental Resource Permit recorded in Instrument No. 2017-0285877.
12. Grant of Non-Exclusive Utility Easement recorded in Instrument No. 2018-0455915.
13. Easement recorded in Instrument No. 2019-0444789.
14. Easement recorded in Instrument No. 2019-0444790.
15. Environmental Resource Permit recorded in Instrument No. 2022-0326581.
16. Environmental Resource Permit recorded in Instrument No. 2022-0143130.
17. Environmental Resource Permit recorded in Instrument No. 2021-0627367.
18. Interlocal Agreement recorded in Instrument No. 2021-0088350.

All of the recording information herein refers to the Public Records of Orange County, Florida.

ADDENDA TO PETITION
AFFIDAVIT FOR LAND DEVELOPMENT
AND
VERIFIED LEGAL DESCRIPTION



AFFIDAVIT FOR LAND DEVELOPMENT

BUSINESS OWNERSHIP

- Municipal Planning Board
- Board of Zoning Adjustment
- Historic Preservation Board
- Appearance Review Board
- Development Review Committee
- Administrative (i.e., DET, MOD)

I, Randy Charles Bell ("Applicant"), being sworn and under oath, say:

1. That I have full authority to execute this Owner's Affidavit on behalf of the below-named Owner.
2. That I am the authorized representative of the Owner, requesting land development approval on the real property located at (Property Address) 10201 Launch Point Road, Orlando, Florida 32832.
3. That the Owner has given full and complete permission for me to act on its behalf to seek the land development approval as set out in the accompanying application(s).
4. That the Owner has fee simple ownership in the property described in the attached legal description(s).

I further state that I am familiar with the nature of an oath and with the penalties as provided by federal and state law for falsely swearing to statements made in a document of this nature, and understand that any and all land development approval by the City of Orlando on the real property described herein may become null and void for falsely swearing to statements made in this Affidavit. I further certify that I have read and understand this Affidavit.

APPLICANT:

Applicant signature
Print name: _____

State of _____
County of _____

Sworn to and subscribed before me by means of
 physical presence or online notarization, this _____
day of _____, 20____, by _____

Personally Known OR Produced Identification
Type of Identification Produced _____

Notary Public Signature
My commission expires: _____

OWNER:

Randy Charles Bell
Property Owner signature
Print name: RANDY CHARLES BELL
Title: AUTHORIZED AGENT

State of FLORIDA
County of ORANGE

Sworn to and subscribed before me by means of
 physical presence or online notarization, this 6th
day of November, 2025, by RANDY CHARLES BELL,
AUTHORIZED AGENT

Personally Known OR Produced Identification
Type of Identification Produced _____

Shania Ross
Notary Public Signature
My commission expires: 3/19/27

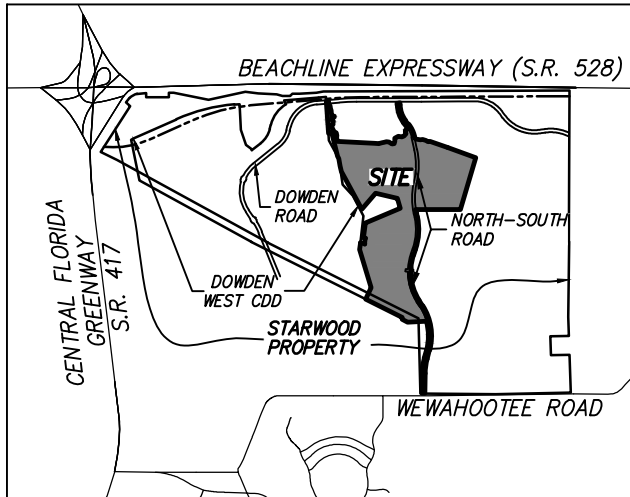


SHANIA ROSS
Commission # HH 375471
Expires March 19, 2027

LEGAL DESCRIPTION

Please provide the legal description for the property:
(For Annexation Applications, a “metes and bounds” legal description is required)

Drawing name: S:\Alpha_Bruneft\DWG-Civil_3D\Sketch and Legal Descriptions\Downden Central\Downden Central CDD_111925.dwg DEW desc. & sketch Sheet 1 Nov 19, 2025 1:23pm by: asadeque



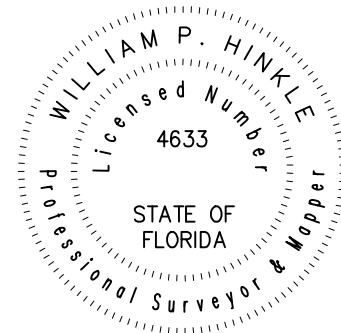
VICINITY MAP
NOT TO SCALE

LEGEND:

—	LINE BREAK	PG(S)	PAGE(S)
PC	POINT OF CURVATURE	L	LENGTH
PCC	POINT OF COMPOUND CURVATURE	R	RADIUS
PNT	POINT OF NON-TANGENCY	Δ	CENTRAL ANGLE
PT	POINT OF TANGENCY	CB	CHORD BEARING
R/W	RIGHT OF WAY	CH	CHORD LENGTH
O.R.B.	OFFICIAL RECORDS BOOK	SF	SQUARE FEET
INSTRUMENT #	INSTRUMENT NUMBER	AC	ACRES
SECTION #-T#S-R#E	SECTION NUMBER, TOWNSHIP NUMBER SOUTH, RANGE NUMBER EAST	LB	LICENSED BUSINESS
○	CHANGE OF DIRECTION	P.B.	PLAT BOOK
		CDD	COMMUNITY DEVELOPMENT DISTRICT

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST, AS BEING S00°08'54"W.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS REQUIRED BY CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
4. THIS IS NOT A BOUNDARY SURVEY.
5. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3)
6. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM P. HINKLE, PSM 4633, ON 11/19/2025 PER FAC 5J-17.062(2).



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

DATE

SHEET 1 OF 12

(SEE SHEETS 2-5 FOR DESCRIPTION OF SKETCH)
(SEE SHEET 6 FOR KEY SHEET)
(SEE SHEETS 7-11 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
-OF-
DOWDEN CENTRAL CDD

SECTIONS 34 & 35, TOWNSHIP 23 SOUTH,
RANGE 31 EAST
SECTIONS 2 & 3, TOWNSHIP 24 SOUTH,
RANGE 31 EAST

ORANGE COUNTY

FLORIDA



Dewberry

800 NORTH MAGNOLIA AVENUE, SUITE 1000
ORLANDO, FLORIDA 32803
PHONE: 321.354.9817
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:

BEACHLINE SOUTH RESIDENTIAL, LLC

DATE: 10/31/2025
REV DATE: 11/18/2025
SCALE 1" = N/A

PROJ: 50190415
DRAWN BY: AS
CHECKED BY: GLM

LEGAL DESCRIPTION:

A PORTION OF LANDS LYING IN SECTIONS 34 AND 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST, AND SECTIONS 2 AND 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT NORTHWEST CORNER OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN S00°08'54"W ALONG THE WEST LINE OF THE NW 1/4 OF SAID SECTION 35, A DISTANCE OF 693.62 FEET; THENCE N89°51'06"W, A DISTANCE OF 75.95 FEET TO THE POINT OF BEGINNING; THENCE S00°13'58"E, A DISTANCE OF 77.17 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 901.43 FEET, A CENTRAL ANGLE OF 38°06'12", A CHORD BEARING OF S19°17'04"E AND A CHORD DISTANCE OF 588.49 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 599.48 FEET TO THE POINT OF TANGENCY; THENCE S38°20'10"E, A DISTANCE OF 171.28 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1049.95 FEET, A CENTRAL ANGLE OF 25°48'04", A CHORD BEARING OF S25°26'08"E AND A CHORD DISTANCE OF 468.82 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 472.81 FEET TO THE POINT OF TANGENCY; THENCE S12°32'06"E, A DISTANCE OF 57.81 FEET TO THE SOUTHERLY LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20220424382, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING COURSES AND DISTANCES: S60°51'06"E, A DISTANCE OF 65.89 FEET; THENCE S79°30'16"E, A DISTANCE OF 152.71 FEET; THENCE N79°07'58"E, A DISTANCE OF 73.73 FEET; THENCE S76°04'22"E, A DISTANCE OF 115.36 FEET; THENCE S57°46'03"E, A DISTANCE OF 97.61 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 17187.00 FEET, A CENTRAL ANGLE OF 00°13'24", A CHORD BEARING OF N75°39'33"E AND A CHORD DISTANCE OF 66.95 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 66.95 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, S70°30'10"E, A DISTANCE OF 661.23 FEET TO THE SOUTHERLY LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20250386088 OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTHERLY LINE, S70°30'10"E, A DISTANCE OF 1057.52 FEET TO THE EASTERLY LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20240397368 OF SAID PUBLIC RECORDS; THENCE ALONG SAID EASTERLY LINE, S16°27'23"W, A DISTANCE OF 1909.02 FEET TO THE SOUTHERLY LINE OF SAID DESCRIBED LANDS; THENCE ALONG SAID SOUTHERLY LINE, N90°00'00"W, A DISTANCE OF 697.20 FEET TO THE END OF SAID SOUTHERLY LINE; THENCE CONTINUE N90°00'00"W, A DISTANCE OF 873.94 FEET TO THE EASTERLY LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20220424382 OF SAID PUBLIC RECORDS; SAID POINT BEING A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2492.98 FEET, A CENTRAL ANGLE OF 02°59'41", A CHORD BEARING OF S10°42'41"E AND A CHORD DISTANCE OF 130.28 FEET; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING COURSES AND DISTANCES: RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 130.30 FEET TO THE POINT OF TANGENCY; THENCE S12°12'32"E, A DISTANCE OF 127.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2136.98 FEET, A CENTRAL ANGLE OF 31°08'00", A CHORD BEARING OF S03°21'28"W AND A CHORD DISTANCE OF 1146.96 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1161.19 FEET TO THE POINT OF TANGENCY;

(SEE SHEET 1 FOR NOTES AND LEGEND)
(SEE SHEET 6 FOR KEY SHEET)
(SEE SHEETS 7-11 FOR SKETCH OF DESCRIPTION)

