St. Cloud City Council Regular Meeting
Tuesday, May 27, 2025
City Hall - Council Chambers
1300 9th Street
6:30 PM
Agenda

Welcome to our Council meeting. In the interest of time efficiency and ensuring that everyone who wishes to address the Council is given the opportunity to do so, the following will apply to all comments made by the public. Each speaker shall be allotted 3 minutes to address the Council, unless such time is extended by the Mayor or by questions from Council. Groups shall designate a spokesperson to avoid repetition of comments. Every effort will be made to avoid interrupting speakers. Thank you for participating in your City Government.

I. Call to Order

II. Invocation

III. Pledge of Allegiance

IV. Roll Call

- Mayor Chris Robertson
- Deputy Mayor Shawn Fletcher
- Council Member Jennifer A. Paul
- Council Member Kolby Urban
- Council Member Ken Gilbert

V. Agenda Update

To include continued or add-on items, corrections, and/or deletions of existing items as submitted by the City Manager.

VI. Presentations

1) There are no Presentations at this time

VII. Consent Agenda

The next portion of tonight's meeting is the consent agenda which contains items that have been determined to be routine and non-controversial. If anyone in the audience wishes to address a particular item on the consent agenda, now is the opportunity for you to do so. Additionally, if staff or members of the City Council wish to speak on a consent item, they have the same opportunity.

1) There are no Consent Items at this time

VIII. Citizens Forum

Any person who desires to comment on any item not on this agenda is provided this opportunity to address the City Council. Each person is requested to complete a sign-in form to be provided to the presiding officer prior to, or as soon as is practical thereafter,

the person addresses the Council.

IX. Public Hearings

1) **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-43**, an ordinance of the City Council of the City of St. Cloud, Florida, to annex into the City of St. Cloud approximately +/- 28.6 acres identified as Nova & 192 PUD, Project # ANX25-00013, located north of Irlo Bronson Memorial Highway, west of Nova Road; within the Joint Planning Area Interlocal Agreement (JPA); in accordance with the Voluntary Annexation Provisions of Chapter 171.044, Florida Statutes. (Above is full title) **ACTION ON ORDINANCE NO. 2025-43**

2) **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-44**, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a Future Land Use Designation of approximately +/- 28.6 acres identified as Nova & 192 PUD, Project # CPA25-00005, located north of Irlo Bronson Memorial Highway, west of Nova Road from "LDR" Low Density Residential, Community Center(County) to "C" Commercial (City) providing for amending the official Future Land Use Map of the Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, copies on file and effective date.(Above is full title) **ACTION ON ORDINANCE NO. 2025-44**

3) **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-45**, an ordinance of the City Council of the City of St. Cloud, Florida, providing for the Zoning Amendment of the Zoning Map of the Land Development Code of the City of St. Cloud, Florida, specifically changing the zoning designation of approximately +/- 28.6 acres identified as Nova & 192 PUD, Project # PUD25-00001, located north of Irlo Bronson Memorial Highway, west of Nova Road from "CG" Commercial General "CR" Commercial General "PD" Planned Development (County) to "PUD" Planned Unit Development (City) providing for amending the official Future Land Use Map of the Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, copies on file and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2025-45**

4) **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-28**, an ordinance of the City Council of the City of St. Cloud, Florida, to annex into the City of St. Cloud approximately +/- 997.034 acres identified as Encumbrance Annexations (Zones 1, 2 & 4), Project # ANX25-00003, located south of Neptune Road and west of Cross Prairie Parkway, Hickory Tree Road and Nolte Road, and east of the Turnpike between Clay Whaley Road and Kissimmee Park Road; within the Joint Planning Area Interlocal Agreement (JPA); in accordance with the Voluntary Annexation Provisions of Chapter 171.044, Florida Statutes.(Above is full title) **ACTION ON ORDINANCE NO. 2025-28**

5) **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-37**, an ordinance of the City Council of the City of St. Cloud, Florida, to annex into the City of St. Cloud

approximately +/- 26.38 acres identified as Marlowe Apartments at Nova Road, Project # ANX25-00012, north of East Irlo Bronson Memorial Highway, west of Bradley Drive, east of Nova Road; in accordance with the Voluntary Annexation Provisions of Chapter 171.044, Florida Statutes. (Above is full title) **ACTION ON ORDINANCE NO. 2025-37**

X. Council Action

1) There are no Council Action items at this time

XI. First Readings and Introduction

The next items on the agenda are Ordinances before the Council for First Reading and Introduction for the sole purpose of the Council to authorize the publication of the ordinance for a final hearing. The Council will not take final action on the item tonight. Full presentations and public input on the ordinances will occur at the Final Hearing at which the Council will consider final action.

1) There are no First Reading and Introduction items at this time

XII. City Attorney

XIII. City Manager

XIV. Mayor and Council Members

XV. Information Section and Report Section

1) Thursday, June 12, 2025, City Council Meeting - 6:30 p.m. @ City Hall

XVI. Adjournment

If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, such person will need a record of the proceedings and that, for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based, and which record is not provided by the City of St. Cloud. (FS 286.0105) In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the Secretary/Clerk of the Committee/Board (listed below), prior to the meeting. (FS 286.26) City Clerk Ivy Llauro, 1300 9th Street, St. Cloud, FL. Phone 407-957-7300

Meeting: May 27, 2025

Agenda Item Type: Presentations There are no Presentations at this time

City Clerk Agenda Item:
There are no Presentations at this time

Strategic Key Focus Areas:

Background Information:

Legal Authority:

Budget and Recommendation:

Finance Director's Comments:

Procurement Director's Comments:

City Manager's Comments:

City Council Action:

Attachments:
None

Meeting: May 27, 2025

Agenda Item Type: Consent Agenda There are no consent items at this time

City Clerk Agenda Item:
There are no Consent Items at this time

Strategic Key Focus Areas:

Background Information:

Legal Authority:

Budget and Recommendation:

Finance Director's Comments:

Procurement Director's Comments:

City Manager's Comments:

City Council Action:

Attachments:
None

Meeting: May 27, 2025

Agenda Item Type: Public Hearings
Ordinance No. 2025-43

Community Development Agenda Item:
FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-43, an ordinance of the City Council of the City of St. Cloud, Florida, to annex into the City of St. Cloud approximately +/- 28.6 acres identified as Nova & 192 PUD, Project # ANX25-00013, located north of Irlo Bronson Memorial Highway, west of Nova Road; within the Joint Planning Area Interlocal Agreement (JPA); in accordance with the Voluntary Annexation Provisions of Chapter 171.044, Florida Statutes. (Above is full title) **ACTION ON ORDINANCE NO. 2025-43**

Strategic Key Focus Areas:
High-Performing Government

Background Information:
The subject property is generally located north of Irlo Bronson Memorial Highway, west of Nova Road. The property is comprised of eight parcels totaling approximately +/- 28.6 acres. This property currently has a Future Land Use Map designation of Community Center and Low Density Residential (County). The subject property is currently contiguous to the St. Cloud City Limits and is located within the Joint Planning Area(JPA) Boundary.

The applicant is requesting annexation into the City of St. Cloud. Concurrently, the applicant is requesting a Comprehensive Plan Amendment (CPA25-00005) to amend the Future Land Use Map designation from Community Center and Low Density Residential (County) to Commercial (City), and a Zoning Map Amendment (Ordinance 2025-45) from “CG” Commercial General, “CR” Commercial Restricted, and “PD” Planned Development (County) to “PUD” Planned Unit Development (City).

Legal Authority:
Section 171.044, Voluntary Annexation, Florida Statutes.

Budget and Recommendation:
There is no cost associated with this item.

Staff recommends **APPROVAL** of Ordinance No. 2025-43

On April 15, 2025, the Planning Commission, Motion to approve by Douglas. Seconded by Bridgeforth. Passed 5-0

Finance Director's Comments:
N/A

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends approval

City Council Action:
5/27/25- Final Action
4/10/25-Motion to approve by Paul. Seconded by Fletcher. Passed 5-0

Attachments:
1. ANX25-00013 NOVA & 192 _STAFF REPORT.052725
2. Attachment A - ANX25-00013 NOVA & 192 _ ORDINANCE NO. 2025-43
3. Attachment B - ANX25-00013 NOVA & 192 _ 16 FINDINGS
4. Attachment C - ANX25-00013 NOVA & 192 _ SCHOOL CAPACITY REPORT

City Council Staff Report

Meeting Date: May 27, 2025

DRC Case No./Ord. No.
ANX25-00013/ 2025-43

Type of Application
Voluntary Annexation

Case Name
Nova & 192 Road

Applicant/Owner
Heartcry Fellowship Ministries, Inc., Green Giant 301, LLC, The Posie Land Trust, Rocker Grove, LLC, Ninja Investments, Limited, Ray & Hetri Totarum, Teekaram & Vee Persaud, and M&R United, Inc.

Agent
CM Arrington & Assoc., Inc.

Address/Location
North of Irlo Bronson Memorial Highway, West of Nova Road

Parcel ID #
05-26-31-2508-0001-0210
08-26-31-0000-0025-0000
08-26-31-0000-0010-0000
08-26-31-2508-0020-0000
09-26-31-0000-0030-0000
09-26-31-0000-0040-0000
09-26-31-0000-0070-0000
09-26-31-0000-0050-0000

Total Land Area
+/- 28.6 acres

Project Planner
Caroline Horton
Senior Planner



Figure 1 – Aerial Map

Request

The applicant is requesting consideration of an encumbrance annexation of +/- 28.6 acres of land, known as Nova & 192 Road pursuant F.S. 171.044. The subject property is shown in **Figure 1** above.

Background

The subject property is generally located north of Irlo Bronson Memorial Highway, west of Nova Road. The property is comprised of eight parcels totaling approximately +/- 28.6 acres. This property currently has a Future Land Use Map designation of Community Center and Low Density Residential (County). The subject property is currently contiguous to the St. Cloud City Limits and is located within the Joint Planning Area(JPA) Boundary.

The applicant is requesting annexation into the City of St. Cloud. Concurrently, the applicant is requesting a Comprehensive Plan Amendment (CPA25-00005) to amend the Future Land Use Map designation from Community Center and Low Density Residential (County) to Commercial (City), and a Zoning Map Amendment (Ordinance 2025-45) from "CG" Commercial General, "CR" Commercial Restricted, and "PD" Planned Development (County) to "PUD" Planned Unit Development (City).

Table 2 below illustrates the land use and zoning designations of adjacent properties to the subject parcel.

TABLE 2: ZONING & FUTURE LAND USE OF NEIGHBORING PROPERTIES			
Direction	**Zoning**	**Future Land Use**	**Existing Land Use**
North	PUD (City), PD (County) "R-1" Rural Development (One acre) (County) "R-2" Rural Development (Two acres) (County)	LDR (City) LDR (County)	Single Family/Vacant
East	CCC (County)	Community Center (County)	Multi Family
West	PUD (City)	LDR (City) LDR (County)	Vacant
South	PD (County) AC (County) LDR (County) "CCP" Community Center Perimeter (County)	Conservation (County) Commercial (County) LDR (County) Community Center (County)	Single Family/Vacant

Figures 2 and 3 below depict the current Future Land Use Map designations and Zoning districts within the City and Unincorporated Osceola County.

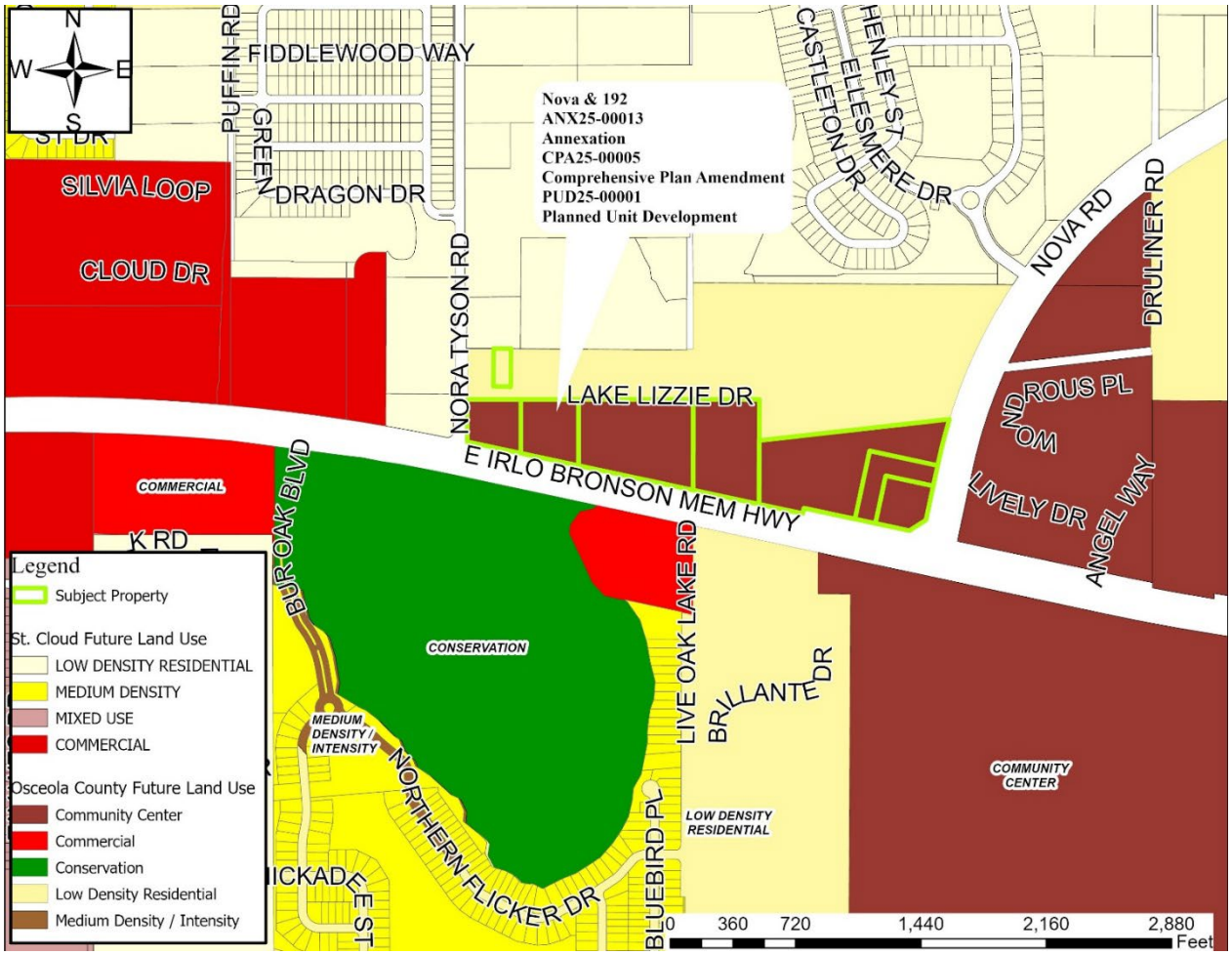


Figure 2 – Future Land Use Map

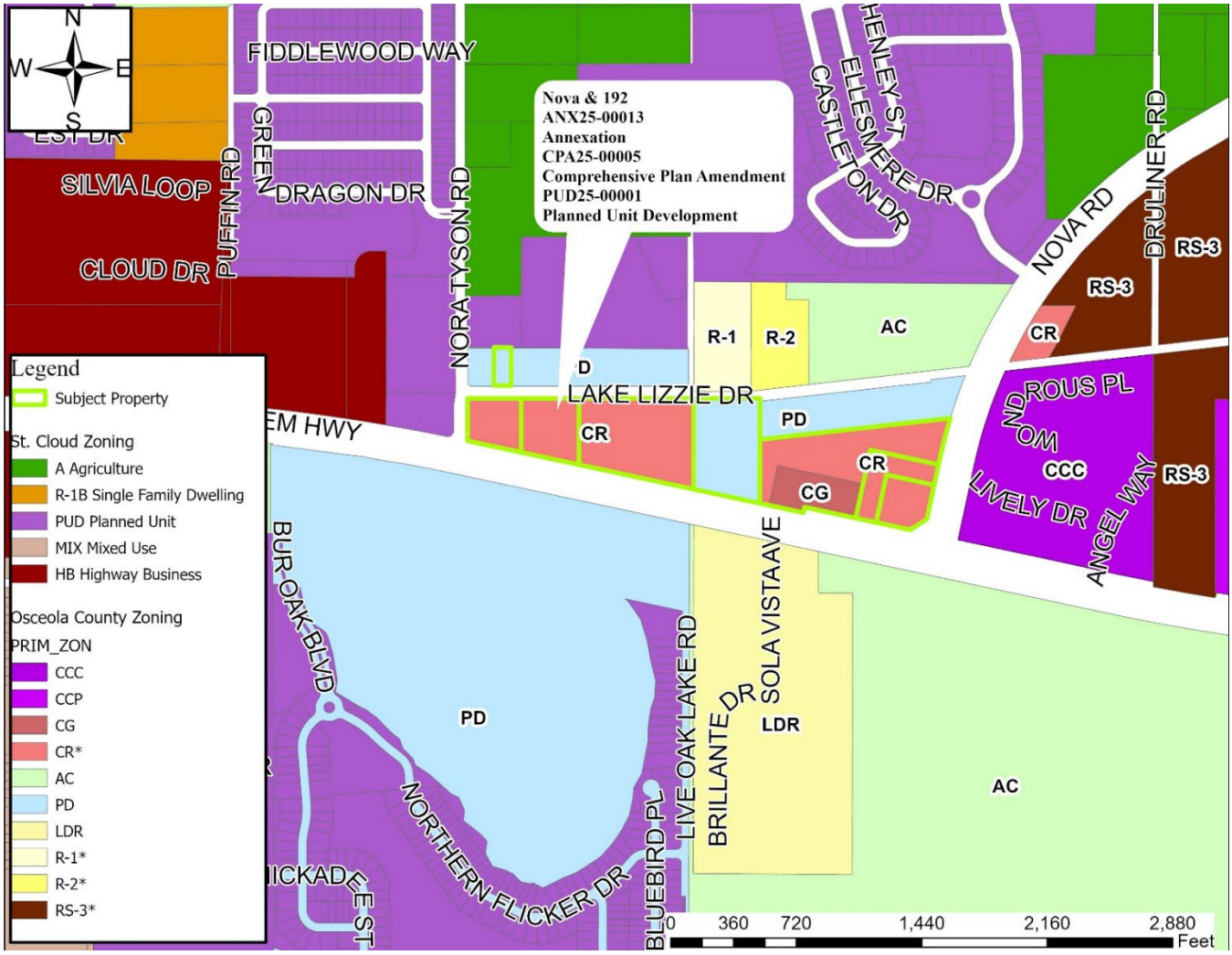


Figure 3 - Zoning Map

Public Notice

Notice of Public Hearing was mailed to property owners within 500 feet of the subject property and was advertised as required by State Statutes. No oral or written comments were received by staff from the public at the time of this report's distribution. Additional public comment may be available at the public hearing.

Findings

Prior to approval of the proposed voluntary annexation, Florida Statutes Section 171.044 requires the City to make the following findings:

A. *The subject property must be contiguous to the municipality and reasonably compact.*

The proposed annexation property is contiguous to City of St. Cloud city limits boundary. It is reasonably compact, and the parcel is located within the Joint Planning Area Boundary, as provided in the executed "Joint Planning Area Interlocal Agreement between Osceola County and the City of St. Cloud", dated March 17, 2014. The proposed annexation meets the requirements of Florida Statutes Section 171.044, and therefore is eligible for annexation into the City.

B. *The petition must bear the signatures of all owners of the subject property to be annexed.*

This is a voluntary annexation, and the City of St. Cloud has documentation that the owner of the subject properties has agreed through an encumbrance agreement to the voluntary annexation of the parcels listed into Attachment A into the City's jurisdiction limits.

Review of 16 Required Findings of Section 1.3.3.C.2.a of the Land Development Code.

1. The proposed annexation will not have an adverse influence on living conditions in the neighborhood or create any isolated district. It would maintain a continuation of the existing pattern of development and is compatible with the residential development in the area.
2. The applicant has submitted a document, which includes responses to the 16 required findings which is in Attachment B.

Consistency With Strategic Plan Goals:

The proposed Annexation meets the intent of the following City of St. Cloud Strategic Goals:

- *High-Performing Government: To focus on the continuity and sustainability of core public services.*

Staff Recommendation

Staff reviewed this request for a Voluntary Annexation on or before March 27, 2025, with no objections. Staff recommends **APPROVAL** of the request for Voluntary Annexation for Ordinance No. 2025-43.

School District of Osceola County Recommendation

The Osceola County School Board report indicated that this (these) annexation application has no impact on public school capacity.

Planning Commission Requested Action

Per Section 1.3.3.B.2 of the Land Development Code, the Planning Commission shall review annexation, land use, and zoning petitions and submit its recommendations to the City Council based on the 16 required findings identified in Section 1.3.3.C.2.a of the Land Development Code.

On April 15, 2025, the Planning Commission voted 5-0 (Douglas/Bridgeforth) for approval.

City Council Requested Action

The City Council shall review the recommendation from the Planning Commission and render a decision based on the recommendation and information presented. The Planning Commission recommendation is based on the 16 required findings of Section 3.4.3.C.2.a of the Land Development Code. The applicant responses to the 16 required findings have been provided as an attachment for the City Council's review.

On April 10, City Council voted to approve moving forward the First Reading and Introduction for Ordinance No. 2025-43. Motion to approve by Paul. Seconded by Fletcher. Passed 5-0

Attachments

- **Attachment A**-Ordinance No. 2025-43
- **Attachment B-** 16 Required Findings
- **Attachment C** – School Capacity Report

RETURN TO:
CITY OF ST. CLOUD
DEPT OF COMMUNITY DEVELOPMENT
1300 9TH STREET
ST. CLOUD, FL 34769

ORDINANCE NO. 2025-43

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, TO ANNEX INTO THE CITY OF ST. CLOUD APPROXIMATELY +/- 28.6 ACRES IDENTIFIED AS NOVA & 192 PUD, PROJECT # ANX25-00013, LOCATED NORTH OF IRLO BRONSON MEMORIAL HIGHWAY, WEST OF NOVA ROAD; WITHIN THE JOINT PLANNING AREA INTERLOCAL AGREEMENT (JPA); IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF CHAPTER 171.044, FLORIDA STATUTES.

WHEREAS, the owners of the properties described below, being Heartcry Fellowship Ministries, Inc., Green Giant 301, LLC, The Posie Land Trust, Rocker Grove, LLC, Ninja Investments, Limited, Ray & Hetri Totarum, Teekaram & Vee Persaud, and M&R United, Inc. and represented by CM Arrington & Assoc., Inc., petition on their behalf to the City Council of the City of St. Cloud, Florida pursuant to Chapter 171.044, Florida Statutes, requesting annexation into the City of St. Cloud, Florida in a petition signed and dated January 29, 2025; and

WHEREAS, the City Manager of the City of St. Cloud, Florida, has certified by review of the Certificates of Title dated December 18, 2024, and January 27, 2025, that the owners of the associated properties have signed and given CM Arrington & Assoc., Inc., authority on April 29, 2024, May 3, 2024, May 6, 2024, October 8th, 2024, and October 18, 2024, to Petition for Annexation; and,

WHEREAS, the property is reasonably compact and contiguous to the corporate areas of the City of St. Cloud, Florida and annexation will not result in the creation of any enclave; and,

WHEREAS, the City of St. Cloud, Florida, has provided or will provide municipal services to the property, and has found it in the best interest of the City to accept the petition for annexation.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of St. Cloud, Florida, as follows:

SECTION 1:

That the following property described below and shown on Exhibit "A" is annexed into the City of St. Cloud, Florida, pursuant to Chapter 171.044, Florida Statutes:

LEGAL DESCRIPTION

Parcel ID: 09-26-31-0000-0040-0000

From the Northwest corner of Section 9, T 26 S, R 31 E, Osceola County, Florida, run S 00°181 W, along the West line of Section 9, 602.25 ft., to the Centerline of State Road

No. 500; run thence S 77°521 E, along said Centerline, 1060.32 ft.; run thence N 12°081 E, 100.0 ft., to a point on the North Right of Way line of said Sate Road, being the Point of Beginning of the lands described herein; continue N 12°081 E, 279.90 ft; run then S 77°53'15" E, 279.90 ft., to the Westerly Right of Way line of State Road No. 532; run thence N 12°0614511 E, along said Right of Way line, 120.0 ft; run thence N 77°52' W, 400.0 ft; run thence S 12°06'4511 W, 400.0 ft., to the North Right of Way line of State Road No. 500; run thence S 77°52' E, along said Right of Way line, 120.0 ft., to the Point of Beginning.

Parcel ID: 05-26-31-2508-0001-0210

Lot 21, Abbie Lane, Phase Two, according to the plat thereof recorded in Plat Book 8, Page 138, of the Public Records of Osceola County, Florida.

Parcel ID: 08-26-31-0000-0025-0000

A portion of the West 659.5 feet of the East 1319.0 feet of Section 8, Township 26 South, Range 31 East, Osceola County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of Section 8, Township 26 South, Range 31 East, thence run N89°22'46"W, along the North line of Section 8, a distance of 990.43 feet; thence run S00°18'00"W, a distance of 20.0 feet to the South side of the county maintained right of way of Lake Lizzie Road and the Point of Beginning; thence continue S00°18'00"W, a distance of 313.80 feet to the Northerly right of way line of U.S. Highway No. 192 (State Road 500), formerly known as U.S. Highway No. 441; thence run N77°52'00"W, a distance of 315.27 feet, along said right of way line, to the East side of the county maintained right of way for Nora Tyson Road; thence run N00°18'00"E, a distance of 250.88 feet, along said right of way line, to the South side of the county maintained right of way of Lake Lizzie Road; thence run S89°22'46"E, a distance of 308.57 feet to the Point of Beginning.

Parcel ID: 08-26-31-0000-0020-0000

A portion of the West 659.5 feet of the East, 1319.0 feet of Section 8, Township 26 South, Range 31 East, Osceola County, Florida, being more particularly described as follows: Commencing at the Northeast corner of Section 8, Township 26 South, Range 31 East, thence run North 89°22;46" West, along the North line of Section 8, a distance of 990.43 feet; thence run South 00°18'00" West, a distance of 20.0 feet to the South side of the County maintained right of way of Lake Lizzie Road, and the point of beginning; thence continue South 00°18'00" West a distance of 313.80 feet to the Northerly right of way line of U.S. Highway No. 441; thence run South 77°52'00" East, a distance of 338.11 feet along said right of way line to the East side of said West 659.5 feet; thence run North 00°18'00" East, a distance of 381.28 feet to the South side of the County maintained right of way of Lake Lizzie Road; thence run North 89°22'46" West a distance of 330.93 feet to the Point of Beginning.

Parcel ID: 08-26-31-0000-0010-0000

BEG NE COR SEC 8, W 659.5 FT, S 425 FT TO N/L OF ST RD 24, SELY ALONG RD R/W TO A POINT DUES OF POB, N 571 FT TO POB LESS RD R/W HWY 441

Parcel ID: 09-26-31-0000-0070-0000

The West 380 feet of Section 9, Township 26 South, Range 31 East, Osceola County, Florida, situated and lying North of U.S. 441; less: From a Point 572 feet south of the Northwest corner of Section 9, Township 26 South, Range 31 East, Osceola County, Florida said point being on the northerly right of way of U.S. 441; run thence South 78°13' East along said right of way 188,99 feet to the point of beginning; continue thence South 78°13' East along said right of way line

199.28 feet; run thence North, parallel to the west line of said Section 9 and 380 feet East of said section line, 160 feet; run thence west 195 feet; run thence South 119.29 feet to the Point of Beginning; less the right of way for U.S. 441 as the same is described in Official Records Book 379, Page 222, of the Public Records of Osceola County, Florida.

And

Beginning at the Northwest corner of Section 9, Township 26 South, Range 31 East, Osceola County, Florida, run East 380.0 feet; thence South 489.0 feet to a point being the Northeast Point of Beginning; thence run South from said Point of Beginning 160.0 feet to the North Right of Way line of U.S. Highway #441; thence run in a Westerly direction along the North Right of Way line of said U.S. Highway #441 at an angle of 78°131 200.36 feet to a point; thence run North 121.0 feet to a point; thence run East along a line at 90° angles 195.0 feet to said point of beginning.

(Commonly known as the West 380.0 feet of Section 9, Township 26 South, Range 31 East, Osceola County, Florida, lying Northerly of U.S. Highway 441/192)

Parcel ID: 09-26-31-0000-0030-0000

From the Northwest corner of Section 9, T 26 S, R 31 E, Osceola County, Florida, run S 89°28'49"E, along the North line of said Section 9,380.0 ft., to the Point of Beginning; run thence S 00°13'40" W, parallel to the West line of said Section 9,613.74 ft., to the North Right of Way line of State Road No. 500 (U.S. Highway No. 441 & 192); run thence S 77°55'26" E, along said Right of Way line, 445.46 ft; run thence N 12°04'34" E, 32.0 ft; run thence S 77°55'26" E, along said Right of Way line, 120.0 ft; run thence N 12°03'34" E, 400.0 ft; run thence S 77°55'26" E, 400.39 ft., to the West Right of Way line of State Road No. 532; run thence N 12°03'3411 E, along said Right of Way line, 21.39 ft. to the Point of Curve of a 2964.79 ft. Radius Curve to the Right; run thence along said Curve, 376.27 ft., to the North line of said Section 9, run thence N 89°28'49" W, 1138.40 ft., to the Point of Beginning.

Parcel ID: 09-26-31-0000-0050-0000

A tract of land in the NW¼ of Section 9, Township 26 South, Range 31 East, Osceola County, Florida, more particularly described as follows: Commence at the Northwest corner of Section 9, Township 26 South, Range 31 East, Osceola County, Florida; run thence S 00°18' West along the West line of Section 9, a distance of 605.25 feet to the

center of State Road No. 500; run thence South 77°52' East along the center of existing State Road No. 500, a distance of 1060.32 feet to a point; run thence North 12°08' East a distance of 100 feet to a point on the North Right of Way of State Road No. 500, for a Point of Beginning; from Point of Beginning, run North 12°08' East, a distance of 279.90 feet to a point; run thence South 77°53'15" East, a distance of279.90 feet to the Westerly Right of Way for Nova Road; run thence along the Right of Way line as follows: run South 12°06'45" West, a distance of 200 feet to a point; run thence South 57°08' West a distance of 113.13 feet to a point; run thence North 77°52' West a distance of 200 feet to the Point of Beginning.

TOGETHER WITH:

All lying and being in Osceola County, Florida.

CONTAINING +/- 28.6 ACRES, MORE OR LESS.

Including the full width of any and all adjacent rights-of-way.

SECTION 2:

That occupants and owners of the properties shall be entitled and subject to all the rights, privileges, immunities, and responsibilities of occupants and owners of property in the City of St. Cloud, Florida, as provided in Chapter 171, Florida Statutes.

SECTION 3:

If any section or portion of a section of this ordinance proves to be invalid, unlawful or unconstitutional, it shall not be held to impair the validity, force or effect of any other section or part of this ordinance.

SECTION 4:

The City Clerk, after consultation with the City Attorney, is authorized to correct scrivener's errors found by filing a corrected copy of this ordinance in the official records of the City.

SECTION 5:

Effective Date. This ordinance has been published and shall take effect as provided by law. First Reading on the 10th day of April 2025

Second Reading on the 27th day of May, 2025

CITY OF ST. CLOUD

Christian B. Robertson, Mayor

ATTEST:

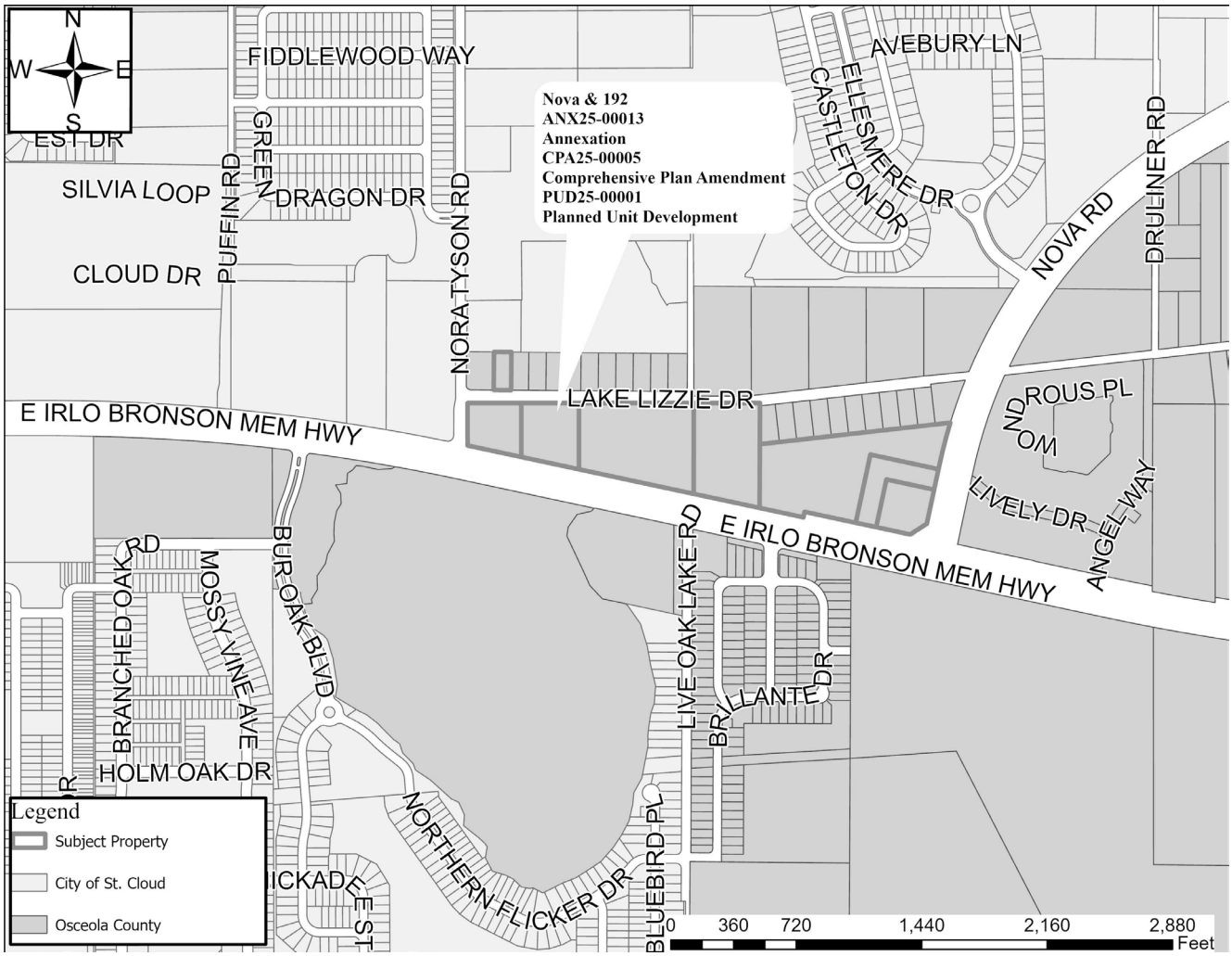
Ivy Llauro, City Clerk

LEGAL IN FORM AND VALID IF ADOPTED:
de Beaubien, Simmons, Knight, Mantzaris & Neal, LLP

Daniel F. Mantzaris, City Attorney

Pursuant to Section 695.26 (3) (f), this instrument exempt from Chapter 695, F.S.: Prepared by and return to a Public Official: City Manager, City of St. Cloud, 1300 9th Street, St. Cloud, Florida 34769.

EXHIBIT "A"



PARCEL ID NO.
05-26-31-2508-0001-0210
08-26-31-0000-0025-0000
08-26-31-0000-0010-0000
08-26-31-2508-0020-0000
09-26-31-0000-0030-0000
09-26-31-0000-0040-0000
09-26-31-0000-0070-0000
09-26-31-0000-0050-0000

LAND DEVELOPMENT CODE 3.4.3.C.2.A
REQUIREMENTS OF THE PLANNING COMMISSION REPORT TO THE CITY COUNCIL

The report and recommendations to the City Council shall show the Planning Commission has studied and considered, where applicable, whether or not:

1. The proposed change is contrary to the established land use pattern.

   The proposed changes are consistent with established land use patterns.

2. The proposed change would create an isolated district unrelated to adjacent and nearby districts.

   The proposed change will not create an isolated district as commercial development is expanding to this area to service the area.

3. The proposed change would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, streets, etc.

   The proposed change is commercial, not affecting density patterns.

4. Existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

   The existing district boundaries exist with the City annexing adjacent properties when they request annexation and it is consistent with the Cities growth plans.

5. The proposed change would be contrary to the land use plan and would have an adverse effect on the comprehensive plan.

   The proposed change is consistent with the land use plan and have no adverse effect on the comprehensive plan.

6. Changed or changing conditions make the passage of the proposed amendment necessary.

   The development that is occuring in this region and the need to obtain water and sewer to develop this project require that this annexation request.

7. The proposed change will adversely influence living conditions in the neighborhood.

   The property is commercial in nature in the County and would not have adverse living conditions on the adjacent neighborhoods.

8. The proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

   The site fronts on U.S. 192 and Nova Road. Traffic impacts will be reviewed in the SDP process.

9. The proposed change will create a drainage problem.

The project will not create a drainage problem. The site will be permitted through St. Cloud, S.F.W.M.D. and F.D.O.T.

10. The proposed change will seriously reduce light or air to adjacent areas.

This project will not seriously reduce light or air to adjacent areas.

11. The proposed change will adversely affect property values in the adjacent area.

This project will not adversely affect property values in the adjacent area.

12. The proposed change will be a deterrent to the improvement or development of adjacent property in accordance with existing regulations.

The adjacent properties have been developed, and this project will not be a deterent to further development of the adjacent property.

13. The proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

This use is consistent with development that is occurring in the area. This change is not a special privelege or public welfare.

14. There are substantial reasons why a reasonable use of property cannot be accomplished under existing zoning.

Annexation required to obtain utility services from the City of St. Cloud.

15. Whether the change suggested is out of scale with the needs of the neighborhood or the city.

The proposed changes are consistant with growth in the immediate area.

16. It is impossible to find other adequate sites in the city for the proposed use in districts already zoned for such use.

There are limited sites that allow this area of commercial development in this area of St. Cloud.

THE SCHOOL DISTRICT OF OSCEOLA COUNTY, FLORIDA
PLANNING SERVICES DEPARTMENT
SCHOOL CAPACITY REPORT

SDOC#: 2024/25-0141

DRC#: ANX25-00013

Current FLU: COMMUNITY CTR.
Requested FLU: COM

PROJECT NAME: Nova & 192 PUD

Current Zoning: CG.CR.PD
Requested Zoning: PUD

PROJECT LOCATION: E. Irlo Bronson Memorial Hwy., St. Cloud, 34771

COMMENTS DUE DATE: 3.21.25

PID: Multiple

This (these) annexation application has no impact on public school capacity.

Meeting: May 27, 2025

Agenda Item Type: Public Hearings
Ordinance No. 2025-44

Community Development Agenda Item:
FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-44, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a Future Land Use Designation of approximately +/- 28.6 acres identified as Nova & 192 PUD, Project # CPA25-00005, located north of Irlo Bronson Memorial Highway, west of Nova Road from "LDR" Low Density Residential, Community Center(County) to "C" Commercial (City) providing for amending the official Future Land Use Map of the Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, copies on file and effective date.(Above is full title) **ACTION ON ORDINANCE NO. 2025-44**

Strategic Key Focus Areas:
High-Performing Government

Background Information:
The subject property is located north of East Irlo Bronson Memorial Highway and west of Nova Road, within the St. Cloud area of unincorporated Osceola County. The property is comprised of eight parcels totaling approximately +/- 28.6 acres within the Joint Planning Area boundary.

Concurrently, the applicant is requesting an Annexation (Ordinance 2025- 13) and a Zoning Map Amendment (Ordinance 2025-45) from “CG” Commercial General, “CR” Commercial Restricted, and “PD” Planned Development (County) to “PUD” Planned Unit Development (City).

Legal Authority:
Per Section 1.3.3.B.2 of the Land Development Code, the Planning Commission shall review annexation, land use, and zoning petitions and submit its recommendations to the City Council based on the 16 required findings identified in Section 1.3.3.C.2.a of the Land Development Code.

Budget and Recommendation:
There is no cost associated with this item.

Staff recommends **APPROVAL** of Ordinance No. 2025-44

On April 15, 2025, the Planning Commission Motion to approve by Bridgeforth. Seconded by Synder. Passed 5-0

Finance Director's Comments:
N/A

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends approval

City Council Action:
5/27/25- Final Action
4/10/25- Motion to approve by Fletcher. Seconded by Paul. Passed 5-0

Attachments:
1. CPA25-00005 NOVA & 192 _ STAFF REPORT.052725
2. Attachment A - CPA25-00005 ORDINANCE NO. 2024-44

City Council Staff Report

Meeting Date: May 27, 2025

DRC Case No. /Ord. No.
CPA25-00005/2025-44

Type of Application
Comprehensive Plan Amendment (Small-Scale)

Case Name
Nova &192 PUD

Applicant/Agent
William Rocker, CM Arrington & Associates, lnc

Owners
Heartcry Fellowship Ministries, Inc /Green Giant 301, Llc / The Posie Land Trust / Rocker Grove, Llc /Ninja Investments, Limited / Ray & Hetri Totarum, Teekaram & Vee Persaud M&R United, Inc

Address/Location
North of E Irlo Bronson Memorial Hwy, West of Nova Road

Parcel ID No(s).
05-26-31-2508-0001-0210
08-26-31-0000-0025-0000
08-26-31-0000-0010-0000
08-26-31-0000-0020-0000
09-26-31-0000-0030-0000
09-26-31-0000-0040-0000
09-26-31-0000-0070-0000
09-26-31-0000-0050-0000

Total Land Area
+/- 28.6 acres

Project Planner
Zhaokai Liu
Principal Planner

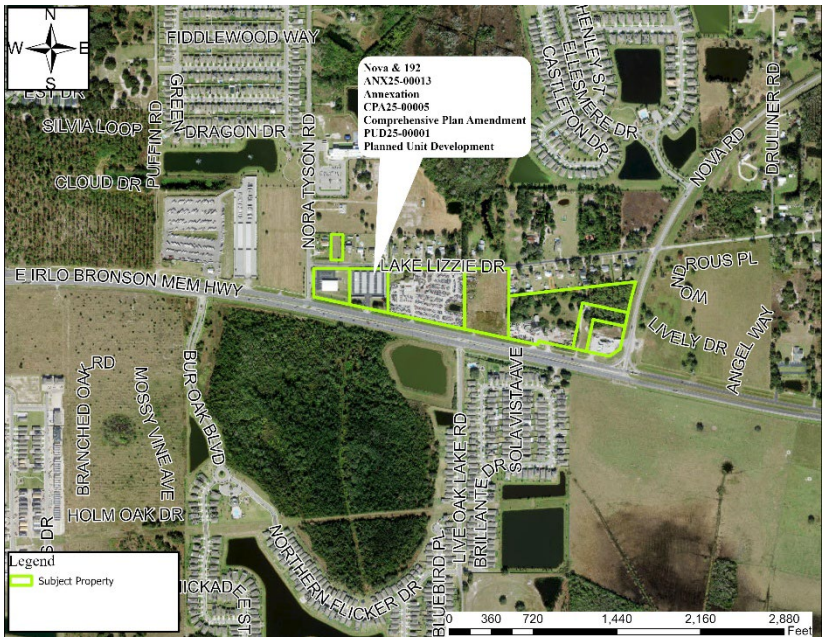


Figure 1 – Aerial Map

Request

The applicant is requesting consideration of a Comprehensive Plan Amendment from "LDR" Low Density Residential and Community Center (County) to Commercial (City) for approximately +/-28.6 acres of land, as shown in **Figure 1** above.

Background

The subject property is located north of East Irlo Bronson Memorial Highway and west of Nova Road, within the St. Cloud area of unincorporated Osceola County. The property is comprised of eight parcels totaling approximately +/- 28.6 acres within the Joint Planning Area boundary.

Concurrently, the applicant is requesting an Annexation (Ordinance 2025- 13) and a Zoning Map Amendment (Ordinance 2025-45) from "CG" Commercial General, "CR" Commercial Restricted, and "PD" Planned Development (County) to "PUD" Planned Unit Development (City).

The following table summarizes adjacent Future Land Use designations, Zoning districts and existing uses.

TABLE 1: ZONING & FUTURE LAND USE OF NEIGHBORING PROPERTIES			
Direction	***Zoning***	***Future Land Use***	***Existing Land Use***
North	"PUD" Planned Unit Development (City), "PD" Planned Developments (County) "R-1" Rural Development (One acre) (County) "R-2" Rural Development (Two acres) (County)	Low Density Residential (City) Low Density Residential (County)	Single Family/Vacant
East	"CCC" Community Center Core (County)	Community Center (County)	Multi Family
West	"PUD" Planned Unit Development (City)	Low Density Residential (City) Low Density Residential (County)	Vacant
South	"PD" Planned Developments (County) "AC" Agricultural Development and Conservation (County) "LDR" Low Density Residential(County) "CCP" Community Center Perimeter(County)	Conservation (County) Commercial (County) Low Density Residential (County) Community Center (County)	Single Family/Vacant

Figures 2 & 3 below depict the current Future Land Use and Zoning districts within the city.

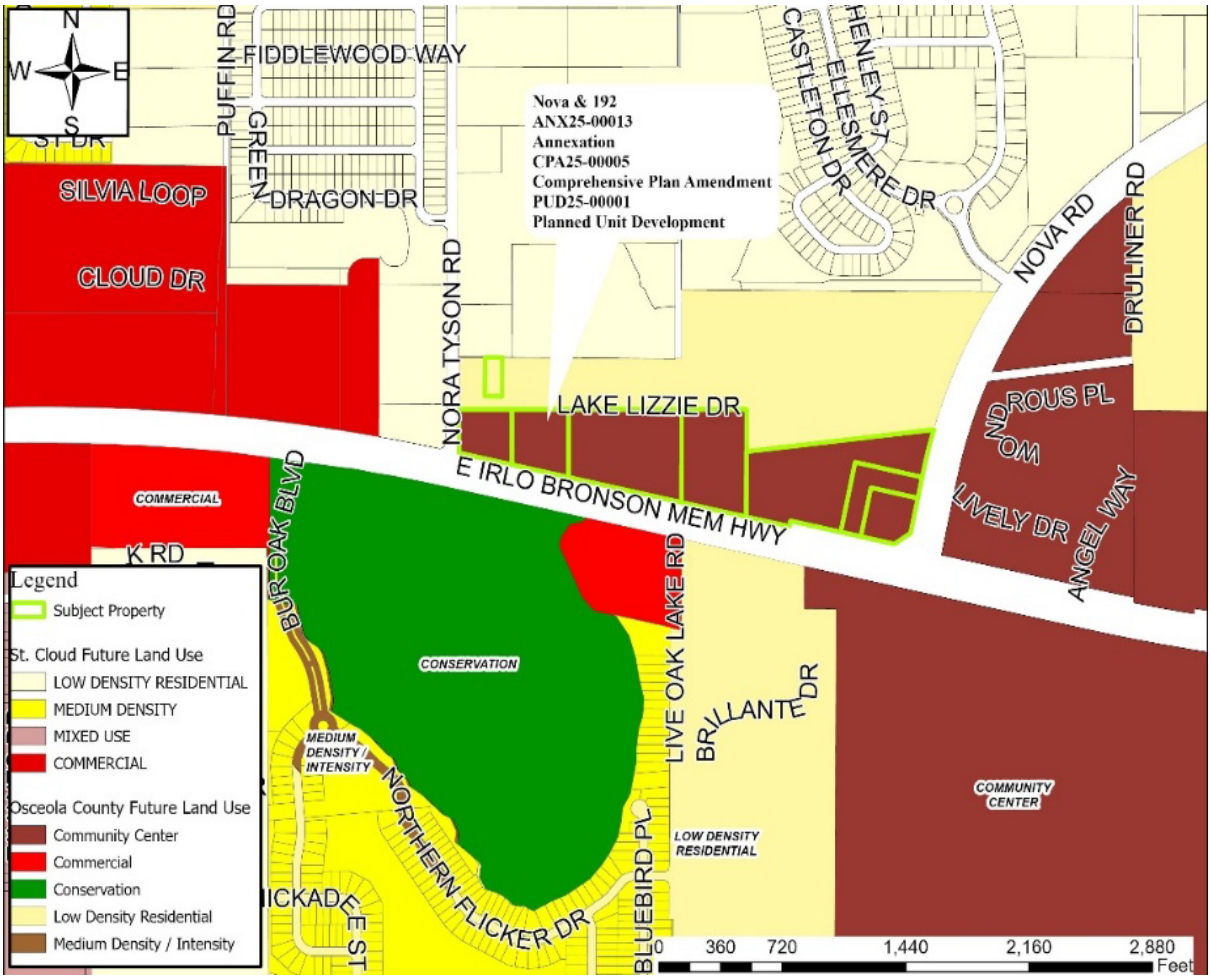


Figure 2 – Future Land Use Map

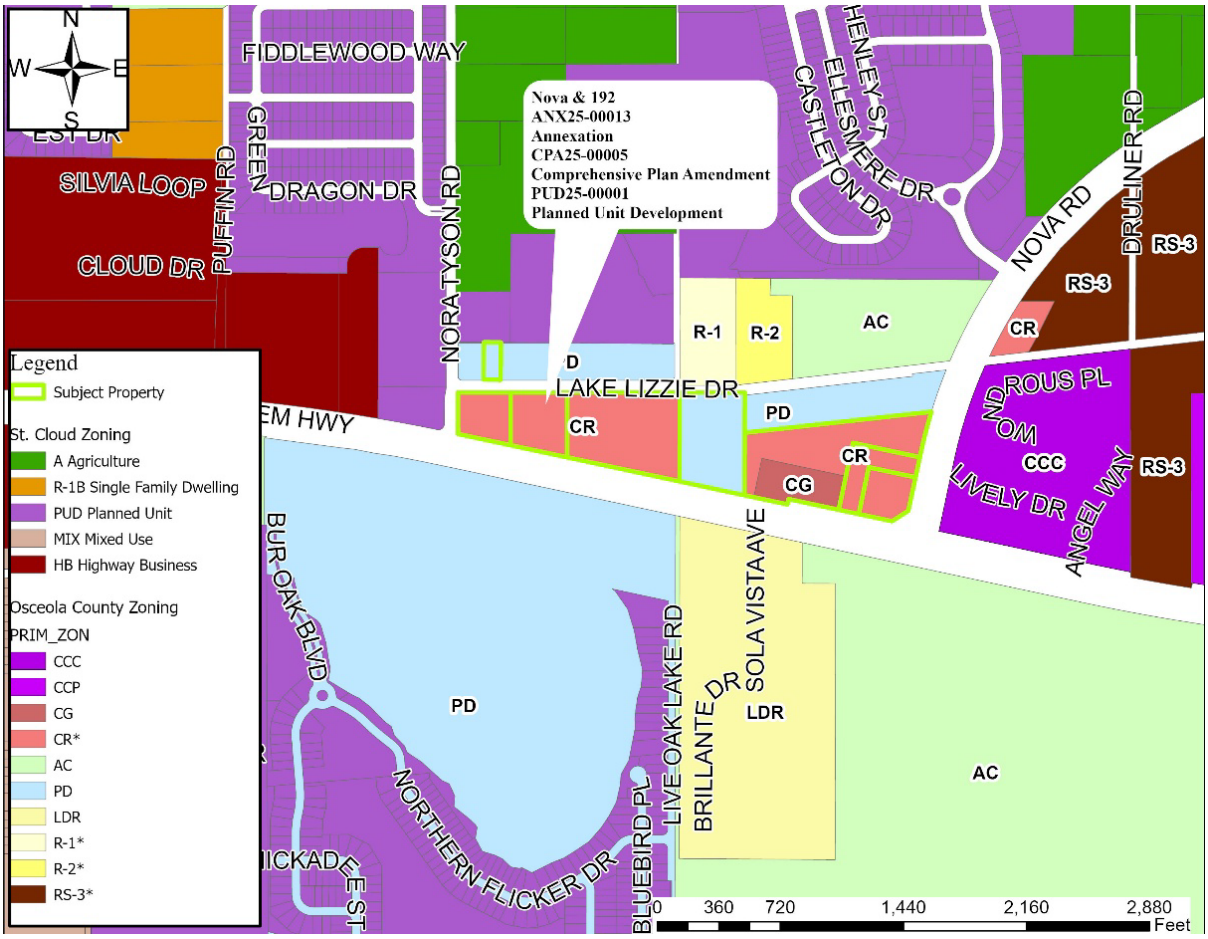


Figure 3 – Zoning Map

Public Notice

Notice of Public Hearing was mailed to property owners within 500 feet of the subject property and was advertised as required by State Statutes. No oral or written comments were received by staff from the public at the time of this report's distribution. Additional public comment may be available at the public hearing.

Findings

Staff has reviewed the applicant's response to the 16 Required Findings of Section 1.3.3.C.2.A of the Land Development Code. The applicant's responses follow the **bolded** LDC language, and staff's comments follow in *italics*:

1. **The proposed change is contrary to the established land use pattern;**
   "The proposed changes are consistent with established land use pattern."

   The proposed Comprehensive Plan Amendment is consistent with the land use pattern in the surrounding area.

2. **The proposed change would create an isolated district unrelated to the adjacent and nearby districts;**

"The proposed change will not create an isolated district as commercial development is expanding to this area to service the area."

The development is has existing commercial uses. Therefore, this amendment would not create an isolated district.

3. **The proposed change would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, streets, etc.;**

   "The proposed change is commercial, not affecting density patterns."

   The proposed change would not alter the population pattern or impact public facilities. According to the Comprehensive Plan Future Land Use Element C.3.b, new commercial land use should be encouraged as infill along major corridors and at neighborhood intersections that provide access for both vehicles and pedestrians. The proposed change has access that connects the subject properties to E Irlo Bronson Memorial Highway. Any additional improvements to the City's infrastructure will be determined during the Site Development Plan review process.

4. **Existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change;**

   "The existing district boundaries exist with the City annexing adjacent properties when they request annexation and it is consistent with the Cities growth plans."

   The existing district boundary is not illogically drawn since the proposed land use change will support the surrounding area. Figure 2 depicts that most of the land use surrounding the subject property is a combination of commercial and residential (County) development.

5. **The proposed change would be contrary to the land use plan and would have an adverse effect on the comprehensive plan;**

   "The proposed change is consistent with the land use plan and have no adverse effect on the comprehensive plan."

   The proposed Comprehensive Plan Amendment is consistent with the projections outlined in the Land Use Analysis C.3.b of the Comprehensive Plan, which estimates that the total Commercial land use should reach 543 acres. The applicant is requesting consideration for the annexation of the property, which is approximately 28.6 acres. This annexation would increase the total Commercial land use category to 571.6 acres, which is consistent and would not have an adverse effect on the City's Comprehensive Plan.

6. **Change or changing conditions make the passage of the proposed amendment necessary;**

   "The development that is occuring in this region and the need to obtain water and sewer to develop this project require that this annexation request."

   The annexation of the property into the City's boundaries makes the approval of this Comprehensive Plan Amendment necessary. The proposed change will be compatible with the surrounding Commercial Future Land Use.

7. **The proposed change will adversely influence living conditions in the neighborhood;**

   "The property is commercial in nature in the County and would not have adverse living conditions on the adjacent neighborhoods."

The proposed Comprehensive Plan Amendment will not adversely impact living conditions in the neighborhood. The proposed change will create or excessively increase traffic congestion or otherwise affect public safety;

"The site fronts on U.S. 192 and Nova Road. Traffic impacts will be reviewed in the SDP process."

The proposed change shall comply with the Comprehensive Plan Policy 1.5.8, which states that the City shall establish access management standards in the Land Development Code to ensure appropriate access to the City's transportation system. Standards may include the requirement of joint-use driveways and/or cross access easements to access sites.

8. **The proposed change will create a drainage problem;**

"The project will not create a drainage problem. The site will be permitted through St. Cloud, S.F.W.M.D. and F.D.O.T"

Pursuant to Chapter 6 of the Land Development Code, stormwater management systems shall be provided for all areas of the development and accommodate the runoff that flows into or across the development area without additional flooding of any other lands. Any proposed stormwater system will be reviewed during the Site Development Plan process.

9. **The proposed change will seriously reduce light or air to adjacent areas;**

"*This project will not seriously reduce light or air to adjacent areas*."

Design standards will be reviewed during the Site Development Plan process to address and mitigate any potential impacts.

10. **The proposed change will adversely affect property values in the adjacent area;**

"This project will not adversely affect property values in the adjacent area."

The proposed change is not expected to adversely affect property values in the area.

11. **The proposed change will be a deterrent to the improvement or development of adjacent property in accordance with existing regulations;**
"The adjacent properties have been developed, and this project will not be a deterent to further development of the adjacent property."

The proposed Comprehensive Plan Amendment is consistent with the development of adjacent properties. Further review of any projects on a vacant or redeveloped parcel will be handled at the time of Site Development Plan.

12. **The proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare;**

"This use is consistent with development that is occurring in the area. This change is not a special privelege or public welfare."

The proposed Comprehensive Plan Amendment does not grant special privilege to an individual owner, developer, or contrast with public welfare.

13. **There are substantial reasons why a reasonable use of property cannot be accomplished under existing zoning.**

"Annexation required to obtain utility services from the City of St. Cloud."

The parcel is located within the Joint Planning Area (JPA) Boundary. The proposed Comprehensive Plan Amendment will establish the necessary Future Land Use designation for the property.

14. **Whether the change suggested is out of scale with the needs of the neighborhood or the city;**
"*The proposed changes are consistant with growth in the immediate area*."

The proposed Comprehensive Plan Amendment is not out of scale with the needs of the neighborhood or the city. It aligns with the development in the surrounding area and serves as a natural transition between land uses. The proposed commercial uses will act as a buffer between the major arterial roadway, East Irlo Bronson Memorial Highway, to the south and Low Density Residential to the north.

15. **It is impossible to find other adequate sites in the city for the proposed use in districts already zoned for such use.**

"*There are limited sites that allow this area of commercial development in this area of St. Cloud*."

There are other areas in the City where the proposed Future Land Use designation already exists; however, this property is abutting city parcels. Upon annexation, the proposed Comprehensive Plan Amendment will be consistent with the adjacent land use designations in the surrounding area. Additionally, the proposed Comprehensive Plan Amendment aligns with Future Land Use Element B.2.b, which states that areas designated for Commercial land use are generally located adjacent to major arterial roadways.

School Capacity Report

The Osceola County School Board's report was not received by the time this report was completed.

Consistency With Strategic Plan Goals:

The proposed Comprehensive Plan Amendment meets the intent of the following City of St. Cloud Strategic Goals:

- ***High-Performing Government:*** *Focus on the continuity and sustainability of core public services.*

Staff Recommendation

Staff reviewed this request for a Comprehensive Plan Amendment on or before March 27,2025, with no objections. Therefore, staff recommends **APPROVAL** of the request for Comprehensive Plan Amendment for Ordinance No. 2025-44.

Planning Commission Recommendation

Per Section 1.3.3.B.2 of the Land Development Code, the Planning Commission shall review annexation, land use, and zoning petitions and submit its recommendations to the City Council based on the 16 required findings identified in Section 1.3.3.C.2.a of the Land Development Code.

On April 15, 2025, the Planning Commission recommended APPROVAL. Motion to recommend approval by Bridgeforth, seconded by Snyder. Passed 5-0.

City Council Requested Action

The City Council shall review the recommendation from the Planning Commission and render a decision based on the recommendation and information presented. The Planning Commission recommendation is based on the 16 required findings of Section 3.4.3.C.2.a of the Land Development Code. The applicant responses to the 16 required findings have been provided as an attachment for the City Council's review.

On April 10, 2025, the City Council motioned to approve moving forward the First Reading and Introduction for Ordinance No. 2025-44. Motion to approve by Fletcher, seconded by Paul. Passed 5-0.

Attachments

Attachment A: Ordinance No. 2025-44

RETURN TO:
CITY OF ST. CLOUD
DEPT OF COMMUNITY DEVELOPMENT
1300 9TH STREET
ST. CLOUD, FL 34769

ORDINANCE NO. 2025-44

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, ASSIGNING A FUTURE LAND USE DESIGNATION OF APPROXIMATELY +/- 28.6 ACRES IDENTIFIED AS NOVA & 192 PUD, PROJECT # CPA25-00005, LOCATED NORTH OF IRLO BRONSON MEMORIAL HIGHWAY, WEST OF NOVA ROAD FROM "LDR" LOW DENSITY RESIDENTIAL, COMMUNITY CENTER(COUNTY) TO "C" COMMERCIAL (CITY) PROVIDING FOR AMENDING THE OFFICIAL FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN, FILING OF THE PLANNING COMMISSION RECOMMENDATION AND PROOF OF PUBLICATION, APPLICABILITY AND EFFECT, SEVERABILITY, COPIES ON FILE AND EFFECTIVE DATE

WHEREAS, Chapter 163.3167, Florida Statues, and Article VII, of the Charter Laws of the City of St. Cloud, allows the Council of the City of St. Cloud to prepare and enforce a Comprehensive Plan, and under such authority only lawful procedures and requirements have been met; and,

WHEREAS, the City adopted the Comprehensive Plan pursuant to Chapter 163, Florida Statutes, by Ordinance 2002-41, on September 26, 2002; and,

WHEREAS, pursuant to Chapter 163.3162, Florida Statutes, the City Council of the City of St. Cloud has determined it necessary and desirable to adopt the amended version of the City of St. Cloud, Florida, Comprehensive Plan; and,

WHEREAS, this Ordinance is enacted under the authority of Chapter 163.3161 through 163.3215, Florida Statutes, and Chapter 166, Florida Statutes, as amended, reserving to the City Council of the City of St. Cloud all permitted discretionary authority; and,

WHEREAS, the City Council received the recommendation of Planning Commission dated April 15th, 2025 and,

WHEREAS, the City Council has held two (2) public hearings and has produced advertisement and notice on this matter consistent with the requirements of Chapter 163.3187, Florida Statutes, and,

WHEREAS, the City staff has prepared a staff report and will rely on the data as findings of fact to support the map change.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, as follows:

SECTION 1:

All information above is true and correct.

SECTION 2:

The City of St. Cloud, Florida, Comprehensive Plan is amended in the following respects to the properties, identified under Comprehensive Plan Amendment 25-00005, as shown on Exhibit "A", and described as follows:

LEGAL DESCRIPTION

Parcel ID: 09-26-31-0000-0040-0000

From the Northwest corner of Section 9, T 26 S, R 31 E, Osceola County, Florida, run S 00°181 W, along the West line of Section 9, 602.25 ft., to the Centerline of State Road No. 500; run thence S 77°521 E, along said Centerline, 1060.32 ft.; run thence N 12°081 E, 100.0 ft., to a point on the North Right of Way line of said Sate Road, being the Point of Beginning of the lands described herein; contine N 12°081 E, 279.90 ft; run then S 77°53'15" E, 279.90 ft., to the Westerly Right of Way line of State Road No. 532; run thence N 12°0614511 E, along said Right of Way line, 120.0 ft; run thence N 77°52' W, 400.0 ft; run thence S 12°06'4511 W, 400.0 ft., to the North Right of Way line of State Road No. 500; run thence S 77°52' E, along said Right of Way line, 120.0 ft., to the Point of Beginning.

Parcel ID: 05-26-31-2508-0001-0210

Lot 21, Abbie Lane, Phase Two, according to the plat thereof recorded in Plat Book 8, Page 138, of the Public Records of Osceola County, Florida.

Parcel ID: 08-26-31-0000-0025-0000

A portion of the West 659.5 feet of the East 1319.0 feet of Section 8, Township 26 South, Range 31 East, Osceola County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of Section 8, Township 26 South, Range 31 East, thence run N89°22'46"W, along the North line of Section 8, a distance of 990.43 feet; thence run S00°18'00"W, a distance of 20.0 feet to the South side of the county maintained right of way of Lake Lizzie Road and the Point of Beginning; thence continue S00°18'00"W, a distance of 313.80 feet to the Northerly right of way line of U.S. Highway No. 192 (State Road 500), formerly known as U.S. Highway No. 441; thence run N77°52'00"W, a distance of 315.27 feet, along said right of way line, to the East side of the county maintained right of way for Nora Tyson Road; thence run N00°18'00"E, a distance of 250.88 feet, along said right of way line, to the South side of the county maintained right of way of Lake Lizzie Road; thence run S89°22'46"E, a distance of 308.57 feet to the Point of Beginning.

Parcel ID: 08-26-31-0000-0020-0000

A portion of the West 659.5 feet of the East, 1319.0 feet of Section 8, Township 26 South, Range 31 East, Osceola County, Florida, being more particularly described as follows: Commencing at the Northeast corner of Section 8, Township 26 South, Range 31 East, thence

run North 89°22;46" West, along the North line of Section 8, a distance of 990.43 feet; thence run South 00°18'00" West, a distance of 20.0 feet to the South side of the County maintained right of way of Lake Lizzie Road, and the point of beginning; thence continue South 00°18'00" West a distance of 313.80 feet to the Northerly right of way line of U.S. Highway No. 441; thence run South 77°52'00" East, a distance of 338.11 feet along said right of way line to the East side of said West 659.5 feet; thence run North 00°18'00" East, a distance of 381.28 feet to the South side of the County maintained right of way of Lake Lizzie Road; thence run North 89°22'46" West a distance of 330.93 feet to the Point of Beginning.

Parcel ID: 08-26-31-0000-0010-0000

BEG NE COR SEC 8, W 659.5 FT, S 425 FT TO N/L OF ST RD 24, SELY ALONG RD R/W TO A POINT DUES OF POB, N 571 FT TO POB LESS RD R/W HWY 441

Parcel ID: 09-26-31-0000-0070-0000

The West 380 feet of Section 9, Township 26 South, Range 31 East, Osceola County, Florida, situated and lying North of U.S. 441; less: From a Point 572 feet south of the Northwest corner of Section 9, Township 26 South, Range 31 East, Osceola County, Florida said point being on the northerly right of way of U.S. 441; run thence South 78°13' East along said right of way 188,99 feet to the point of beginning; continue thence South 78°13' East along said right of way line

199.28 feet; run thence North, parallel to the west line of said Section 9 and 380 feet East of said section line, 160 feet; run thence west 195 feet; run thence South 119.29 feet to the Point of Beginning; less the right of way for U.S. 441 as the same is described in Official Records Book 379, Page 222, of the Public Records of Osceola County, Florida.

And

Beginning at the Northwest corner of Section 9, Township 26 South, Range 31 East, Osceola County, Florida, run East 380.0 feet; thence South 489.0 feet to a point being the Northeast Point of Beginning; thence run South from said Point of Beginning 160.0 feet to the North Right of Way line of U.S. Highway #441; thence run in a Westerly direction along the North Right of Way line of said U.S. Highway #441 at an angle of 78°131 200.36 feet to a point; thence run North 121.0 feet to a point; thence run East along a line at 90° angles 195.0 feet to said point of beginning.

(Commonly known as the West 380.0 feet of Section 9, Township 26 South, Range 31 East, Osceola County, Florida, lying Northerly of U.S. Highway 441/192)

Parcel ID: 09-26-31-0000-0030-0000

From the Northwest corner of Section 9, T 26 S, R 31 E, Osceola County, Florida, run S 89°28'49"E, along the North line of said Section 9,380.0 ft., to the Point of Beginning; run thence S 00°13'40" W, parallel to the West line of said Section 9,613.74 ft., to the North Right of Way line of State Road No. 500 (U.S. Highway No. 441 & 192); run thence S 77°55'26" E, along said Right of Way line, 445.46 ft; run thence N 12°04'34" E, 32.0 ft; run thence S 77°55'26" E, along said Right of Way line, 120.0 ft; run thence N 12°03'34" E, 400.0 ft; run

thence S 77°55'26" E, 400.39 ft., to the West Right of Way line of State Road No. 532; run thence N 12°03'3411 E, along said Right of Way line, 21.39 ft. to the Point of Curve of a 2964.79 ft. Radius Curve to the Right; run thence along said Curve, 376.27 ft., to the North line of said Section 9, run thence N 89°28'49" W, 1138.40 ft., to the Point of Beginning.

Parcel ID: 09-26-31-0000-0050-0000

A tract of land in the NW¼ of Section 9, Township 26 South, Range 31 East, Osceola County, Florida, more particularly described as follows: Commence at the Northwest corner of Section 9, Township 26 South, Range 31 East, Osceola County, Florida; run thence S 00°18' West along the West line of Section 9, a distance of 605.25 feet to the center of State Road No. 500; run thence South 77°52' East along the center of existing State Road No. 500, a distance of 1060.32 feet to a point; run thence North 12°08' East a distance of 100 feet to a point on the North Right of Way of State Road No. 500, for a Point of Beginning; from Point of Beginning, run North 12°08' East, a distance of 279.90 feet to a point; run thence South 77°53'15" East, a distance of279.90 feet to the Westerly Right of Way for Nova Road; run thence along the Right of Way line as follows: run South 12°06'45" West, a distance of 200 feet to a point; run thence South 57°08' West a distance of 113.13 feet to a point; run thence North 77°52' West a distance of 200 feet to the Point of Beginning.

TOGETHER WITH:

All lying and being in Osceola County, Florida.

CONTAINING +/- 28.6 ACRES, MORE OR LESS.

Including the full width of any and all adjacent rights-of-way.

A. The City of St. Cloud Future Land Use Map, 2025, is amended to show the property as "Commercial",
B. Any and all additional maps of the Comprehensive Plan are amended to show the property;
C. All Goals, Objectives, Policies, and other planning provisions applicable to properties as shown and set forth in the City of St. Cloud, Florida, Comprehensive Plan apply to the property.

SECTION 3:

The City Manager or his/her designee is authorized and directed to promptly enter changes on the Official Future Land Use Map.

SECTION 4:

Upon adoption of this ordinance, the Planning Commission recommendation and "Proof of Publication" of the required Public Hearing notices shall be filed in the Department of Community Development.

SECTION 5:

The applicability and effect of the City of St. Cloud, Florida, Comprehensive Plan shall be as provided by Chapter 163.3161 through 163.3217, Florida Statutes, and this Ordinance, reserving to the City Council of the City of St. Cloud all permitted discretionary authority.

SECTION 6:

The City Clerk, after consultation with the City Attorney, is authorized to correct scrivener's errors found by filing a corrected copy of this ordinance in the official records of the City.

SECTION 7:

If any section or portion of a section of this ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to impair the validity, force, or effect of any other section or part of this ordinance.

SECTION 8:

A. A certified copy of the enacting ordinance and any amendments shall be filed with the Clerk of the Circuit Court.

B. A certified copy of the enacting ordinance, as well as certified copies of the City of St. Cloud, Florida, Comprehensive Plan and any amendments, shall be on file and made available to the public in the office of the City Clerk of the City of St. Cloud, Florida.

C. To make the City of St. Cloud, Florida, Comprehensive Plan available to the public, a certified copy of the enacting ordinance, as well as certified copies of the City of St. Cloud, Florida, Comprehensive Plan and any amendments, shall be located in the Department of Community Development of the City of St. Cloud. The Department of Community Development shall also make copies available to the public for a reasonable publication charge.

SECTION 9:

Effective Date. This ordinance has been published and shall take effect as provided by law.

First Reading on the 10th day of April, 2025.

Second Reading on the 27th day of May, 2025.

Signatures on Next Page

CITY OF ST. CLOUD

Christian B. Robertson, Mayor

ATTEST:

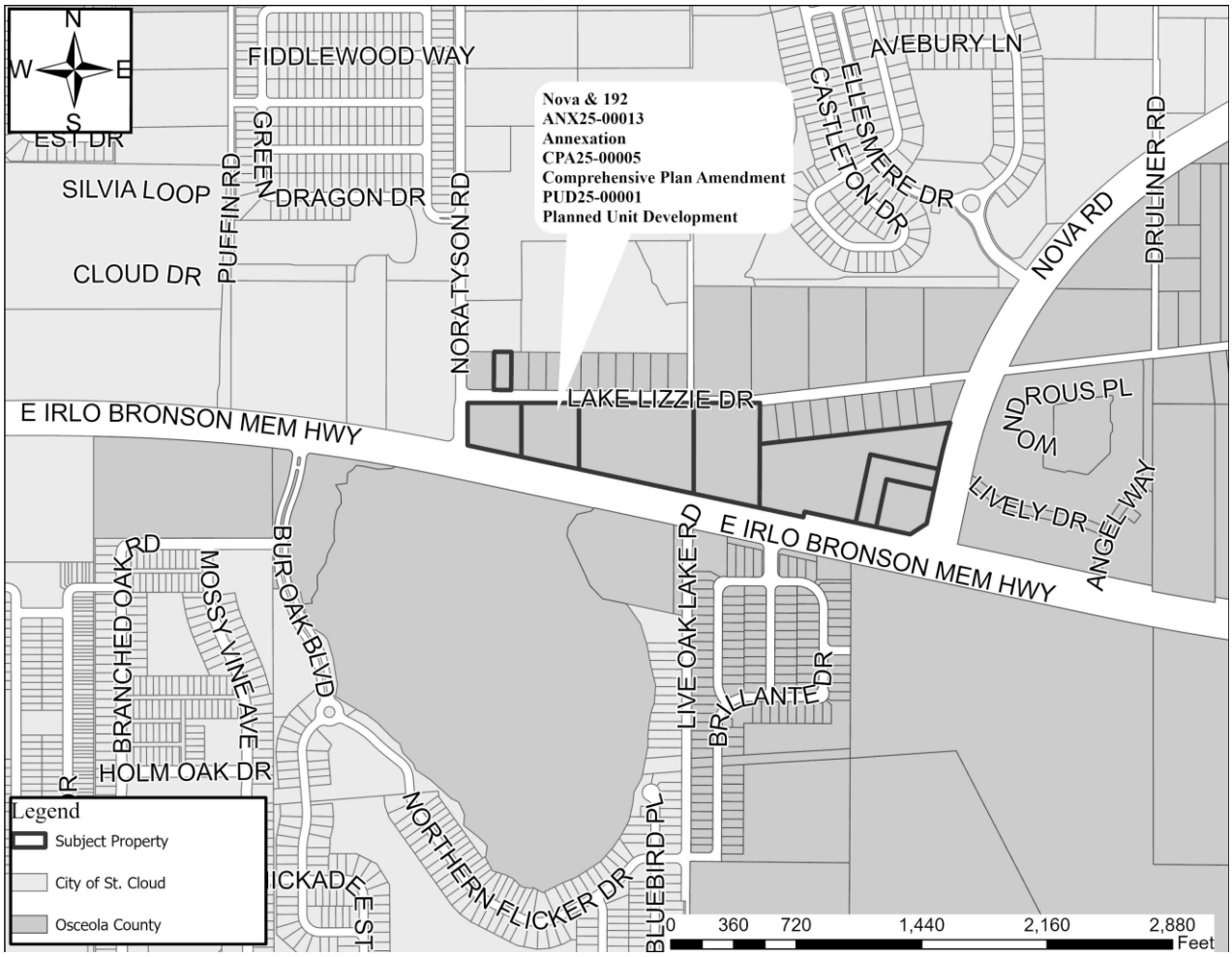
Ivy Llauro, City Clerk

LEGAL IN FORM AND VALID IF ADOPTED:
DE BEAUBIEN, SIMMONS, KNIGHT, MANTZARIS, & NEAL, LLP

Daniel F. Mantzaris, City Attorney

Pursuant to Section 695.26 (3) (f), this instrument exempt from Chapter 695, F.S.: Prepared by and return to a Public Official: City Manager, City of St. Cloud; 1300 9th Street; St. Cloud, Florida 34769

EXHIBIT "A"



PARCEL ID NO(S).
05-26-31-2508-0001-0210
08-26-31-0000-0025-0000
08-26-31-0000-0010-0000
08-26-31-0000-0020-0000
09-26-31-0000-0030-0000
09-26-31-0000-0040-0000
09-26-31-0000-0070-0000
09-26-31-0000-0050-0000

Meeting: May 27, 2025

Agenda Item Type: Public Hearings
Ordinance No. 2025-45

Community Development Agenda Item:
FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-45, an ordinance of the City Council of the City of St. Cloud, Florida, providing for the Zoning Amendment of the Zoning Map of the Land Development Code of the City of St. Cloud, Florida, specifically changing the zoning designation of approximately +/- 28.6 acres identified as Nova & 192 PUD, Project # PUD25-00001, located north of Irlo Bronson Memorial Highway, west of Nova Road from "CG" Commercial General "CR" Commercial General "PD" Planned Development (County) to "PUD" Planned Unit Development (City) providing for amending the official Future Land Use Map of the Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, copies on file and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2025-45**

Strategic Key Focus Areas:
High-Performing Government

Background Information:
The subject property is located north of E Irlo Bronson Memorial Highway and west of Nova Road. The property is comprised of eight parcels totaling approximately +/- 28.6 acres. This property currently has a Future Land Use Map designation of Community Center and Low Density Residential (County). The subject property is currently contiguous to the St. Cloud City Limits and is located within the Joint Planning Area Interlocal Agreement with Osceola County.