SHEET 2 OF 12

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
-OF-
DOWDEN CENTRAL
CDD

SECTIONS 34 & 35, TOWNSHIP 23 SOUTH,
RANGE 31 EAST
SECTIONS 2 & 3, TOWNSHIP 24 SOUTH,
RANGE 31 EAST
ORANGE COUNTY FLORIDA



800 NORTH MAGNOLIA AVENUE, SUITE 1000
ORLANDO, FLORIDA 32803
PHONE: 321.354.9817
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

BEACHLINE SOUTH
RESIDENTIAL, LLC

DATE: 10/31/2025 PROJ: 50190415
REV DATE: 11/18/2025 DRAWN BY: AS
SCALE 1" = N/A CHECKED BY: GLM

Drawing name: S:\Alpha_Bruneft\DWG-Civil_3D\Sketch and Legal Descriptions\Downen Central CDD-11925.dwg DEW desc. & sketch Sheet 3 Nov 19, 2025 1:23pm by asodeque

LEGAL DESCRIPTION: (CONTINUED)

THENCE S18°55'29"W, A DISTANCE OF 208.73 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1856.36 FEET, A CENTRAL ANGLE OF 14°12'37", A CHORD BEARING OF S11°49'10"W AND A CHORD DISTANCE OF 459.23 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 460.41 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1856.36 FEET, A CENTRAL ANGLE OF 06°17'59", A CHORD BEARING OF S01°33'52"W AND A CHORD DISTANCE OF 204.01 FEET; THENCE DEPARTING SAID EASTERLY LINE, RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 204.10 FEET, RETURNING TO A POINT ON SAID EASTERLY LINE, SAID POINT BEING A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1856.36 FEET, A CENTRAL ANGLE OF 31°09'40", A CHORD BEARING OF S17°09'58"E AND A CHORD DISTANCE OF 997.21 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1009.61 FEET TO THE POINT OF TANGENCY; THENCE S32°44'48"E, A DISTANCE OF 218.30 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1963.36 FEET, A CENTRAL ANGLE OF 47°37'46", A CHORD BEARING OF S08°55'55"E AND A CHORD DISTANCE OF 1585.53 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1632.12 FEET TO THE POINT OF TANGENCY; THENCE S14°52'59"W, A DISTANCE OF 318.79 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2066.00 FEET, A CENTRAL ANGLE OF 14°27'09", A CHORD BEARING OF S07°39'24"W AND A CHORD DISTANCE OF 519.75 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 521.14 FEET TO THE POINT OF TANGENCY; THENCE S00°25'50"W, A DISTANCE OF 688.89 FEET TO THE NORTH RIGHT OF WAY LINE OF WEWAHOOTEE ROAD, BEING A 30.00 FOOT WIDE RIGHT OF WAY, AS RECORDED IN INSTRUMENT NUMBER 20220248477, OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, N89°34'10"W, A DISTANCE OF 100.00 FEET TO THE WESTERLY LINE OF LANDS DESCRIBED IN AFOREMENTIONED INSTRUMENT NUMBER 20220424382; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN ALONG SAID WESTERLY LINE THE FOLLOWING COURSES AND DISTANCES: N00°25'50"E, A DISTANCE OF 688.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2166.00 FEET, A CENTRAL ANGLE OF 14°27'09", A CHORD BEARING OF N07°39'24"E AND A CHORD DISTANCE OF 544.91 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 546.36 FEET TO THE POINT OF TANGENCY; THENCE N14°52'59"E, A DISTANCE OF 280.55 FEET TO THE WEST LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20230386427, OF SAID PUBLIC RECORDS, SAID POINT BEING A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1950.00 FEET, A CENTRAL ANGLE OF 30°32'14", A CHORD BEARING OF N00°23'08"W AND A CHORD DISTANCE OF 1027.04 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1039.30 FEET TO THE SOUTH LINE OF STARWOOD PHASE N-7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 118, PAGES 106 THROUGH 114, OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTH LINE, S87°12'24"W, A DISTANCE OF 651.62 FEET; THENCE N63°21'50"W, A DISTANCE OF 217.15 FEET; THENCE N01°30'57"W, A DISTANCE OF 68.04 FEET; THENCE N63°21'19"W, A DISTANCE OF 1442.29 FEET TO THE EAST LINE OF THE DOWDEN WEST CDD, AS RECORDED IN INSTRUMENT NUMBER 20170217494; THENCE ALONG SAID EAST LINE THE FOLLOWING COURSES AND DISTANCES: N26°38'41"E, A DISTANCE OF 449.68 FEET; THENCE N16°53'30"W, A DISTANCE OF 1403.95 FEET;

SHEET 3 OF 12

(SEE SHEET 1 FOR NOTES AND LEGEND)
(SEE SHEET 6 FOR KEY SHEET)
(SEE SHEETS 7-11 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

**DOWDEN CENTRAL
CDD**

SECTIONS 34 & 35, TOWNSHIP 23 SOUTH,
RANGE 31 EAST
SECTIONS 2 & 3, TOWNSHIP 24 SOUTH,
RANGE 31 EAST

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CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:

**BEACHLINE SOUTH
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DATE: 10/31/2025
REV DATE: 11/18/2025
SCALE 1" = N/A

PROJ: 50190415
DRAWN BY: AS
CHECKED BY: GLM

Drawing name: S:\Alpha_Bruneft\DWG-Civil_3D\Sketch and Legal Descriptions\Downen Central\Downen Central CDD_11925.dwg DEW desc. & sketch Sheet 4 Nov 19, 2025 1:23pm by asodeque

LEGAL DESCRIPTION: (CONTINUED)

THENCE N06°27'17"E, A DISTANCE OF 238.74 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 942.00 FEET, A CENTRAL ANGLE OF 09°37'31", A CHORD BEARING OF S74°00'14"E AND A CHORD DISTANCE OF 158.06 FEET; THENCE DEPARTING SAID EAST LINE, RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 158.25 FEET; THENCE N02°48'05"W, A DISTANCE OF 65.11 FEET; THENCE N08°46'50"E, A DISTANCE OF 91.41 FEET; THENCE N18°26'25"E, A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1142.00 FEET, A CENTRAL ANGLE OF 03°31'44", A CHORD BEARING OF N73°19'27"W AND A CHORD DISTANCE OF 70.32 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 70.33 FEET TO THE EAST LINE OF STARWOOD PHASE N-4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 114, PAGES 119 THROUGH 125, OF SAID PUBLIC RECORDS; THENCE ALONG SAID EAST LINE THE FOLLOWING COURSES AND DISTANCES,; THENCE N07°27'21"E, A DISTANCE OF 519.96 FEET; THENCE N67°06'48"E, A DISTANCE OF 1332.34 FEET; THENCE N16°56'45"W, A DISTANCE OF 366.38 FEET; THENCE N76°11'33"W, A DISTANCE OF 786.91 FEET; THENCE S40°44'14"W, A DISTANCE OF 745.19 FEET; THENCE N28°29'44"W, A DISTANCE OF 1511.61 FEET; THENCE N13°59'45"W, A DISTANCE OF 194.58 FEET TO THE EAST LINE OF AFOREMENTIONED DOWDEN WEST CDD; THENCE ALONG SAID EAST LINE THE FOLLOWING COURSES AND DISTANCES N08°28'31"W, A DISTANCE OF 261.96 FEET; N28°26'51"W, A DISTANCE OF 100.98 FEET TO THE EAST LINE OF AFOREMENTIONED STARWOOD PHASE N-4; THENCE ALONG SAID EAST LINE, N13°59'45"W, A DISTANCE OF 850.25 FEET; THENCE S77°51'13"W, A DISTANCE OF 115.95 FEET TO THE EAST LINE OF AFOREMENTIONED DOWDEN WEST CDD; THENCE ALONG SAID EAST LINE, N03°53'30"W, A DISTANCE OF 1124.28 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 7576.94 FEET, A CENTRAL ANGLE OF 00°31'12", A CHORD BEARING OF N86°22'06"E AND A CHORD DISTANCE OF 68.78 FEET; THENCE DEPARTING SAID EAST LINE, RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 68.78 FEET; THENCE S26°53'00"E, A DISTANCE OF 26.15 FEET; THENCE S12°10'47"E, A DISTANCE OF 51.19 FEET; THENCE S26°14'50"E, A DISTANCE OF 107.30 FEET; THENCE S03°51'21"E, A DISTANCE OF 79.51 FEET; THENCE S24°34'26"E, A DISTANCE OF 69.11 FEET; THENCE S06°03'53"E, A DISTANCE OF 114.79 FEET; THENCE S08°21'41"E, A DISTANCE OF 54.25 FEET; THENCE S12°15'42"E, A DISTANCE OF 40.05 FEET; THENCE S07°55'32"W, A DISTANCE OF 21.05 FEET; THENCE N69°29'37"E, A DISTANCE OF 84.30 FEET; THENCE S03°29'17"E, A DISTANCE OF 35.35 FEET; THENCE S68°36'33"W, A DISTANCE OF 49.22 FEET; THENCE S86°49'22"W, A DISTANCE OF 29.51 FEET; THENCE S21°23'23"W, A DISTANCE OF 40.23 FEET; THENCE S21°02'51"E, A DISTANCE OF 47.72 FEET; THENCE S41°02'09"E, A DISTANCE OF 70.79 FEET; THENCE S25°10'29"W, A DISTANCE OF 46.76 FEET; THENCE S01°20'46"W, A DISTANCE OF 70.63 FEET; THENCE S58°11'06"W, A DISTANCE OF 63.53 FEET; THENCE S15°14'36"E, A DISTANCE OF 77.69 FEET; THENCE S28°28'18"E, A DISTANCE OF 71.54 FEET; THENCE S10°53'59"E, A DISTANCE OF 76.24 FEET; THENCE S79°42'14"E, A DISTANCE OF 34.76 FEET; THENCE S51°07'29"W, A DISTANCE OF 45.45 FEET; THENCE S06°11'10"E, A DISTANCE OF 37.88 FEET; THENCE S22°22'24"E, A DISTANCE OF 80.50 FEET; THENCE N33°49'25"E, A DISTANCE OF 122.12 FEET; THENCE S12°23'01"E, A DISTANCE OF 105.24 FEET; THENCE S10°13'56"W, A DISTANCE OF 53.49 FEET; THENCE S04°59'42"E, A DISTANCE OF 57.80 FEET;