The applicant has a concurrent application for a Voluntary Annexation (ANX25-00013) and a Comprehensive Plan Amendment (CPA25-00005) to amend the Future Land Use Map designation from Community Center and Low Density Residential (County) to Commercial (City).

Legal Authority:
Per Section 1.3.3.B.2 of the Land Development Code, the Planning Commission shall review annexation, land use, and zoning petitions and submit its recommendations to the City Council based on the 16 required findings identified in Section 1.3.3.C.2.a of the Land Development Code.

Budget and Recommendation:
There is no cost associated with this item.

Staff recommends **APPROVA**L of Ordinance No. 2025-45

On April 15, 2025, the Planning Commission Motion to approve by Douglas. Seconded by Alexander. Passed 5-0

Finance Director's Comments:
N/A

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends approval

City Council Action:
5/27/25- Final Action
4/10/25- Motion to approve by Fletcher. Seconded by Paul. Passed 5-0

Attachments:
1. PUD25-00001 NOVA & 192 PUD_ STAFF REPORT. 052725
2. PUD25-00005 NOVA & 192 ORDINANCE 2025-45
3. PUD25-00001 NOVA & 192 PRELIMINARY MASTER PLAN

City Council Staff Report

Meeting Date: May 27, 2025

DRC Case No. /Ord. No.
PUD25-00001/2025-45

Type of Application
"PUD" Planned Unit Development Zoning

Case Name
Nova &192 PUD

Applicant/Agent
William Rocker, CM
Arrington & Associates, lnc.

Owners
Heartcry Fellowship Ministries, Inc
Green Giant 301, Llc
The Posie Land Trust
Rocker Grove, Llc
Ninja Investments, Limited
Ray & Hetri Totarum,
Teekaram & Vee Persaud
M&R United, Inc

Address/Location
North of E Irlo Bronson Memorial Hwy, West of Nova Road

Parcel ID No(s).
05-26-31-2508-0001-0210
08-26-31-0000-0025-0000
08-26-31-0000-0010-0000
08-26-31-0000-0020-0000
09-26-31-0000-0030-0000
09-26-31-0000-0040-0000
09-26-31-0000-0070-0000
09-26-31-0000-0050-0000

Total Land Area
+/- 28.6 gross acres

Project Planner
Zhaokai Liu
Principal Planner

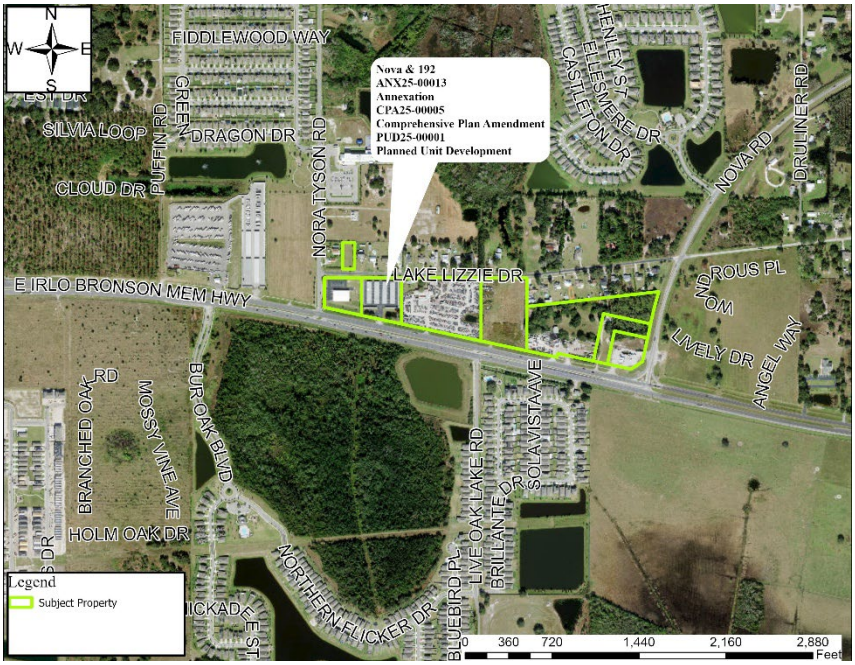


Figure 1 – Aerial Map

Request

The applicant is requesting consideration of a Zoning Map Amendment from "CG" Commercial General, "CR" Commercial Restricted, and "PD" Planned Development (County) to "PUD" Planned Unit Development (City) zoning district for approximately +/- 28.6 gross acres of land, known as Nova & 192 PUD, as shown in **Figure 1** above.

Background

The subject property is located north of E Irlo Bronson Memorial Highway and west of Nova Road. The property is comprised of eight parcels totaling approximately +/- 28.6 acres. This property currently has a Future Land Use Map designation of Community Center and Low Density Residential (County). The subject property is currently contiguous to the St. Cloud City Limits and is located within the Joint Planning Area Interlocal Agreement with Osceola County.

The applicant has a concurrent application for a Voluntary Annexation (ANX25-00013) and a Comprehensive Plan Amendment (CPA25-00005) to amend the Future Land Use Map designation from Community Center and Low Density Residential (County) to Commercial (City).

Project Description

No new development is proposed in connection with this application. There are eight lots in total, with three vacant and the other five are completely developed. Any future, development proposals will require submittal of a Preliminary Subdivision Plan or Site Development Plan.

Compatibility with Surrounding Development

The following table summarizes adjacent Future Land Use designations, Zoning districts and existing uses.

TABLE 2: ZONING & FUTURE LAND USE OF NEIGHBORING PROPERTIES

Direction	*Zoning*	*Future Land Use*	*Existing Land Use*
North	"PUD" Planned Unit Development (City), "PD" Planned Developments (County) "R-1" Rural Development (One acre) (County) "R-2" Rural Development (Two acres) (County)	Low Density Residential (City) Low Density Residential (County)	Single Family/Vacant
East	"CCC" Community Center Core (County)	Community Center (County)	Multi Family
West	"PUD" Planned Unit Development (City)	Low Density Residential (City) Low Density Residential (County)	Vacant
South	"PD" Planned Developments (County) "AC" Agricultural Development and Conservation (County) "LDR" Low Density Residential(County) "CCP" Community Center Perimeter(County)	Conservation (County) Commercial (County) Low Density Residential (County) Community Center (County)	Single Family/Vacant

Figures 2 & 3 below depict the current Future Land Use and Zoning districts within the City.

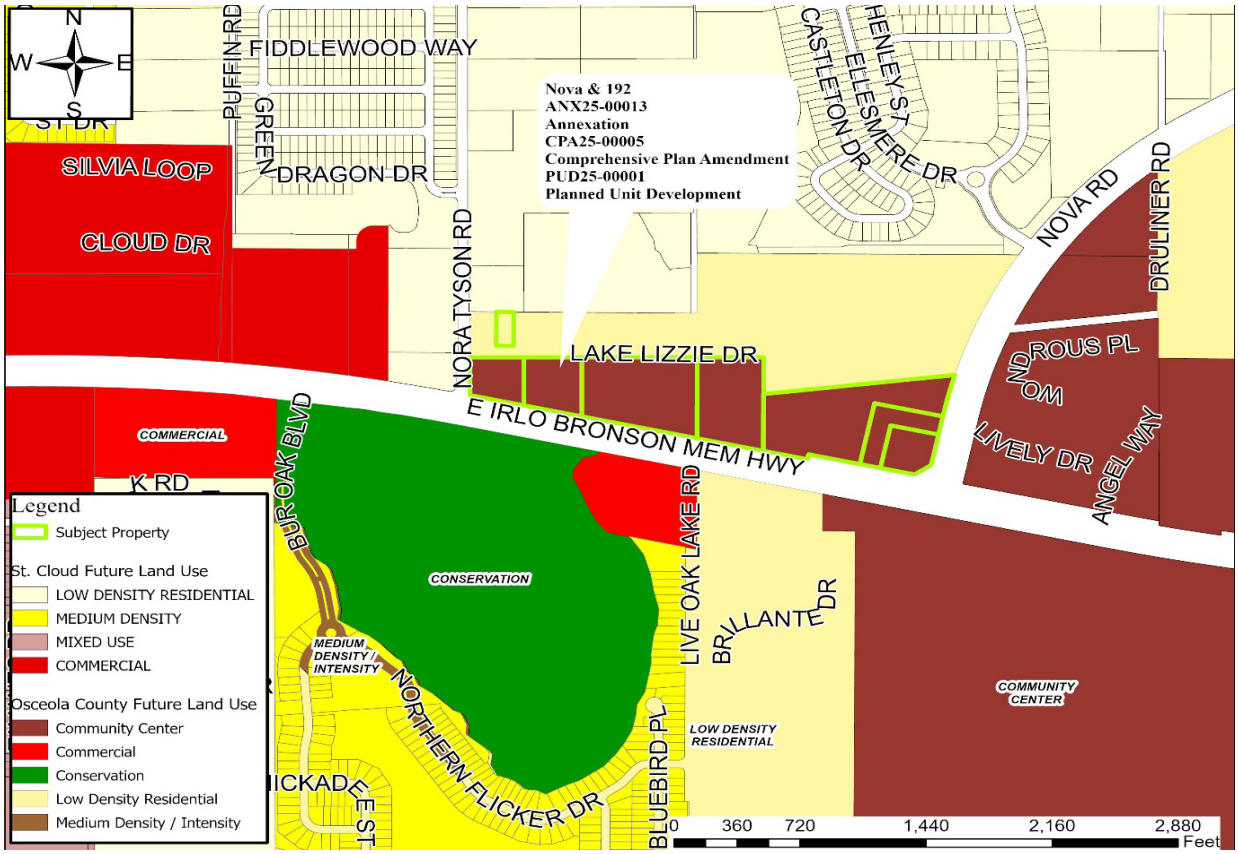


Figure 2 – Future Land Use Map

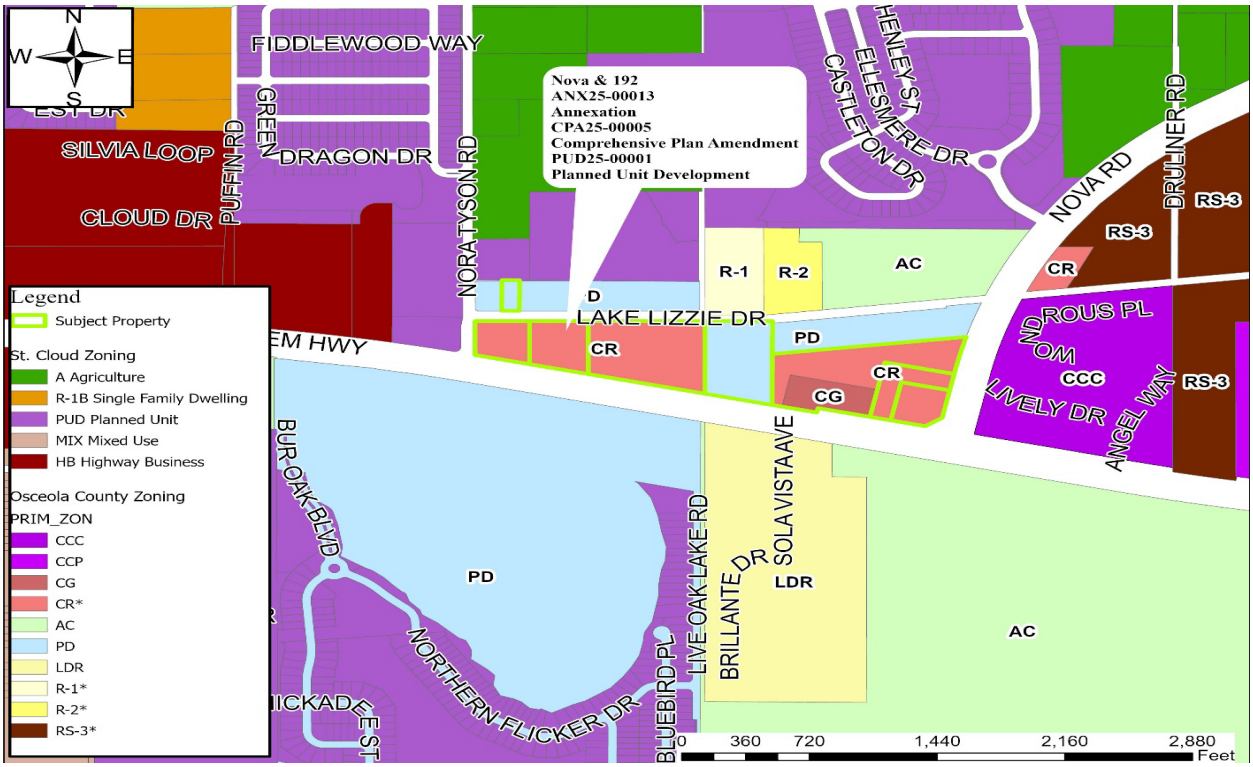


Figure 3 – Zoning Map

Public Notice

Notice of Public Hearing was mailed to property owners within 500 feet of the subject property and was advertised as required by State Statutes. No oral or written comments were received by staff from the public at the time of this report's distribution. Additional public comment may be available at the public hearing.

Findings

Staff has reviewed the applicant's response to the 16 Required Findings of Section 3.4.3.C.2.A of the Land Development Code. The applicant's responses follow the **bolded** LDC language, and staff's comments follow in *italics*:

1. **The proposed change is contrary to the established land use pattern;**

   "The proposed changes are consistent with established land use pattern."

   The proposed PUD Zoning is compatible with the established land use pattern and future development for the area.

2. **The proposed change would create an isolated district unrelated to the adjacent and nearby districts;**

   "The proposed change will not create an isolated district as commercial development is expanding to this area to service the area."

The proposed PUD Zoning will not create an isolated district. The developments are already existing and built out five of the eight lots.

3. **The proposed change would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, streets, etc.;**

   "The proposed change is commercial, not affecting density patterns."

   The proposed change would not materially alter the population density pattern. No new development is proposed in connection with this application.

4. **The proposed Planned Unit Development will establish uses that are consistent with other commercially zoned parcels in the area. Density should not be affected by any of the potential uses of the vacant parcel, and any new site development plans will be reviewed by the Development Review Committee to ensure there is no conflict with what is being established. Existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change;**

   "The existing district boundaries exist with the City annexing adjacent properties when they request annexation and it is consistent with the Cities growth plans."

   District boundaries are not illogically drawn.

5. **The proposed change would be contrary to the land use plan and would have an adverse effect on the comprehensive plan;**

   "The proposed change is consistent with the land use plan and have no adverse effect on the comprehensive plan."

   The proposed PUD Zoning is compatible with the comprehensive plan and is consistent with the future land use designations in this area.

6. **Change or changing conditions make the passage of the proposed amendment necessary;**

   "The development that is occuring in this region and the need to obtain water and sewer to develop this project require that this annexation request."

   Pursuant to the Joint Planning Agreement the subject property is contiguous to City limits at the eastern property boundaries making it eligible for annexation, in conjunction with the City's Future Land Use map and Zoning Map amendment.

7. **The proposed change will adversely influence living conditions in the neighborhood;**

   "The property is commercial in nature in the County and would not have adverse living conditions on the adjacent neighborhoods."

   The proposed Zoning Map Amendment will not adversely influence living conditions in the neighborhood. The proposed Planned Unit Development includes uses that should enhance the quality of life for the surrounding neighborhoods by making other commercial uses more accessible to the residents should the vacant parcels be developed.

8. **The proposed change will create or excessively increase traffic congestion or otherwise affect public safety;**

   "The site fronts on U.S. 192 and Nova Road. Traffic impacts will be reviewed in the SDP process."

   This proposed change will not create or excessively increase traffic or affect public safety. At

the time of any site development plan, a Traffic Impact Analysis may be reviewed for further assurance.

9. **The proposed change will create a drainage problem;**

   "The project will not create a drainage problem. The site will be permitted through St. Cloud, S.F.W.M.D. and F.D.O.T."

   Pursuant to Chapter 6 of the Land Development Code, stormwater management systems shall be provided for all areas of the development and accommodate the runoff that flows into or across the development area without additional flooding of any other lands. Any proposed stormwater system will be reviewed during the PUD Subdivision Construction Plan process.

10. **The proposed change will seriously reduce light or air to adjacent areas;**
    "This project will not seriously reduce light or air to adjacent areas."

    Development shall meet the design standards required during review of the Subdivision Construction Plan or Site Development Plan to mitigate any possible impacts.

11. **The proposed change will adversely affect property values in the adjacent area;**

    "This project will not adversely affect property values in the adjacent area."

    The proposed change should not adversely affect property values in the adjacent area. An Economic Impact Analysis may be required at the time of submittal of the Subdivision Construction Plan or Site Development Plan.

12. **The proposed change will be a deterrent to the improvement or development of adjacent property in accordance with existing regulations;**

    "The adjacent properties have been developed, and this project will not be a deterent to further development of the adjacent property."

    The proposed Zoning Map Amendment is consistent with the expected development of the adjacent properties.

13. **The proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare;**

    "This use is consistent with development that is occurring in the area. This change is not a special privilege or public welfare."

    The proposed PUD zoning does not grant special privilege to an individual owner, developer, or contrast with public welfare.

14. **There are substantial reasons why a reasonable use of property cannot be accomplished under existing zoning;**

    "Annexation required to obtain utility services from the City of St. Cloud."

    The subject property does not currently have a Zoning District designation in the city. The subject property falls within the Joint Planning Area (JPA) boundary and is contiguous to city property.

15. **Whether the change suggested is out of scale with the needs of the neighborhood or the city;**

    "The proposed changes are consistant with growth in the immediate area."

The proposed Planned Unit Development is not out of scale with the needs of the neighborhood. A majority of the parcels are already built out with existing commercial uses. The establishment of the "PUD" will allow for uses that are consistent with other commercially zoned parcels and allow consistency for the vacant parcels.

16. **It is impossible to find other adequate sites in the city for the proposed use in districts already zoned for such use.**

    "There are limited sites that allow this area of commercial development in this area of St. Cloud."

    There are other areas of the City that are developed in which the proposed zoning already exists, however, the proposed PUD zoning is consistent with the existing PUD zoning to the north and west.

Staff Recommendation

Staff has reviewed the 6 Required Findings of **Planned Unit Development** Section 2.5.2 of the Land Development Code.

The LDC requirements are in **bold text** and staff responses are in *italicized text.*

1. **The requirements of unified control and agreement set forth herein.**

   The applicant has provided evidence of unified control.

2. **The locational standards set forth herein.**

   The project has demonstrated compliance with locational standards as defined in the LDC 2.5.2.A.

3. **The internal PUD standards set forth herein.**

   *The project has demonstrated compliance with the internal PUD standards, including access, internal lots and frontage, off-street parking and off-street requirements, underground facilities, dedications, open space such as the conditions of approval stated at the end of this report, general desig*n, *and bicycle parking.*

4. **The tract for the proposed PUD is suitable in terms of its relationships to the city comprehensive plan and that the area surrounding the proposed PUD can continue to be developed in coordination and substantial compatibility with the PUD proposed.**

   The property is suitable for PUD development, as guided by the City's Comprehensive Plan.

5. **That the desirable modifications of general zoning or PUD regulations as applied to the particular case, justify such modification of regulations and meet to at least an equivalent degree the regulations modified, based on the design and amenities incorporated in the site development plan.**

   The modifications to traditional zoning allowances in other districts are justified and are equivalent to, if not improvements upon, those traditional standards. No new development is proposed in connection with this application.

6. **That increased open space is provided for the occupants of the proposed PUD and the general public, and desirable natural features indigenous to the site are preserved in the development plan presented.**

   At the time of any site development, the open space requirements will be reviewed to ensure

compliance with the established PUD and the standards set forth within the City's Land Development Code.

School Capacity Report

The Osceola County School Board's report indicated this PUD application has no impact on public school capacity.

Consistency With Strategic Plan Goals:

The proposed PUD Zoning Map meets the intent of the following City of St. Cloud Strategic Goals:

- ***High-Performing Government:*** *Focus on the continuity and sustainability of core public services.*

Staff Recommendation

Staff reviewed this request for a Planned Unit Development "PUD" Zoning Map Amendment on or before March 27, 2025, with no objections. Therefore, staff recommends **APPROVAL** of the request for "PUD" for Ordinance No. 2025-45.

Planning Commission Recommendations

Per Section 1.3.3.C.2 of the Land Development Code, the Planning Commission shall review annexation, land use, and zoning petitions and submit its recommendations to the City Council based on the 16 required findings identified in Section 1.3.3.C.2.a of the Land Development Code.

On April 15, 2025, the Planning Commission recommended **APPROVAL**. Motion by Douglas. Seconded by Alexander 5-0.

City Council Requested Action

The City Council shall review the recommendations from the Planning Commission and render a decision based on the recommendation and information presented. The Planning Commission recommendation is based on the 16 required findings of Section 3.4.3.C.2a of the Land Development Code. The applicant responses to the 16 required findings have been provided as an Attachment to the City Council's review.

On April 10, 2025, the City Council motioned to approve moving forward the First Reading and Introduction for Ordinance No. 2025-45. Motion to approve by Fletcher, seconded by Paul. Passed 5-0.

Attachments

- Attachment A: Supporting Documents
- Attachment B: Ordinance No. 2025-45

RETURN TO:
CITY OF ST. CLOUD
DEPT OF COMMUNTIY DEVELOPMENT
1300 9TH STREET
ST. CLOUD, FL 34769

ORDINANCE NO. 2025-45

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, PROVIDING FOR THE ZONING AMENDMENT OF THE ZONING MAP OF THE LAND DEVELOPMENT CODE OF THE CITY OF ST. CLOUD, FLORIDA, SPECIFICALLY CHANGING THE ZONING DESIGNATION OF APPROXIMATELY +/- 28.6 ACRES IDENTIFIED AS NOVA & 192, PROJECT # PUD25-00001, LOCATED NORTH OF IRLO BRONSON MEMORIAL HIGHWAY, WEST OF NOVA ROAD FROM "CG" COMMERCIAL GENERAL "CR" COMMERCIAL GENERAL "PD" PLANNED DEVELOPMENT (COUNTY) TO "PUD" PLANNED UNIT DEVELOPMENT (CITY) PROVIDING FOR AMENDING THE OFFICIAL FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN, FILING OF THE PLANNING COMMISSION RECOMMENDATION AND PROOF OF PUBLICATION, APPLICABILITY AND EFFECT, SEVERABILITY, COPIES ON FILE AND EFFECTIVE DATE

WHEREAS, zoning districts are required to be consistent with Comprehensive Plan of the City of St. Cloud; and,

WHEREAS, the proposed zoning is consistent with the proposed Future Land Use designation of “Commercial”; and,

WHEREAS, the property described below is less than five percent (5%) of the total land area of the City of St. Cloud; and,

WHEREAS, the City Council has received the recommendation of the Planning Commission dated April 15, 2025; and,

WHEREAS, the City Council has held a Public Hearing on this matter after public notice has been provided, as required by law; and,

WHEREAS, it is in the best interest of the City of St. Cloud and its citizens that the proposed rezoning be approved.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of St. Cloud, Florida, as follows:

SECTION 1:

That Ordinance No. 87-HH of the City of St. Cloud, Florida, passed and adopted October 1, 1987, and any amendments to the ordinance, being the Land Development Code of the City of St. Cloud, Florida, is hereby amended to include and designate on the Official Zoning Map a

"PUD" - Planned Unit Development zoning district classification for the property described below and as shown on Exhibit "A", including Development Report as shown in Exhibit "B":

LEGAL DESCRIPTION

Parcel ID: 09-26-31-0000-0040-0000

From the Northwest corner of Section 9, T 26 S, R 31 E, Osceola County, Florida, run S 00°181 W, along the West line of Section 9, 602.25 ft., to the Centerline of State Road No. 500; run thence S 77°521 E, along said Centerline, 1060.32 ft.; run thence N 12°081 E, 100.0 ft., to a point on the North Right of Way line of said Sate Road, being the Point of Beginning of the lands described herein; continue N 12°081 E, 279.90 ft; run then S 77°53'15" E, 279.90 ft., to the Westerly Right of Way line of State Road No. 532; run thence N 12°0614511 E, along said Right of Way line, 120.0 ft; run thence N 77°52' W, 400.0 ft; run thence S 12°06'4511 W, 400.0 ft., to the North Right of Way line of State Road No. 500; run thence S 77°52' E, along said Right of Way line, 120.0 ft., to the Point of Beginning.

Parcel ID: 05-26-31-2508-0001-0210

Lot 21, Abbie Lane, Phase Two, according to the plat thereof recorded in Plat Book 8, Page 138, of the Public Records of Osceola County, Florida.

Parcel ID: 08-26-31-0000-0025-0000

A portion of the West 659.5 feet of the East 1319.0 feet of Section 8, Township 26 South, Range 31 East, Osceola County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of Section 8, Township 26 South, Range 31 East, thence run N89°22'46"W, along the North line of Section 8, a distance of 990.43 feet; thence run S00°18'00"W, a distance of 20.0 feet to the South side of the county maintained right of way of Lake Lizzie Road and the Point of Beginning; thence continue S00°18'00"W, a distance of 313.80 feet to the Northerly right of way line of U.S. Highway No. 192 (State Road 500), formerly known as U.S. Highway No. 441; thence run N77°52'00"W, a distance of 315.27 feet, along said right of way line, to the East side of the county maintained right of way for Nora Tyson Road; thence run N00°18'00"E, a distance of 250.88 feet, along said right of way line, to the South side of the county maintained right of way of Lake Lizzie Road; thence run S89°22'46"E, a distance of 308.57 feet to the Point of Beginning.

Parcel ID: 08-26-31-0000-0020-0000

A portion of the West 659.5 feet of the East, 1319.0 feet of Section 8, Township 26 South, Range 31 East, Osceola County, Florida, being more particularly described as follows: Commencing at the Northeast corner of Section 8, Township 26 South, Range 31 East, thence run North 89°22;46" West, along the North line of Section 8, a distance of 990.43 feet; thence run South 00°18'00" West, a distance of 20.0 feet to the South side of the County maintained right of way of Lake Lizzie Road, and the point of beginning; thence continue South 00°18'00" West a distance of 313.80 feet to the Northerly right of way line of U.S. Highway No. 441; thence run South 77°52'00" East, a distance of 338.11

feet along said right of way line to the East side of said West 659.5 feet; thence run North 00°18'00" East, a distance of 381.28 feet to the South side of the County maintained right of way of Lake Lizzie Road; thence run North 89°22'46" West a distance of 330.93 feet to the Point of Beginning.

Parcel ID: 08-26-31-0000-0010-0000

BEG NE COR SEC 8, W 659.5 FT, S 425 FT TO N/L OF ST RD 24, SELY ALONG RD R/W TO A POINT DUES OF POB, N 571 FT TO POB LESS RD R/W HWY 441

Parcel ID: 09-26-31-0000-0070-0000

The West 380 feet of Section 9, Township 26 South, Range 31 East, Osceola County, Florida, situated and lying North of U.S. 441; less: From a Point 572 feet south of the Northwest corner of Section 9, Township 26 South, Range 31 East, Osceola County, Florida said point being on the northerly right of way of U.S. 441; run thence South 78°13' East along said right of way 188,99 feet to the point of beginning; continue thence South 78°13' East along said right of way line

199.28 feet; run thence North, parallel to the west line of said Section 9 and 380 feet East of said section line, 160 feet; run thence west 195 feet; run thence South 119.29 feet to the Point of Beginning; less the right of way for U.S. 441 as the same is described in Official Records Book 379, Page 222, of the Public Records of Osceola County, Florida.

And

Beginning at the Northwest corner of Section 9, Township 26 South, Range 31 East, Osceola County, Florida, run East 380.0 feet; thence South 489.0 feet to a point being the Northeast Point of Beginning; thence run South from said Point of Beginning 160.0 feet to the North Right of Way line of U.S. Highway #441; thence run in a Westerly direction along the North Right of Way line of said U.S. Highway #441 at an angle of 78°131 200.36 feet to a point; thence run North 121.0 feet to a point; thence run East along a line at 90° angles 195.0 feet to said point of beginning.

(Commonly known as the West 380.0 feet of Section 9, Township 26 South, Range 31 East, Osceola County, Florida, lying Northerly of U.S. Highway 441/192)

Parcel ID: 09-26-31-0000-0030-0000

From the Northwest corner of Section 9, T 26 S, R 31 E, Osceola County, Florida, run S 89°28'49"E, along the North line of said Section 9,380.0 ft., to the Point of Beginning; run thence S 00°13'40" W, parallel to the West line of said Section 9,613.74 ft., to the North Right of Way line of State Road No. 500 (U.S. Highway No. 441 & 192); run thence S 77°55'26" E, along said Right of Way line, 445.46 ft; run thence N 12°04'34" E, 32.0 ft; run thence S 77°55'26" E, along said Right of Way line, 120.0 ft; run thence N 12°03'34" E, 400.0 ft; run thence S 77°55'26" E, 400.39 ft., to the West Right of Way line of State Road No. 532; run thence N 12°03'3411 E, along said Right of Way line, 21.39 ft. to the Point of Curve of a 2964.79 ft. Radius Curve to the Right; run thence along said

Curve, 376.27 ft., to the North line of said Section 9, run thence N 89°28'49" W, 1138.40 ft., to the Point of Beginning.

Parcel ID: 09-26-31-0000-0050-0000

A tract of land in the NW¼ of Section 9, Township 26 South, Range 31 East, Osceola County, Florida, more particularly described as follows: Commence at the Northwest corner of Section 9, Township 26 South, Range 31 East, Osceola County, Florida; run thence S 00°18' West along the West line of Section 9, a distance of 605.25 feet to the center of State Road No. 500; run thence South 77°52' East along the center of existing State Road No. 500, a distance of 1060.32 feet to a point; run thence North 12°08' East a distance of 100 feet to a point on the North Right of Way of State Road No. 500, for a Point of Beginning; from Point of Beginning, run North 12°08' East, a distance of 279.90 feet to a point; run thence South 77°53'15" East, a distance of279.90 feet to the Westerly Right of Way for Nova Road; run thence along the Right of Way line as follows: run South 12°06'45" West, a distance of 200 feet to a point; run thence South 57°08' West a distance of 113.13 feet to a point; run thence North 77°52' West a distance of 200 feet to the Point of Beginning.

TOGETHER WITH:

All lying and being in Osceola County, Florida.

CONTAINING +/- 28.6 ACRES, MORE OR LESS.

Including the full width of any and all adjacent rights-of-way.

SECTION 2:

The property is rezoned to “PUD”, making applicable all provisions of the Land Development Code of the City of St. Cloud, Florida.

SECTION 3:

The City Manager or his/her designee is authorized and directed to promptly enter such change on the Official Zoning Map.

SECTION 4:

Upon adoption of this ordinance, the Planning Commission recommendation and "Proof of Publication" of the required Public Hearing notices shall be filed in the Department of Planning and Zoning.

SECTION 5:

If any section or portion of a section of this ordinance proves to be invalid, unlawful or unconstitutional, it shall not be held to impair the validity, force or effect of any other section or part of this ordinance.

SECTION 6:

The City Clerk, after consultation with the City Attorney, is authorized to correct scrivener's errors found by filing a corrected copy of this ordinance in the official records of the City.

SECTION 7:

Effective Date. This ordinance has been published and shall take effect as provided by law.

First Reading on the 10th day of April 2025.

Second Reading on 27th day of May 2025.

CITY OF ST. CLOUD

Christian B. Robers, Mayor

ATTEST:

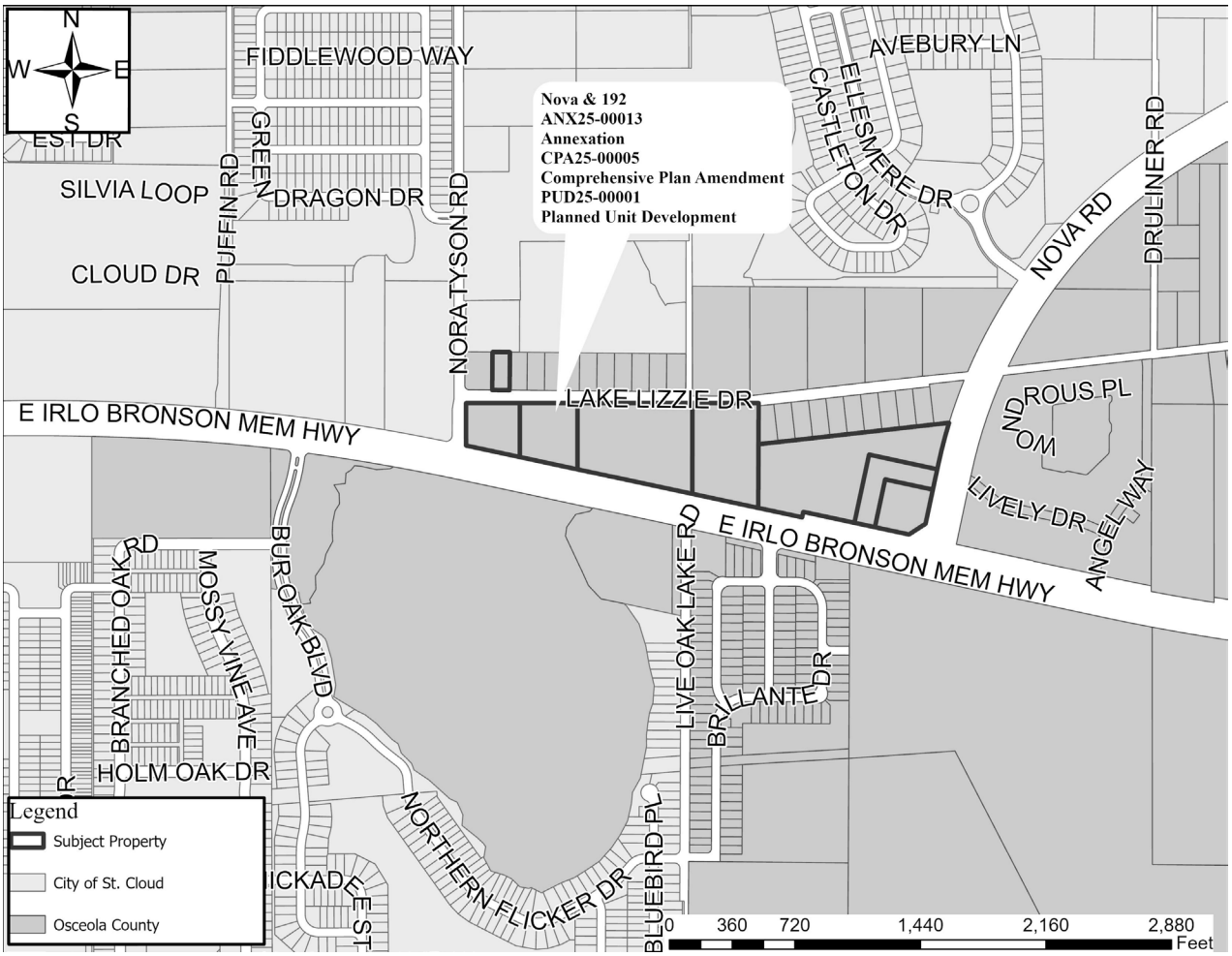
Ivy Llauro, City Clerk

LEGAL IN FORM AND VALID IF ADOPTED:
DE BEAUBIEN, SIMMONS, KNIGHT, MANTZARIS & NEAL, LLP

Daniel F. Mantzaris, City Attorney

Pursuant to Section 695.26 (3) (f), this instrument exempt from Chapter 695, F.S.: Prepared by and return to a Public Official: City Manager, City of St. Cloud; 1300 9th Street; St. Cloud, Florida 34769

EXHIBIT "A"



PARCEL ID NO(S).
05-26-31-2508-0001-0210
08-26-31-0000-0025-0000
08-26-31-0000-0010-0000
08-26-31-0000-0020-0000
09-26-31-0000-0030-0000
09-26-31-0000-0040-0000
09-26-31-0000-0070-0000
09-26-31-0000-0050-0000

EXHIBIT "B"
Development Report

Nova & 192 PUD
Development Report

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Section 1 – Development Consulting Team

Applicant:

William Rocker
P.O. Box 700607, St. Cloud, Fl. 34770-0607
Phone: 407-708-0171

Owners:

Parcel: 05-26-31-2508-0001-0210
Heartcry Fellowship Ministries, Inc.
5225 E. Irlo Bronson Memorial Hwy.
St. Cloud, Florida 34771

Parcel: 08-26-31-0000-0010-0000
Green Giant 301, LLC
Ray Totaram, AMBR
1501 St. Lawrence Ave., Bronx, N.Y. 10460

Parcel: 08-26-31-0000-0020-0000
Posie Land Trust. William Rocker, TR
P.O. Box 700607, St. Cloud, Florida 34770-0607

Parcel: 08-26-31-0000-0025-0000
Heartcry Fellowship Ministries, Inc.
5225 E. Irlo Bronson Memorial Hwy.
St. Cloud, Florida 34771

Parcel: 09-26-31-0000-00030-0000
Rocker Grove, LLC
P.O. Box 700607, St. Cloud, Fl. 34770-0607

Parcel: 09-26-31-0000-0040-0000
Ninja Investments, LTD
P.O. Box 420521, Kissimmee, Fl., 34742-0501

Parcel: 09-26-31-0000-0070-0000
Ray & Hetri Totaram
Teekaram & Vee Perasud
1501 St. Lawrence Ave., Bronx, N.Y. 10460

Parcel: 09-26-31-0000-0050-0000
M&R United, Inc.
402 High Point Drive, Ste. 101, Cocoa Fl., 32926

Civil Engineer/Surveyor/Planner

CM Arrington & Associates, Inc.
849 East Oak Street
Kissimmee, Florida 34744
Attn. C.O. Arrington, Jr.
Telephone: 407.846.2239
Email: curtis@cmarrington.com

Section 2 - Maps and Plans

Exhibit 1. Location Map

Exhibit 2. Aerial Map

Exhibit 3. Quad Map

Exhibit 4. Fema Map

Exhibit 5. Soils Map

Exhibit 6. Osceola County Zoning Map

Exhibit 7. Osceola County FLU Map

Exhibit 8. City of St. Cloud Zoning Map

Exhibit 9. City of St. Cloud FLU Map

Exhibit 10. Current Site Plan

Exhibit 11. Proposed Site Plan

Section 3 – Pre-Development Background and Site Inventory

3.1 General Project Location:

The Nova & 192 PUD is located North of US 192, South of Lake Lizzie Drive, South of Abbie Lane, PB 7, PG 168, Lots 1-10, Parcel 04-26-31-0000-0236-0000, East of Nora Tyson Road, West of Nova Road, North of Live Oak Lake and West of Alligator Lake

3.2 Section, Township and Range:

The Nova & 192 PUD is located in Section 8, Township 26 South, Range 31 East, and Section 9, Township 26 South, Range 31 East, Osceola County, Florida.

3.3 Access:

Access to the project is from Nora Tyson Road, U.S. 192, and Nova Road. The parcels currently have access to U.S. 192, Nora Tyson Road, and Nova Road.

3.4 Vegetation, Wetlands and Surface Waters:

Vegetation:

The sites natural vegetation South Florida Flatwoods, Sand Pine Scrub and Longleaf Pine-Turkey Oak Hills per USDA Soils Map for Osceola County. The site has been impacted by agricultural and commercial development with limited natural vegetation of Sand Pine Scrub and Turkey Oak Hills.

Wetlands and Surface Waters:

A review of Osceola County GIS, Flood Zones Map notes no wetlands on the site. A manmade Freshwater Pond (1.56 acres) is noted on Parcel 08-26-31-0000-0010-0000.

3.5 Wildlife:

A review of the Osceola County GIS, Threatened and Endangered Species Map indicates that the site has habitat suitable for the following species.
Audubon's Crested Caracara
Eastern Black Rail
Eastern Indigo Snake
Everglades Snail Kite
Florida Panther
Red-cockaded woodpecker
Wood Stork

3.6 Land Use Summary:

The site is presently in Osceola County jurisdiction. We have requested annexation of the site into the City of St. Cloud Jurisdiction.
The site currently has multiple zoning categories in the county, CR-Commercial Restricted, PD-Planned Development, and CG-Commercial General. The site's Future Land Use designation is Community Center, and Low Density Residential. See Exhibit 6 & 7.
The site is adjacent to the City of St. Cloud at Nora Road. Included are maps depicting the Zoning and Future Land Use of lands in vicinity of the site. See Exhibit 8 & 9.

This application requests PUD Land Use for the site.

3.7 Soils:

The soils information is from the USDA Soils Survey of Osceola County.

The site is generally classified in the Soils of the Sand Ridges, Group 3, Myakka-Tavares-Immokalee Soils Group. This group is nearly level to gently sloping, moderately well drained and poorly drained soils that are sandy throughout; some have a weakly cemented subsoil.
The Soils Map, attached hereto in Section 2, Exhibit 5, identifies the three upland soil groups on site as #9-Cassia Fine Sand, 22-Myakka Fine Sand, and 44-Tavares Fine Sand.

Most of the site is #22, Myakka Fine Sand. The parent material consists of sandy marine deposits. The natural drainage class is somewhat poorly drained. Shrink-swell potential is low. The soil is not flooded. It is not ponded. Typical cover is South Florida Flatwoods.

The Cassia component slopes range from 0 to 2 percent. The parent material consists of sandy marine deposits. The natural drainage class is somewhat poorly drained. Shrink-swell potential is low. The soil is not flooded. It is not ponded. The typical cover is Sand Pine Scrub.

The Tavares component slopes range from 0 to 5 percent. The parent material consists of eolian or sandy marine deposits. The natural drainage class is moderately well drained. Shrink-swell potential is low. The soil is not flooded. It is not ponded. Typical cover is Longleaf Pine-Turkey Oak Hills.

While limitations are described in the Soil Survey of Osceola County Area, Florida, the soils typically and can be used for the intended purposes through proper soil management utilizing standard construction methods to prevent wind and water soil erosions.

3.8 Drainage, Floodplains and Topography

The site is within Zone X according to FIRM Map 12097C0280G. An Exhibit Floodplain Map provided in Section 2 herein,

As evidenced by the Aerial Photograph included in Section 2, herein, no jurisdictional wetlands occur on site. As shown on the Topographic and Floodplain Map, provided in Section 2 herein, the subject site generally slopes from the northeast to the south and southwest with elevations ranging from 67.5 to 62.5.

Offsite lands will not be impacted by the Nova & 192 PUD. All drainage improvements shall meet the South Florida Water Management District and the City of St Cloud Engineering Department regulations. Any offsite drainage basin surface waters that enter the site will be conveyed through the site without inclusion into the onsite surface water management system.

3.9 Archaeological and Cultural Resources:

There are no cultural or historical resources known to exist onsite; therefore, development of this property will not impact significant archaeological or historical resources. If such resources are encountered during construction, the developer will comply with state law and immediately notify the FDHR and cease construction activity until the area of resource can be identified and the appropriate cultural surveys conducted.

3.10 Affidavit or Statement Regarding Existing Structures:

There are multiple structures on the site. The existing structures will remain until development or redevelopment occurs.

Section 4–Proposed Planned Development

4.1 Project Description:

This request is to annex the site into the City of St. Cloud and establish PUD Zoning for the subject property.

The project site contains eight parcels. Part of these parcels are developed, or partially developed. The proposed PUD will create uses that will coordinate the development of these parcels as a commercial development and provide buffers to neighbors that abut this site.

Two of the parcels currently have dry swales and wet detention pond for their stormwater management system. The balance of the site will use dry swales and wet detention pond(s) for their stormwater management system.

4.2 Project Phasing:

The development of Nova and 192 PUD will be built in multiple phases. Each Phase of the Development will meet the requirements of the PUD PSP/SDP Application Criteria.

4.3 Summary of PUD Land Uses:

Please consult the Preliminary Master Plan included in Section 2, herein, for a graphic presentation of the current land use design elements of the project. These values will be revised as the project is completed.

Land Use:	Area (acres)
Residential Buildings	0.00
Commercial Buildings	4.29
Pavement	13.07
Sidewalks	0.91
Buffers, Open Space, and Water Management Areas	10.30
Total Area:	28.57

Section 5 - Provisions for Community Services

5.1 Open Space and Recreation:

Buffers, Open Space, Water Management Areas, to be established as development occurs.

5.2 Wastewater Collection:

Toho Water Authority will be the wastewater service provider for the proposed Nova & 192 PUD. Force Sewer Mains are within the right of way of Nova Road and U.S. 192.

5.3 Water Distribution:

Toho Water Authority will be the potable water service provider for Nova Road & 192 PUD. Potable water mains are within the right-of-way of Nova Road and U.S 192.

5.4 Reuse Water Distribution:

Toho Water Authority will be the reuse water service provider for the proposed Nova & 192 PUD. Reuse water mains are within the right-of-way of Nova Road and U.S. 192.

5.5 Solid Waste:

Solid waste disposal for the project will be provided by the City of St Cloud.

5.6 Police and Fire Protection:

The City of St Cloud will provide police protection and will provide emergency services to the subject site.

5.7 Stormwater Management:

There are two sites currently developed withing the project site. These sites and the balance of the site have and will utilize dry swales and wet retention ponds to attenuate flows and provide water quality treatment for the project's surface water runoff.

The surface water management system will be designed to current South Florida Water Management, Florida Department of Transportation, and City of St. Cloud standards and permitted through appropriate agencies.

It appears that lands North of this project flow north away from this project. If in design and basins discharge to this project, those waters will be collected and drained around the project to a positive outfall.

5.8 Utility Installation:

All utility services will be constructed underground with the exception of existing utilities on site and primary services to project.

5.9 Transportation/Roads:

The following external daily and PM peak hour trip levels are estimated for the PMUD:

- Average Daily Trips: To be established as development occurs.

- PM Peak Hour Trips: To be established as development occurs.

*Source: Trip generation analysis based on ITE Trip Generation Manual, 11th Edition

Section 6 - Proposed Development Standards

6.1 PUD Density Statement:

The following table calculates the density of the Nova and 192 PUD based upon the current Preliminary Site Plan. This value will change as the project is developed with the intent to maximize building area to allowed Floor Area Ratio.

Description	Area	Density (FAR)
Total Project Area (acres)	28.57	
Building Area (acres)	4.29	
Floor Area Ratio – Proposed Site Plan		0.15
Floor Area Ratio Allowed for Project		0.40

6.2 PUD Permitted Uses:

PERMITTED USES
Adult congregate living facility
Adult daycare center
Alcoholic beverage establishment
Aluminum products, sales and contractors
Amusement and Commercial recreation, in an enclosed building.
Amusement and commercial recreation, outdoors
Analytical Chemist
Answering Service
Antique Shop
Apartments, condominiums, townhouses
Appliance, sales, and service
Artist and photographic studios
Auction houses
Auditorium
AUTOMOBILE:
Salvage & Recycling (Metal & Parts)
Bodywork and painting
Laundry (complete detail)
Minor and major mechanical repair
Parts and supplies
Quick wash
Sales and rentals
Service station
Tire repair and replacement
Towing, wrecker, and storage service
Window tinting
Bakeries, wholesale/retail
Banks & financial institutions
Barbershops and beauty shops
Bed and breakfast establishments
Bicycle, rental, sales, and service
Bioanalytical labs
Boardinghouse
Boat, major repair
Boats, rental, sales, and service
Body piercing (State Licensed)
Bondsman

Book, stationary, and newsstand
Building materials, wholesale, and retail
Building products manufacturing
Catering only
Charging Stations – Electric Vehicles
Childcare centers –Day nurseries and kindergarten
Churches & Religious Organizations
City govt. offices & facilities
Civic club
Clinic, medical / dentist
Contractor's equipment, storage yards, with open storage regulations
Contractor office and storage yard
Convenience store with or without gasoline pumps
Dance and music studios
Data processing center
Dental / medical laboratories
Dive shop
Drug store
Educational facilities:
- College or university
- Public or private school
- Vocational school

Electrical Service
Employment agencies
Equipment rental—Major
Equipment rental—Minor
Equipment sales—Major
Equipment sales—Minor
Exterminating service
Farm and garden supplies, including nursery stock, landscaping, garden center, sod, feed and grain
Fence services.
Fire stations / police stations.
Florist and gift shops
Food stores or specialty food stores, including but not limited to retail sales of meat, fish, eggs, poultry, fruit, vegetables, candy, nuts, coffee, tea, confectionery, delicatessen, dairy products and health foods; stores carrying a variety of food or related goods or groceries.
Funeral homes
Furniture refinishing when in conjunction with retails sales
Furniture repairs, refinishing and sales.
Government offices
Gun range, indoor
Gymnastic / health spa facilities
Hardware
Hobby and craft stores
Home health agencies
Home occupations
Hospital and nursing homes
Hotels, motels, motor hotels, motor lodges, and tourist courts
Interior decorating and window treatment
Janitorial services and supplies
Kennels (inside boarding only)
Kennels (with animal "runs" outside)
Laundromats and dry-cleaning establishments for general retail trade, on premise or off premise cleaning; does include distribution centers.
Limousine rental centers
Locksmith
Lumber store
Massage therapist (licensed)

Medical offices
Microbrewery / winery
Mini warehouses and storage facilities, outside storage permitted including R.V., boats, semi-truck and trailers.
Mobile Food Dispensing Vehicles
Office, business and professional
Open air market
Overflow Parking
Packaging, parcel, & mail svc
Pet stores and/or grooming
Pharmacy
Places of worship, with their attendant educational / recreational building, including schools
Pool / spas, retail and service
Pool / spas, retail only, and outside display or equipment storage allowed
Post offices
Printing & duplicating, retail
Private clubs and lodges
Produce stand
PUBLIC:
- Arboretums
- Museums
- Cultural institutions
- Golf courses
- Libraries
- Parks
- Parkways
- Playgrounds
- Playfields
- Land resources.
- Utility buildings and facilities necessary to serve surrounding neighborhoods.
- Utility structures

Radio and TV broadcasting studios and offices, excluding towers
Radio, TV and electronic sales and services
Repair shops, minor services (i.e., shoes, jewelry, electronics, small appliances
Restaurants, delivery and / or carry-out, more than 1,500 square feet
Restaurants, under 1,500 square feet
Restaurants, full service
Retail, general (i.e., department, hardware, paint, wallpaper, sporting goods, jewelry, computers, luggage, toy, wearing apparel stores)
Screen printing
Tailor shops
Tattoo parlors (State Licensed.)
Taxi and Limousine services
Theaters
Thrift Stores
Timeshare / interval ownership
Tobacco and smoke shops
Transient lodging establishments
Travel agents
Upholstery
Veterinary clinic and animal hospitals
Vehicles for hire (i.e., U-Haul, Ryder, etc.)

Residential uses including all customary accessory buildings in existence on the date of the implementation of this ordinance which would otherwise be considered a non-conforming use shall be deemed a conditional use and shall meet all minimum zoning requirements for residential uses and accessory uses established in division 20, “Supplemental District Regulations”
Commercial or industrial uses in existence on the date of the implementation of this ordinance which would otherwise be considered a non-conforming use shall be deemed a conditional use and shall meet all minimum zoning requirements for the PUD.
Other similar uses may be permitted at the discretion of the “City Manager or designee”.

6.3 Nova & 192 PUD Prohibited Uses:

All uses not specified or implied as a permitted use shall be prohibited. In cases where a use is not listed or implied as a permitted use the City Manager or designee shall determine whether a use would be permitted. Appeals of the City Manager or designee’s decision shall be as provided for according to the LDC.

6.4 Nova & 192 PUD Development Standards:

Description	
Minimum Lot Area	0.5 acres
Minimum Building Pad Area	300 sf
Maximum Building Height	No height limit
Maximum Lot Impervious Area	80% of lot
Minimum Building Front Yard Setback	15 feet
Minimum Building Back Yard Setback	15 feet
Minimum Building Side Lot Setback	0 feet

6.5 Nova and 192 PUD Building / Lot Restrictions:

With respect to development, the land will not be overdeveloped with buildings, structures, or paving. Open spaces will be an integral part of the site and landscaping will be provided to enhance the character and appearance of the development.

6.6 Nova & 192 PUD Parking:

Parking shall be provided at the ratio of one parking space per 2,000 square feet warehouse/storage space, and one parking space per 300 square feet of retail or office space. Parcel IB provides overflow parking for Parcel IA in its undeveloped state.

6.7 Nova & 192 PUD Buffers and Landscaping:

Landscaping plans will be submitted for review with the Final Master Plan. Landscaping will include a minimum number of tree credits as required by the City of St Cloud Land Development Code.

A 10’ landscape buffer is proposed along the North property line of Parcels 3A, 3B, and 4.

Vehicles for Hire or any automobile-oriented use shall be fully enclosed within a building or screened.

6.8 Nova & 192 Signage:

Project signage shall be in accordance with the City of St Cloud Land Development Code, with the exception that signage on Parcel IA is to be permitted as is.

Section 7 – Nova & 192 PUD Justification for Proposed Planned Development

7.1 Purpose:

In accordance with the St Cloud LDC Section 3.4.3.C.2.A, it is in the interest of this proposal to implement flexible design guidelines that depart from conventional straight zoning standards to provide a fully integrated, quality development. Implementation of these guidelines will result in a more efficient utilization of the land together with an increased level of amenities as discussed in Section 4.1 above and 7.2 below.

7.2 LDC 3.4.3.C.2.A Requirements of the Planning Commission Report to the City Council

7.2.1. The proposed change is contrary to the established land use pattern.

The proposed change if not contrary to the established land use pattern that has been planned and implemented to develop commercial uses along the U.S. 192 Corridor and Nova Road Corridor. This area is experiencing rapid development of residential neighborhoods in need of retail and commercial uses to service this growing area. It will provide services, employment and entrepreneurial opportunity to the immediate area and the City of St. Cloud.

7.2.2. The proposed change would create an isolated district unrelated to adjacent and nearby districts.

The proposed PUD will not create an isolated district as it provides services to the adjacent and nearby districts.

7.2.3. The proposed change would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, streets, etc.

The proposed PUD provides services, and an employment center for the district. This would limit trips to the roadway network, not increase population density to impact schools, utilities, or roadway network.

7.2.4. Existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

The purpose of this change to unify this area into an organized plan development. The project contains seven properties and seven owners. This project will provide common development standards for the parcels to be developed or redeveloped in the future.

7.2.5. The proposed change would be contrary to the land use plan and would have an adverse effect on the comprehensive plan.

The proposed development is consistent with existing districts and development in the surrounding area.

7.2.6. Changed or changing conditions make the passage of the proposed amendment necessary.

The continuing growth in this area, the need for commercial areas to serve this area makes this application necessary.

7.2.7. The proposed change will adversely influence living conditions in the neighborhood.

The development area contains commercial uses, single family, and multi-family projects. This project area currently is commercial in nature. This project with buffers and landscaping along the North property line will not adversely influence living conditions in the neighborhood.

7.2.8. The proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

The proposed change will not create or excessively increase traffic congestion as it is has internal traffic circulation and multiple access driveways to U.S. 192 and Nova Road. There is one access driveway to Nora Tyson Road that is not connected to the internal roadway network of the project.

7.2.9. The proposed change will create a drainage problem.

The proposed change will be subject to permitting and design review from the SFWMD, FDOT and the City of St Cloud. There does not appear to be any offsite basins draining onto this site. If a basin is determined to flowing to the site, the waters will be conveyed around the site's water management system. The project cannot create drainage problems upstream or downstream of the project by agencies regulations.

7.2.10. The proposed change will seriously reduce light or air to adjacent areas.

This change will not seriously reduce light or air to adjacent areas.

7.2.11. The proposed change will adversely affect property values in the adjacent area.

The proposed commercial uses are similar to other commercial and residential developments in the area and the market price is consistent with the other residential development in the immediate area.

7.2.12. The proposed change will be a deterrent to the improvement or development of adjacent property in accordance with existing regulations.

The proposed use is consistent with the existing commercial and residential uses in the surrounding areas. Therefore, this change will not create a deterrent to the improvement or development of adjacent property.

7.2.13. The proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

The proposed use is consistent with the existing roadway frontage areas in the surrounding area. Therefore, this change will not constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

7.2.14. There are substantial reasons why a reasonable use of property cannot be accomplished under existing zoning.

The purpose of this change is required due to the project being in Osceola County Jurisdiction and desiring annexation and rezoning to PUD in City of St. Cloud Jurisdiction.

7.2.15. Whether the change suggested is out of scale with the needs of the neighborhood or the city.

The proposed use is consistent with the existing commercial and residential neighborhood. Therefore, this change is not out of scale with the needs of the neighborhood or the city.

7.2.16. It is impossible to find other adequate sites in the city for the proposed use in districts already zoned for such use.

This site has developed as a commercial center in the County. The owners desire to annex, rezone, and developed this site in the City of St. Cloud. There are no other known parcels of this size and these owners in the city zoned for these uses.

Section 8 – Nova & 192 PUD Anticipated Neighborhood Impacts

8.1 Neighborhood Compatibility with existing Zoning Districts adjacent to and within approximately 300' of the Nova & 192 PUD.

Direction from Project	Neighboring Zoning Designation
North	PD, R-1, LDR, & AC (O.C.)
Northeast	CR (O.C.)
East	CCCC (0.C.)
Southeast	AC (O.C.)
South	AC, LDR, PD (O.C.)
Southwest	PD. (O.C.)
West	PUD, HB (C.O.S.C.)
Northwest	PUD, HB (C.O.S.C.)

8.2 Influence on Future Development Patterns adjacent to the proposed PUD.

Direction from Project	Neighboring Future Land Use Designation
North	LDR (O.C.)
Northeast	COMMUNITY CENTER (O.C.)
East	COMMUNITY CENTER (O.C.)
Southeast	COMMUNITY CENTER (O.C.)
South	C.C., LDR, COMMERCIAL, & CONSERVATION (O.C.)
Southwest	LDR & CONSERVATION (C.O.S.C.)
West	LDR & COMMERCIAL (C.O.S.C.)
Northwest	LDR & COMMERCIAL (C.O.S.C.)

8.3 Influence on Neighboring Drainage:

This project will not influence neighboring drainage areas upstream or downstream of the project. The surface water management system design will review neighboring drainage basins to not impede flows across the site and prevent more discharge than natural occurs to downstream drainage basin by this project. The surface water system will be designed to South Florida Water Management District, Florida Department of Transportation, and City of St. Cloud standards.

8.4 Alterations proposed to wetlands:

No jurisdictional wetlands occur on the subject site.

8.5 Offsite Drainage Alterations Proposed:

No offsite drainage alterations are anticipated as necessary for the construction of the project.

8.6 Impacts Anticipated to Topo and Vegetation:

No impacts are anticipated to topography and vegetation for the project. The site is relatively flat sloping to U.S. 192 requiring minimal grading during construction. The site will be reviewed for endangered species in the Site Development Plan process.

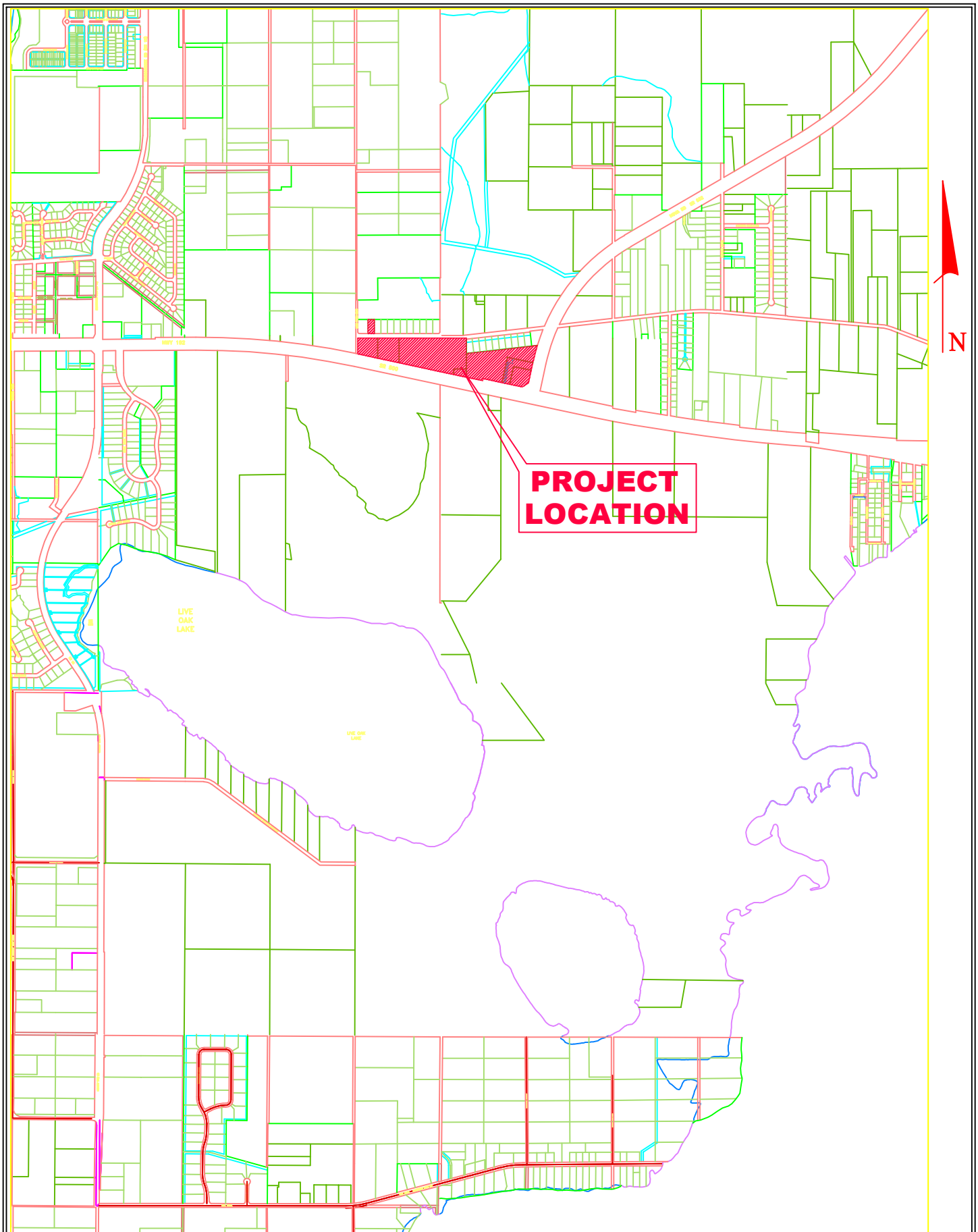
8.7 Impacts Anticipated to Wildlife

County GIS indicates that there are potential habitat onsite for endangered species. The site will be reviewed for endangered species in the Site Development Plan process.

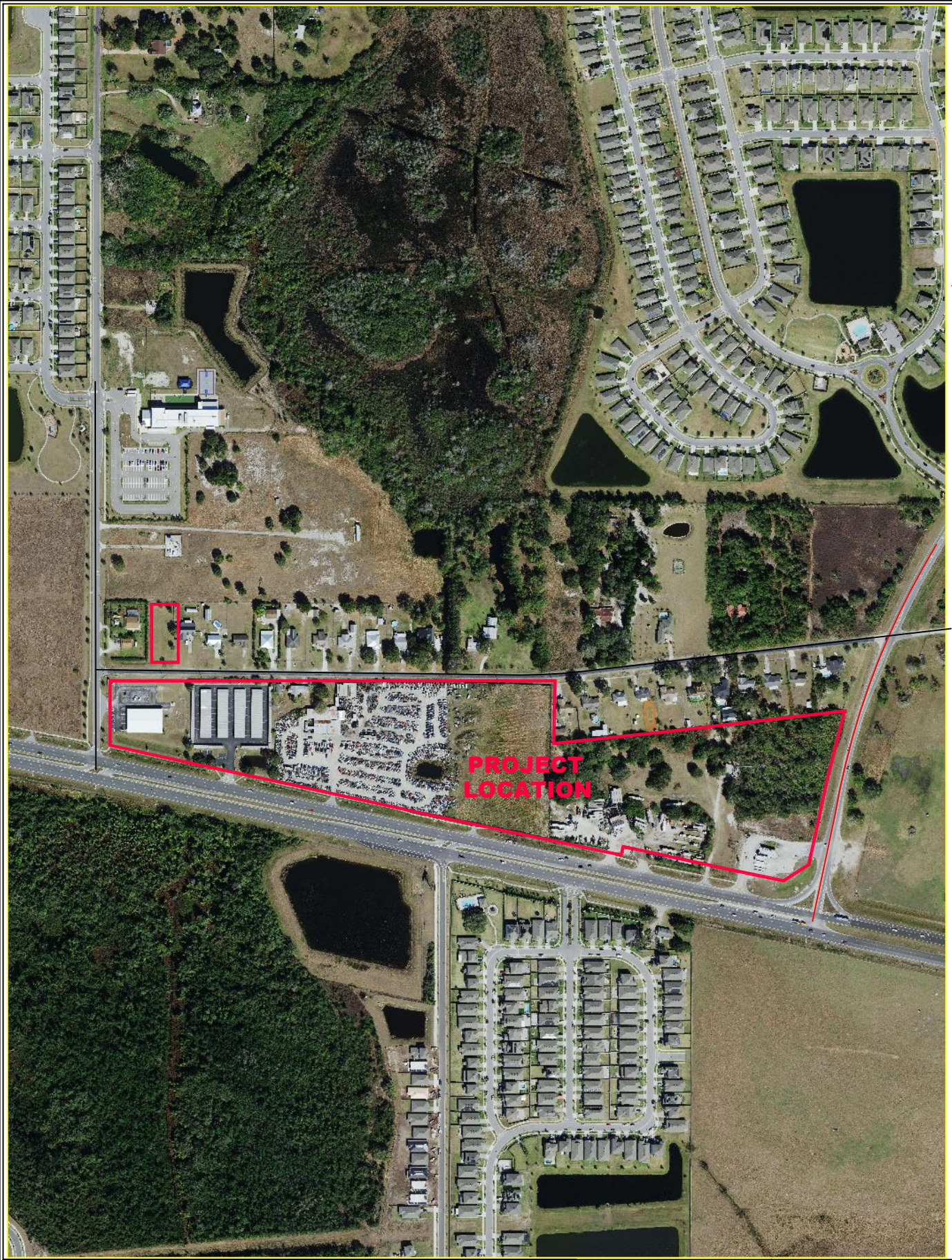
8.8 Impacts Anticipated on Population

The project would not generate additional households to impact the area's population.

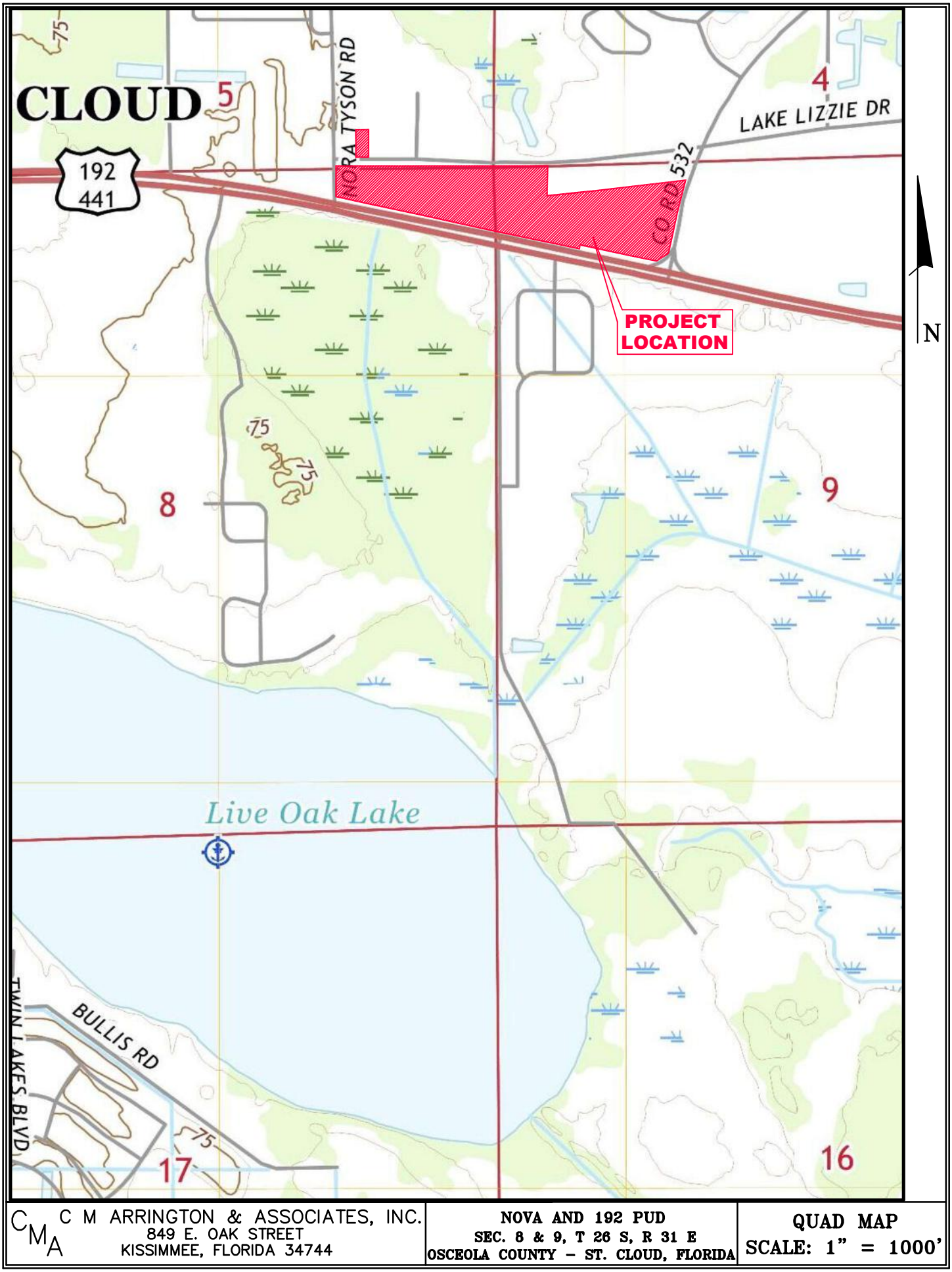
MAPS



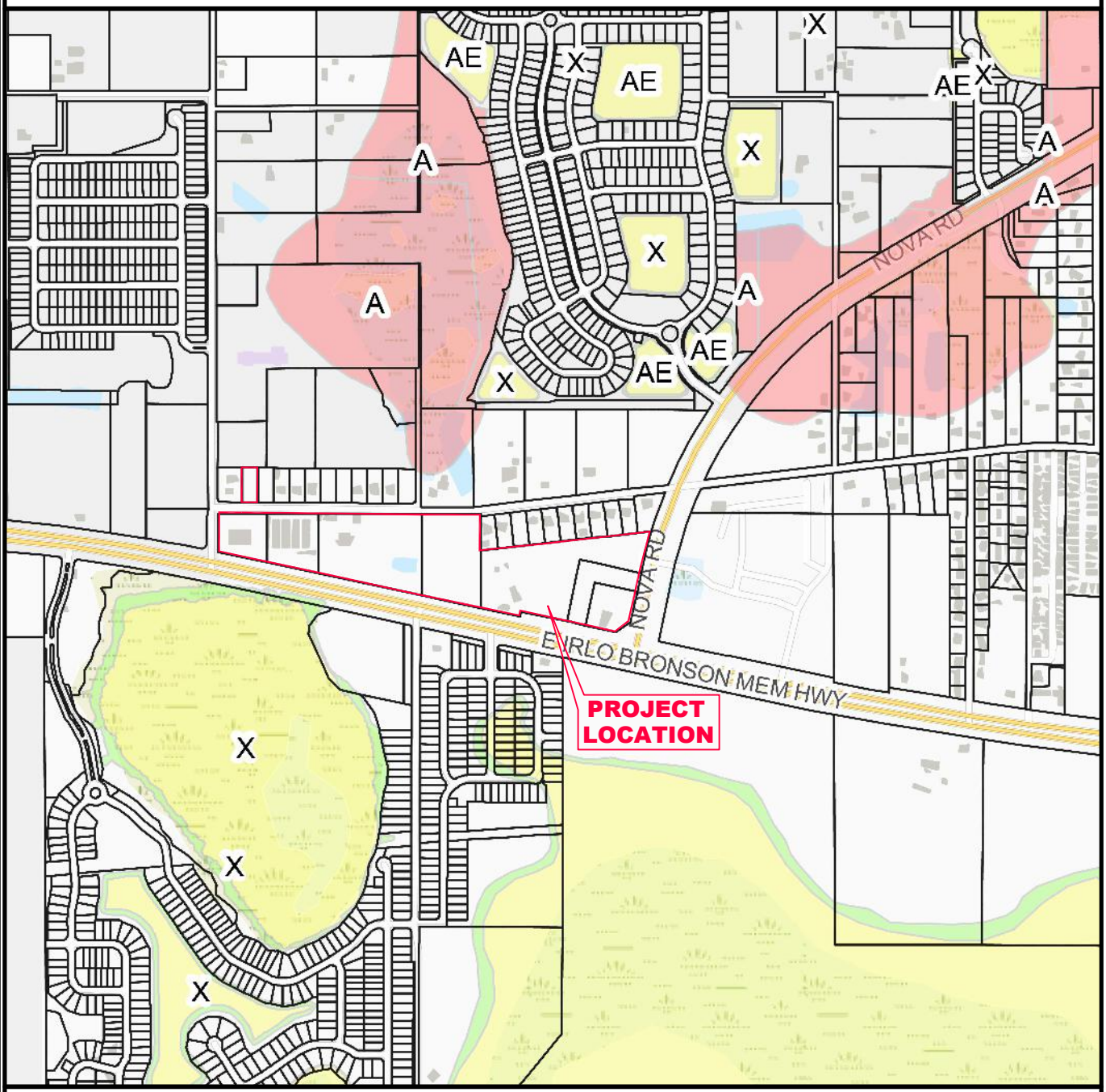
C M ARRINGTON & ASSOCIATES, INC. 849 E. OAK STREET KISSIMMEE, FLORIDA 34744	**NOVA AND 192 PUD** **SEC. 8 & 9, T 26 S, R 31 E** **OSCEOLA COUNTY – ST. CLOUD, FLORIDA**	**LOCATION MAP** **SCALE: N.T.S**



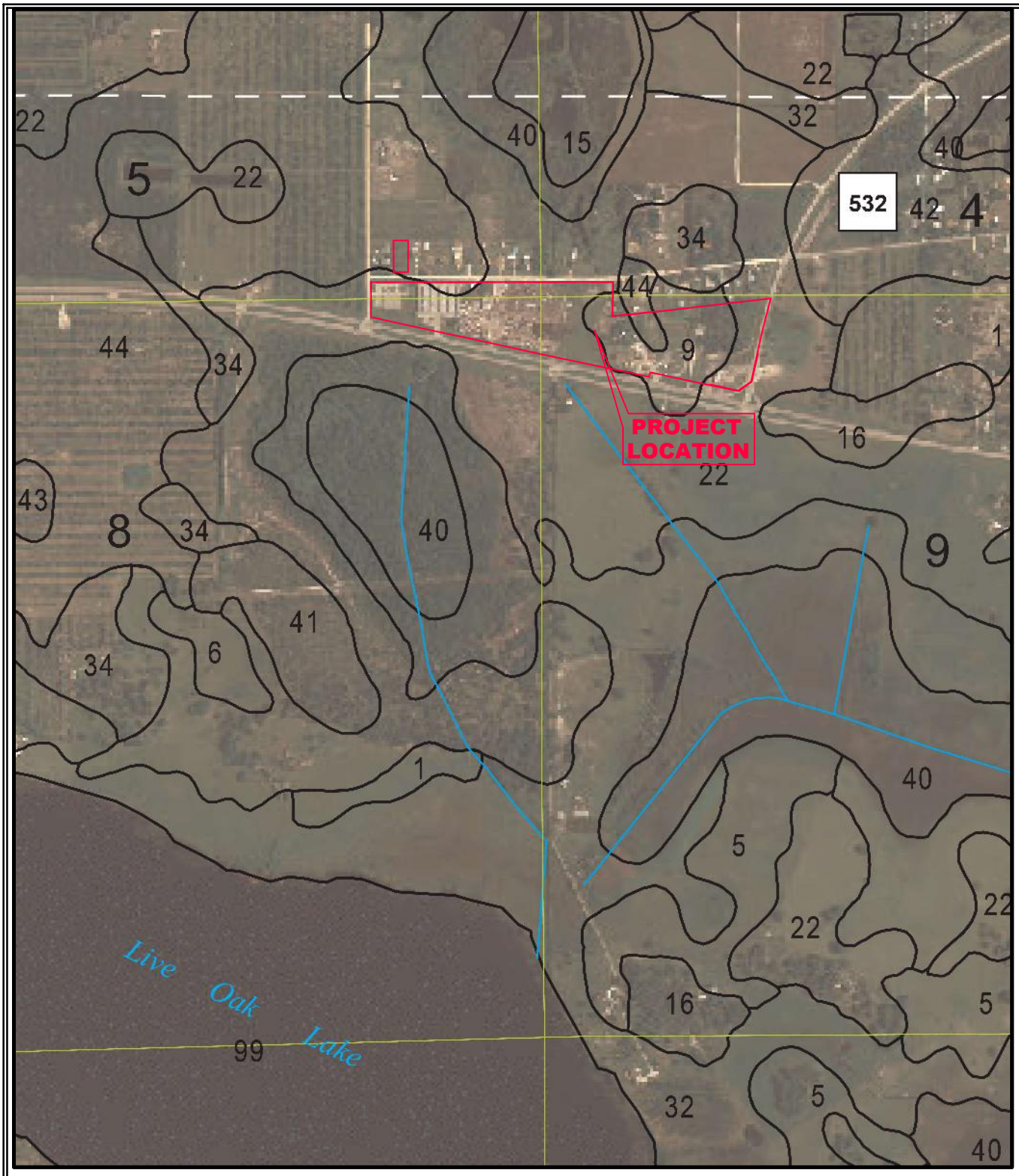
C M ARRINGTON & ASSOCIATES, INC. 849 E. OAK STREET KISSIMMEE, FLORIDA 34744	NOVA AND 192 PUD SEC. 8 & 9, T 26 S, R 31 E OSCEOLA COUNTY – ST. CLOUD, FLORIDA	AERIAL MAP SCALE: 1" = 500'