SHEET 4 OF 12 (SEE SHEET 1 FOR NOTES AND LEGEND) (SEE SHEET 6 FOR KEY SHEET)
(SEE SHEETS 7-11 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
-OF-
DOWDEN CENTRAL CDD

SECTIONS 34 & 35, TOWNSHIP 23 SOUTH,
RANGE 31 EAST
SECTIONS 2 & 3, TOWNSHIP 24 SOUTH,
RANGE 31 EAST
ORANGE COUNTY FLORIDA



800 NORTH MAGNOLIA AVENUE, SUITE 1000
ORLANDO, FLORIDA 32803
PHONE: 321.354.9817
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

BEACHLINE SOUTH RESIDENTIAL, LLC

DATE: 10/31/2025 PROJ: 50190415
REV DATE: 11/18/2025 DRAWN BY: AS
SCALE 1" = N/A CHECKED BY: GLM

Drawing name: S:\Alpha_Brunetti\DWG-Civil_3D\Sketch and Legal Descriptions\Downen Central\Downen Central_CDD_111925.dwg DEW desc. & sketch Sheet 5 Nov 19, 2025 1:23pm by asodeque

LEGAL DESCRIPTION: (CONTINUED)

THENCE S02°58'32"E, A DISTANCE OF 73.43 FEET; THENCE S32°25'25"E, A DISTANCE OF 15.65 FEET TO A POINT ON THE NORTHERLY LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20230386427 OF SAID PUBLIC RECORDS; THENCE S87°06'25"E, ALONG SAID NORTHERLY LINE A DISTANCE OF 1321.17 FEET; THENCE DEPARTING SAID NORTHERLY LINE, RUN S87°06'25"E, A DISTANCE OF 163.56 FEET; THENCE N77°06'19"E, A DISTANCE OF 25.43 FEET; THENCE N75°29'56"E, A DISTANCE OF 85.44 FEET; THENCE N73°40'37"E, A DISTANCE OF 58.80 FEET; THENCE N81°06'43"E, A DISTANCE OF 90.03 FEET; THENCE S85°50'34"E, A DISTANCE OF 92.43 FEET; THENCE S56°31'03"E, A DISTANCE OF 118.99 FEET; THENCE N81°40'05"E, A DISTANCE OF 87.26 FEET; THENCE N12°34'41"E, A DISTANCE OF 82.86 FEET; THENCE N01°55'19"W, A DISTANCE OF 104.62 FEET; THENCE N60°28'01"E, A DISTANCE OF 142.00 FEET; THENCE S82°08'13"E, A DISTANCE OF 132.31 FEET; THENCE N69°29'56"E, A DISTANCE OF 88.26 FEET; THENCE N40°13'33"E, A DISTANCE OF 100.42 FEET; THENCE N18°18'04"W, A DISTANCE OF 63.33 FEET; THENCE N00°19'14"W, A DISTANCE OF 67.91 FEET; THENCE N55°29'12"E, A DISTANCE OF 99.23 FEET TO THE WESTERLY LINE OF THE LANDS DESCRIBED IN AFOREMENTIONED INSTRUMENT NUMBER 20220424382, BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 949.95 FEET, A CENTRAL ANGLE OF 05°45'23", A CHORD BEARING OF N35°27'29"W AND A CHORD DISTANCE OF 95.40 FEET; THENCE RUN ALONG SAID WESTERLY LINE THE FOLLOWING COURSES AND DISTANCES: NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 95.44 FEET TO THE POINT OF TANGENCY; THENCE N38°20'10"W, A DISTANCE OF 171.28 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1001.43 FEET, A CENTRAL ANGLE OF 38°06'12", A CHORD BEARING OF N19°17'04"W AND A CHORD DISTANCE OF 653.77 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 665.98 FEET; THENCE N00°13'58"W, A DISTANCE OF 74.62 FEET; THENCE S60°13'58"E, A DISTANCE OF 7.51 FEET; THENCE N89°46'02"E, A DISTANCE OF 80.00 FEET; THENCE N64°46'02"E, A DISTANCE OF 14.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 16,517,581 SQUARE FEET OR 379.19 ACRES MORE OR LESS.

SHEET 5 OF 12

(SEE SHEET 1 FOR NOTES AND LEGEND)
(SEE SHEET 6 FOR KEY SHEET)
(SEE SHEETS 7-11 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
-OF-
DOWDEN CENTRAL
CDD

SECTIONS 34 & 35, TOWNSHIP 23 SOUTH,
RANGE 31 EAST
SECTIONS 2 & 3, TOWNSHIP 24 SOUTH,
RANGE 31 EAST
ORANGE COUNTY FLORIDA

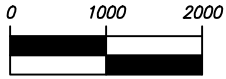


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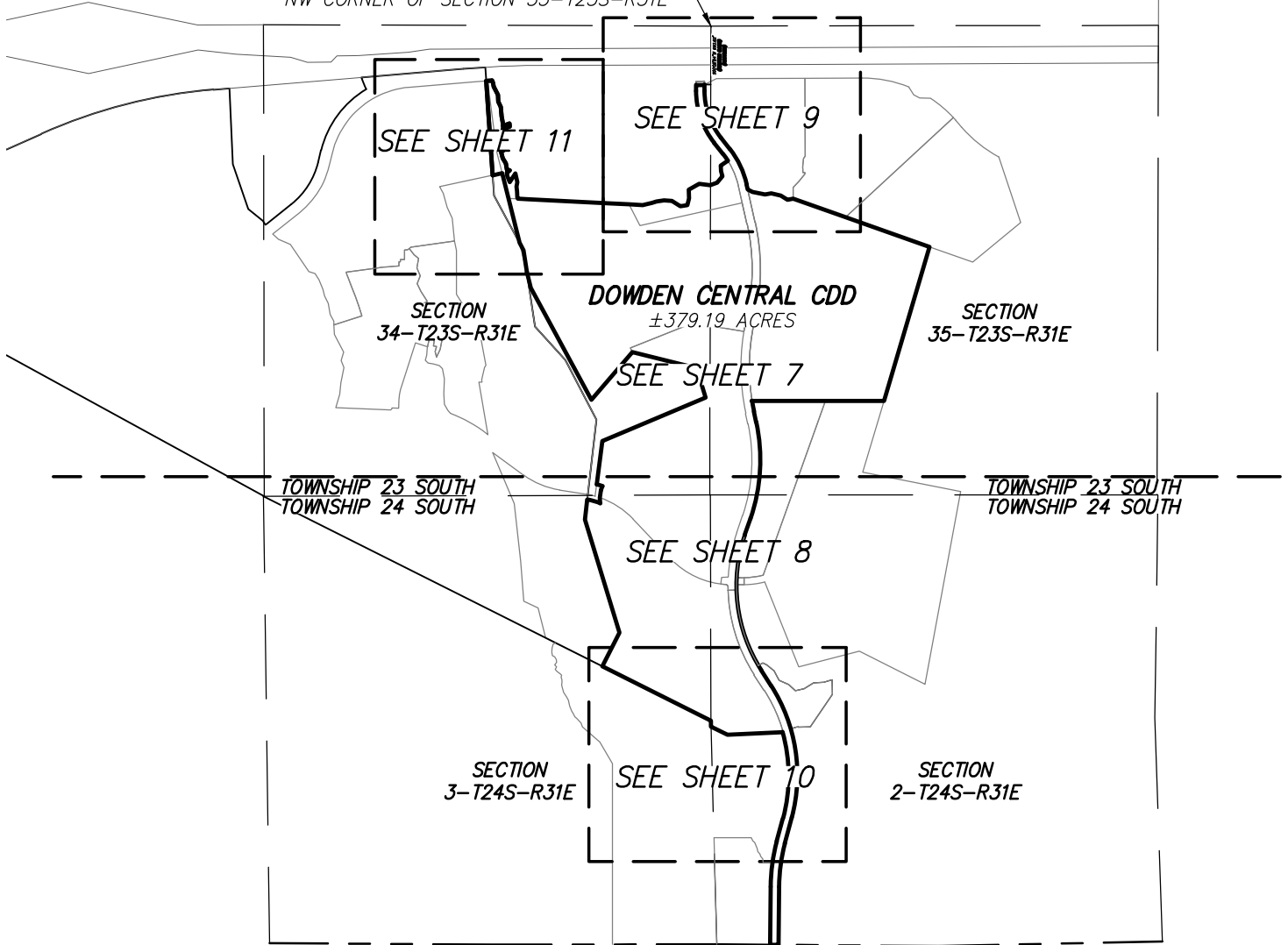
BEACHLINE SOUTH
RESIDENTIAL, LLC

DATE: 10/31/2025 PROJ: 50190415
REV DATE: 11/18/2025 DRAWN BY: AS
SCALE 1" = N/A CHECKED BY: GLM



1 INCH = 2000 FEET

POINT OF COMMENCEMENT
NW CORNER OF SECTION 35-T23S-R31E



SHEET 6 OF 12

(SEE SHEET 1 FOR NOTES AND LEGEND)
(SEE SHEETS 2-5 FOR DESCRIPTION OF SKETCH)
(SEE SHEETS 7-11 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
-OF-
DOWDEN CENTRAL CDD

SECTIONS 34 & 35, TOWNSHIP 23 SOUTH,
RANGE 31 EAST
SECTIONS 2 & 3, TOWNSHIP 24 SOUTH,
RANGE 31 EAST

ORANGE COUNTY

FLORIDA



Dewberry

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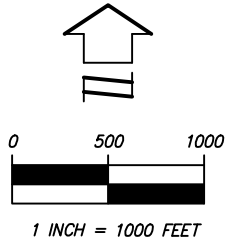
PREPARED FOR:

**BEACHLINE SOUTH
RESIDENTIAL, LLC**

DATE: 10/31/2025
REV DATE: 11/18/2025
SCALE 1" = 2000'

PROJ: 50190415
DRAWN BY: AS
CHECKED BY: GLM

Drawing name: S:\Alpha_Brunetti\DWG-Civil_3D\Sketch and Legal Descriptions\Dowden Central\Dowden Central CDD_111925.dwg DEW desc. & sketch Sheet 6 Nov 19, 2025 1:23pm by asadeque



POINT OF COMMENCEMENT
NW CORNER OF SECTION 35-T23S-R31E

A: PID: 02-24-31-0000-00-006
INSTRUMENT #: 20250386088

NORTH LINE SECTION 34-T23S-R31E

SEE SHEET 9

NORTH LINE SECTION 35-T23S-R31E
PID: 35-23-31-0000-00-003
INSTRUMENT #: 20250386088

SEE SHEET 11

PID: 34-23-31-0000-00-006
INSTRUMENT #: 20200373346

PID: 35-23-31-000-00-001
INSTRUMENT: 20220424382

PID: 35-23-31-0000-00-002
INSTRUMENT: 20240397368

S70°30'10"E
1057.52'

DOWDEN CENTRAL CDD
±379.19 ACRES

EASTERLY LINE OF LANDS DESCRIBED IN INSTRUMENT # 20240397368

N13°59'45"W 194.58'
N28°29'44"W 1511.61'

SECTION 34-T23S-R31E
PID: 35-23-31-0000-00-001
INSTRUMENT: 20220424382

SECTION 35-T23S-R31E

PID: 35-23-31-0000-00-002
INSTRUMENT #: 20240397368

E LINE OF DOWDEN WEST CDD AS DESCRIBED IN INSTRUMENT # 20170217494

S40°44'14"W 745.19'
N76°11'33"W 786.91'
N16°56'45"W 366.38'
N67°06'48"E 1332.34'

SOUTHERLY LINE OF LANDS DESCRIBED IN INSTRUMENT # 20240397368

E LINE STARWOOD PHASE N-4 P.B. 114, PG. 119-125
N07°27'21"E 519.96'

EASTERLY LINE OF LANDS DESCRIBED IN INSTRUMENT # 20220424382

PNT
PT
PC

C101
C102

(SEE "A" ABOVE)
N90°00'00"W 697.20'
N90°00'00"W 873.94'
S12°12'32"E 127.50'

PID: 32-23-31-0000-00-002
O.R.B. 7269, PG. 3564

MATCHLINE "A" - SEE SHEET 8

SHEET 7 OF 12

(SEE SHEET 1 FOR NOTES AND LEGEND)
(SEE SHEETS 2-5 FOR DESCRIPTION OF SKETCH)
(SEE SHEET 6 FOR KEY SHEET)
(SEE SHEET 12 FOR LINE AND CURVE TABLES)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
-OF-
DOWDEN CENTRAL CDD

SECTIONS 34 & 35, TOWNSHIP 23 SOUTH,
RANGE 31 EAST
SECTIONS 2 & 3, TOWNSHIP 24 SOUTH,
RANGE 31 EAST

ORANGE COUNTY

FLORIDA



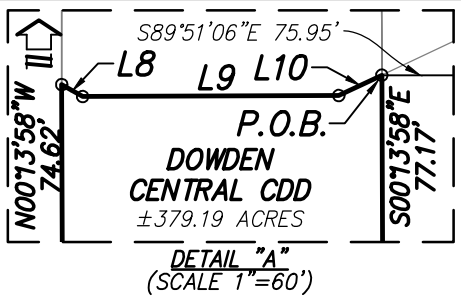
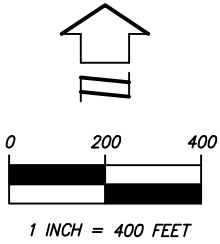
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ORLANDO, FLORIDA 32803
PHONE: 321.354.9817
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CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

BEACHLINE SOUTH RESIDENTIAL, LLC

DATE: 10/31/2025
REV DATE: 11/18/2025
SCALE 1" = 1000'

PROJ: 50190415
DRAWN BY: AS
CHECKED BY: GLM



PID: 22-23-31-0000-00-001
INSTRUMENT #: 20160659069

**NORTH LINE SECTION 34-T23S-R31E
BEACHLINE EXPRESSWAY
(STATE ROAD 528)**

POINT OF COMMENCEMENT
NW CORNER OF SECTION 35-T23S-R31E
NORTH LINE SECTION 35-T23S-R31E
W LINE OF NW 1/4 SECTION 35-T23S-R31E

PID: 32-23-31-0000-00-002
O.R.B. 7269, PG. 3564

PID: 32-23-31-0000-00-007
INSTRUMENT #: 20160659069

PID: 32-23-31-0000-00-002
O.R.B. 7269, PG. 3564

PID: 35-23-31-0000-00-003
INSTRUMENT #: 20250386088

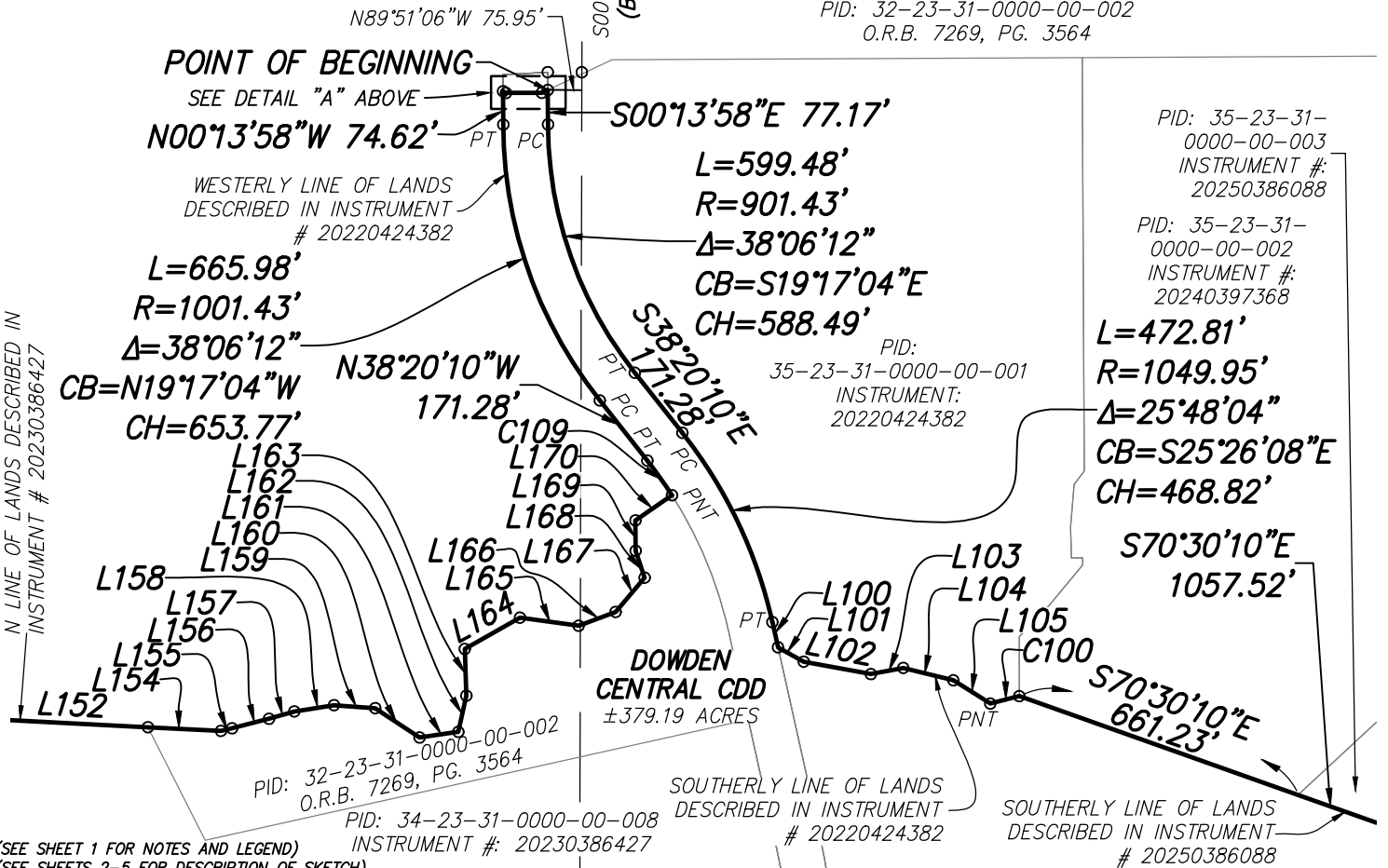
PID: 35-23-31-0000-00-002
INSTRUMENT #: 20240397368

L=472.81'
R=1049.95'
Δ=25°48'04"
CB=S25°26'08"E
CH=468.82'

PID: 35-23-31-0000-00-001
INSTRUMENT #: 20220424382

S70°30'10"E
1057.52'

S70°30'10"E
661.23'



PID: 32-23-31-0000-00-002
O.R.B. 7269, PG. 3564

PID: 34-23-31-0000-00-008
INSTRUMENT #: 20230386427

SOUTHERLY LINE OF LANDS
DESCRIBED IN INSTRUMENT
20220424382

SOUTHERLY LINE OF LANDS
DESCRIBED IN INSTRUMENT
20250386088

(SEE SHEET 1 FOR NOTES AND LEGEND)
(SEE SHEETS 2-5 FOR DESCRIPTION OF SKETCH)
(SEE SHEET 6 FOR KEY SHEET)
(SEE SHEET 12 FOR LINE AND CURVE TABLES)

SHEET 9 OF 12

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

**SKETCH OF DESCRIPTION
-OF-
DOWDEN CENTRAL
CDD**

SECTIONS 34 & 35, TOWNSHIP 23 SOUTH,
RANGE 31 EAST
SECTIONS 2 & 3, TOWNSHIP 24 SOUTH,
RANGE 31 EAST

ORANGE COUNTY

FLORIDA



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PREPARED FOR:

**BEACHLINE SOUTH
RESIDENTIAL, LLC**

DATE: 10/31/2025
REV DATE: 11/18/2025
SCALE 1" = 400'

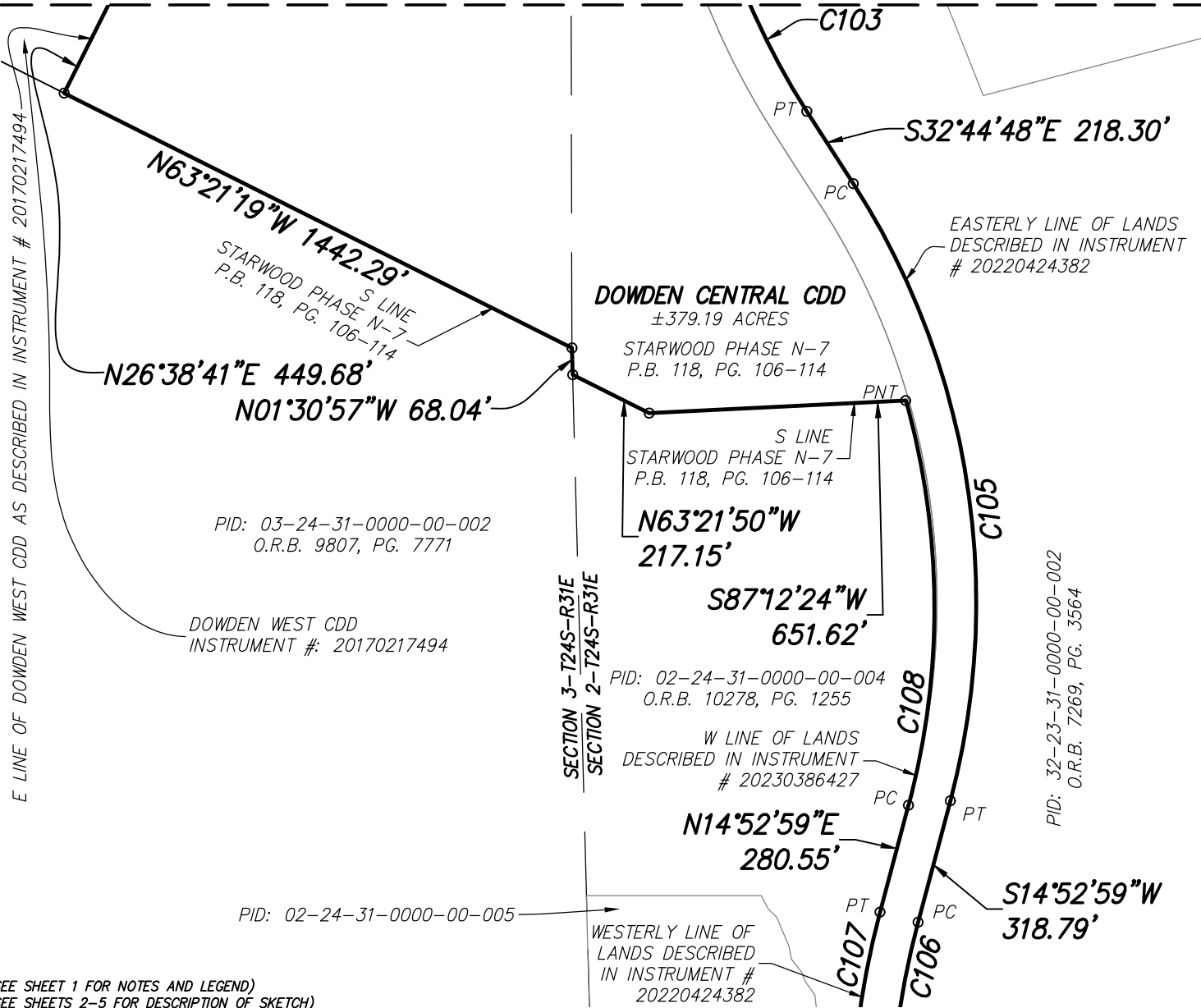
PROJ: 50190415
DRAWN BY: AS
CHECKED BY: GLM

Drawing name: S:\Alpha_Bruneft\DWG-Civil_3D\Sketch and Legal Descriptions\Downden Central\Downden Central CDD_111925.dwg DEW desc. & sketch Sheet 9 Nov 19, 2025 1:24pm by: asodeque



1 INCH = 400 FEET

MATCHLINE - SEE SHEET 8



PID: 03-24-31-0000-00-002
O.R.B. 9807, PG. 7771

DOWDEN WEST CDD
INSTRUMENT #: 20170217494

DOWDEN CENTRAL CDD
±379.19 ACRES

STARWOOD PHASE N-7
P.B. 118, PG. 106-114

S LINE
STARWOOD PHASE N-7
P.B. 118, PG. 106-114

N63°21'50"W
217.15'

S87°12'24"W
651.62'

PID: 02-24-31-0000-00-004
O.R.B. 10278, PG. 1255

W LINE OF LANDS
DESCRIBED IN INSTRUMENT
20230386427

N14°52'59"E
280.55'

PID: 02-24-31-0000-00-005

WESTERLY LINE OF
LANDS DESCRIBED
IN INSTRUMENT #
20220424382

EASTERLY LINE OF LANDS
DESCRIBED IN INSTRUMENT
20220424382

PID: 32-23-31-0000-00-002
O.R.B. 7269, PG. 3564

(SEE SHEET 1 FOR NOTES AND LEGEND)
(SEE SHEETS 2-5 FOR DESCRIPTION OF SKETCH)
(SEE SHEET 6 FOR KEY SHEET)
(SEE SHEET 12 FOR LINE AND CURVE TABLES)

SHEET 10 OF 12

(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

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SKETCH OF DESCRIPTION
-OF-
DOWDEN CENTRAL
CDD

SECTIONS 34 & 35, TOWNSHIP 23 SOUTH,
RANGE 31 EAST
SECTIONS 2 & 3, TOWNSHIP 24 SOUTH,
RANGE 31 EAST

ORANGE COUNTY

FLORIDA



Dewberry

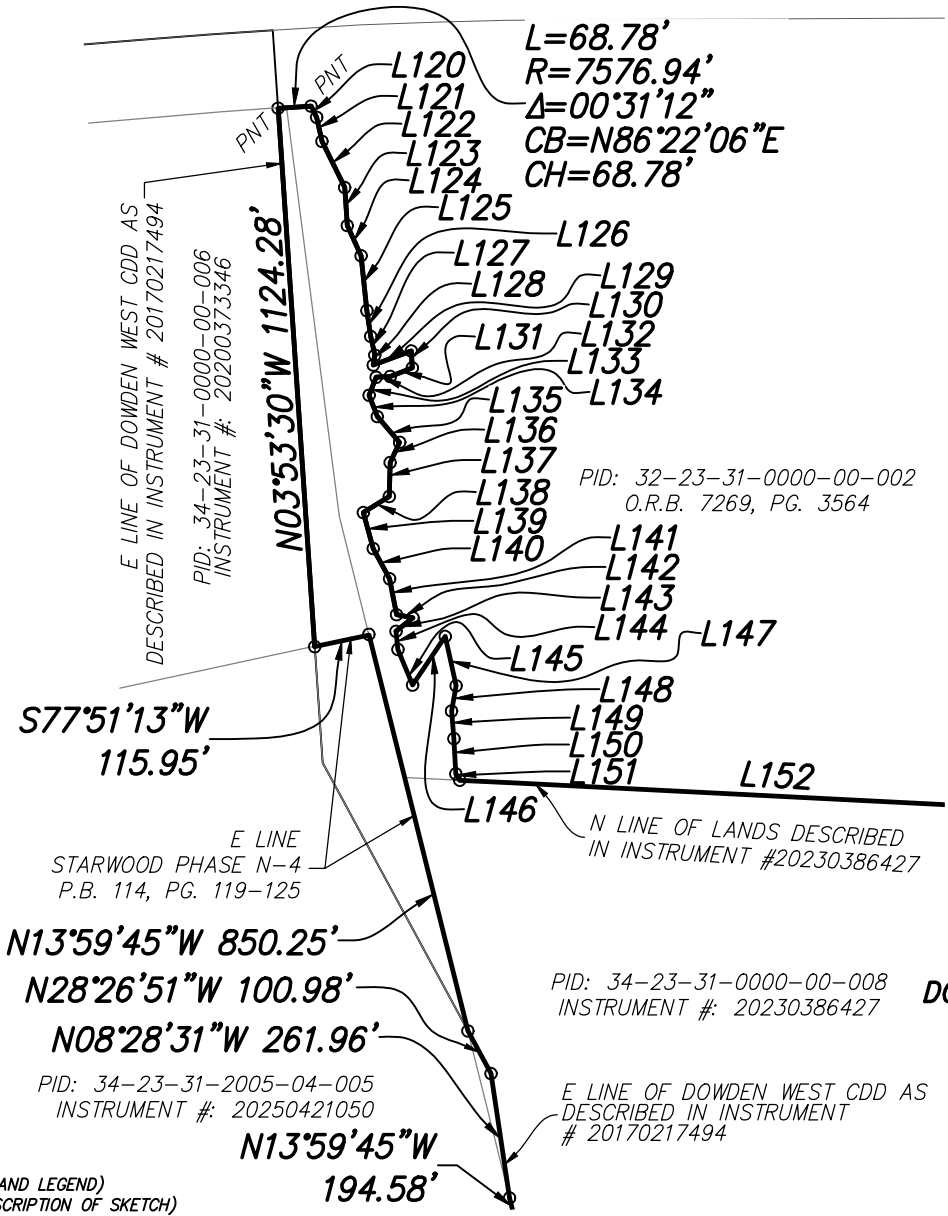
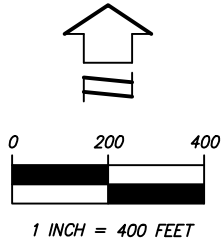
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ORLANDO, FLORIDA 32803
PHONE: 321.354.9817
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CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:

**BEACHLINE SOUTH
RESIDENTIAL, LLC**

DATE: 10/31/2025
REV DATE: 11/18/2025
SCALE 1" = 400'

PROJ: 50190415
DRAWN BY: AS
CHECKED BY: GLM



S77°51'13"W
115.95'

N13°59'45"W 850.25'
N28°26'51"W 100.98'
N08°28'31"W 261.96'
N13°59'45"W
194.58'

L=68.78'
R=7576.94'
Δ=00°31'12"
CB=N86°22'06"E
CH=68.78'

PID: 32-23-31-0000-00-002
O.R.B. 7269, PG. 3564

PID: 34-23-31-0000-00-008
INSTRUMENT #: 20230386427

DOWDEN CENTRAL CDD
±379.19 ACRES

E LINE OF DOWDEN WEST CDD AS
DESCRIBED IN INSTRUMENT # 20170217494
PID: 34-23-31-0000-00-006
INSTRUMENT #: 20200373346

E LINE
STARWOOD PHASE N-4
P.B. 114, PG. 119-125

N LINE OF LANDS DESCRIBED
IN INSTRUMENT #20230386427

PID: 34-23-31-2005-04-005
INSTRUMENT #: 20250421050

E LINE OF DOWDEN WEST CDD AS
DESCRIBED IN INSTRUMENT
20170217494

(SEE SHEET 1 FOR NOTES AND LEGEND)
(SEE SHEETS 2-5 FOR DESCRIPTION OF SKETCH)
(SEE SHEET 6 FOR KEY SHEET)
(SEE SHEET 12 FOR LINE AND CURVE TABLES)

SHEET 11 OF 12

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
-OF-
DOWDEN CENTRAL CDD

SECTIONS 34 & 35, TOWNSHIP 23 SOUTH,
RANGE 31 EAST
SECTIONS 2 & 3, TOWNSHIP 24 SOUTH,
RANGE 31 EAST
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SCALE 1" = 400'
PROJ: 50190415
DRAWN BY: AS
CHECKED BY: GLM

Drawing name: S:\Alpha_Brunetti\DWG-Civil_3D\Sketch and Legal Descriptions\Downen Central\Downen Central CDD_111925.dwg DEW desc. & sketch Sheet 11 Nov 19, 2025 1:24pm by: osadague

Drawing name: S:\Alpha_Bruneft\DWG-Civil_3D\Sketch and Legal Descriptions\Downen Central\Downen Central_CDD_111925.dwg DEW desc. & sketch Sheet 12 Nov 19, 2025 1:24pm by: asadenque

LINE TABLE		
LINE	BEARING	LENGTH
L8	S60°13'58"E	7.51'
L9	N89°46'02"E	80.00'
L10	N64°46'02"E	14.90'
L100	S12°32'06"E	57.81'
L101	S60°51'06"E	65.89'
L102	S79°30'16"E	152.71'
L103	N79°07'58"E	73.73'
L104	S76°04'22"E	115.36'
L105	S57°46'03"E	97.61'
L120	S26°53'00"E	26.15'
L121	S12°10'47"E	51.19'
L122	S26°14'50"E	107.30'
L123	S03°51'21"E	79.51'
L124	S24°34'26"E	69.11'
L125	S06°03'53"E	114.79'
L126	S08°21'41"E	54.25'
L127	S12°15'42"E	40.05'
L128	S07°55'32"W	21.05'
L129	N69°29'37"E	84.30'
L130	S03°29'17"E	35.35'
L131	S68°36'33"W	49.22'
L132	S86°49'22"W	29.51'
L133	S21°23'23"W	40.23'
L134	S21°02'51"E	47.72'
L135	S41°02'09"E	70.79'
L136	S25°10'29"W	46.76'
L137	S01°20'46"W	70.63'
L138	S58°11'06"W	63.53'
L139	S15°14'36"E	77.69'
L140	S28°28'18"E	71.54'

LINE TABLE		
LINE	BEARING	LENGTH
L141	S10°53'59"E	76.24'
L142	S79°42'14"E	34.76'
L143	S51°07'29"W	45.45'
L144	S06°11'10"E	37.88'
L145	S22°22'24"E	80.50'
L146	N33°49'25"E	122.12'
L147	S12°23'01"E	105.24'
L148	S10°13'56"W	53.49'
L149	S04°59'42"E	57.80'
L150	S02°58'32"E	73.43'
L151	S32°25'25"E	15.65'
L152	S87°06'25"E	1321.17'
L154	S87°06'25"E	163.56'
L155	N77°06'19"E	25.43'
L156	N75°29'56"E	85.44'
L157	N73°40'37"E	58.80'
L158	N81°06'43"E	90.03'
L159	S85°50'34"E	92.43'
L160	S56°31'03"E	118.99'
L161	N81°40'05"E	87.26'
L162	N12°34'41"E	82.86'
L163	N01°55'19"W	104.62'
L164	N60°28'01"E	142.00'
L165	S82°08'13"E	132.31'
L166	N69°29'56"E	88.26'
L167	N40°13'33"E	100.42'
L168	N18°18'04"W	63.33'
L169	N00°19'14"W	67.91'
L170	N55°29'12"E	99.23'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C100	66.95'	17187.00	00°13'24"	66.95'	N75°39'33"E
C101	130.30'	2492.98	02°59'41"	130.28'	S10°42'41"E
C102	1161.19'	2136.98	31°08'00"	1146.96'	S03°21'28"W
C103	1009.61'	1856.36	31°09'40"	997.21'	S17°09'58"E
C105	1632.12'	1963.36	47°37'46"	1585.53'	S08°55'55"E
C106	521.14'	2066.00	14°27'09"	519.75'	S07°39'24"W
C107	546.36'	2166.00	14°27'09"	544.91'	N07°39'24"E
C108	1039.30'	1950.00	30°32'14"	1027.04'	N00°23'08"W
C109	95.44'	949.95	05°45'23"	95.40'	N35°27'29"W
C110	158.25'	942.00	09°37'31"	158.06'	S74°00'14"W
C111	70.33'	1142.00	03°31'44"	70.32'	N73°19'27"W

SHEET 12 OF 12

(SEE SHEET 1 FOR NOTES AND LEGEND)
 (SEE SHEETS 2-5 FOR DESCRIPTION OF SKETCH)
 (SEE SHEET 6 FOR KEY SHEET)
 (SEE SHEETS 5-11 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

**DOWDEN CENTRAL
CDD**

SECTIONS 34 & 35, TOWNSHIP 23 SOUTH,
 RANGE 31 EAST
 SECTIONS 2 & 3, TOWNSHIP 24 SOUTH,
 RANGE 31 EAST

ORANGE COUNTY

FLORIDA



Dewberry

800 NORTH MAGNOLIA AVENUE, SUITE 1000
 ORLANDO, FLORIDA 32803
 PHONE: 321.354.9817
 WWW.DEWBERRY.COM
 CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:

**BEACHLINE SOUTH
RESIDENTIAL, LLC**

DATE: 10/31/2025
 REV DATE: 11/18/2025
 SCALE 1" = NA

PROJ: 50190415
 DRAWN BY: AS
 CHECKED BY: GLM



VERIFIED LEGAL DESCRIPTION FORM

The following legal description has been prepared by
William P. Hinkle, P.S.M.

and submitted to the City Planning Division for verification.

William P Hinkle

Digitally signed by William P
Hinkle
Date: 2025.11.19 18:55:14 -05'00'

Signature

November 19, 2025

Date

Application Request (Office Use Only)

File No. _____

Legal Description Including Acreage (To be typed by Applicant):

Please see attached legal description.

LEGAL DESCRIPTION:

A PORTION OF LANDS LYING IN SECTIONS 34 AND 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST, AND SECTIONS 2 AND 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT NORTHWEST CORNER OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN S00°08'54"W ALONG THE WEST LINE OF THE NW 1/4 OF SAID SECTION 35, A DISTANCE OF 693.62 FEET; THENCE N89°51'06"W, A DISTANCE OF 75.95 FEET TO THE POINT OF BEGINNING; THENCE S00°13'58"E, A DISTANCE OF 77.17 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 901.43 FEET, A CENTRAL ANGLE OF 38°06'12", A CHORD BEARING OF S19°17'04"E AND A CHORD DISTANCE OF 588.49 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 599.48 FEET TO THE POINT OF TANGENCY; THENCE S38°20'10"E, A DISTANCE OF 171.28 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1049.95 FEET, A CENTRAL ANGLE OF 25°48'04", A CHORD BEARING OF S25°26'08"E AND A CHORD DISTANCE OF 468.82 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 472.81 FEET TO THE POINT OF TANGENCY; THENCE S12°32'06"E, A DISTANCE OF 57.81 FEET TO THE SOUTHERLY LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20220424382, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING COURSES AND DISTANCES: S60°51'06"E, A DISTANCE OF 65.89 FEET; THENCE S79°30'16"E, A DISTANCE OF 152.71 FEET; THENCE N79°07'58"E, A DISTANCE OF 73.73 FEET; THENCE S76°04'22"E, A DISTANCE OF 115.36 FEET; THENCE S57°46'03"E, A DISTANCE OF 97.61 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 17187.00 FEET, A CENTRAL ANGLE OF 00°13'24", A CHORD BEARING OF N75°39'33"E AND A CHORD DISTANCE OF 66.95 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 66.95 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, S70°30'10"E, A DISTANCE OF 661.23 FEET TO THE SOUTHERLY LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20250386088 OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTHERLY LINE, S70°30'10"E, A DISTANCE OF 1057.52 FEET TO THE EASTERLY LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20240397368 OF SAID PUBLIC RECORDS; THENCE ALONG SAID EASTERLY LINE, S16°27'23"W, A DISTANCE OF 1909.02 FEET TO THE SOUTHERLY LINE OF SAID DESCRIBED LANDS; THENCE ALONG SAID SOUTHERLY LINE, N90°00'00"W, A DISTANCE OF 697.20 FEET TO THE END OF SAID SOUTHERLY LINE; THENCE CONTINUE N90°00'00"W, A DISTANCE OF 873.94 FEET TO THE EASTERLY LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20220424382 OF SAID PUBLIC RECORDS; SAID POINT BEING A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2492.98 FEET, A CENTRAL ANGLE OF 02°59'41", A CHORD BEARING OF S10°42'41"E AND A CHORD DISTANCE OF 130.28 FEET; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING COURSES AND DISTANCES: RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 130.30 FEET TO THE POINT OF TANGENCY; THENCE S12°12'32"E, A DISTANCE OF 127.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2136.98 FEET, A CENTRAL ANGLE OF 31°08'00", A CHORD BEARING OF S03°21'28"W AND A CHORD DISTANCE OF 1146.96 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1161.19 FEET TO THE POINT OF TANGENCY; THENCE S18°55'29"W, A DISTANCE OF 208.73 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1856.36 FEET, A CENTRAL ANGLE OF 14°12'37", A CHORD BEARING OF S11°49'10"W AND A CHORD DISTANCE OF 459.23 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 460.41 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1856.36 FEET, A CENTRAL ANGLE OF 06°17'59", A CHORD BEARING OF S01°33'52"W AND A CHORD DISTANCE OF 204.01 FEET; THENCE DEPARTING SAID EASTERLY LINE, RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 204.10 FEET, RETURNING TO A POINT ON SAID