C M ARRINGTON & ASSOCIATES, INC. 849 E. OAK STREET KISSIMMEE, FLORIDA 34744	**NOVA AND 192 PUD** **SEC. 8 & 9, T 26 S, R 31 E** **OSCEOLA COUNTY – ST. CLOUD, FLORIDA**	**QUAD MAP** **SCALE: 1" = 1000'**



C M ARRINGTON & ASSOCIATES, INC. 849 E. OAK STREET KISSIMMEE, FLORIDA 34744	**NOVA AND 192 PUD** **SEC. 8 & 9, T 26 S, R 31 E** **OSCEOLA COUNTY – ST. CLOUD, FLORIDA**	**FEMA FIRM MAP** **12097C0280G** **SCALE: 1"=1000'**



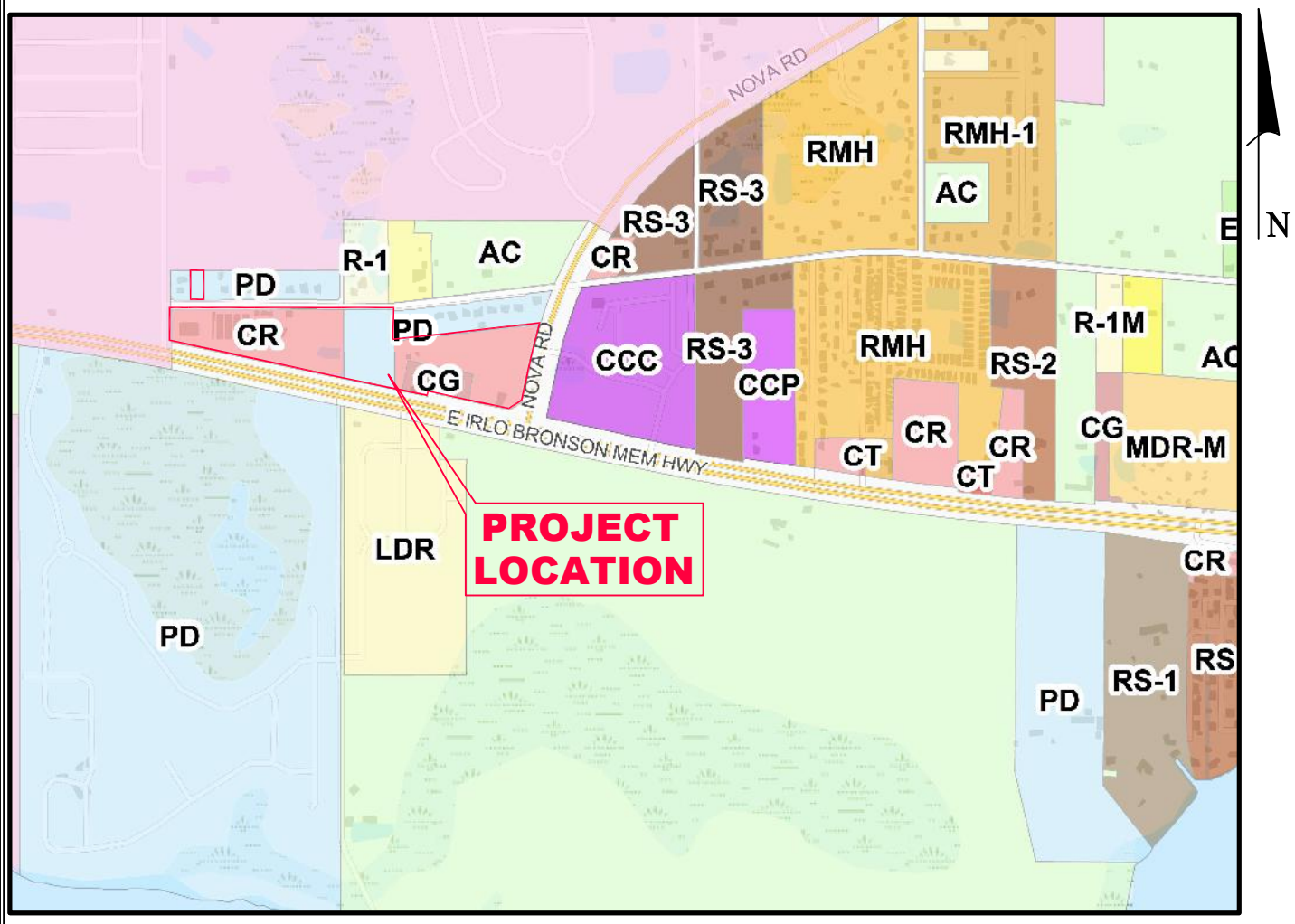
SOIL LEGEND:

9 – CASSIA

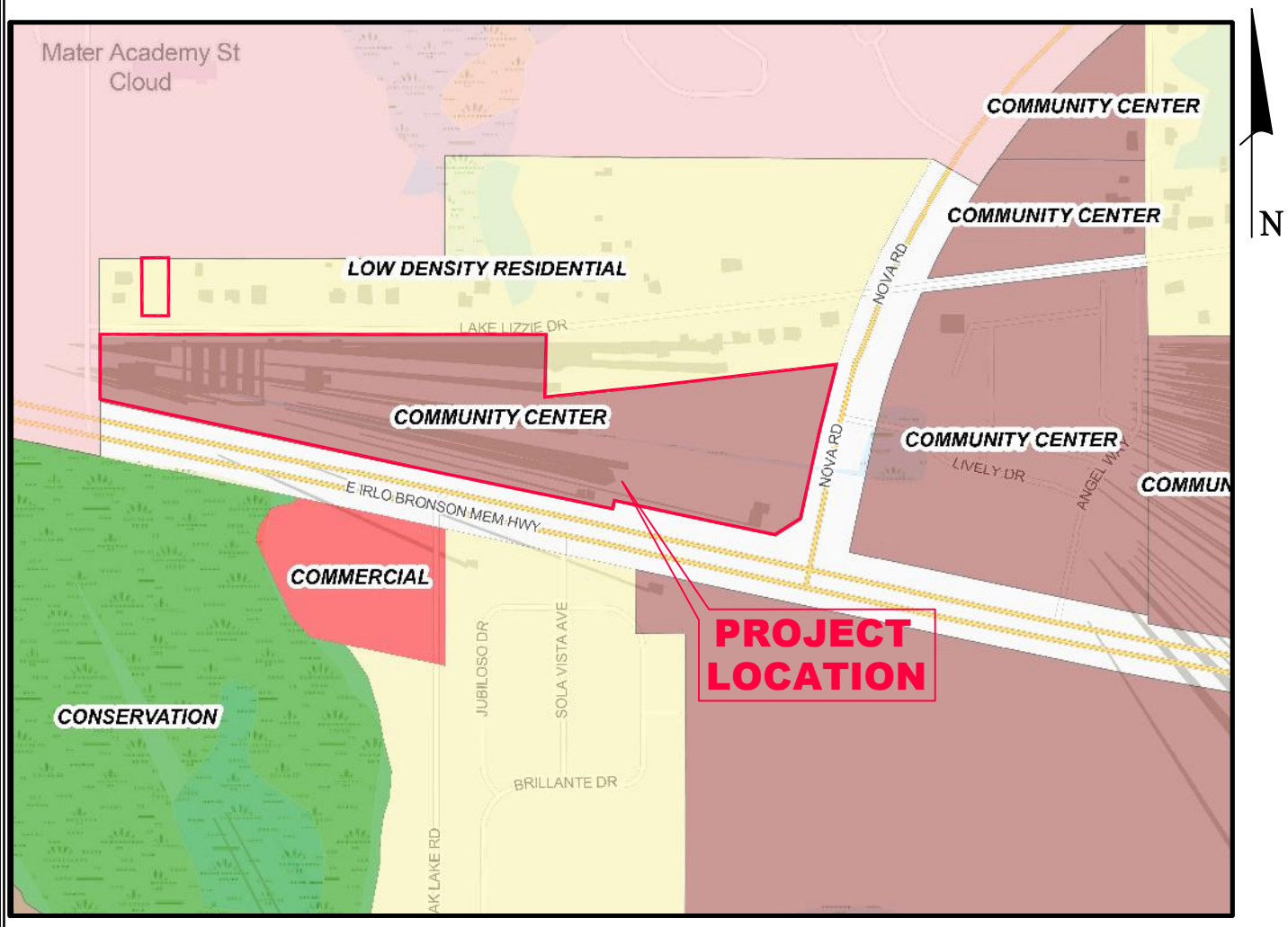
22 – MYAKKA

44 – TAVARES

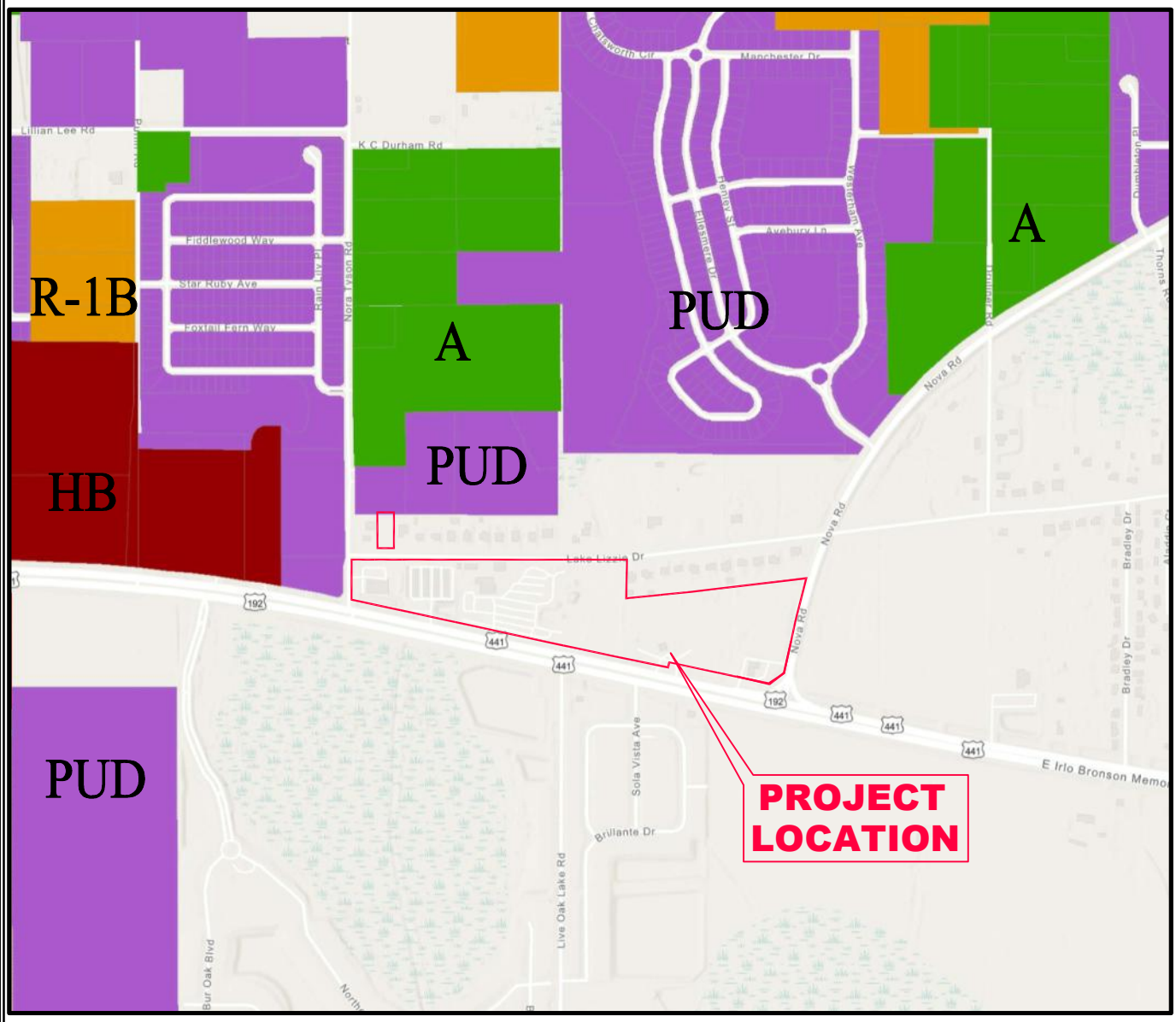
C M ARRINGTON & ASSOCIATES, INC. 849 E. OAK STREET KISSIMMEE, FLORIDA 34744	**NOVA AND 192 PUD** **SEC. 8 & 9, T 26 S, R 31 E** **OSCEOLA COUNTY – ST. CLOUD, FLORIDA**	**SOILS MAP** **SCALE: 1" = 1000'**



C M ARRINGTON & ASSOCIATES, INC. 849 E. OAK STREET KISSIMMEE, FLORIDA 34744	**NOVA AND 192 PUD** **SEC. 8 & 9, T 26 S, R 31 E** **OSCEOLA COUNTY – ST. CLOUD, FLORIDA**	**ZONING MAP** **SCALE: N.T.S**

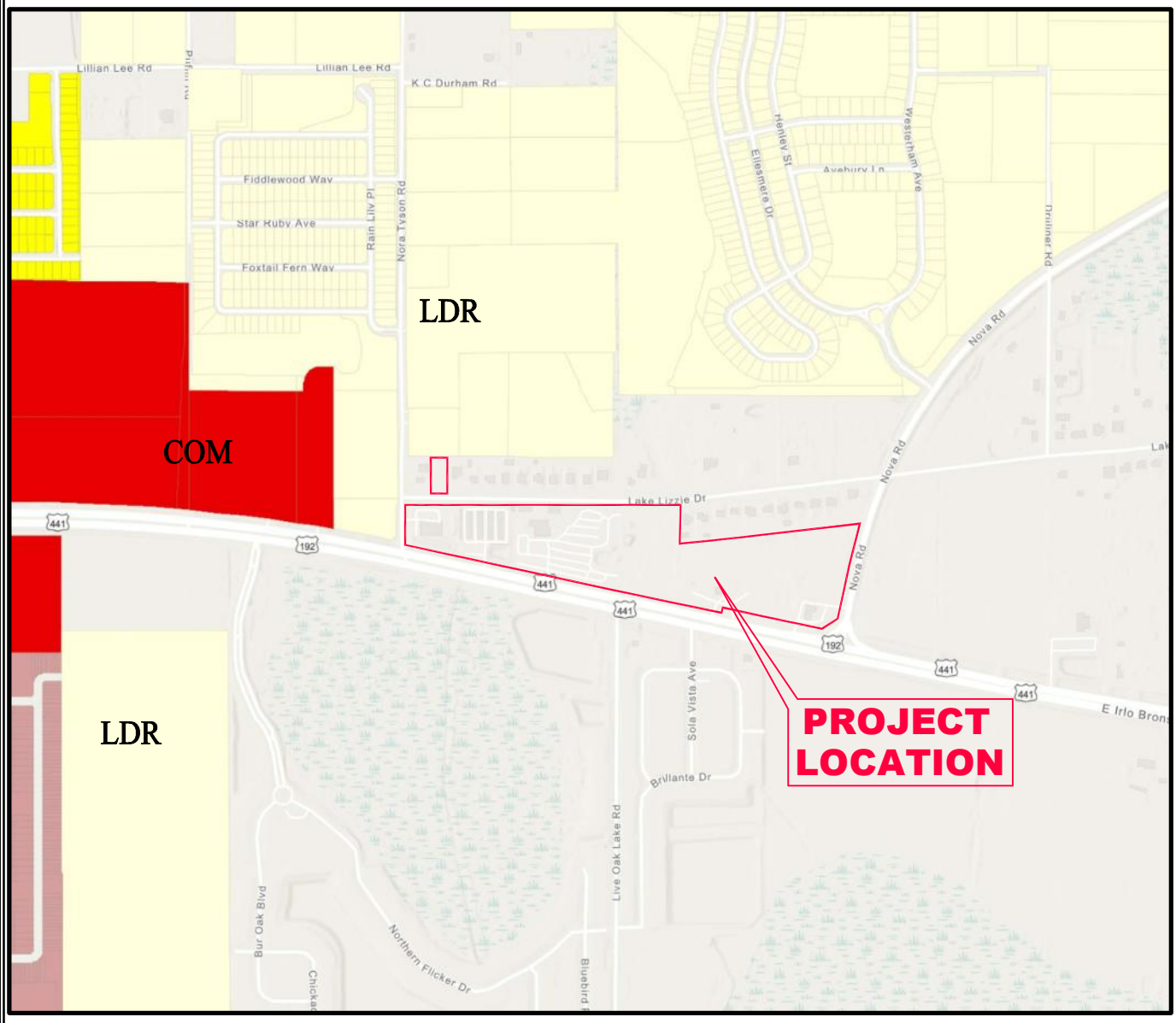


C M ARRINGTON & ASSOCIATES, INC. 849 E. OAK STREET KISSIMMEE, FLORIDA 34744	**NOVA AND 192 PUD** **SEC. 8 & 9, T 26 S, R 31 E** **OSCEOLA COUNTY – ST. CLOUD, FLORIDA**	**F.L.U. MAP** **SCALE: N.T.S**



CITY OF ST CLOUD

C M ARRINGTON & ASSOCIATES, INC. 849 E. OAK STREET KISSIMMEE, FLORIDA 34744	NOVA AND 192 PUD SEC. 8 & 9, T 26 S, R 31 E OSCEOLA COUNTY – ST. CLOUD, FLORIDA	ZONING MAP SCALE: N.T.S



CITY OF ST CLOUD

C M ARRINGTON & ASSOCIATES, INC. 849 E. OAK STREET KISSIMMEE, FLORIDA 34744	**NOVA AND 192 PUD** **SEC. 8 & 9, T 26 S, R 31 E** **OSCEOLA COUNTY – ST. CLOUD, FLORIDA**	**F.L.U. MAP** **SCALE: N.T.S**

EXISTING SITE PLAN

DEVELOPMENT DATA: 1A

TAX PARCEL ID NO.	08-26-31-0000-0025-0000
PROJECT OWNERSHIP:	HEARTCRY FELLOWSHIP MINISTRIES, INC.
PROJECT FUTURE LAND USE:	COMMUNITY CENTER
PROJECT TRANSECT ZONING:	CR
WATER AND SEWER UTILITIES:	TOHO WATER AUTHORITY
PROJECT AREA:	2.00 ACRES
AREA OF EXISTING BLDG:	0.23 ACRES
TOTAL AREA OF BLDG:	0.23 ACRES
AREA OF EXISTING PAVEMENT:	0.50 ACRES
TOTAL AREA OF PAVEMENT:	0.50 ACRES
AREA OF EXISTING SIDEWALK/CONCRETE:	0.00 ACRES
TOTAL AREA OF SIDEWALK:	0.00 ACRES
TOTAL IMPERVIOUS AREA:	0.73 ACRES
TOTAL IMPERVIOUS AS % OF DEVELOPABLE AREA:	36.50%
AREA OF OPEN SPACE:	1.27 ACRES
OPEN SPACE AS % OF DEVELOPABLE AREA:	63.50%

DEVELOPMENT DATA: 1B

TAX PARCEL ID NO.	05-26-31-2508-0001-0210
PROJECT OWNERSHIP:	HEARTCRY FELLOWSHIP MINISTRIES, INC.
PROJECT FUTURE LAND USE:	LDR
PROJECT TRANSECT ZONING:	1
WATER AND SEWER UTILITIES:	TOHO WATER AUTHORITY
PROJECT AREA:	0.50 ACRES
AREA OF EXISTING BLDG:	0.00 ACRES
TOTAL AREA OF BLDG:	0.00 ACRES
AREA OF EXISTING PAVEMENT:	0.00 ACRES
TOTAL AREA OF PAVEMENT:	0.00 ACRES
AREA OF EXISTING SIDEWALK/CONCRETE:	0.00 ACRES
TOTAL AREA OF SIDEWALK:	0.00 ACRES
TOTAL IMPERVIOUS AREA:	0.00 ACRES
TOTAL IMPERVIOUS AS % OF DEVELOPABLE AREA:	00.00%
AREA OF OPEN SPACE:	0.50 ACRES
OPEN SPACE AS % OF DEVELOPABLE AREA:	100.00%

DEVELOPMENT DATA: 2

TAX PARCEL ID NO.	08-26-31-0000-0020-0000
PROJECT OWNERSHIP:	THE POSIE LAND TRUST
PROJECT FUTURE LAND USE:	COMMUNITY CENTER
PROJECT TRANSECT ZONING:	CR
WATER AND SEWER UTILITIES:	TOHO WATER AUTHORITY
PROJECT AREA:	2.64 ACRES
AREA OF EXISTING BLDG:	0.82 ACRES
TOTAL AREA OF BLDG:	0.82 ACRES
AREA OF EXISTING PAVEMENT:	0.98 ACRES
TOTAL AREA OF PAVEMENT:	0.98 ACRES
AREA OF EXISTING SIDEWALK/CONCRETE:	0.00 ACRES
TOTAL AREA OF SIDEWALK:	0.00 ACRES
TOTAL IMPERVIOUS AREA:	1.80 ACRES
TOTAL IMPERVIOUS AS % OF DEVELOPABLE AREA:	68.18%
AREA OF OPEN SPACE:	0.84 ACRES
OPEN SPACE AS % OF DEVELOPABLE AREA:	31.82%

DEVELOPMENT DATA: 3

TAX PARCEL ID NO.	08-26-31-0000-0010-0000
PROJECT OWNERSHIP:	GREEN GIANT 301, LLC
PROJECT FUTURE LAND USE:	COMMUNITY CENTER
PROJECT TRANSECT ZONING:	CR
WATER, SEWER, AND REUSE UTILITIES:	TOHO WATER AUTHORITY
PROJECT AREA:	6.83 ACRES
AREA OF EXISTING BLDG:	0.13 ACRES
TOTAL AREA OF BLDG:	0.13 ACRES
AREA OF EXISTING PAVEMENT:	4.86 ACRES
TOTAL AREA OF PAVEMENT:	4.86 ACRES
AREA OF EXISTING SIDEWALK/CONCRETE:	0.00 ACRES
TOTAL AREA OF SIDEWALK:	0.00 ACRES
TOTAL IMPERVIOUS AREA:	4.99 ACRES
TOTAL IMPERVIOUS AS % OF DEVELOPABLE AREA:	73.06%
AREA OF OPEN SPACE:	1.84 ACRES
OPEN SPACE AS % OF DEVELOPABLE AREA:	26.94%

DEVELOPMENT DATA: 4

TAX PARCEL ID NO.	09-26-31-0000-0070-0000
PROJECT OWNERSHIP:	RAY TOTARAM
PROJECT FUTURE LAND USE:	COMMUNITY CENTER
PROJECT TRANSECT ZONING:	PUD
WATER AND SEWER UTILITIES:	TOHO WATER AUTHORITY
PROJECT AREA:	4.89 ACRES
AREA OF EXISTING BLDG:	0.00 ACRES
TOTAL AREA OF BLDG:	0.00 ACRES
AREA OF EXISTING PAVEMENT:	0.00 ACRES
TOTAL AREA OF PAVEMENT:	0.00 ACRES
AREA OF EXISTING SIDEWALK/CONCRETE:	0.00 ACRES
TOTAL AREA OF SIDEWALK:	0.00 ACRES
TOTAL IMPERVIOUS AREA:	0.00 ACRES
TOTAL IMPERVIOUS AS % OF DEVELOPABLE AREA:	00.00%
AREA OF OPEN SPACE:	4.89 ACRES
OPEN SPACE AS % OF DEVELOPABLE AREA:	100.00%

DEVELOPMENT DATA: 5

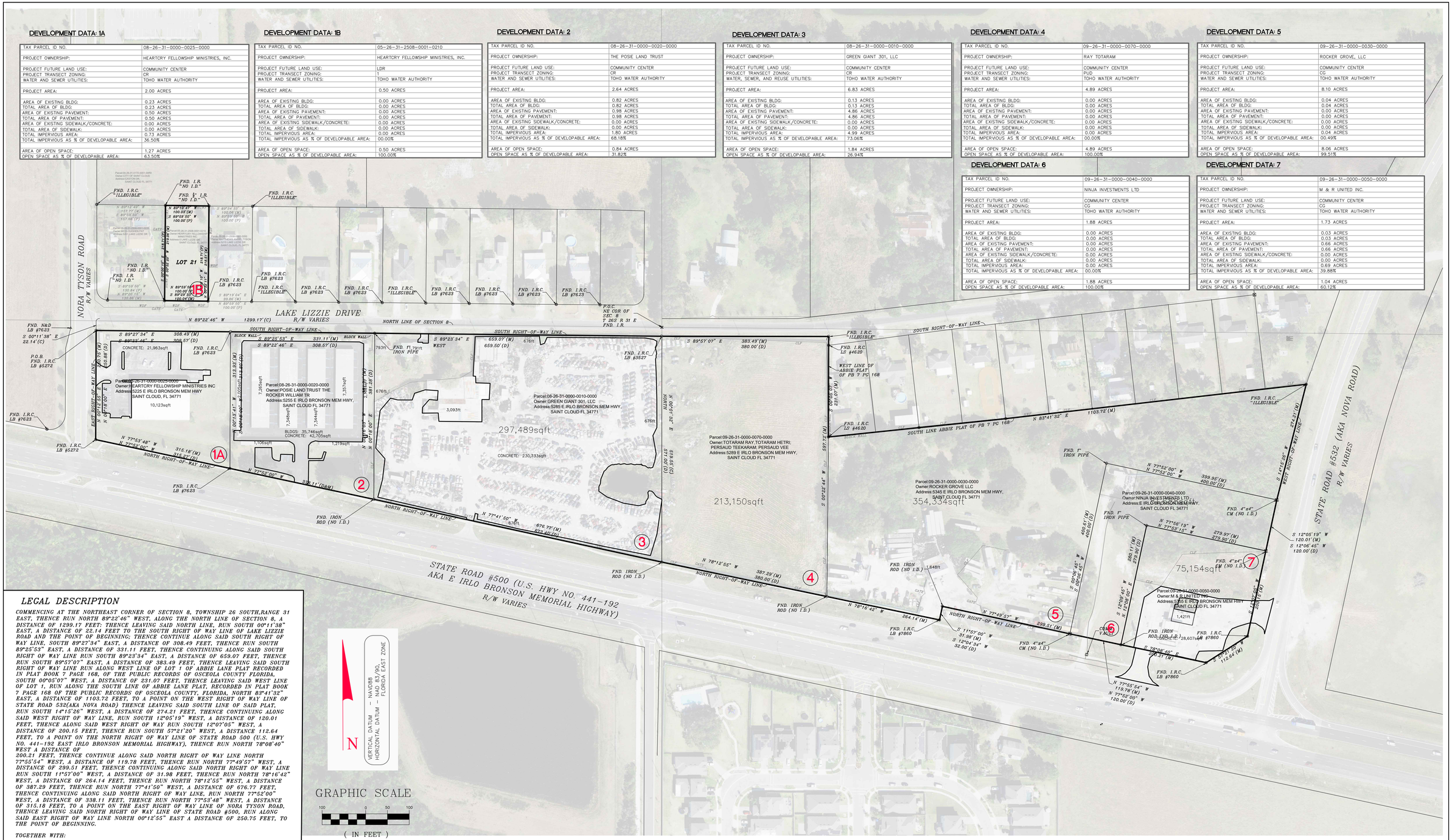
TAX PARCEL ID NO.	09-26-31-0000-0030-0000
PROJECT OWNERSHIP:	ROCKER GROVE, LLC
PROJECT FUTURE LAND USE:	COMMUNITY CENTER
PROJECT TRANSECT ZONING:	CG
WATER AND SEWER UTILITIES:	TOHO WATER AUTHORITY
PROJECT AREA:	8.10 ACRES
AREA OF EXISTING BLDG:	0.04 ACRES
TOTAL AREA OF BLDG:	0.04 ACRES
AREA OF EXISTING PAVEMENT:	0.00 ACRES
TOTAL AREA OF PAVEMENT:	0.00 ACRES
AREA OF EXISTING SIDEWALK/CONCRETE:	0.00 ACRES
TOTAL AREA OF SIDEWALK:	0.00 ACRES
TOTAL IMPERVIOUS AREA:	0.04 ACRES
TOTAL IMPERVIOUS AS % OF DEVELOPABLE AREA:	00.49%
AREA OF OPEN SPACE:	8.06 ACRES
OPEN SPACE AS % OF DEVELOPABLE AREA:	99.51%

DEVELOPMENT DATA: 6

TAX PARCEL ID NO.	09-26-31-0000-0040-0000
PROJECT OWNERSHIP:	NINJA INVESTMENTS LTD
PROJECT FUTURE LAND USE:	COMMUNITY CENTER
PROJECT TRANSECT ZONING:	CG
WATER AND SEWER UTILITIES:	TOHO WATER AUTHORITY
PROJECT AREA:	1.88 ACRES
AREA OF EXISTING BLDG:	0.00 ACRES
TOTAL AREA OF BLDG:	0.00 ACRES
AREA OF EXISTING PAVEMENT:	0.00 ACRES
TOTAL AREA OF PAVEMENT:	0.00 ACRES
AREA OF EXISTING SIDEWALK/CONCRETE:	0.00 ACRES
TOTAL AREA OF SIDEWALK:	0.00 ACRES
TOTAL IMPERVIOUS AREA:	0.00 ACRES
TOTAL IMPERVIOUS AS % OF DEVELOPABLE AREA:	00.00%
AREA OF OPEN SPACE:	1.88 ACRES
OPEN SPACE AS % OF DEVELOPABLE AREA:	100.00%

DEVELOPMENT DATA: 7

TAX PARCEL ID NO.	09-26-31-0000-0050-0000
PROJECT OWNERSHIP:	M & R UNITED INC.
PROJECT FUTURE LAND USE:	COMMUNITY CENTER
PROJECT TRANSECT ZONING:	CG
WATER AND SEWER UTILITIES:	TOHO WATER AUTHORITY
PROJECT AREA:	1.73 ACRES
AREA OF EXISTING BLDG:	0.03 ACRES
TOTAL AREA OF BLDG:	0.03 ACRES
AREA OF EXISTING PAVEMENT:	0.66 ACRES
TOTAL AREA OF PAVEMENT:	0.66 ACRES
AREA OF EXISTING SIDEWALK/CONCRETE:	0.00 ACRES
TOTAL AREA OF SIDEWALK:	0.00 ACRES
TOTAL IMPERVIOUS AREA:	0.69 ACRES
TOTAL IMPERVIOUS AS % OF DEVELOPABLE AREA:	39.88%
AREA OF OPEN SPACE:	1.04 ACRES
OPEN SPACE AS % OF DEVELOPABLE AREA:	60.12%



LEGAL DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 26 SOUTH,RANGE 31 EAST, THENCE RUN NORTH 89°22'46" WEST, ALONG THE NORTH LINE OF SECTION 8, A DISTANCE OF 1299.17 FEET: THENCE LEAVING SAID NORTH LINE, RUN SOUTH 00°11'38" EAST, A DISTANCE OF 22.14 FEET TO THE SOUTH RIGHT OF WAY LINE OF LAKE LIZZIE ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 89°27'34" EAST, A DISTANCE OF 308.49 FEET, THENCE RUN SOUTH 89°25'53" EAST, A DISTANCE OF 331.11 FEET, THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE RUN SOUTH 89°23'34" EAST, A DISTANCE OF 659.07 FEET, THENCE RUN SOUTH 89°57'07" EAST, A DISTANCE OF 383.49 FEET, THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE RUN ALONG WEST LINE OF LOT 1 OF ABBIE LANE PLAT RECORDED IN PLAT BOOK 7 PAGE 168, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY FLORIDA, SOUTH 00°05'07" WEST, A DISTANCE OF 231.07 FEET, THENCE LEAVING SAID WEST LINE OF LOT 1, RUN ALONG THE SOUTH LINE OF ABBIE LANE PLAT, RECORDED IN PLAT BOOK 7 PAGE 168 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, NORTH 83°41'32" EAST, A DISTANCE OF 1103.72 FEET, TO A POINT ON THE WEST RIGHT OF WAY LINE OF STATE ROAD 532(AKA NOVA ROAD) THENCE LEAVING SAID SOUTH LINE OF SAID PLAT, RUN SOUTH 14°15'26" WEST, A DISTANCE OF 274.21 FEET, THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, RUN SOUTH 12°05'19" WEST, A DISTANCE OF 120.01 FEET, THENCE ALONG SAID WEST RIGHT OF WAY RUN SOUTH 12°07'05" WEST, A DISTANCE OF 200.15 FEET, THENCE RUN SOUTH 57°21'20" WEST, A DISTANCE 112.64 FEET. TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD 500 (U.S. HWY NO. 441-192 EAST IRLO BRONSON MEMORIAL HIGHWAY), THENCE RUN NORTH 78°08'40" WEST A DISTANCE OF 200.21 FEET, THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE NORTH 77°55'54" WEST, A DISTANCE OF 119.78 FEET, THENCE RUN NORTH 77°49'57" WEST, A DISTANCE OF 299.51 FEET, THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE RUN SOUTH 11°57'00" WEST, A DISTANCE OF 31.98 FEET, THENCE RUN NORTH 78°16'42" WEST, A DISTANCE OF 264.14 FEET, THENCE RUN NORTH 78°12'55" WEST, A DISTANCE OF 387.29 FEET, THENCE RUN NORTH 77°41'50" WEST, A DISTANCE OF 676.77 FEET, THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, RUN NORTH 77°52'00" WEST, A DISTANCE OF 338.11 FEET, THENCE RUN NORTH 77°53'48" WEST, A DISTANCE OF 315.18 FEET, TO A POINT ON THE EAST RIGHT OF WAY LINE OF NORA TYSON ROAD, THENCE LEAVING SAID NORTH RIGHT OF WAY LINE OF STATE ROAD #500, RUN ALONG SAID EAST RIGHT OF WAY LINE NORTH 00°12'55" EAST A DISTANCE OF 250.75 FEET, TO THE POINT OF BEGINNING.

TOGETHER WITH:

LOT 21, ABBIE LANE, PHASE TWO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 139, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

N

VERTICAL DATUM – NAVD88
HORIZONTAL DATUM – NAD83/90, FLORIDA EAST ZONE

GRAPHIC SCALE

100 0 50 100

(IN FEET)

FULL SIZE: 1 inch = 100 ft.
HALF SIZE: 1 inch = 200 ft.

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

JOB NO. 23.013
SCALE: 1"=100'
DATE: 9-11-24
DESIGNED: COA
DRAWN: MCM
APPROVED: COA
CHECKED: JTM

C M ARRINGTON & ASSOCIATES, INC.
CIVIL ENGINEERING – LAND SURVEYING – URBAN PLANNING
849 E. OAK STREET – KISSIMMEE, FLORIDA 34744
(407) 846-2239 FAX (407) 846-8891
ENGINEERING REGISTRY NO. 3305 – SURVEYING LB NO. 3305

NOVA AND 192 PUD
SEC. 8 & 9, T 26 S, R 31 E
OSCEOLA COUNTY – ST. CLOUD, FLORIDA

EXISTING SITE PLAN

SHEET NO. C1 OF C2

PUD CONCEPT PLAN

DEVELOPMENT DATA: 1A, 1B, 2, 3A, 3B, 3C, 4, 5

TAX PARCEL ID NO.	08-26-31-0000-0025-0000, 05-26-31-2508-0001-0210,
	08-26-31-0000-0020-0000, 08-26-31-0000-0010-0000,
	09-26-31-0000-0070-0000, 09-26-31-0000-0030-0000,
	09-26-31-0000-0040-0000, 09-26-31-0000-0050-0000
PROJECT OWNERSHIP:	HEARTORY FELLOWSHIP MINISTRIES, INC., THE POSE LAND TRUST,
	RAY TOTARAM, ROCKER GROVE, LLC., NINJA INVESTMENTS, LTD.,
	M & R UNITED INC. 9, GREEN GIANT
PROJECT FUTURE LAND USE:	INDUSTRIAL
PROJECT TRANSECT ZONING:	VUD, PUD
WATER AND SEWER UTILITIES:	TOHO WATER AUTHORITY
PROJECT AREA:	28.57 ACRES
AREA OF EXISTING BLDG:	1.18 ACRES
AREA OF PROPOSED BLDG:	3.11 ACRES
TOTAL AREA OF BLDG:	4.29 ACRES
AREA OF EXISTING PAVEMENT:	6.78 ACRES
AREA OF PROPOSED PAVEMENT:	6.29 ACRES
TOTAL AREA OF PAVEMENT:	13.07 ACRES
AREA OF EXISTING SIDEWALK/CONCRETE:	0.00 ACRES
AREA OF PROPOSED SIDEWALK/CONCRETE:	0.91 ACRES
TOTAL AREA OF SIDEWALK:	0.91 ACRES
TOTAL IMPERVIOUS AREA:	18.27 ACRES
TOTAL IMPERVIOUS AS % OF DEVELOPABLE AREA:	63.95%
AREA OF OPEN SPACE:	10.30 ACRES
OPEN SPACE AS % OF DEVELOPABLE AREA:	36.05%
TOTAL EXISTING BLDGS:	14
PROPOSED MINIMUM BUILDINGS:	8
TOTAL BUILDINGS TO BE DETERMINED:	NOT KNOWN–SUBJECT TO SDP'S

1B

1A

2

3A

3B

3C

WATER MANAGEMENT

WATER MANAGEMENT

WATER MANAGEMENT

4

5

LEGAL DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 26 SOUTH,RANGE 31 EAST, THENCE RUN NORTH 89°22'46" WEST, ALONG THE NORTH LINE OF SECTION 8, A DISTANCE OF 1299.17 FEET; THENCE LEAVING SAID NORTH LINE, RUN SOUTH 00°11'38" EAST, A DISTANCE OF 22.14 FEET TO THE SOUTH RIGHT OF WAY LINE OF LAKE LIZZIE ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 89°27'34" EAST, A DISTANCE OF 308.49 FEET, THENCE RUN SOUTH 89°25'53" EAST, A DISTANCE OF 331.11 FEET, THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE RUN SOUTH 89°23'34" EAST, A DISTANCE OF 659.07 FEET, THENCE RUN SOUTH 89°57'07" EAST, A DISTANCE OF 383.49 FEET, THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE RUN ALONG WEST LINE OF LOT 1 OF ABBIE LANE PLAT RECORDED IN PLAT BOOK 7 PAGE 168, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY FLORIDA, SOUTH 00°05'07" WEST, A DISTANCE OF 231.07 FEET, THENCE LEAVING SAID WEST LINE OF LOT 1, RUN ALONG THE SOUTH LINE OF ABBIE LANE PLAT, RECORDED IN PLAT BOOK 7 PAGE 168 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, NORTH 83°41'32" EAST, A DISTANCE OF 1103.72 FEET, TO A POINT ON THE WEST RIGHT OF WAY LINE OF STATE ROAD 532(AKA NOVA ROAD) THENCE LEAVING SAID SOUTH LINE OF SAID PLAT, RUN SOUTH 14°15'26" WEST, A DISTANCE OF 274.21 FEET, THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, RUN SOUTH 12°05'19" WEST, A DISTANCE OF 120.01 FEET, THENCE ALONG SAID WEST RIGHT OF WAY RUN SOUTH 12°07'05" WEST, A DISTANCE OF 200.15 FEET, THENCE RUN SOUTH 57°21'20" WEST, A DISTANCE 112.64 FEET, TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD 500 (U.S. HWY NO. 441-192 EAST (RLO BRONSON MEMORIAL HIGHWAY), THENCE RUN NORTH 78°08'40" WEST A DISTANCE OF 200.21 FEET, THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE NORTH 77°55'54" WEST, A DISTANCE OF 119.78 FEET, THENCE RUN NORTH 77°49'57" WEST, A DISTANCE OF 299.51 FEET, THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE RUN SOUTH 11°57'00" WEST, A DISTANCE OF 31.98 FEET, THENCE RUN NORTH 78°16'42" WEST, A DISTANCE OF 264.14 FEET, THENCE RUN NORTH 78°12'55" WEST, A DISTANCE OF 387.29 FEET, THENCE RUN NORTH 77°41'50" WEST, A DISTANCE OF 676.77 FEET, THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, RUN NORTH 77°52'00" WEST, A DISTANCE OF 338.11 FEET, THENCE RUN NORTH 77°53'48" WEST, A DISTANCE OF 315.18 FEET, TO A POINT ON THE EAST RIGHT OF WAY LINE OF NORA TYSON ROAD, THENCE LEAVING SAID NORTH RIGHT OF WAY LINE OF STATE ROAD #500, RUN ALONG SAID EAST RIGHT OF WAY LINE NORTH 00°12'55" EAST A DISTANCE OF 250.75 FEET, TO THE POINT OF BEGINNING.

TOGETHER WITH:

LOT 21, ABBIE LANE, PHASE TWO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 139, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

N

VERTICAL DATUM – NAVD88
HORIZONTAL DATUM – NAD 83/90,
FLORIDA EAST ZONE

GRAPHIC SCALE

100 0 50 100

(IN FEET)

FULL SIZE: 1 inch = 100 ft.
HALF SIZE: 1 inch = 200 ft.

BUILDING SETBACKS:	
MINIMUM BUILDING FRONT YARD SETBACK	15 FEET
MINIMUM BUILDING BACK YARD SETBACK	15 FEET
MINIMUM BUILDING SIDE LOT SETBACK	0 FEET

REVISIONS

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

JOB NO. 23.013
SCALE: 1" = 100'
DATE: 9-11-24
DESIGNED: COA
DRAWN: MCM
APPROVED: COA
CHECKED: JTM

C M ARRINGTON & ASSOCIATES, INC.
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NOVA AND 192 PUD

SEC. 8 & 9, T 26 S, R 31 E
OSCEOLA COUNTY – ST. CLOUD, FLORIDA

PUD CONCEPT PLAN

SHEET NO. C2
OF C2

SURVEY

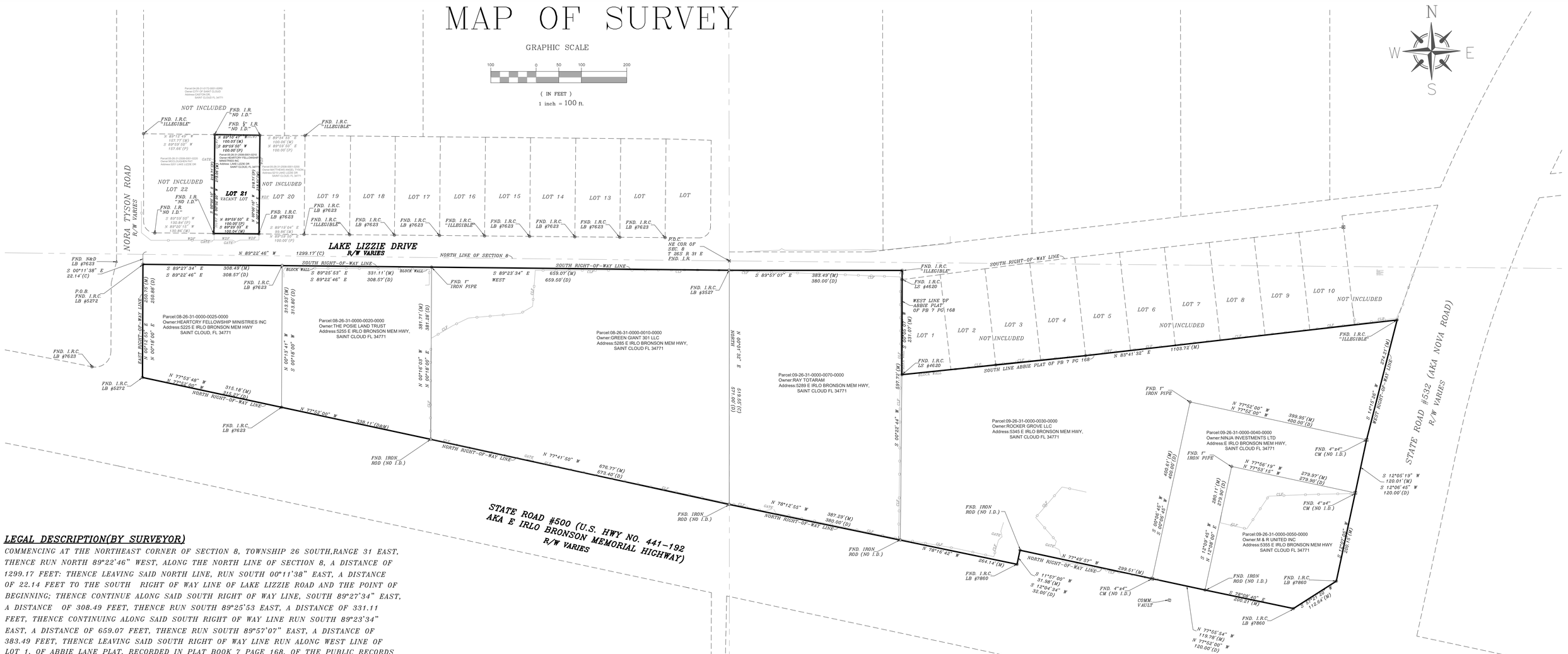
Docusign Envelope ID: 660093ED1-A91D-44DE-A020-FB14ED8912DD

MAP OF SURVEY

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.



LEGAL DESCRIPTION(BY SURVEYOR)

COMMENCING AT THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 26 SOUTH,RANGE 31 EAST, THENCE RUN NORTH 89°22'46" WEST, ALONG THE NORTH LINE OF SECTION 8, A DISTANCE OF 1299.17 FEET: THENCE LEAVING SAID NORTH LINE, RUN SOUTH 00°11'38" EAST, A DISTANCE OF 22.14 FEET TO THE SOUTH RIGHT OF WAY LINE OF LAKE LIZZIE ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 89°27'34" EAST, A DISTANCE OF 308.49 FEET, THENCE RUN SOUTH 89°25'53 EAST, A DISTANCE OF 331.11 FEET, THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE RUN SOUTH 89°23'34" EAST, A DISTANCE OF 659.07 FEET, THENCE RUN SOUTH 89°57'07" EAST, A DISTANCE OF 383.49 FEET, THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE RUN ALONG WEST LINE OF LOT 1, OF ABBIE LANE PLAT, RECORDED IN PLAT BOOK 7 PAGE 168, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY FLORIDA, SOUTH 00°05'07" WEST, A DISTANCE OF 231.07 FEET, THENCE LEAVING SAID WEST LINE OF LOT 1, RUN ALONG THE SOUTH LINE OF ABBIE LANE PLAT, RECORDED IN PLAT BOOK 7 PAGE 168 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, NORTH 83°41'32" EAST, A DISTANCE OF 1103.72 FEET, TO A POINT ON THE WEST RIGHT OF WAY LINE OF STATE ROAD 532(AKA NOVA ROAD) THENCE LEAVING SAID SOUTH LINE OF SAID PLAT, RUN SOUTH 14°15'26" WEST, A DISTANCE OF 274.21 FEET, THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, RUN SOUTH 12°05'19" WEST, A DISTANCE OF 120.01 FEET, THENCE ALONG SAID WEST RIGHT OF WAY RUN SOUTH 12°07'05" WEST, A DISTANCE OF 200.15 FEET, THENCE RUN SOUTH 57°21'20" WEST, A DISTANCE 112.64 FEET, TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD 500 (U.S. HWY NO. 441-192 EAST IRLO BRONSON MEMORIAL HIGHWAY), THENCE LEAVING SAID WEST RIGHT OF WAY LINE, RUN NORTH 78°08'40" WEST A DISTANCE OF 200.21 FEET, THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE NORTH 77°55'54" WEST, A DISTANCE OF 119.78 FEET, THENCE RUN NORTH 77°49'57" WEST, A DISTANCE OF 299.51 FEET, THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE RUN SOUTH 11°57'00" WEST, A DISTANCE OF 31.98 FEET, THENCE RUN NORTH 78°16'42" WEST, A DISTANCE OF 264.14 FEET, THENCE RUN NORTH 78°12'55" WEST, A DISTANCE OF 387.29 FEET, THENCE RUN NORTH 77°41'50" WEST, A DISTANCE OF 676.77 FEET, THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, RUN NORTH 77°52'00" WEST, A DISTANCE OF 338.11 FEET, THENCE RUN NORTH 77°53'48" WEST, A DISTANCE OF 315.18 FEET, TO A POINT ON THE EAST RIGHT OF WAY LINE OF NORA TYSON ROAD, THENCE LEAVING SAID NORTH RIGHT OF WAY LINE OF STATE ROAD #500, RUN ALONG SAID EAST RIGHT OF WAY LINE NORTH 00°12'55" EAST A DISTANCE OF 250.75 FEET, TO THE POINT OF BEGINNING.

TOGETHER WITH;

LOT 21, ABBIE LANE, PHASE TWO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 139, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. *BEARINGS AS SHOWN HEREON ARE ASSUMED AND BASED UPON THE NORTH RIGHT-OF-WAY LINE OF S.R. #500 AND THE SOUTH PROPERTY LINE OF THE SUBJECT PARCEL, AS BEING N 77°52'00"W.*
2. *NO UNDERGROUND UTILITIES HAVE BEEN LOCATED UNLESS NOTED HEREON.*
3. *THE SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS,RESERVATIONS AND/OR RIGHT-OF-WAY RECORD.*
4. *NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.*
5. *NO TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY. THERE MAY EASEMENTS OR OTHER MATTERS OF RECORD AFFECTING THE SUBJECT PARCEL.*
6. *PER THIS SURVEY NO IMPROVEMENTS WERE LOCATED FOR THIS SURVEY.*

LEGEND AND ABBREVIATIONS

(M) = Field Measurement	= Found X - Cut	FIRM = Flood Insurance Rate Map	= Electric Stubout
(P) = Plat Measurement	= Found Section Corner	P.S.M. = Professional Surveyor And Mapper	= Backflow Preventer
(D) = Described	= Found 1/4 Section Corner	± = Plus or Minus	X/ = Elevation
(C) = Calculated	R = Radius	= Mail Box	F.F.E. = Finished Floor Elevation
SEC. = Section	& = And	= Traffic Signal Box	= Fire Hydrant
TWP. = Township	CONC. = Concrete	= Gas Meter	= Drainage Basin Inlet
RNG. = Range	W/ = With	= Telephone Box	= Water Valve
P.B. = Plat Book	FND. = Found	= Electric Box	—c.o.— = Clean Out
PG. = Page	IRC = Iron Rod And Cap	= Water Meter	—tv— = Cable Line
F.B. = Field Book	IR = Iron Rod	= Well	= Wood Power Pole
LB = Licensed Business	CM = Concrete Monument	= Storm Manhole	= FDC Hydrant
O.R.B. = Official Records Book	N&D = Nail and Disk	= Sanitary Manhole	= Wood Fence
= Found Rebar	ID = Identification	= Guy Wire	= Wrought Iron Pool Fence
= Set Rebar # 3305	DRWN. = Drawn	WDF = Wood Fence	= Light
= Found Nail & Disc	CHKD. = Checked	HGWF = Hog Wire Fence	= Light Pole
= Found 6x6 Conc. Marker	CH = Chord Length	CLF = Chain Link Fence	
= Found 4x4 Conc. Marker	CB = Chord Bearing		
= Found Iron Pipe			

ADDRESS:
EAST IRLO BRONSON MEM. HWY
ST. CLOUD, FL 34771

PARCELS #:
08-26-31-0000-0025-0000
08-26-31-0000-0020-0000
08-26-31-0000-0010-0000
09-26-31-0000-0070-0000
09-26-31-0000-0030-0000
09-26-31-0000-0040-0000
09-26-31-0000-0050-0000
05-26-31-2508-0001-0210

I hereby certify that the survey represented hereon has been prepared in accordance with Standards of Practice as set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

DocuSigned by: 1/26/2025
F5547C2AFFD6490...

LICENSE BUSINESS #3305
JASON C ARRINGTON SR., P.S.M.#7333

JOB NO. 23.016	PAGE 1	SEC. 8 & 9	FILE NAME: JASON\2023\ROCKER NOVA		SKETCH OF DESCRIPTION	ROCKER PUD	SHEET NO. 1
	SCALE 1" = 100"	TWP. 26 S				OSCEOLA COUNTY FLORIDA	OF 1
	DATE 7-9-2023	RANGE 31 E	DRAWN EP				
			CHECKED JCA	DATE BY REVISIONS			

C M ARRINGTON & ASSOCIATES, INC.
CIVIL ENGINEERING / LAND SURVEYING/ URBAN PLANNING
849 E. OAK STREET - KISSIMMEE, FLORIDA 34744
(407) 846-2239 FAX (407) 846-8891
CERTIFICATE OF AUTHORIZATION - CA NO. 3305

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Meeting: May 27, 2025

Agenda Item Type: Public Hearings
Ordinance No. 2025-28

Community Development Agenda Item:
FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-28, an ordinance of the City Council of the City of St. Cloud, Florida, to annex into the City of St. Cloud approximately +/- 997.034 acres identified as Encumbrance Annexations (Zones 1, 2 & 4), Project # ANX25-00003, located south of Neptune Road and west of Cross Prairie Parkway, Hickory Tree Road and Nolte Road, and east of the Turnpike between Clay Whaley Road and Kissimmee Park Road; within the Joint Planning Area Interlocal Agreement (JPA); in accordance with the Voluntary Annexation Provisions of Chapter 171.044, Florida Statutes.(Above is full title)
ACTION ON ORDINANCE NO. 2025-28

Strategic Key Focus Areas:
High-Performing Government

Background Information:
The subject property is generally located south of Neptune Road and west of Cross Prairie Parkway, Hickory Tree Road and Nolte Road, and east of the Turnpike between Clay Whaley Road and Kissimmee Park Road; within the Joint Planning Area (JPA) Boundary.
The annexation request is part of an encumbrance agreement that the owner(s) of the property signed. When the City of St. Cloud provides potable water and/or sanitary sewer services to a property in unincorporated Osceola County located within the Joint Planning Area (JPA) Boundary. It is required that a Notice of Encumbrance document be executed by the property owners/developers and the City, which is recorded in the public records of Osceola County. Once a property is encumbered, it allows the City to process a voluntary annexation to bring the property into the municipal boundary. A Notice of Encumbrance is a recorded covenant in the public records of Osceola County and remains connected to the property. The encumbrance continues to be valid even when the property is sold or transferred. The Notice of Encumbrances for Encumbrance Annexations (Zones 1, 2 & 4) are included in Attachment B.

Legal Authority:
Section 171.044, Voluntary Annexation, Florida Statutes.

Budget and Recommendation:
There is no cost associated with this item.

Staff recommends **APPROVAL** of Ordinance No. 2025-28

On April 15, 2025, the Planning Commission recommend approval by Snyder, seconded by Alexander; voted nay by Douglas, Lantry and Bridgeforth to deny the motion to recommend approval. Legal counsel advised that the failure of the motion to approve indicated a de facto denial recommendation. Vote 2-3

Finance Director's Comments:
N/A

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends approval

City Council Action:
5/27/25- Final Action
4/10/25- Motion to approve by Gilbert. Seconded by Urban. Passed 5-0

Attachments:
1. ANX25-00003 Encumbrance ANX (Zone 1,2,&4)_ Staff Report.052725
2. ATTACHMENT A - ANX25-00003 Encumbrance ANX Zone 1,2,4 _ PARCEL ID'S
3. 2. Attachment B_Supporting Documentation_NOE_Part1
4. 2. Attachment B_Supporting Documentation_NOE_Part2
5. 2. Attachment B_Supporting Documentation_NOE_Part3
6. 2. Attachment B_Supporting Documentation_NOE_Part4
7. 2. Attachment B_Supporting Documentation_NOE_Part5
8. 2. Attachment B_Supporting Documentation_NOE_Part6
9. 2. Attachment B_Supporting Documentation_NOE_Part7
10. 2. Attachment B_Supporting Documentation_NOE_Part8
11. 2. Attachment B_Supporting Documentation_NOE_Part9
12. 2. Attachment B_Supporting Documentation_NOE_Part10
13. 2. Attachment B_Supporting Documentation_NOE_Part11
14. 2. Attachment B_Supporting Documentation_NOE_Part12
15. 2. Attachment B_Supporting Documentation_NOE_Part13
16. 2. Attachment B_Supporting Documentation_NOE_Part14
17. 2. Attachment B_Supporting Documentation_NOE_Part15
18. 2. Attachment B_Supporting Documentation_NOE_Part16
19. 2. Attachment B_Supporting Documentation_NOE_Part17
20. 2. Attachment B_Supporting Documentation_NOE_Part18
21. 2. Attachment B_Supporting Documentation_NOE_Part19
22. ATTACHMENT C - ANX25-00003 ENCUMBRANCE ANX (ZONE 1,2&4)_ COMMUNITY MEETINGS SUMMARY
23. ATTACHMENT D - ANX25-00003 ENCUMBRANCE ANX (ZONES 1,2&4)_16 FINDINGS
24. ATTACHMENT E - ANX25-00003 ENCUMBRANCE ANX (ZONE 1,2&4)_ SCHOOL CAPACITY REPORT
25. ATTACHMENT F - ANX25-00003 ENCUMBRANCE ANX (Zones 1, 2 & 4)_ ORD 2025-28_CC2
26. ANX25-00003 ENCUMBRANCE ANX (ZONES 1,2 &4)_ BUSINESS IMPACT

ESTIMATE

City Council Staff Report

Meeting Date: May 27, 2025

DRC Case No./Ord. No.
ANX25-00003/ 2025-28

Type of Application
Voluntary Annexation

Case Name
Encumbrance Annexations (Zones 1, 2 & 4)

Applicant/Owner
City of St. Cloud

Agent
City of St. Cloud

Address/Location
South of Neptune Road and West of Cross Prairie Parkway, Hickory Tree Road and Nolte Road, and East of the Turnpike between Clay Whaley Road and Kissimmee Park Road; within the Joint Planning Area Interlocal Agreement (JPA).

Parcel ID #
See **Attachment A**

Total Land Area
+/- 997.034 acres

Project Planner
Caroline Horton
Senior Planner

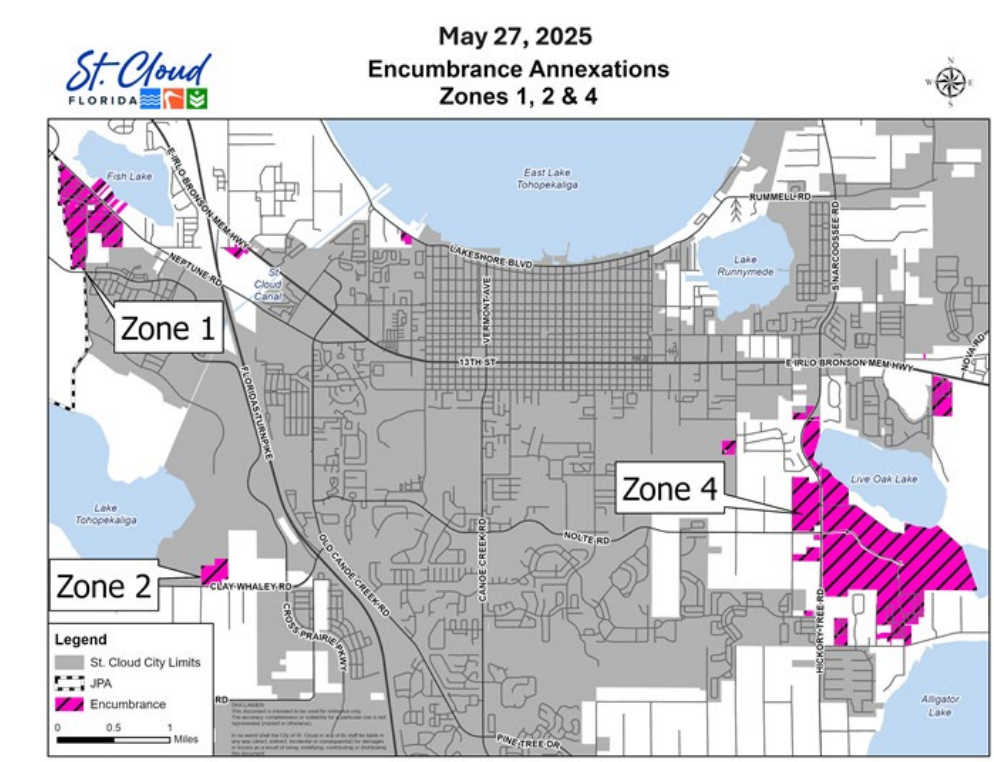


Figure 1 –Map

Request

The applicant is requesting consideration of an encumbrance annexation of +/- 997.034 acres of land, known as Encumbrance Annexations (Zones 1, 2 & 4) pursuant F.S. 171.044. The subject properties are shown in **Figure 1** above.

Background

The subject property is generally located south of Neptune Road and west of Cross Prairie Parkway, Hickory Tree Road and Nolte Road, and east of the Turnpike between Clay Whaley Road and Kissimmee Park Road; within the Joint Planning Area (JPA) Boundary.

The annexation request is part of an encumbrance agreement that the owner(s) of the property signed. When the City of St. Cloud provides potable water and/or sanitary sewer services to a property in unincorporated Osceola County located within the Joint Planning Area (JPA) Boundary, it is required that a Notice of Encumbrance document be executed by the property owners/developers and the City, which is recorded in the public records of Osceola County. Once a property is encumbered, it allows the City to process a *voluntary* annexation to bring the property into the municipal boundary. A Notice of Encumbrance is a recorded covenant in the public records of Osceola County and remains connected to the property. The encumbrance continues to be valid even when the property is sold or transferred. The Notice of Encumbrances for Encumbrance Annexations (Zones 1, 2 & 4) are included in **Attachment B**.

Public Notice

Notice of Public Hearing was mailed to property owners within 500 feet of the subject property and was advertised as required by State Statutes. Additional public comment may be available at the public hearing.

Community Meeting

As part of the project request ANX25-00003, the City held two Community Open House Meetings. The first meeting was held on Wednesday, March 5, 2025, from 6:00pm until 7:30pm, at Neptune Middle School. The second meeting was held on Thursday, March 6, 2025, from 6:00pm until 7:30pm, at Hickory Tree Elementary School. Notice of the Community Open House Meetings and benefits flyers were mailed to all impacted property owners on February 21, 2025. The combined Community Open House Meetings summary can be found in **Attachment C**.

Findings

Prior to approval of the proposed voluntary annexation, Florida Statutes Section 171.044 requires the City to make the following findings:

A. *The subject property must be contiguous to the municipality and reasonably compact.*

The proposed annexation properties are contiguous to City of St. Cloud city limits boundary. It is reasonably compact, and the parcels are located within the Joint Planning Area Boundary, as provided in the executed "Joint Planning Area Interlocal Agreement between Osceola County and the City of St. Cloud", dated March 17, 2014. The proposed annexation meets the requirements of Florida Statutes Section 171.044, and therefore is eligible for annexation into the City.

B. *The petition must bear the signatures of all owners of the subject property to be annexed.*

This is a voluntary annexation, and the City of St. Cloud has documentation that the owners of the subject properties have agreed through an encumbrance agreement to the voluntary annexation of parcels listed into **Attachment A** into the City's jurisdiction limits.

Review of 16 Required Findings of Section 1.3.3.C.2.a of the Land Development Code.

1. The proposed annexation will not have an adverse influence on living conditions in the neighborhood or create any isolated district. It would maintain a continuation of the existing pattern of development and is compatible with the development in the area.
2. The applicant has submitted a document, which includes responses to the 16 required findings which is in **Attachment D.**

Consistency With Strategic Plan Goals:

The proposed Annexation meets the intent of the following City of St. Cloud Strategic Goals:

- *High-Performing Government: To focus on the continuity and sustainability of core public services.*

Staff Recommendation

Staff reviewed this request for a Voluntary Annexation on or before March 27, 2025, with no objections. Staff recommends **APPROVAL** of the request for Voluntary Annexation for Ordinance No. 2025-28.

School District of Osceola County Recommendation

The Osceola County School Board report indicated that this encumbrance annexations application has no impact on public school capacity. See **Attachment E**.

Planning Commission Recommendation

Per Section 1.3.3.B.2 of the Land Development Code, the Planning Commission shall review annexation, land use, and zoning petitions and submit its recommendations to the City Council based on the 16 required findings identified in Section 1.3.3.C.2.a of the Land Development Code.

On April 15, 2025, the Planning Commission recommend approval by Snyder, seconded by Alexander; voted nay by Douglas, Lantry and Bridgeforth to deny the motion to recommend approval. Legal counsel advised that the failure of the motion to approve indicated a de facto denial recommendation. Vote-2-3

City Council Requested Action

The City Council shall review the recommendation from the Planning Commission and render a decision based on the recommendation and information presented. The Planning Commission recommendation is based on the 16 required findings of Section 3.4.3.C.2.a of the Land Development Code. The applicant responses to the 16 required findings have been provided as an attachment for the City Council's review.

On April 10, City Council motioned to approve moving forward the First Reading and Introduction for Ordinance No. 2025-28. Motion to approve by Gilbert. Seconded by Urban. Passed 5-0

Attachments

- **Attachment A -** Parcel ID Numbers
- **Attachment B -** Notices of Encumbrance
- **Attachment C** - Community Open House Meetings summary
- **Attachment D -** 16 Required Findings
- **Attachment E –** School District Report
- **Attachment F** - Ordinance No. 2025-28

Attachment A

Encumbrance Annexations (Zones 1, 2 & 4)

PARCEL ID NO.

ZONE 1

312530551800010650
312530551800010640
312530552200010840
0426302606290100A0
0426302606290100D0
0426302606290100C0
0426302606290100B0
262529314000330020
262529314000330040
262529314000330030
312530257800010270
312530257800010260
312530257900010330
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312530361200010060
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20263152660OS70010
20263152660OS70110
202631446600010380
202631446600010470

Zone 1: Encumbrance Annexation Notices of Encumbrance

CITY OF ST. CLOUD APPLICATION

DEVELOPMENT REVIEW PROCESS

CASE #96- 14 DR

APPLICANT NAME Robert Harding, Trustee AGENT NAME Ron Howse, P.A.

ADDRESS 201 E. Pine St. ADDRESS P. O. Box 701323

Suite 701 St. Cloud, FL 34770

Orlando, FL 32801

BUSINESS PHONE (407) 849-5151 BUSINESS PHONE (407) 957-3308

HOME PHONE N/A HOME PHONE N/A

DEVELOPMENT NAME Macy Island Woods ADDRESS

SITE LOCATION East of the Woods at Kings Crest

LEGAL DESCRIPTION: BLOCK # _____ LOT(S) # _____ SEC.___ / T26S/R30E

See Exhibit "A" attached.

PRESENT ZONING

TYPE OF REQUEST

[x] ANNEXATION - EXISTING COUNTY ZONING RS2 , CHANGE TO R2 CITY ZONING

[ ] REZONING - EXISTING CITY ZONING _____, CHANGE TO _____ CITY ZONING

[ ] LAND USE AMENDMENT - EXISTING PLAN SHOWS _____, AMEND TO SHOW _____

[ ] CONCEPT PLAN	[X] MISC. CONSTRUCTION PLANS
[ ] SITE PLAN	[x] WATER/SEWER REQUEST
[ ] PRELIMINARY PLAT/CONST. PLANS	[ ] PUD AMENDMENT
[ ] FINAL PLAT/CONST. PLANS	[ ] PUD FINAL MASTER PLAN
[ ] CONCURRENCY	[ ] PUD ZONING
[ ] WAIVER(S)	[ ] ABANDON RIGHT-OF-WAY/EASEMENT
[ ] DEVELOPER'S AGREEMENT	[ ] CONDITIONAL USE
[ ] EXTEN. (SITE PLAN/PRELIM. PLAT)	[ ] CHANGE OF USE OR OWNERSHIP

OTHER _____

IS PROPERTY IN CITY LIMITS? No LIST ANY EXISTING STRUCTURES N/A

REQUESTING: WATER Yes SEWER No

IS THERE EXISTING WATER TAP? No IS THERE EXISTING SEWER TAP? No

I certify that I have reviewed the Land Development Code and that my submission meets all requirements. The only exceptions are those items to which I am requesting variances to or waivers from certain sections of the Code and understand that they must be listed on the plans individually. These are also listed on the attached transmittal. I understand that if an item does need a variance that it will be necessary to file through the appropriate governing body.

OWNER/AGENT

FOR OFFICE USE ONLY

SUBMITTAL DATE 02/19/96 FEE AMT $1600.00 RCPT # 27038 DATE 02/19/96

SITE PLAN REVIEW 03/06/96 PLANNING BOARD _____

COUNCIL WORKSHOP _____ COUNCIL INTRO/VOTE _____ COUNCIL VOTE _____

ZONING COORDINATOR

* ANNEX DOCS INCOMPLETE PER TONY
* DOCS SIGNED INCORRECTLY ACCEPT 2/20/96

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APPLICATION

CONCURRENCY MANAGEMENT SYSTEM
CAPACITY AVAILABILITY TEST

Owner: Robert Harding, Trustee
Address: 201 E. Pine St., Suite 701
Orlando, FL 32801

Phone: (407) 849-5151

Agent: Ron Howse, P.A.
Address: P.O. Box 701323
St.Cloud, FL 34770-1323

Phone: (407) 957-3308

Development Name: Macy Island Woods
Site Location: East of The Woods at Kings Crest

Is Development Order: Non-Binding___ Pre-D.O.___ Preliminary___ Finalxx

Intended Use of Property: Single family residential

Present Land Use: Low density res. Present Zoning: County RS2

Legal Description: See Exhibit "A" attached.

Acreage or Square Feet: 11.5 acres

Residential Subdivisions (single family, multi-family, and PUD)

Number of Dwelling Units/Building Lots: 30
Project Density: 3 units/acre
Is Project Phased? No If yes, How many Phases?
Phasing Timeframes

Square Foootage Per Phase

Commercial, Professional, Institutional, and Industrial Developments

Square Footage for Proposed Development

Is Project Phased? If yes, How many phases?
Phasing Timeframes

Square Footage Per Phase

*** FOR PRELIMINARY DEVELOPMENT ORDERS DEFERRING CONCURRENCY TEST TO FINAL***

I,_____, the undersigned, do hereby acknowledge that future rights to develop the above referenced property are subject to the future binding concurrency test, and without such a test, no vested rights have been granted by the City of St.Cloud or acquired by myself.

SIGNATURE _____ DATE _____

*** FOR IMMEDIATE CONCURRENCY TESTS ***

SIGNATURE _____ DATE _____

FOR OFFICE USE ONLY

CASE FILE # 96-14DR
SUBMITTAL DATE 02/19/96
DRC REVIEW 03/06/96
PB REVIEW

FEE AMOUNT $ 250.00
RECEIPT # 27038
DATE 02/19/96

_____
CONCURRENCY MANAGEMENT COORDINATOR

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EXHIBIT "A"

LEGAL DESCRIPTION

PORTIONS OF LOTS 1, 2, AND 3 OF THE FLORIDA DRAINED LANDS SUBDIVISION NO. 1, AS RECORDED IN PLAT BOOK "B", PAGES 65 AND 66 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF LOT 1 AND THE WESTWARDLY RIGHT-OF-WAY LINE OF MACY ISLAND ROAD, THENCE RUN SOUTH 0°25'10" EAST ALONG LAST SAID RIGHT-OF-WAY A DISTANCE OF 799.10 FEET; DEPARTING SAID RIGHT-OF-WAY, THENCE RUN NORTH 89°42'50" WEST A DISTANCE OF 620.17 FEET; THENCE RUN NORTH 00°25'10" WEST A DISTANCE OF 796.20 FEET; THENCE RUN SOUTH 89°58'53" EAST A DISTANCE OF 620.14 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINS 11.36 ACRES, MORE OR LESS.

REF:RH96006\RH-MI-02.LGL

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CITY OF ST. CLOUD
CERTIFICATE OF CAPACITY REPORT

DRC Case Number: 96-14

Project Known as: Ashley Reserve Request for Water

Applicant: Ron Howse P.A.
P.O. Box 701323
St. Cloud, FL 34770

Property Owner: Robert Harding, Trustee
201 E. Pine Street
Orlando, FL 32801

Land Use: Low Density Residential Zoning: RS-2 (County)

Type of Development: Single Family Residential

Area of Development: 11.5 Acres

Legal Description of Property:

SEE ATTACHED EXHIBIT "A"

ASSUMPTIONS/CRITERIA USED IN ASSESSING CAPACITY NEEDS

Dwelling Units or
Square Footage - NA Square Feet 30 Dwelling Units

Population - 68, based on 2.25 Persons per Household

==========

Pursuant to Article XIV of the City of St. Cloud Land Development Code, a concurrency determination has been made for the above referenced development utilizing the assumptions noted above. The following reservations are assigned to the above referenced project with conditions and expirations as specified below, in accordance with provisions of Article XIV of the City of St. Cloud Land Development Code.

TRAFFIC CIRCULATION/TRANSPORTATION:

An assessment has been made on the impacts of this development on the City's Traffic Circulation and Roadway Network, and sufficient capacity is available to service this development based upon level of service standards as adopted in the City of St. Cloud Comprehensive Plan in effect at the time of issuance of this certificate. This assessment and reservation applies to all affected roadways within the St. Cloud Roadway Network, including those roadways under the jurisdiction of other local governments or government agencies. In no case shall this certificate be considered to exempt applicants from meeting the requirements of concurrency management as required by other local governments or government agencies having jurisdiction over roadways within the St. Cloud Roadway Network.

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Pursuant to Section 14.8.1 of the City of St. Cloud Land Development Code, if system capacity is not sufficient as of the date of this certificate, the following provisions have been made to insure, or are in place to insure, sufficient capacity of the City's Roadway Network to serve this development:

NOT APPLICABLE

The determination of sufficient capacity is based on an estimate of NA PM Peak Hour Trips for this development based on:

NOT APPLICABLE
and calculated by:

COUNTY PROJECT, NOT APPLICABLE

SANITARY SEWER:

An assessment has been made on the impacts of this development on the City's Sanitary Sewer Treatment and Effluent Disposal System, and sufficient capacity is available to service this development based upon level of service standards as adopted in the City of St. Cloud Comprehensive Plan in effect at the time of issuance of this certificate.

Pursuant to Section 14.8.2 of the City of St. Cloud Land Development Code, if system capacity is not sufficient as of the date of this certificate, the following provisions have been made to insure, or are in place to insure, sufficient capacity of the City's Sanitary Sewer Treatment and Effluent Disposal System to serve this development:

NOT APPLICABLE

The determination of sufficient capacity is based on an estimate of NA gallons per day generated by this development based on:

NOT APPLICABLE
and calculated by:

COUNTY PROJECT, NOT APPLICABLE.

SOLID WASTE:

An assessment has been made on the impacts of this development on the City's Solid Waste Disposal System, and sufficient capacity is available to service this development based upon level of service standards as adopted in the City of St. Cloud Comprehensive Plan in effect at the time of issuance of this certificate. In no case shall this certificate be considered to exempt applicants from meeting the requirements of concurrency management as required by other local governments or government

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agencies having jurisdiction over future solid waste disposal systems which are planned to serve the City of St. Cloud.