EASTERLY LINE, SAID POINT BEING A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1856.36 FEET, A CENTRAL ANGLE OF 31°09'40", A CHORD BEARING OF S17°09'58"E AND A CHORD DISTANCE OF 997.21 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1009.61 FEET TO THE POINT OF TANGENCY; THENCE S32°44'48"E, A DISTANCE OF 218.30 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1963.36 FEET, A CENTRAL ANGLE OF 47°37'46", A CHORD BEARING OF S08°55'55"E AND A CHORD DISTANCE OF 1585.53 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1632.12 FEET TO THE POINT OF TANGENCY; THENCE S14°52'59"W, A DISTANCE OF 318.79 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2066.00 FEET, A CENTRAL ANGLE OF 14°27'09", A CHORD BEARING OF S07°39'24"W AND A CHORD DISTANCE OF 519.75 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 521.14 FEET TO THE POINT OF TANGENCY; THENCE S00°25'50"W, A DISTANCE OF 688.89 FEET TO THE NORTH RIGHT OF WAY LINE OF WEWAHOOTEE ROAD, BEING A 30.00 FOOT WIDE RIGHT OF WAY, AS RECORDED IN INSTRUMENT NUMBER 20220248477, OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, N89°34'10"W, A DISTANCE OF 100.00 FEET TO THE WESTERLY LINE OF LANDS DESCRIBED IN AFOREMENTIONED INSTRUMENT NUMBER 20220424382; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN ALONG SAID WESTERLY LINE THE FOLLOWING COURSES AND DISTANCES: N00°25'50"E, A DISTANCE OF 688.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2166.00 FEET, A CENTRAL ANGLE OF 14°27'09", A CHORD BEARING OF N07°39'24"E AND A CHORD DISTANCE OF 544.91 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 546.36 FEET TO THE POINT OF TANGENCY; THENCE N14°52'59"E, A DISTANCE OF 280.55 FEET TO THE WEST LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20230386427, OF SAID PUBLIC RECORDS, SAID POINT BEING A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1950.00 FEET, A CENTRAL ANGLE OF 30°32'14", A CHORD BEARING OF N00°23'08"W AND A CHORD DISTANCE OF 1027.04 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1039.30 FEET TO THE SOUTH LINE OF STARWOOD PHASE N-7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 118, PAGES 106 THROUGH 114, OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTH LINE, S87°12'24"W, A DISTANCE OF 651.62 FEET; THENCE N63°21'50"W, A DISTANCE OF 217.15 FEET; THENCE N01°30'57"W, A DISTANCE OF 68.04 FEET; THENCE N63°21'19"W, A DISTANCE OF 1442.29 FEET TO THE EAST LINE OF THE DOWDEN WEST CDD, AS RECORDED IN INSTRUMENT NUMBER 20170217494; THENCE ALONG SAID EAST LINE THE FOLLOWING COURSES AND DISTANCES: N26°38'41"E, A DISTANCE OF 449.68 FEET; THENCE N16°53'30"W, A DISTANCE OF 1403.95 FEET; THENCE N06°27'17"E, A DISTANCE OF 238.74 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 942.00 FEET, A CENTRAL ANGLE OF 09°37'31", A CHORD BEARING OF S74°00'14"E AND A CHORD DISTANCE OF 158.06 FEET; THENCE DEPARTING SAID EAST LINE, RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 158.25 FEET; THENCE N02°48'05"W, A DISTANCE OF 65.11 FEET; THENCE N08°46'50"E, A DISTANCE OF 91.41 FEET; THENCE N18°26'25"E, A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1142.00 FEET, A CENTRAL ANGLE OF 03°31'44", A CHORD BEARING OF N73°19'27"W AND A CHORD DISTANCE OF 70.32 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 70.33 FEET TO THE EAST LINE OF STARWOOD PHASE N-4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 114, PAGES 119 THROUGH 125, OF SAID PUBLIC RECORDS; THENCE ALONG SAID EAST LINE THE FOLLOWING COURSES AND DISTANCES,; THENCE N07°27'21"E, A DISTANCE OF 519.96 FEET; THENCE N67°06'48"E, A DISTANCE OF 1332.34 FEET; THENCE N16°56'45"W, A DISTANCE OF 366.38 FEET; THENCE N76°11'33"W, A DISTANCE OF 786.91 FEET; THENCE S40°44'14"W, A DISTANCE OF 745.19 FEET; THENCE N28°29'44"W, A DISTANCE OF 1511.61 FEET; THENCE N13°59'45"W, A DISTANCE OF 194.58 FEET TO THE EAST LINE OF AFOREMENTIONED DOWDEN WEST CDD; THENCE ALONG SAID EAST LINE THE FOLLOWING COURSES AND DISTANCES N08°28'31"W, A DISTANCE OF 261.96 FEET; N28°26'51"W, A DISTANCE OF 100.98 FEET TO THE EAST LINE OF AFOREMENTIONED STARWOOD PHASE N-4; THENCE ALONG SAID EAST LINE, N13°59'45"W, A DISTANCE OF 850.25 FEET; THENCE S77°51'13"W, A DISTANCE OF 115.95 FEET TO THE EAST LINE OF AFOREMENTIONED DOWDEN WEST CDD; THENCE ALONG SAID EAST LINE, N03°53'30"W, A

DISTANCE OF 1124.28 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 7576.94 FEET, A CENTRAL ANGLE OF 00°31'12", A CHORD BEARING OF N86°22'06"E AND A CHORD DISTANCE OF 68.78 FEET; THENCE DEPARTING SAID EAST LINE, RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 68.78 FEET; THENCE S26°53'00"E, A DISTANCE OF 26.15 FEET; THENCE S12°10'47"E, A DISTANCE OF 51.19 FEET; THENCE S26°14'50"E, A DISTANCE OF 107.30 FEET; THENCE S03°51'21"E, A DISTANCE OF 79.51 FEET; THENCE S24°34'26"E, A DISTANCE OF 69.11 FEET; THENCE S06°03'53"E, A DISTANCE OF 114.79 FEET; THENCE S08°21'41"E, A DISTANCE OF 54.25 FEET; THENCE S12°15'42"E, A DISTANCE OF 40.05 FEET; THENCE S07°55'32"W, A DISTANCE OF 21.05 FEET; THENCE N69°29'37"E, A DISTANCE OF 84.30 FEET; THENCE S03°29'17"E, A DISTANCE OF 35.35 FEET; THENCE S68°36'33"W, A DISTANCE OF 49.22 FEET; THENCE S86°49'22"W, A DISTANCE OF 29.51 FEET; THENCE S21°23'23"W, A DISTANCE OF 40.23 FEET; THENCE S21°02'51"E, A DISTANCE OF 47.72 FEET; THENCE S41°02'09"E, A DISTANCE OF 70.79 FEET; THENCE S25°10'29"W, A DISTANCE OF 46.76 FEET; THENCE S01°20'46"W, A DISTANCE OF 70.63 FEET; THENCE S58°11'06"W, A DISTANCE OF 63.53 FEET; THENCE S15°14'36"E, A DISTANCE OF 77.69 FEET; THENCE S28°28'18"E, A DISTANCE OF 71.54 FEET; THENCE S10°53'59"E, A DISTANCE OF 76.24 FEET; THENCE S79°42'14"E, A DISTANCE OF 34.76 FEET; THENCE S51°07'29"W, A DISTANCE OF 45.45 FEET; THENCE S06°11'10"E, A DISTANCE OF 37.88 FEET; THENCE S22°22'24"E, A DISTANCE OF 80.50 FEET; THENCE N33°49'25"E, A DISTANCE OF 122.12 FEET; THENCE S12°23'01"E, A DISTANCE OF 105.24 FEET; THENCE S10°13'56"W, A DISTANCE OF 53.49 FEET; THENCE S04°59'42"E, A DISTANCE OF 57.80 FEET; THENCE S02°58'32"E, A DISTANCE OF 73.43 FEET; THENCE S32°25'25"E, A DISTANCE OF 15.65 FEET TO A POINT ON THE NORTHERLY LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20230386427 OF SAID PUBLIC RECORDS; THENCE S87°06'25"E, ALONG SAID NORTHERLY LINE A DISTANCE OF 1321.17 FEET; THENCE DEPARTING SAID NORTHERLY LINE, RUN S87°06'25"E, A DISTANCE OF 163.56 FEET; THENCE N77°06'19"E, A DISTANCE OF 25.43 FEET; THENCE N75°29'56"E, A DISTANCE OF 85.44 FEET; THENCE N73°40'37"E, A DISTANCE OF 58.80 FEET; THENCE N81°06'43"E, A DISTANCE OF 90.03 FEET; THENCE S85°50'34"E, A DISTANCE OF 92.43 FEET; THENCE S56°31'03"E, A DISTANCE OF 118.99 FEET; THENCE N81°40'05"E, A DISTANCE OF 87.26 FEET; THENCE N12°34'41"E, A DISTANCE OF 82.86 FEET; THENCE N01°55'19"W, A DISTANCE OF 104.62 FEET; THENCE N60°28'01"E, A DISTANCE OF 142.00 FEET; THENCE S82°08'13"E, A DISTANCE OF 132.31 FEET; THENCE N69°29'56"E, A DISTANCE OF 88.26 FEET; THENCE N40°13'33"E, A DISTANCE OF 100.42 FEET; THENCE N18°18'04"W, A DISTANCE OF 63.33 FEET; THENCE N00°19'14"W, A DISTANCE OF 67.91 FEET; THENCE N55°29'12"E, A DISTANCE OF 99.23 FEET TO THE WESTERLY LINE OF THE LANDS DESCRIBED IN AFOREMENTIONED INSTRUMENT NUMBER 20220424382, BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 949.95 FEET, A CENTRAL ANGLE OF 05°45'23", A CHORD BEARING OF N35°27'29"W AND A CHORD DISTANCE OF 95.40 FEET; THENCE RUN ALONG SAID WESTERLY LINE THE FOLLOWING COURSES AND DISTANCES: NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 95.44 FEET TO THE POINT OF TANGENCY; THENCE N38°20'10"W, A DISTANCE OF 171.28 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1001.43 FEET, A CENTRAL ANGLE OF 38°06'12", A CHORD BEARING OF N19°17'04"W AND A CHORD DISTANCE OF 653.77 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 665.98 FEET; THENCE N00°13'58"W, A DISTANCE OF 74.62 FEET; THENCE S60°13'58"E, A DISTANCE OF 7.51 FEET; THENCE N89°46'02"E, A DISTANCE OF 80.00 FEET; THENCE N64°46'02"E, A DISTANCE OF 14.90 FEET TO THE POINT OF BEGINNING.