Pursuant to Section 14.8.3 of the City of St. Cloud Land Development Code, if system capacity is not sufficient as of the date of this certificate, the following provisions have been made to insure, or are in place to insure, sufficient capacity to serve this development:

NOT APPLICABLE

The determination of sufficient capacity is based on an estimate of NA pounds per day generated by this development based on:

NOT APLLICABLE
and calculated by:

COUNTY PROJECT, NOT APPLICABLE.

DRAINAGE:

An assessment has been made on the impacts of this development on the City's Drainage System, and sufficient capacity is available to service this development based upon level of service standards as adopted in the City of St. Cloud Comprehensive Plan in effect at the time of issuance of this certificate. This assessment and reservation applies to all affected drainage systems within the St. Cloud, including those drainage systems under the jurisdiction of other local governments or government agencies. In no case shall this certificate be considered to exempt applicants from meeting the requirements of concurrency management as required by other local governments or government agencies having jurisdiction over future solid waste disposal systems which are planned to serve the City of St. Cloud.

Pursuant to Section 14.8.4 of the City of St. Cloud Land Development Code, if system capacity is not sufficient as of the date of this certificate, the following provisions have been made to insure, or are in place to insure, sufficient capacity to serve this development:

NOT APPLICABLE

The determination of sufficient capacity is based on an estimate of quality treatment and quantity control which meets level of service standards as adopted in the City of St. Cloud Comprehensive Plan in effect at the time of issuance of this certificate based on:

NOT APPLICABLE
and calculated by:

COUTNY PROJECT, NOT APPLICABLE.

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POTABLE WATER:

An assessment has been made on the impacts of this development on the City's Potable Water System, and sufficient capacity is available to service this development based upon level of service standards as adopted in the City of St. Cloud Comprehensive Plan in effect at the time of issuance of this certificate.

Pursuant to Section 14.8.5 of the City of St. Cloud Land Development Code, if system capacity is not sufficient as of the date of this certificate, the following provisions have been made to insure, or are in place to insure, sufficient capacity of the City's Potable Water System to serve this development:

NOT APPLICABLE

The determination of sufficient capacity is based on an estimate of 7,500 gallons per day generated by this development based on:

Fixture unit value assigned to single family residential.
and calculated by:

Total Dwelling Units X Total Gallons Per Equivelant Residential Unit Connection, or 30 X 250 = 7,500 Gallons

PARKS AND RECREATION:

An assessment has been made on the impacts of this development on the City's Recreation/Open Space Land Area and Facilities, and sufficient capacity is available to service this development based upon level of service standards as adopted in the City of St. Cloud Comprehensive Plan in effect at the time of issuance of this certificate. This assessment and reservation applies to all Recreation/Open Space Land and Services within the City of St. Cloud, including those Recreation/Open Space Land and Services under the jurisdiction of other local governments or government agencies. In no case shall this certificate be considered to exempt applicants from meeting the requirements of concurrency management as required by other local governments or government agencies having jurisdiction over Recreation/Open Space Land and Services which serve the City of St. Cloud.

Pursuant to Section 14.8.6 of the City of St. Cloud Land Development Code, if system capacity is not sufficient as of the date of this certificate, the following provisions have been made to insure, or are in place to insure, sufficient capacity to serve this development:

NOT APPLICABLE

The determination of sufficient capacity is based on an estimate of demand projected to be placed on the City's Recreation/Open Space Lands and Recreation Facilities as adopted in the City of St. Cloud Comprehensive Plan in effect at the time of issuance of this certificate based on an impact on available recreation/open space acreage to serve existing users and new users projected within this

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development, and available recreation facilities to serve existing users and new users projected within this development, and calculated by: COUNTY PROJECT, NOT APPLICABLE

NOTE: Information used in the assessment of capacity is based upon best available data at the time of issuance of this certificate and actual reservations of capacities are subject to modification or change.

CONDITIONS AND EXPIRATION OF RESERVED CAPACITY

This Certificate of Capacity Expires December 12, 1997, and is subject to time limitations on Certificates of Capacity as specified in Section 14.5 of the City of St. Cloud Land Development Code.

Additional Conditions of Capacity Reservation, are as follows:

Per condition No. 5 of April 11, 1996 determination of availability approval , the applicant is to provide a 15 foot (15') easement centered on the constructed water main as identified by as-built engineering plans (i.e., between Lots 18 and 19 of the proposed subdivision).

Therefore, it is recommended that the City of St. Cloud City Council find that public facility capacity is available and shall be reserved for the above mentioned project, subject to the assumptions, terms, conditions, and expiration of such assessment and reservation as set forth in this document.

This report prepared by:

David C. Hilston
Concurrency Division/General Services Department

December 3, 1996
Date

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EXHIBIT "A"

LEGAL DESCRIPTION

PORTIONS OF LOTS 1, 2, AND 3 OF THE FLORIDA DRAINED LANDS SUBDIVISION NO. 1, AS RECORDED IN PLAT BOOK "B", PAGES 65 AND 66 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF LOT 1 AND THE WESTWARDLY RIGHT-OF-WAY LINE OF MACY ISLAND ROAD, THENCE RUN SOUTH 0°25'10" EAST ALONG LAST SAID RIGHT-OF-WAY A DISTANCE OF 799.10 FEET; DEPARTING SAID RIGHT-OF-WAY, THENCE RUN NORTH 89°42'50" WEST A DISTANCE OF 620.17 FEET; THENCE RUN NORTH 00°25'10" WEST A DISTANCE OF 796.20 FEET; THENCE RUN SOUTH 89°58'53" EAST A DISTANCE OF 620.14 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINS 11.36 ACRES, MORE OR LESS.

REF:RH96006\RH-MI-02.LGL

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City of St. Cloud
2901 17th Street
St. Cloud, FL 34769

To Whom It May Concern:

With this letter, I hereby authorized Ron Howse to act as agent to submit annexation documents to the City of St. Cloud for the property described on Exhibit "A" attached.

ASHLEY RESERVE, A FLORIDA
GENERAL PARTNERSHIP

By: C.N. Gross, Jr. — 9-20-96 Date

By: C.N. Gross, III — 9-20-96 Date

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OLD BUSINESS:

1. CASE #96-14DR - Macy Island Woods
S. of Henry Prten Rd., E. of Macy Island Road
Request for Water/Sewer & Construction Plans (CORRECTIONS)

Mr. Ron Howse was present to represent the application. He noted that he had read the conditions and was in agreement with them. He further requested that the committee conditionaly approve the plans so he would not have to come back before them later.

Mr. Carvella noted that he would be requesting a continuance because of the lack of correct annexation documents.

After discussion, Mr. Caravella noted that the project could be continued with the committee agreeing that the Planning Division could release the continuance and move the plans forward once General Services condition #2 had been met.

Mr. Howse noted that he agreed. He also explained the current problems with the development regarding an eagle's nest which had been located on the site. He noted that it would be at least ninety days before that issue was cleared.

The following comments were submitted but were not read into the record.

THE FOLLOWING DEPARTMENTS DID NOT SUBMIT COMMENTS FOR REVIEW OF THIS CASE:
Police Department
Fire Department
Parks and Recreation
Civil Engineering

Electric Utility
1. Recommend approval

South Florida Water management District
1. The District has no comment regarding Case #96-14DR.

Environmental Utilities
1. No comments.

Concurrency Management
1. Comments and conditions from the March 6, 1996 Development Review Committee meeting still apply.

General Services
1. This case is for the purpose of approving final construction plans for potable water service to the subdivision referenced above. The case numbers for the original request and determination of availability for potable water and sanitary sewer was: Macy Island Woods: Request for Water under City Case No. 96-14DR, approved by City Council on April 11, 1996 (County Case No. SUB 09-96 - Macy Island Woods - Preliminary)
2. The approval for the request for water authorized City staff to approve final construction plans subject to compliance with the following Condition (No. 4):
"Construction plan approval, preliminary project review report development, and connection shall not occur until such time as a notice of and encumbrance to annex has been recorded among the public records of Osceola County, and the applicant has filed a petition for annexation executed by

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the fee simple owner(s) of the subject property. A new petition for annexation, notice of encumbrance, and statement of intended use must be submitted reflecting the fee simple owner(s) of the subject property."

As of this date, a petition for annexation, notice of encumbrance, and statement of intended use, all executed by the fee simple owner(s) of the subject property has not been submitted. Therefore, the Planning Division recommends continuance until such time as the applicant has complied with Condition No. 4, of the April 11, 1996 water request and determination of availability approval.

3. Subject to meeting the requirements of No. 2, above, the Planning Division would recommend approval of the construction plans subject to compliance with the following conditions:
   a) Certificate of capacity to be issued prior to approval and sign off of DEP permit for water line extensions. Certificate will be processed following DRC acceptance and approval of these construction plans.
   b) Per Condition No. 5 of April 11, 1996 determination of availability approval, applicant to provide a 15 foot (15') easement centered on the constructed water main as identified by as built engineering plans (i.e. between Lots 5 and 6 of the proposed subdivision). This easement to be provided by a separate instrument with a metes and bounds description, or be included as a requirement to be included in the Certificate of Capacity and shown and recorded on the plat dedicated to the City of St. Cloud .

SEE DRC CASE REPORT FOR RECOMMENDATION

ADJOURNMENT: The meeting was adjourned at 2:40 p.m.

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DEVELOPMENT REVIEW COMMITTEE REPORT

CASE NUMBER:	**#96-14DR**
CASE NAME:	**Macy Island Woods**
LOCATION:	**S. of Henry Parten Rd./E. of Macy Island Rd.**
APPLICATION TYPE:	**Request for Water/Construction Plans (CORRECTIONS)**
AGENT:	**Ron Howse, P.A.**
DATE:	**May 8, 1996**
TYPE OF REVIEW:	**Second Review**

Recommendation of the Development Review Committee is as follows:

	APP	DENY	APP COND	N/A	CONT
Building Official	____	____	____	____	____
City Planner	____	____	____	____	ac *
Zoning Coordinator	____	____	____	____	____
Concurrency	____	____	____	____	____
Civil Eng.	____	____	____	____	____
Fire Department	____	____	____	____	____
Police Department	____	____	____	____	____
Parks & Recreation	____	____	____	____	____
Electric Eng.	____	____	____	____	____
Environmental Ut.	____	____	____	____	____

NOTES:

1. Final approval shall be indicated by sign-off of the plans.

* PLANNING WILL RELEASE CONTINUANCE WHEN GS CONDITIONS ARE MET. PLANS NEED NOT COME BACK TO DRC. aac

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CITY OF ST. CLOUD, FLORIDA

2901 SEVENTEENTH STREET • ST. CLOUD, FLORIDA 34769

PHONE:
(407) 957-7300

MEMORANDUM REPORT

FOR CITY COUNCIL MEETING TO BE HELD ON APRIL 11, 1996

TO: J. Paul Wetzel, City Manager
Mayor Ernie Gearhart and City Council Members

FROM: City of St. Cloud Planning Board; Roger Whisler, Chairperson
City of St. Cloud Utility Advisory Committee; Sully Sullivan, Chairperson

BY: Anthony Caravella, AICP, City Planner AC

DATE: April 2, 1996

SUBJECT: CASE #-96-14 DR - Macy Island Woods: Request for Water and processing expected Petition for Annexation

---

REQUEST FOR WATER and SEWER

The above referenced case is presented to the City Council for consideration and action pursuant to Division 5 "Extension of Service" of Article IV "Potable Water" and Division 7 "Extension of Service" of Article II "Sanitary Sewer System", both of Chapter 78 "Utilities, St. Cloud City Code. Staff, the Utility Advisory Committee and Planning Board have determined that sanitary sewer is not available. Potable water is determined available with extension and conditions to serve the proposed subdivision. See Background Information attached as Exhibit "A".

The application is for a proposed 30 lot subdivision known as Macy Island Woods (County SUB 09-96), approved with conditions by Osceola County on March 7, 1996. A reproduction of that proposed subdivision is attached as Exhibit "B". Conditions of the County approval are attached as Exhibit "C". The City had provided comment to Osceola County on the proposed subdivision in a letter dated January 29, 1996 and attached as Exhibit "D". Issues regarding water and sewer availability to the proposed subdivision are identified in that letter.

The Planning Board reviewed the above referenced request on March 26, 1996. The Utility Advisory Committee reviewed the request on March 25, 1996. The Utility Advisory Committee and Planning Board recommendation is for approval of the connection to water with the following conditions:

1. Sanitary sewer is determined to be not available.

2. Applicant to secure a certificate of capacity in accordance with Article XIV "Concurrency Management" of the Land Development Code of the City of St. Cloud, Florida prior to submittal of application for DEP permits

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3. Applicant to construct potable water system to serve the subject property in accordance with the requirements of the Environmental Utilities Department and Civil Engineering Department, including, but not limited to:
   a. An 8" tapping sleeve and valve will be required at the connection point. The current As-Built Plans for Kings Crest Phase III do not show an 8" stub-out.
   b. The 8" gate valve at the intersection of Macy Island Road and Falcon Circle will not be required.
   c. Please add the following to the water distribution system notes as follows:
      i. The installation of a 12 gauge tracer wire installed with all water mains.
      ii. Flushing procedure will consist of a Poly Pig inserted into the water main at the connection point to the existing water distribution system and all intersecting fittings.
   d. Additional water main fittings may need to be utilized at the corners to coincide with the proposed road alignment.

   Construction plans for these improvements, and a fee for their review being the charge for a preliminary subdivision plan, are to be submitted and reviewed and approved by the City Development Review Committee. City staff is authorized to approve construction plans for the project subject to Condition # 4.

4. Construction plan approval, preliminary project review report development, and connection shall not occur until such time as a notice of and encumbrance to annex has been recorded among the public records of Osceola County, and the applicant has filed a petition for annexation executed by the fee simple owner(s) of the subject property. A new petition for annexation, notice of encumbrance, and statement of intended use must be submitted reflecting the fee simple owner(s) of the subject property.[1]

5. All main extensions must be within a recorded right of way or easement. Minimum easement width shall be fifteen feet (15') with the easement centered on the constructed water main as identified by as built engineering plans.

6. Potable water impact and potable water tap fees shall be due at the time of connection to the City's system in the following amounts:
   a) Water Impact = $ 495 per unit,
   b) Water tap = $ 240 per unit,
   c) Or the water impact and water tap fee amounts adopted and in effect at the time of connection.

7. If possible, it is highly recommended fire hydrants are spaced no greater than five hundred feet between hydrants.

---

[1] A petition for annexation and notice of encumbrance has been submitted; however, the certificate of title submitted with these documents shows that they have not been executed by the present owners. The applicant has submitted a letter dated February 21, 1996 (attached as Exhibit "E") indicating final approval cannot occur until the proper and legal encumbrance is filed.

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Following City Council approval of this extension request, a Certificate of Capacity will be prepared for Council action setting forth costs of extension to be paid by applicant as well as authorization of City monies to fund those costs of the extension, if any, not borne by the applicant.

Be advised that this potable water line extension will meet the requirements of water extension Condition No. 3(a) for Case No. 95-71DR (Woods at Kings Crest, Phase IV).

ANNEXATION PETITION

Final recommendation on the Petition for Annexation was not made at the Planning Board meeting, as the Petition for Annexation and Notice of Encumbrance to Annex had not been submitted prior to that meeting. See Background Information item # 4. Therefore, staff and the Planning Board have not made a recommendation on the annexation petition and have continued this item to a date following submittal of the documents.

Be advised that it is the professional recommendation of the Planning Division that the subject property is not contiguous to the municipal boundaries of the City and therefore cannot be annexed at this time as regulated by Chapter 171, Florida Statutes.

If you have questions, please do not hesitate to contact the City Planning Division or the City Environmental Utilities Department.

Attachments: As indicated above

c: Robert Harding, Trustee; 201 East Pine St., Suite 701; Orlando, FL 32801
Ron Howse, P.A.; P.O. Box 701323; St. Cloud, FL 34770

file = cp\drc disc # 12\96-14dr\council.mem

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BACKGROUND

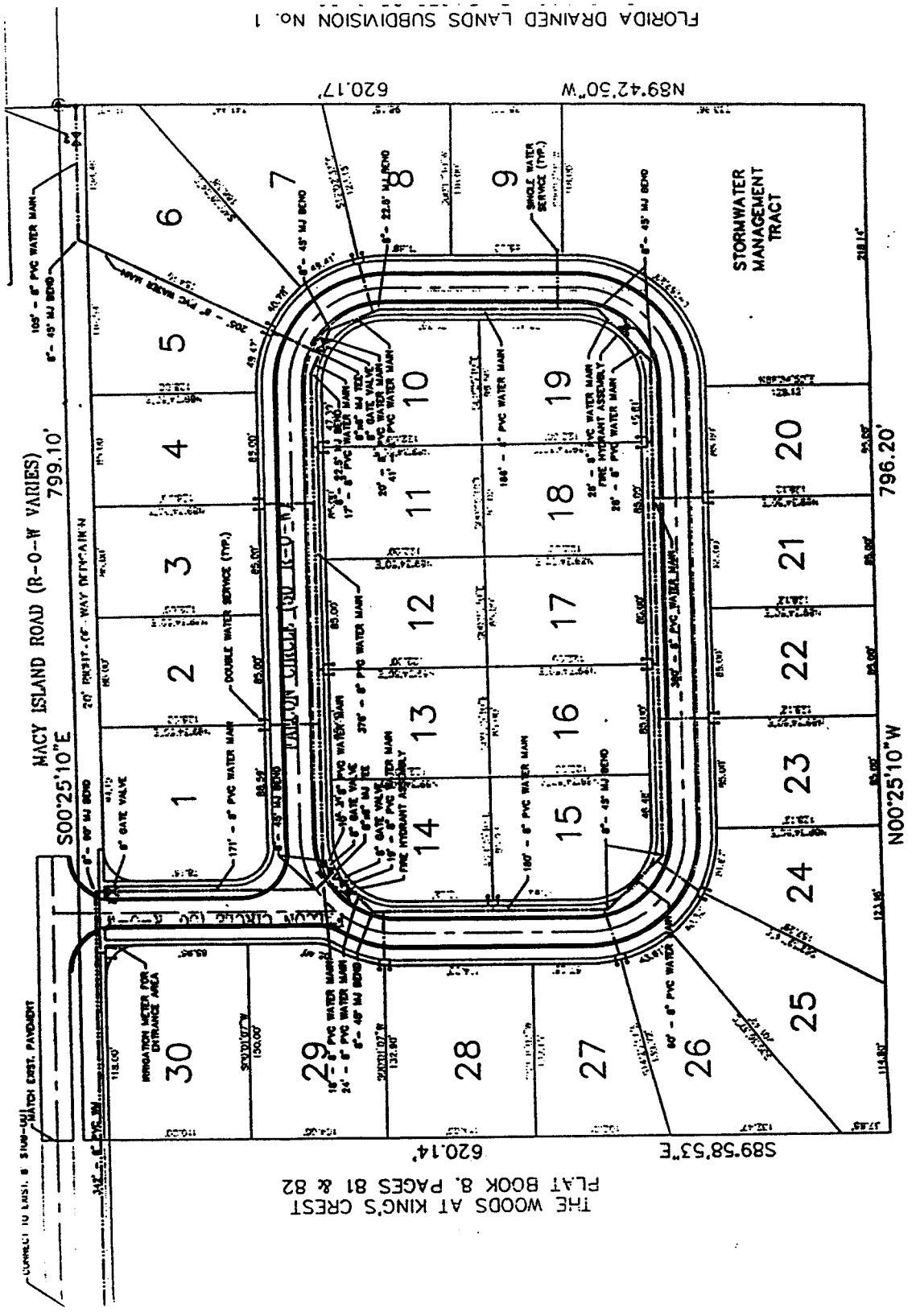
1. A potable water main exists at the entrance to The Woods at Kings Crest. A water main extension along Macy Island Road will be required to serve the subject property. In addition, on-site (secondary) water mains will need to be extended within the subdivision.
2. A sanitary sewer main does not abut the subject property and the nearest connection is greater than one-quarter mile from the subject property. There are no planned capital improvements listed within the City's five year plan to serve the subject property. Therefore, it is recommended that sanitary sewer be determined not available.
3. This request is regulated by Division 5 "Extension of Service" of Article IV "Potable Water", of Chapter 78 "Utilities", St. Cloud City Code.
4. Pursuant to Section 78-292, City Code, the applicant must make application for City water and sewer, including applicable fee for annexation review and other requirements set forth in Section 78-292. The applicant has meet the requirements for application exclusive of submitting a notice of encumbrance to annex which has been signed by the present owner of the subject property. A petition for annexation and notice of encumbrance has been submitted; however, the certificate of title submitted with these documents shows that they have not been executed by the present owners. The applicant has submitted a letter dated February 21, 1996 (See Exhibit "E") indicating final approval cannot occur until the proper and legal encumbrance is filed.
5. Adequate capacity exists to serve this request.
6. Civil Engineering and Planning had indicated a need to construct and extend an eight inch (8") water main across the full Macy Island Road frontage. However, Environmental Utilities has indicated that the internal water main looping (See Exhibit "B") serves the same purpose. The majority of property on the opposite side of the Macy Island Road frontage is presently served by City water within the Kings Crest Subdivision as shown on Exhibit "F".

ISSUES RAISED BY DRC BUT NOT RELATED TO WATER AND SEWER REQUEST

Electric Utility

1. This project is outside the City of St. Cloud Electric Utility. If the Council requires street lights prior to annexation, they should be installed during construction of facilities.

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BOARD
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Acting
County Manager
Rob Magnaghi

County Attorney
Neal Bowen

Osceola
County

17 S. Vernon Ave.
Kissimmee, FL
34741-5488
(407) 847-1200
Fax (407) 847-1509

March 19, 1996

Mr. Ron Howse
P. O. Box 701323
St. Cloud, FL 34770-1323

REF: SUB 09-96 — Macy Island Woods (Preliminary)

Dear Mr. Howse:

Your referenced request for a Preliminary Subdivision Plan approval was granted by the Osceola County Planning Commission at their meeting of March 7, 1996, subject to compliance with the following conditions:

A. STANDARD CONDITIONS:

1. ***Drainage and stormwater management plans and calculations to be approved by County Engineer prior to submitting plans for building permits. A benchmark will be required at a location to be noted on the approved drainage plans. The project engineer shall pick up a brass disk for the BM at the County Engineer's Office. All paving and drainage to be constructed per approved plans prior to receiving a Certificate of Occupancy.***
3. ***Approved copies of DER water/sewer permits to be filed with the County Engineer.***
14. ***Set up drainage MSTU for drainage, street lighting, etc., as required.***
22. ***Tree removal and planting shall be in accordance with provisions of the Osceola County Tree Protection Ordinance 86-8 and 87-15, and shall be approved by the Land Management Inspector prior to removal of any trees, the approval of Construction Plans by the Engineering Department, and the issuance of Building Permits, if applicable.***
26. ***All signs shall conform to Osceola County ordinance, Supplement 14, Outdoor Advertising, or to sign regulations approved within the Planned Use Development (PUD), if any.***
30. ***Make provisions for fire-fighting water, as per N.F.P.A. 241, 1993 Edition, Sec. 6-7.2 (6-7.2.1 & 6-7.2.2).***
32. ***Prior to submitting final, applicant shall clear all proposed street names with Public Safety Office.***
39. ***South Florida Water Management District permit required for surface water system evaluation.***

B. SPECIAL CONDITIONS:

1. ***All lots shall access from internal roadways only with no direct access to Macy Island Road and same to be so noted on plat.***

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2. *Vis-a-vis Article III, §3.37, Osceola Zoning Regulations, all of Lots 1, 28, and 29 are determined to be zoned "RS-1A," therefore, shall conform to RS-1A development standards. This determination shall be noted on the minutes.*
3. *All trees 24" DBH or more shall be shown on the Construction Plan for determination by the Land Management Inspector.*
4. *Compliance with the water and sewer agreement with the City of St. Cloud is required.*

You may now submit your improvement plans and final plans for review and hearing. This must be done within 18 months or the preliminary subdivision plan approval will become void.

If we can be of further assistance, please contact the Planning Department at 847-1380.

Respectfully yours,

Vickie Johnson
Planning Department

c: Mr. Robert Harding, c/o Mr. Ron Howse
Mr. Richard Margolis, c/o Mr. Ron Howse

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CITY OF ST. CLOUD, FLORIDA

2901 SEVENTEENTH STREET • ST. CLOUD, FLORIDA 34769

PHONE:
(407) 957-7300

January 29, 1996

Mr. Christopher Frey, Chairman
Osceola County Technical Review Committee
17 South Vernon
Kissimmee, Florida 34741

RE: TRC meeting to be held on January 31, 1996
CASE # SUB 09-96: Robert Harding (Macy Island Woods - Preliminary)

Dear Mr. Frey:

The City of St. Cloud has the following comments regarding this case:

1) Pursuant to the Water and Sewer Interlocal Agreement, the above referenced project is subject to receive a "Determination of Availability". Application for potable water and sanitary sewer has not been submitted to the City.
2) Eight inch (8") water main available on Macy Island Road at entrance to The Woods at Kings Crest (Kings Crest, Unit III), to service this project. Initial review indicates adequate capacity exists to serve the proposed subdivision with City central system potable water. A water main extension along Macy Island Road from that point and extending along full frontage of the subject property will be required.
3) The proposed subdivision is not located within one half (1/2) mile of the City sewerage system, and there no capital projects listed within the City's five year plan which indicate sewer service to this area. Therefore sewer is determined not to be available.

The City requests the following be made special conditions for this case:

1) Applicant to make formal application and receive a Determination of Availability for potable water to the City of St. Cloud.
2) Internal site improvements, and/or improvements necessary to service this subdivision with City water, to be reviewed and approved by City and all improvements necessary for potable water to be installed and accepted by the City of St. Cloud.
3) Applicant to comply with concurrency provisions for water as required by the City of St. Cloud Comprehensive Plan Policy VIII-A.9(p), and Article XIV, City of St. Cloud Land Development Code.

Be advised that the subject property is not within the City's Electric Utility service area, and therefore no comments from that Department should be anticipated.

Sincerely,

Anthony Caravella
City Planner

c: J. Paul Wetzel, City Manager
Bob MacKichan, General Services Director; Don Kinsella, Environmental Services
Mohsen Faraji, Electric Utilities; Mark Luthie, City Engineer
Ron Howse, P.A.; P.O. Box 701323; St. Cloud, FL 34770

file = cplrc doc\1996\sub09-96

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SMITH, WILLIAMS & HUMPHRIES

ATTORNEYS AT LAW

MARGARET E. BOWLES
ROBERT L. HARDING
J. GREGORY HUMPHRIES*
DANIEL W. KING
CAROLE T. KIRKWOOD
GREGORY E. MIERZWINSKI
STANLEY T. PADGETT
DAVID LISLE SMITH
GREGORY L. WILLIAMS

*ALSO ADMITTED VA BAR

201 EAST PINE STREET
SUITE 701
ORLANDO, FLORIDA 32801

(407) 849-5151

FAX (407) 843-4076

TAMPA OFFICE

OLD HYDE PARK
712 SOUTH OREGON AVENUE
TAMPA, FLORIDA 33606
(813) 253-6400
FAX (813) 254-3459

REPLY TO ORLANDO

February 21, 1996

City of St. Cloud
2901 17th Street
St. Cloud, Florida 34741

To Whom It May Concern:

I, Robert Harding, as Trustee, for the property known as Macy Island Woods, the legal description of which is attached, do hereby allow this letter to serve as formal notification to the City that I understand that until all proper title certificates, annexation documents, and applications for such are completely filed with proper owners of record, I will not be allowed to connect, construct, and/or be permitted for connection to the City of St. Cloud water system.

Sincerely,

Robert L. Harding, Trustee
Property known as Macy Island Woods

RLH/cwc
Enclosures

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Neptune Road
KINGS CREST SUBDIVISION
Macy Island Road
Henry Partin Road
PROPOSED
MACY ISLAND WOODS SUB.
(SUBJECT PROPERTY)
WOODS AT KINGS CREST SUBDIVISION
NOTE: This graphic for presentation purposes only. Not for sale or publication. Copyrighted material.

CITY OF ST. CLOUD, FLORIDA
ENVIRONMENTAL UTILITIES DEPARTMENT
2901 SEVENTEENTH STREET • ST. CLOUD, FLORIDA 34769
PHONE:
(407) 957-7264

MEMORANDUM

APR 5 1996

FILE

DATE: April 2, 1996

TO: Anthony Caravella, City Planner

FROM: Marilyn D. Dellar, Utility Advisory Committee Secretary MDD

RE: Sweetwater Creek Case #96-12DR
and Macy Island Woods Case #96-14DR

At the Utility Advisory Committee meeting on March 25, 1996, the above cases were discussed and the recommendations are as follows:

Sweetwater Creek
Case #96-12DR

Resubmitted for discussion and recommendation on UAC's April 8th agenda. It was recommended that this case presented on the City Council's April 11th agenda with a UAC recommendation to follow after their April 8th meeting.

Macy Island Woods
Case #96-14DR

Motion for approval as presented made by Ms. Brooks, seconded by Mr. Davis. Three voting aye, one abstain.

/mdd

c:\wpwin\wpdocs\memo.578

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EXHIBIT "A"

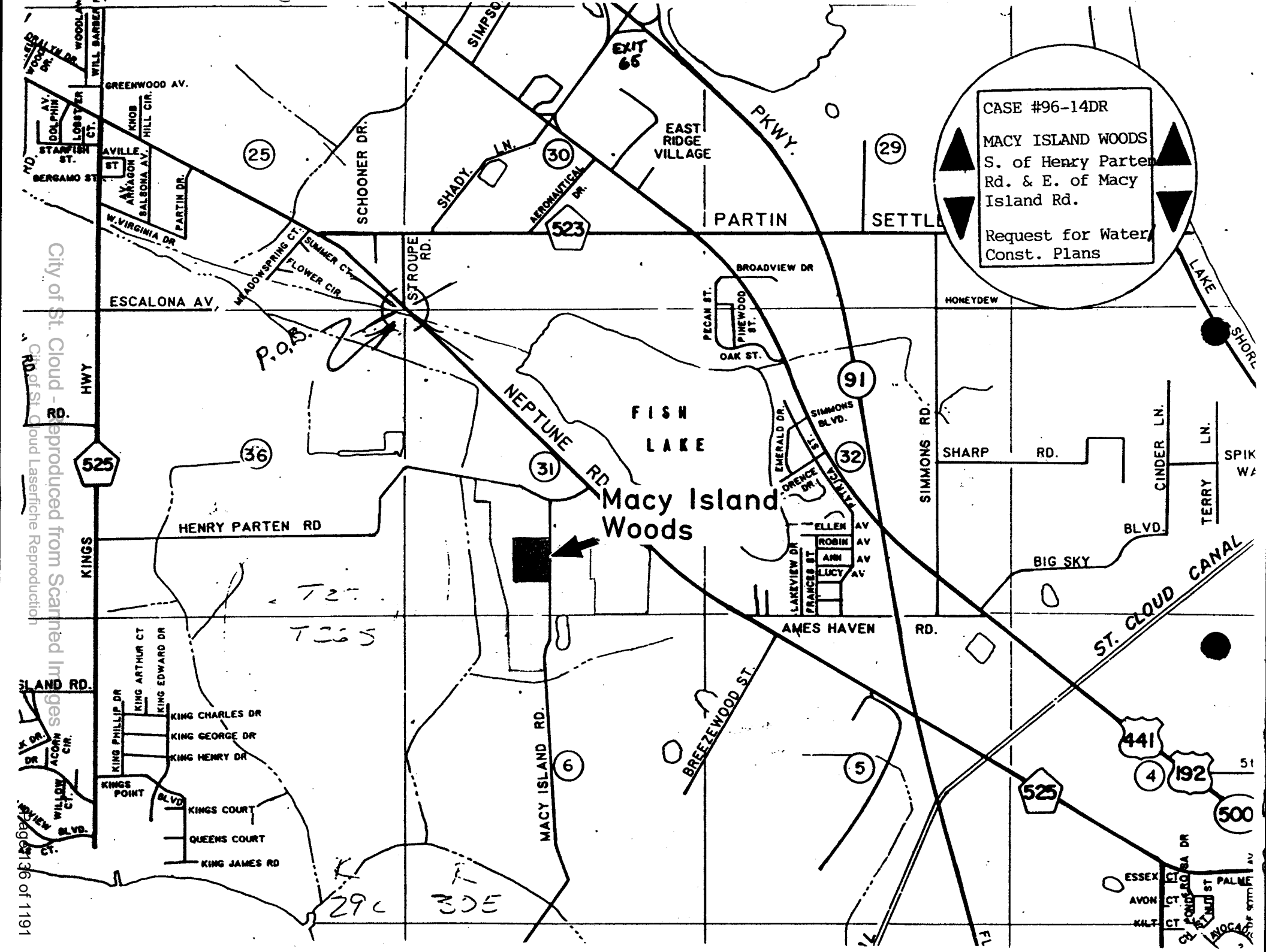
LEGAL DESCRIPTION

PORTIONS OF LOTS 1, 2, AND 3 OF THE FLORIDA DRAINED LANDS SUBDIVISION NO. 1, AS RECORDED IN PLAT BOOK "B", PAGES 65 AND 66 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF LOT 1 AND THE WESTWARDLY RIGHT-OF-WAY LINE OF MACY ISLAND ROAD, THENCE RUN SOUTH 0°25'10" EAST ALONG LAST SAID RIGHT-OF-WAY A DISTANCE OF 799.10 FEET; DEPARTING SAID RIGHT-OF-WAY, THENCE RUN NORTH 89°42'50" WEST A DISTANCE OF 620.17 FEET; THENCE RUN NORTH 00°25'10" WEST A DISTANCE OF 796.20 FEET; THENCE RUN SOUTH 89°58'53" EAST A DISTANCE OF 620.14 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINS 11.36 ACRES, MORE OR LESS.

REF:RH96006\RH-MI-02.LGL

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PROGRESS REPORT

CASE # 96-14DR

CASE NAME: Macy Island Woods

APPLICATION TYPE: Water Request/Construction Plans

APPLICANT/AGENT: Robert Harding/Ron Howse

****

FIRST DRC REVIEW DATE: March 6, 1996

ACTION: Cont. App to resubmit

Sent pkg to UAC 3-8-96

SECOND DRC REVIEW DATE: May 8, 1996

ACTION:

ADDITIONAL DRC REVIEW DATES:

ACTION:

****

PLANNING BOARD REVIEW DATE: March 26, 1996

ACTION:

ADDITIONAL PLANNING BOARD REVIEW DATE: May 28, 1996

ACTION:

****

CITY COUNCIL REVIEW DATE: April 11, 1996

ACTION: Approved connection (w/conditions) to City Water

FINAL CITY COUNCIL ACTION DATE: , 1996 - Defer annexation

ACTION:

Annexation documentation provided at submittal are invalid. DO NOT FILE ENCUMBRANCE. Mr. Howse advised me that the future owner signed the documents.

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FILE

4. Case #96-14DR - Macy Island Woods

East of Woods at Kings Crest

A. Request for Water (Construction Plans)

B. Annexation/Zoning/LUA

Mr. Ron Howse was present to represent the application.

Mr. Caravella made a presentation for Staff explaining the location of the subdivision. He noted that the Staff had determined that sewer was not available to the property but water was. He explained that this was similar to the Sweetwater Creek case in that there were no valid annexation documents at this time. He noted that the issue of annexation would be placed on a consent agenda for action by the Board at a later date.

Mr. Whisler noted a discrepancy between the distances from the City's sanitary sewer system. One being ½ mile and one being ¼ mile.

Mr. Caravella explained the difference.

Mr. Rosenbauer asked Mr. Howse if he agreed with the conditions and Mr. Howse noted he did.

A&B ***Mr. Mark Rosenbauer made a motion to recommend approval of the applicant's request for connection to potable water for the properties described in Case #96-14DR with the conditions stated in a memorandum to the Planning Board dated March 7, 1996. Said motion shall include a recommendation for deferral of the annexation at this time. Mr. Gary Pearce seconded the motion. The vote was 4-0 with all members voting "aye".***

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3. Case #96-14DR - Macy Island Woods
S. of Henry Partin Rd. & E. of Macy Island Rd.
Water Request/Const. Plans

Mr. Ron Howse was present to represent the application.

Mr. MacKichan read the written comments.

Mrs. Carol Burgess represented Mr. Caravella for portions of this review.

THE FOLLOWING DEPARTMENTS HAD NO COMMENTS ON THIS CASE:
Parks and Recreation
Police Department

Fire Department
1. Hydrant spacing is greater than 500' between hydrants.

Mr. Howse noted that he would take care of this requirement.

Electric Utility
1. This project is outside the City of St. Cloud Electric Utility. If the Council requires street lights prior to annexation, they should be installed during construction of facilities.

Mr. Howse noted that there were plans to install street lighting.

South Florida Water Management District
1. The district has no comment on this case.

Environmental Utilities
1. An 8" tapping sleeve and valve will be required at the connection point. The current As-Built Plans for Kings Crest Phase III do not show an 8" stub-out.
2. The 8" gate valve at the intersection of Macy Island Road and Falcon Circle will not be required.
3. Please add the following to the water distribution system notes as follows:
   A. The installation of a 12 gauge tracer wire installed with all water mains.
   B. Flushing procedure will consist of a Poly Pig inserted into the water main at the connection point to the existing water distribution system and all intersecting fittings.

Mr. Howse agreed with the comments from Environmental Utilities.

Civil Engineering
1. In accordance with the City's Land Development Code, water mains shall be constructed along the full frontage of the subdivision. Based on the requirement in the Code, the eight inch P.V.C. water main needs to be extended along Lots 1, 2, 3, 4, and 5.

Mr. Howse noted that the had discussed this with Rick Mauro who did not have a problem with the design.

Mr. Luthie noted that the comment could be removed.

2. We recommend that additional water main fittings be utilized at the corners to coincide with the proposed road alignment.

Concurrency Management
1. Adequate capacity exists to serve this request.
2. The applicants Certificate of Capacity shall be forwarded to the City Council concurrently with the request for water.

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3. Tap and impact fees are due and payable prior to connection to the City system on a lot by lot basis in the following amounts:
   a) Tap Fee - $240.00
   b) Impact Fee - $495.00

Mr. Howse noted that he agreed with the comments from Concurrency Management.