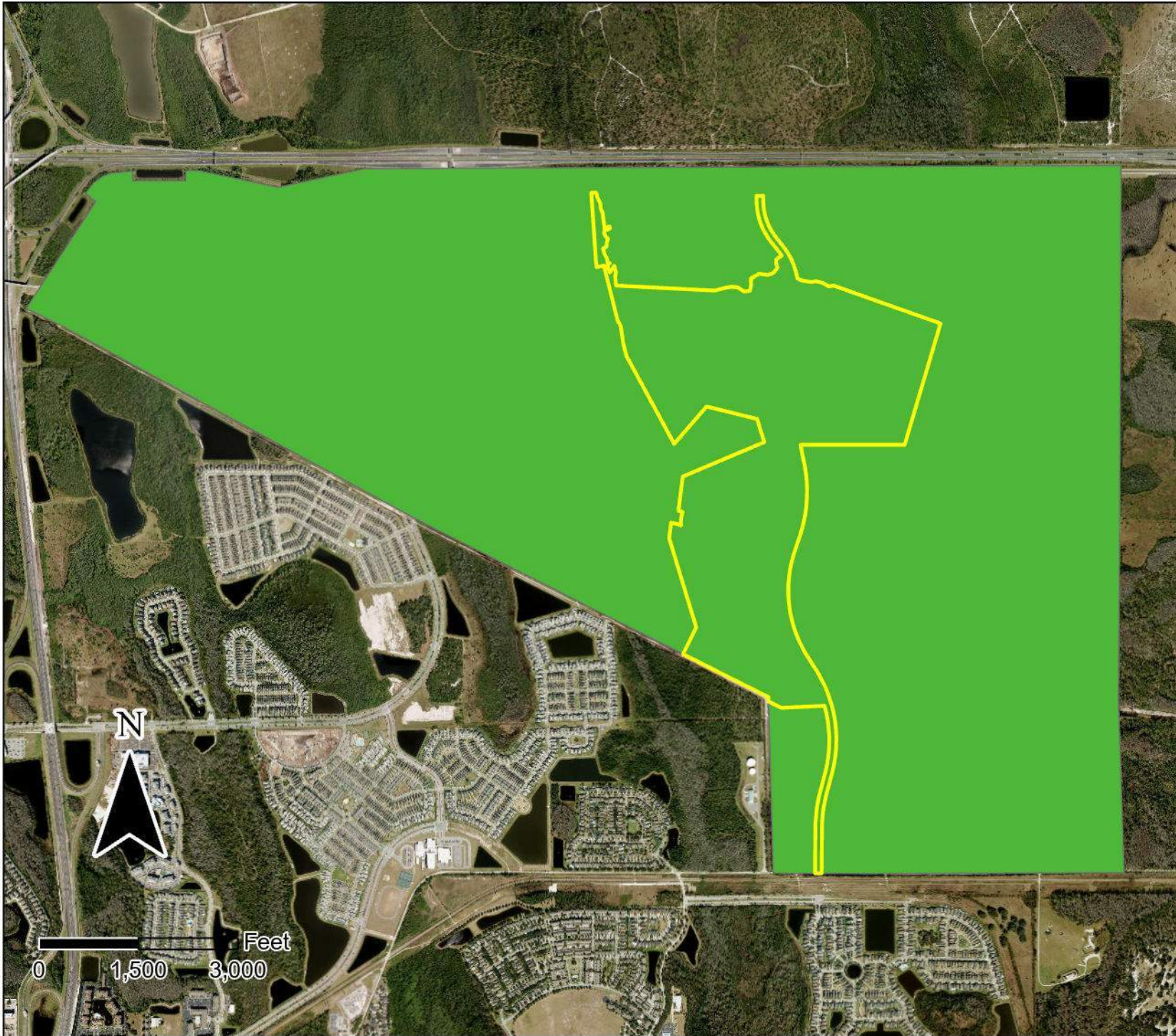
CONTAINING 16,517,581 SQUARE FEET OR 379.19 ACRES MORE OR LESS.

Legend

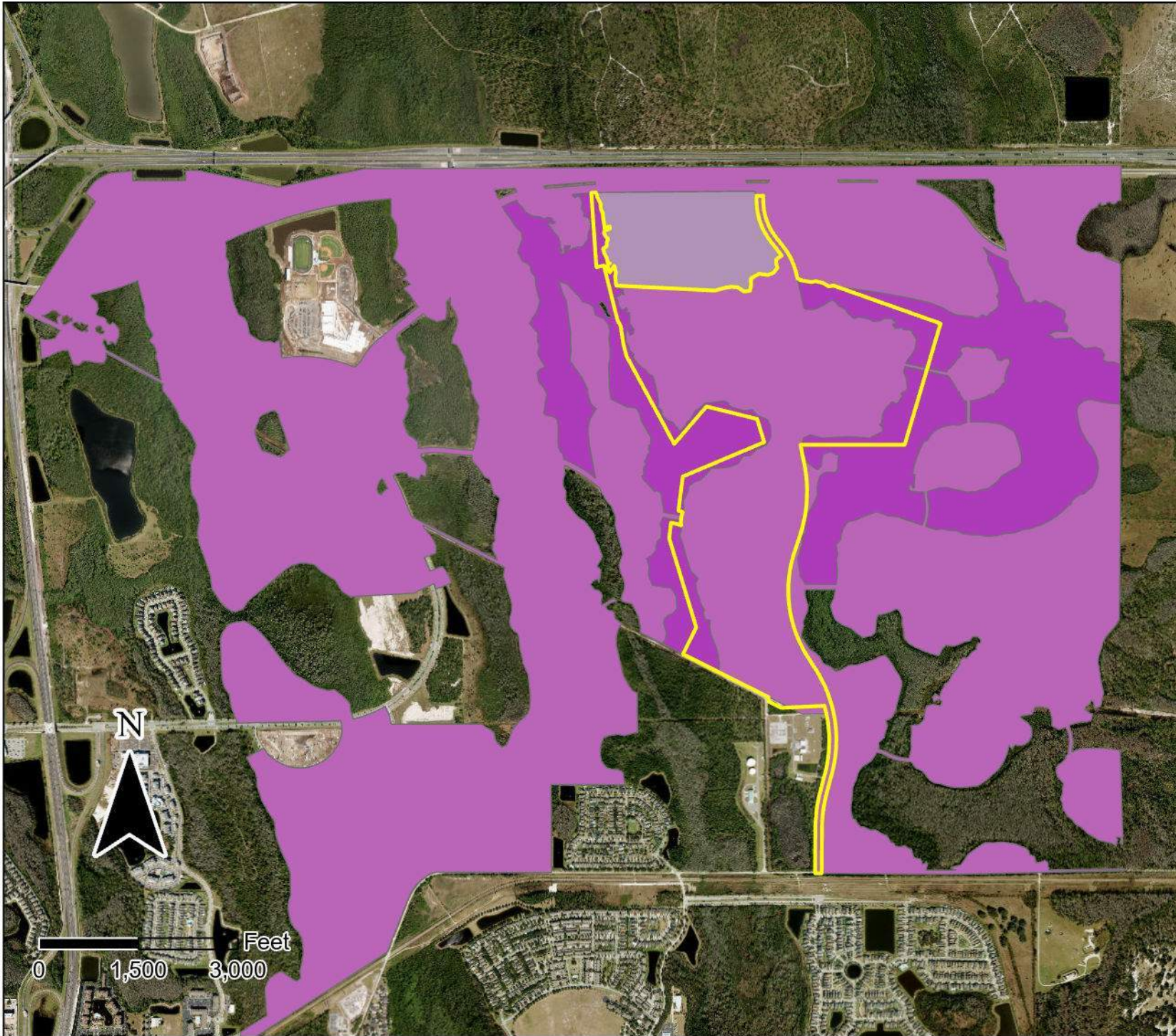
 Dowden Central CDD

Zoning

 PD



Composite Exhibit 4 Existing Land Use Map Dowden Central CDD



Legend

 Dowden Central CDD

LanduseTyp

 COMM-AC

 CONSERV

 OFFICE-LOW

Composite Exhibit 4 Future Land Use Map Dowden Central CDD