General Services

1. This is a request for potable water to a proposed 32 lot subdivision known as Macy Island Woods (County SUB 09-96), proposed for approval with conditions by Osceola County on March 7, 1996. A reproduction of that proposed subdivision is attached as Exhibit "A". Proposed conditions of approval are attached as Exhibit "B". The City had provided comment to Osceola County on the proposed subdivision in a letter dated January 29, 1996 and attached as Exhibit "C". A potable water main exists at the entrance to The Woods at Kings Crest. A water main extension along Macy Island Road will be required to serve the subject property. In addition, water mains will need to be extended within the subdivision. A sanitary sewer main does not abut the subject property and the nearest connection is greater than one-quarter mile from the subject property. There are no planned capital improvements listed within the City's five year plan to serve the subject property. Therefore, it is recommended that sanitary sewer be determined not available.
2. This case shall be processed in accordance with and pursuant to Division 5 "Extension of Service" of Article IV "Potable Water", both of Chapter 78 "Utilities", St. Cloud City Code. Review and recommendation of the extension request will be made by the City Utility Advisory Committee, Planning Board, and final approval by City Council.

Mr. Howse asked if the UAC and Planning Board reviews could run parallel.

Mrs. Burgess noted that there could be no final approvals until proper documents had been filed.

Mr. Howse noted that he had spoken with Mr. Caravella regarding this matter and that the parties who had signed the documents would have legal title to the property prior to final approval.

3. The Planning Division notes the following regarding this case:
   a) Pursuant to Section 78-292, City Code, the applicant must make application for City water and sewer, including applicable fee for annexation review and other requirements set forth in Section 78-292. The applicant has meet the requirements for application exclusive of submitting a notice of encumbrance to annex which has been signed by the present owner of the subject property. The applicant has submitted a letter dated February 21, 1996 (attached as Exhibit "D") indicating final approval cannot occur until the encumbrance are filed.
4. Planning recommends approval of the request for water with the following conditions:
   a) Sanitary sewer is determined to be not available.
   b) Applicant to secure a certificate of capacity pursuant to Article XIV "Concurrency Management" of the Land Development Code of the City of St. Cloud, Florida, prior to commencement of construction on any water system.
   c) Applicant to construct potable water system to serve the subject property in accordance with the requirements of the Environmental Utilities Department and Civil Engineering Department. Construction plans for these improvements, and a fee for their review being the charge for a preliminary subdivision plan, are to be submitted and reviewed and approved by the City Development Review Committee. City staff is authorized to approve construction plans for the project subject to Condition (e).

Mr. Howse explained the plans for looping within the project.

   d) Applicant to construct and extend an eight inch (8") water main across the full Macy Island Road frontage. All extensions must be within a recorded right of way or easement.
   e) Construction plan approval, preliminary project review report development, and

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connection shall not occur until such time as a notice of and encumbrance to annex has been recorded among the public records of Osceola County, and the applicant has filed a petition for annexation executed by the fee simple owner(s) of the subject property.

5. Following submittal of a petition for annexation, this application will also begin the process of annexation of the subject property. The annexation will requires separate action on annexation, a comprehensive plan amendment, and zoning. Initial Planning Division recommendation on these actions are:
   a) Recommendation on the annexation - It is the professional recommendation of the Planning Division that the subject property is not contiguous to the municipal boundaries of the City and therefore cannot be annexed at this time.
   b) Recommendation on Comprehensive Plan amendment - Deferred
   c) Recommendation on Zoning - Deferred
6. The Planning Division recommends deferral of any action on the annexation until such time as the subject property may be annexed in compliance with State law.

SEE DRC CASE REPORT FOR RECOMMENDATION

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DEVELOPMENT REVIEW COMMITTEE REPORT

CASE NUMBER:	**#96-14DR**
CASE NAME:	**Macy Island Woods**
LOCATION:	**S. of Henry Parten Rd/E. of Macy Island Rd.**
APPLICATION TYPE:	**Water Request/Construction Plans**
AGENT:	**Ron Howse, P.A.**
DATE:	**March 6, 1996**
TYPE OF REVIEW:	**First Review**

Recommendation of the Development Review Committee is as follows:

	APP	DENY	APP COND	N/A	CONT
Building Official	____	____	____	____	____
City Planner	____	____	cc	____	____
Zoning Coordinator	____	____	____	____	____
Concurrency	____	____	____	____	____
Civil Eng.	____	____	____	____	____
Fire Department	____	____	____	____	____
Police Department	____	____	____	____	____
Parks & Recreation	____	____	____	____	____
Electric Eng.	____	____	MF	____	____
Environmental Ut.	____	____	____	____	____

NOTES:

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CITY OF ST. CLOUD, FLORIDA

2901 SEVENTEENTH STREET • ST. CLOUD, FLORIDA 34769

PHONE:
(407) 957-7300

MEMORANDUM

FOR PLANNING BOARD MEETING TO BE HELD ON MARCH 26, 1996
AND FOR USE BY THE UTILITY ADVISORY COMMITTEE

TO: City of St. Cloud Planning Board
Roger Whisler, Chairperson

FROM: Anthony Caravella, AICP, City Planner AC

DATE: March 7, 1996

SUBJECT: CASE # 96-14 DR - Macy Island Woods: Request for Water and processing expected Petition for Annexation

---

The above referenced case is presented to the Planning Board and Utility Advisory Committee for consideration and recommendation pursuant to City policy regarding the processing of water and sewer requests which require line extensions. Utility extension approval is granted by the City Council following recommendation by the Utility Advisory Committee and Planning Board. The Development Review Committee (DRC) reviewed the water and sewer request at their meeting held on March 6, 1996, and recommended approval with conditions.

In addition, consideration and recommendation is required by the Planning Board regarding the expected Petition for Annexation to be submitted in accordance with Section 3.4.5.1 of the City's Land Development Code, and Section 2-256, City Code. The DRC reviewed the expected petition for annexation at their meeting held on March 6, 1996, and recommended deferral of any action on the annexation until such time as the subject property may be annexed in compliance with State law (property is not contiguous to the City's municipal boundaries at this time).

BACKGROUND

1. The application is for a proposed 30 lot subdivision known as Macy Island Woods (County SUB 09-96), proposed for approval with conditions by Osceola County on March 7, 1996. A reproduction of that proposed subdivision is attached as Exhibit "A", and proposed conditions of the County approval are attached as Exhibit "B".[1]
2. The City had provided comment to Osceola County on the proposed subdivision in a letter dated January 29, 1996 and attached as Exhibit "C". Issues regarding water and sewer availability to the proposed subdivision are identified in that letter.
3. A potable water main exists at the entrance to The Woods at Kings Crest. A water main extension along Macy Island Road will be required to serve the subject property. In addition, on-site (secondary) water mains will need to be extended within the subdivision.
4. A sanitary sewer main does not abut the subject property and the nearest connection is greater than one-quarter mile from the subject property. There are no planned capital improvements listed within the City's five year plan to serve the subject property. Therefore, it is recommended that sanitary sewer be determined not available.
5. This request is regulated by Division 5 "Extension of Service" of Article IV "Potable Water", both of Chapter 78 "Utilities", St. Cloud City Code.

---

[1] Conditions are proposed as of 3/7/96. Final approval conditions will be presented when available.

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6. Pursuant to Section 78-292, City Code, the applicant must make application for City water and sewer, including applicable fee for annexation review and other requirements set forth in Section 78-292. The applicant has meet the requirements for application exclusive of submitting a notice of encumbrance to annex which has been signed by the present owner of the subject property. A petition for annexation and notice of encumbrance has been submitted; however, the certificate of title submitted with these documents shows that they have not been executed by the present owners. The applicant has submitted a letter dated February 21, 1996 (attached as Exhibit "D") indicating final approval cannot occur until the proper and legal encumbrance is filed.
7. Adequate capacity exists to serve this request.
8. Civil Engineering and Planning had indicated a need to construct and extend an eight inch (8") water main across the full Macy Island Road frontage. However, Environmental Utilities has indicated that the internal water main looping (See Exhibit "A") serves the same purpose. The majority of property on the opposite side of the Macy Island Road frontage is presently served by City water within the Kings Crest Subdivision as shown on Exhibit E".

RECOMMENDED ACTION ON REQUEST FOR WATER AND SEWER

Planning Division recommends approval of the request for water with the following conditions:

1. Sanitary sewer is determined to be not available.
2. Applicant to secure a certificate of capacity in accordance with Article XIV "Concurrency Management" of the Land Development Code of the City of St. Cloud, Florida prior to submittal of application for DEP permits ~~commencement of construction~~.[2]
3. Applicant to construct potable water system to serve the subject property in accordance with the requirements of the Environmental Utilities Department and Civil Engineering Department, including, but not limited to:
   a. An 8" tapping sleeve and valve will be required at the connection point. The current As-Built Plans for Kings Crest Phase III do not show an 8" stub-out.
   b. The 8" gate valve at the intersection of Macy Island Road and Falcon Circle will not be required.
   c. Please add the following to the water distribution system notes as follows:
      i. The installation of a 12 gauge tracer wire installed with all water mains.
      ii. Flushing procedure will consist of a Poly Pig inserted into the water main at the connection point to the existing water distribution system and all intersecting fittings.
   d. Additional water main fittings may need to be utilized at the corners to coincide with the proposed road alignment.

   Construction plans for these improvements, and a fee for their review being the charge for a preliminary subdivision plan, are to be submitted and reviewed and approved by the City Development Review Committee. City staff is authorized to approve construction plans for the project subject to Condition # 4.

---

[2] Amended by Planning Division on 3/7/96, based on past practice required of other developments.

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4. Construction plan approval, preliminary project review report development, and connection shall not occur until such time as a notice of and encumbrance to annex has been recorded among the public records of Osceola County, and the applicant has filed a petition for annexation executed by the fee simple owner(s) of the subject property. A new petition for annexation, notice of encumbrance, and statement of intended use must be submitted reflecting the fee simple owner(s) of the subject property.[3]
5. All main extensions must be within a recorded right of way or easement. Minimum easement width shall be fifteen feet (15') with the easement centered on the constructed water main as identified by as built engineering plans.
6. Potable water impact and potable water tap fees shall be due at the time of connection to the City's system in the following amounts:
   a) Water Impact = $ 495 per unit,
   b) Water tap = $ 240 per unit,
   c) Or the water impact and water tap fee amounts adopted and in effect at the time of connection.
7. If possible, it is highly recommended fire hydrants are spaced no greater than five hundred feet between hydrants.[4]

RECOMMENDED ACTION ON PETITION FOR ANNEXATION

Pursuant to Section 3.4.5.1 of the City's Land Development Code, and Section 2-256, City Code, the following information concerning this case and request for annexation is presented to the Board for your consideration:[5]

1. The owners of the real property described in Case No. 96-14DR, being _____, have petitioned the City Council of the City of St. Cloud, Florida, pursuant to ss 171.044, Florida Statutes, requesting annexation of said property to the corporation area of the City of St. Cloud, Florida, and requesting to be included therein in a petition dated _____.
2. The City Manager of the City of St. Cloud, Florida, has certified by review of that Certificate of Title dated _____, made by _____, a _____ that the owners of said property have signed the Petition for Annexation.
3. The owner of said property has provided to the City Manager a Statement of Intended Use, dated the _____ day of _____, indicating the type of use will be _____.
4. It is the professional recommendation of the Planning Division that the subject property is not contiguous to the municipal boundaries of the City and therefore cannot be annexed at this time as regulated by Chapter 171, Florida Statutes. Therefore, staff recommends deferral of any action on the annexation until such time as the subject property may be annexed in compliance with State law.

---

[3] Revised as indicated on 3/7/96 by Planning Division to ensure a complete resubmittal of all required annexation documents.

[4] Added by Planning on 3/7/96, based upon submitted comments of Fire Department.

[5] Final recommendation on the Petition for Annexation is not available as of 3/7/96. See Background Information item # 6, and recommended Condition # 4. Staff will provide this information at the Planning Board meeting, or continue this item to a date following submittal of new documents.

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ISSUES RAISED BY DRC BUT NOT RELATED TO WATER AND SEWER REQUEST

Electric Utility

1. This project is outside the City of St. Cloud Electric Utility. If the Council requires street lights prior to annexation, they should be installed during construction of facilities.

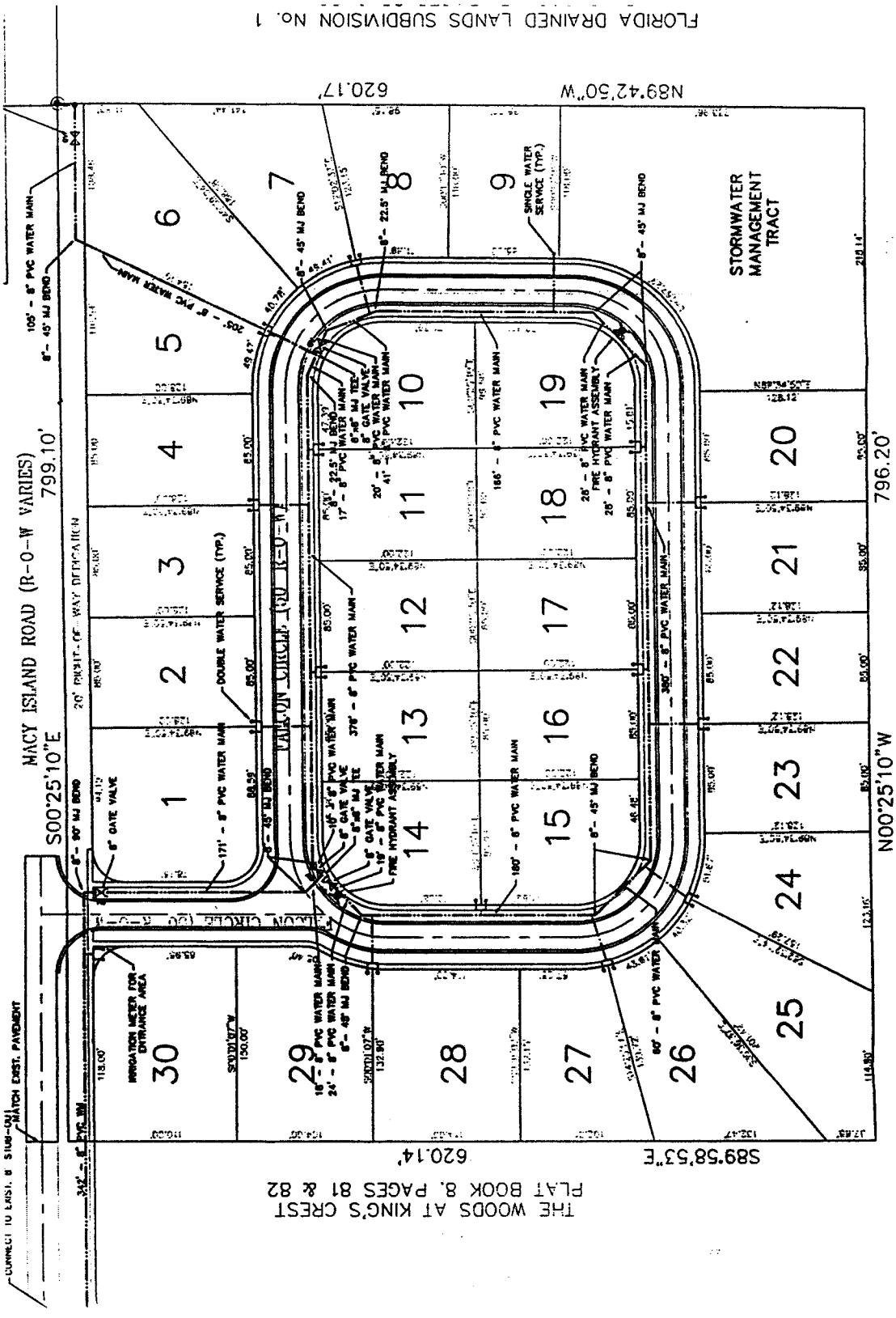
If you have questions, please do not hesitate to contact the Planning Division at 957-7253.

Attachments: As indicated above

c: Robert Harding, Trustee; 201 East Pine St., Suite 701; Orlando, FL 32801
Ron Howse, P.A.; P.O. Box 701323; St. Cloud, FL 34770

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OSCEOLA COUNTY, FLORIDA
PLANNING COMMISSION AGENDA
MARCH 7, 1996

REGULAR AGENDA:

---1
SUB 09-96 ROBERT HARDING

Commission District: Whaley

Background Information: Request to approve a Preliminary Subdivision Plan for Macy Island Woods, within a Residential Single Family "RS-2" District, consisting of approximately 11.36 acres of land, containing 32 lots.

General Location: West side of Macy Island Road, south of The Woods at Kings Crest

TRC Recommendation:
Approval, subject to Standard Conditions: 1, 3, 14, 22, 26, 30, 32, and 39
Special Conditions:

1. **All lots shall access from internal roadways only with no direct access to Macy Island Road and same to be so noted on plat.**
2. **Vis-a-vis Article III, §3.37, Osceola Zoning Regulations, all of Lots 1, 28, and 29 are determined to be zoned "RS-1A," therefore, shall conform to RS-1A development standards. This determination shall be noted on the minutes.**
3. **All trees 24" DBH or more shall be shown on the Construction Plan for determination by Land Management Inspector.**
4. **Applicant to make formal application and receive of Determination of Availability for potable water to the City of St. Cloud. (City of St. Cloud Comment)**
5. **Internal site improvements, and/or improvements necessary to service this subdivision with City water, to be reviewed and approved by City and all improvements necessary for potable water to be installed and accepted by the City of St. Cloud. (City of St. Cloud Comment)**
6. **Applicant to comply with concurrency provisions for water as required by the City of St. Cloud Comprehensive Plan Policy VIII-A.9(p), and Article XIV, City of St. Cloud Land Development Code. (City of St. Cloud Comment)**

Planning Recommendation: **Approval, subject to TRC**

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CITY OF ST. CLOUD, FLORIDA

2901 SEVENTEENTH STREET • ST. CLOUD, FLORIDA 34769

PHONE:
(407) 957-7300

January 29, 1996

Mr. Christopher Frey, Chairman
Osceola County Technical Review Committee
17 South Vernon
Kissimmee, Florida 34741

RE: TRC meeting to be held on January 31, 1996
CASE # SUB 09-96: Robert Harding (Macy Island Woods - Preliminary)

Dear Mr. Frey:

The City of St. Cloud has the following comments regarding this case:

1) Pursuant to the Water and Sewer Interlocal Agreement, the above referenced project is subject to receive a "Determination of Availability". Application for potable water and sanitary sewer has not been submitted to the City.
2) Eight inch (8") water main available on Macy Island Road at entrance to The Woods at Kings Crest (Kings Crest, Unit III), to service this project. Initial review indicates adequate capacity exists to serve the proposed subdivision with City central system potable water. A water main extension along Macy Island Road from that point and extending along full frontage of the subject property will be required.
3) The proposed subdivision is not located within one half (1/2) mile of the City sewerage system, and there no capital projects listed within the City's five year plan which indicate sewer service to this area. Therefore sewer is determined not to be available.

The City requests the following be made special conditions for this case:

1) Applicant to make formal application and receive a Determination of Availability for potable water to the City of St. Cloud.
2) Internal site improvements, and/or improvements necessary to service this subdivision with City water, to be reviewed and approved by City and all improvements necessary for potable water to be installed and accepted by the City of St. Cloud.
3) Applicant to comply with concurrency provisions for water as required by the City of St. Cloud Comprehensive Plan Policy VIII-A.9(p), and Article XIV, City of St. Cloud Land Development Code.

Be advised that the subject property is not within the City's Electric Utility service area, and therefore no comments from that Department should be anticipated.

Sincerely,

Anthony Caravella
City Planner

c: J. Paul Wetzel, City Manager
Bob MacKichan, General Services Director; Don Kinsella, Environmental Services
Mohsen Faraji, Electric Utilities; Mark Luthie, City Engineer
Ron Howse, P.A.; P.O. Box 701323; St. Cloud, FL 34770

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SMITH, WILLIAMS & HUMPHRIES

ATTORNEYS AT LAW

MARGARET E. BOWLES
ROBERT L. HARDING
J. GREGORY HUMPHRIES*
DANIEL W. KING
CAROLE T. KIRKWOOD
GREGORY E. MERZWINSKI
STANLEY T. PADGETT
DAVID LISLE SMITH
GREGORY L. WILLIAMS

*ALSO ADMITTED VA BAR

201 EAST PINE STREET
SUITE 701
ORLANDO, FLORIDA 32801

(407) 849-5151
FAX (407) 843-4076

TAMPA OFFICE
OLD HYDE PARK
712 SOUTH OREGON AVENUE
TAMPA, FLORIDA 33606
(813) 253-5400
FAX (813) 254-3459

REPLY TO ORLANDO

February 21, 1996

City of St. Cloud
2901 17th Street
St. Cloud, Florida 34741

To Whom It May Concern:

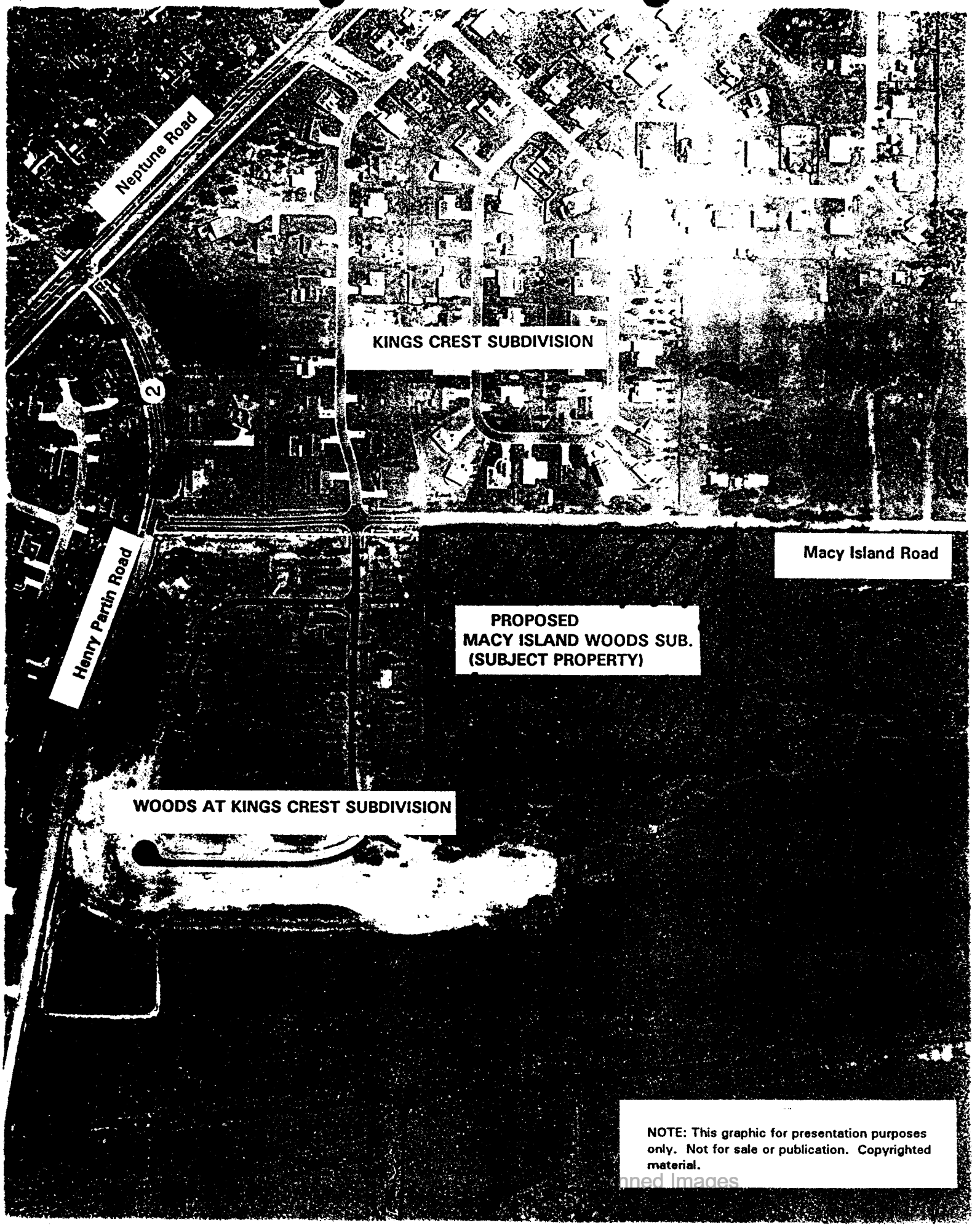
I, Robert Harding, as Trustee, for the property known as Macy Island Woods, the legal description of which is attached, do hereby allow this letter to serve as formal notification to the City that I understand that until all proper title certificates, annexation documents, and applications for such are completely filed with proper owners of record, I will not be allowed to connect, construct, and/or be permitted for connection to the City of St. Cloud water system.

Sincerely,

Robert L. Harding, Trustee
Property known as Macy Island Woods

RLH/cwc
Enclosures

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Neptune Road
KINGS CREST SUBDIVISION
Macy Island Road
Henry Partin Road
PROPOSED
MACY ISLAND WOODS SUB.
(SUBJECT PROPERTY)
WOODS AT KINGS CREST SUBDIVISION
NOTE: This graphic for presentation purposes only. Not for sale or publication. Copyrighted material.

CERTIFICATE OF TITLE

The undersigned, Marianne Conerly, an officer of a duly licensed title insurance company, does hereby certify that he/she has examined the title date hereof, with regard to the following described real property:

PORTIONS OF LOTS 1,2, AND 3 OF THE FLORIDA DRAINED LANDS SUBDIVISION NO. 1, AS RECORDED IN PLAT BOOK "B", PAGES 65 AND 66 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF LOT 1 AND THE WESTWARDLY RIGHT-OF-WAY LINE OF MACY ISLAND ROAD, THENCE RUN SOUTH 0 25' 10" EAST ALONG LAST SAID RIGHT-OF-WAY A DISTANCE OF 799.10 FEET; DEPARTING SAID RIGHT-OF-WAY, THENCE RUN NORTH 89 42' 50" WEST A DISTANCE OF 620.17 FEET; THENCE RUN NORTH 00 25' 10" WEST A DISTANCE OF 796.20 FEET; THENCE RUN SOUTH 89 58' 53" EAST A DISTANCE OF 620.14 FEET TO THE POINT OF BEGINNING.

and that based upon said examination he/she does hereby certify that fee simple title to the described real property is vested in Ashley Reserve, a Florida General Partnership, as of the date hereof, and said real property is not subject to any restrictions, mortgages, liens or encumbrances of any kind which affect in any manner the right of the said owner to annex the said property to the City of St. Cloud, Florida, or any other municipality except as set out below:

1. Mortgage in favor of United American Bank of Central Florida, as recorded in O. R. Book 1351, Page 404.

2. Assignment of Lease in favor of United American Bank of Central Florida as recorded in O. R. Book 1351, Page 415.

Dated this 14th day of October, 1996.

Marianne Conerly

Signature
Marianne Conerly, CEO

FLORIDA PROFESSIONAL TITLE
3469 West Vine Street (SunBank Plaza)
Kissimmee, FL 34741

Phone #- 407-847-2404
Fax #- 407-847-3193

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DATE: 10/29/96 MEL WILLS, JR., CLERK OF THE CIRCUIT COURT VOUCHER
TIME: 09:46:35 OSCEOLA COUNTY 1232803
17 S. VERNON AVENUE, DEPT. R, ROOM 231-C
KISSIMMEE, FLORIDA 34741-3603

FROM: CITY OF ST CLOUD
PLANNING DEPT- BETTY
2901 17TH STREET
ST CLOUD FL 34769

LINE	CODE	DESCRIPTION	TYPE	BOOK	PAGE	YR-INSTNO-X	CHECK	TOTAL
001	01	RECORDING	OTHER	1357	2798	96-087233		10.50

~~[redacted]~~ Encumbrance
Ashley Reserve
(aka Macy Island Woods)

PAYABLE TO: MEL WILLS, JR., CLERK BY: KEM TOTAL DUE -> 10.50
==========
CHECKS ->

001

PETITION FOR ANNEXATION

The undersigned, being all of the owners of the real property located in an unincorporated area of Osceola County, Florida, contiguous to the City of St. Cloud, Florida, and described as:

See Exhibit "A" Attached

do hereby petition the City Council of the City of St. Cloud, Florida, that said property be annexed to the City of St. Cloud, Florida, and classified as a/an _____ district on the City Zoning Map.

The undersigned hold fee simple title to the said property by virtue of Warranty deed, dated ~~October 8~~ Sept. 14, 1996 and recorded on October 8, 1996 in Official Records Book 1354, Page 666, Public Records of Osceola County, Florida. Attached hereto is a Certificate of Title of even date herewith certifying to said title.

Dated this 20th day of September, 19 96.

PROPERTY OWNERS: Ashley Reserve, A Florida General Partnership

SIGNATURE	25 E. 17th Street ADDRESS
C.N. Gross, Jr. TYPE / PRINT NAME	St. Cloud, FL 34769
SIGNATURE	25 E. 17th Street ADDRESS
C.N. Gross, III TYPE / PRINT NAME	St. Cloud, FL 34769
SIGNATURE	ADDRESS
TYPE / PRINT NAME	

WITNESSES:

SIGNATURE	JAMES L. BOLLEN TYPE / PRINT NAME
Laura E. Snider SIGNATURE	Laura E. Snider TYPE / PRINT NAME

STATE OF: Florida

COUNTY OF: Osceola

The foregoing instrument was acknowledged before me on this 20th day of September 19 96, by C.N. Gross, Jr. and C.N. Gross, III who are personally known to me or who has produced _____ as identification and who did did not take an oath.

NOTARY PUBLIC

Ronald Solon Howse
TYPE/PRINT NAME

COMMISSION NUMBER

COMMISSION EXPIRES

NOTARY PUBLIC STATE OF FLORIDA
RONALD SOLON HOWSE
My Commission CC394915
Expires Aug. 21, 1998
Bonded by HAI
800-422-1555

THIS INSTRUMENT WAS PREPARED BY THE CITY OF ST. CLOUD CITY MANAGER, 1300 9TH STREET, ST. CLOUD, FLORIDA 34769.

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EXHIBIT "A"

LEGAL DESCRIPTION

PORTIONS OF LOTS 1, 2, AND 3 OF THE FLORIDA DRAINED LANDS SUBDIVISION NO. 1, AS RECORDED IN PLAT BOOK "B", PAGES 65 AND 66 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF LOT 1 AND THE WESTWARDLY RIGHT-OF-WAY LINE OF MACY ISLAND ROAD, THENCE RUN SOUTH 0°25'10" EAST ALONG LAST SAID RIGHT-OF-WAY A DISTANCE OF 799.10 FEET; DEPARTING SAID RIGHT-OF-WAY, THENCE RUN NORTH 89°42'50" WEST A DISTANCE OF 620.17 FEET; THENCE RUN NORTH 00°25'10" WEST A DISTANCE OF 796.20 FEET; THENCE RUN SOUTH 89°58'53" EAST A DISTANCE OF 620.14 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINS 11.36 ACRES, MORE OR LESS.

REF:RH96006\RH-MI-02.LGL

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NOTICE OF ENCUMBRANCE TO ANNEX TO CITY OF ST. CLOUD

THIS INSTRUMENT, Made this 20th day of September 1996, Between Ashley Reserve, a FL General Partnership of the County of Osceola, State of Florida Grantor*, and THE CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee;

FOR RECORDING USE ONLY

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below-described into the corporate limits of the City of St. Cloud; and

GRANTOR, for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged,

DOES HEREBY ENCUMBER the below-described real property situate, lying and being in Osceola County, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal.

The subject property is described as:

See Exhibit "A" attached

*Grantor is used for singular or plural, as the context requires. IN WITNESS WHEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S): Ashley Reserve, A Florida General Partnership

1. _____ SIGNATURE
C.N. Gross, Jr. TYPE/PRINT NAME

2. _____ SIGNATURE
C.N. Gross, III TYPE/PRINT NAME

WITNESSES (two required):

_____ SIGNATURE
JAMES L. BOLEN TYPE/PRINT NAME

Laura E. Snider SIGNATURE
Laura E. Snider TYPE/PRINT NAME

Laura E. Snider SIGNATURE
Laura E. Snider TYPE/PRINT NAME

_____ SIGNATURE
JAMES L. BOLEN TYPE/PRINT NAME

STATE OF: Florida

COUNTY OF: Osceola

The foregoing instrument was acknowledged before me on this 20th day of September 1996, by C.N. Gross, Jr. and C.N. Gross, III who is personally known to me or who has produced _____ as identification and who did / did not take an oath.

_____ NOTARY PUBLIC
Ronald Solon Howse TYPE/PRINT NAME

_____ COMMISSION NUMBER

_____ COMMISSION EXPIRES

NOTARY PUBLIC STATE OF FLORIDA
RONALD SOLON HOWSE
My Commission CC394915
Expires Aug. 21, 1998
Bonded by HAI
800-422-1555

Pursuant to Section 695.26(3)(f): This instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer; J. Paul Wetzel, City of St. Cloud, Florida 34769.

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REF:RH96006\RH-MI-02.LGL

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STATEMENT OF INTENDED USE

The undersigned, being the petitioners for annexation of certain real property to the City of St. Cloud, Florida, said Petition being filed herewith, do hereby certify that, if said property is annexed to the City, our intentions with regard to the use of said property are as follows:

1. Type of use (industrial, commercial, professional, single-family residential, multi-family residential, etc.):

   Single family residential

2. The number, type and use of all improvements to be constructed upon the property are as follows:

   30 single family residential lots

3. A copy of a plat, if available, or site development plan showing the locations of improvements to be constructed is attached.

4. The following special or extraordinary requirements for City service are anticipated in connection with the intended use:

   None

The undersigned do hereby certify that the above and foregoing, including any attachments or exhibits hereto, constitute our intended use of the property which we propose to annex to the City of St. Cloud, and we, and our successors in interest in subject property, do recognize and agree that in the event of annexation by the City, the City shall be under no obligation to provide City services of any kind to development upon the subject property imposing greater demands on such City services than those reasonably to be anticipated for the use described in this Statement.

Dated this 20th day of September, 19 96.

PROPERTY OWNERS:

SIGNATURE _____ C.N. Gross, Jr.
TYPE / PRINT NAME

SIGNATURE _____ C.N. Gross, III
TYPE / PRINT NAME

SIGNATURE _____
TYPE / PRINT NAME

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CITY OF ST. CLOUD
CERTIFICATE OF CAPACITY REPORT

DRC Case Number: 96-14

Project Known as: Macy Island Woods Request for Water

Applicant: Ron Howse P.A.
P.O. Box 701323
St. Cloud, FL 34770

Property Owner: Robert Harding, Trustee
201 E. Pine Street
Orlando, FL 32801

Land Use: Low Density Residential Zoning: RS-2 (County)

Type of Development: Single Family Residential

Area of Development: 11.5 Acres

Legal Description of Property:

SEE ATTACHED EXHIBIT "A"

ASSUMPTIONS/CRITERIA USED IN ASSESSING CAPACITY NEEDS

Dwelling Units or
Square Footage - NA Square Feet 30 Dwelling Units

Population - 68, based on 2.25 Persons per Household

==========

Pursuant to Article XIV of the City of St. Cloud Land Development Code, a concurrency determination has been made for the above referenced development utilizing the assumptions noted above. The following reservations are assigned to the above referenced project with conditions and expirations as specified below, in accordance with provisions of Article XIV of the City of St. Cloud Land Development Code.

TRAFFIC CIRCULATION/TRANSPORTATION:

An assessment has been made on the impacts of this development on the City's Traffic Circulation and Roadway Network, and sufficient capacity is available to service this development based upon level of service standards as adopted in the City of St. Cloud Comprehensive Plan in effect at the time of issuance of this certificate. This assessment and reservation applies to all affected roadways within the St. Cloud Roadway Network, including those roadways under the jurisdiction of other local governments or government agencies. In no case shall this certificate be considered to exempt applicants from meeting the requirements of concurrency management as required by other local governments or government agencies having jurisdiction over roadways within the St. Cloud Roadway Network.

10/25/96 Per Tony Caravella

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Pursuant to Section 14.8.1 of the City of St. Cloud Land Development Code, if system capacity is not sufficient as of the date of this certificate, the following provisions have been made to insure, or are in place to insure, sufficient capacity of the City's Roadway Network to serve this development:

NOT APPLICABLE

The determination of sufficient capacity is based on an estimate of NA PM Peak Hour Trips for this development based on:

NOT APPLICABLE
and calculated by:

COUNTY PROJECT, NOT APPLICABLE

SANITARY SEWER:

An assessment has been made on the impacts of this development on the City's Sanitary Sewer Treatment and Effluent Disposal System, and sufficient capacity is available to service this development based upon level of service standards as adopted in the City of St. Cloud Comprehensive Plan in effect at the time of issuance of this certificate.

Pursuant to Section 14.8.2 of the City of St. Cloud Land Development Code, if system capacity is not sufficient as of the date of this certificate, the following provisions have been made to insure, or are in place to insure, sufficient capacity of the City's Sanitary Sewer Treatment and Effluent Disposal System to serve this development:

NOT APPLICABLE

The determination of sufficient capacity is based on an estimate of NA gallons per day generated by this development based on:

NOT APPLICABLE
and calculated by:

COUNTY PROJECT, NOT APPLICABLE.

SOLID WASTE:

An assessment has been made on the impacts of this development on the City's Solid Waste Disposal System, and sufficient capacity is available to service this development based upon level of service standards as adopted in the City of St. Cloud Comprehensive Plan in effect at the time of issuance of this certificate. In no case shall this certificate be considered to exempt applicants from meeting the requirements of concurrency management as required by other local governments or government agencies having jurisdiction over future solid waste disposal systems which are planned to serve the

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City of St. Cloud.

Pursuant to Section 14.8.3 of the City of St. Cloud Land Development Code, if system capacity is not sufficient as of the date of this certificate, the following provisions have been made to insure, or are in place to insure, sufficient capacity to serve this development:

NOT APPLICABLE

The determination of sufficient capacity is based on an estimate of NA pounds per day generated by this development based on:

NOT APLLICABLE
and calculated by:

COUNTY PROJECT, NOT APPLICABLE.

DRAINAGE:

An assessment has been made on the impacts of this development on the City's Drainage System, and sufficient capacity is available to service this development based upon level of service standards as adopted in the City of St. Cloud Comprehensive Plan in effect at the time of issuance of this certificate. This assessment and reservation applies to all affected drainage systems within the St. Cloud, including those drainage systems under the jurisdiction of other local governments or government agencies. In no case shall this certificate be considered to exempt applicants from meeting the requirements of concurrency management as required by other local governments or government agencies having jurisdiction over future solid waste disposal systems which are planned to serve the City of St. Cloud.

Pursuant to Section 14.8.4 of the City of St. Cloud Land Development Code, if system capacity is not sufficient as of the date of this certificate, the following provisions have been made to insure, or are in place to insure, sufficient capacity to serve this development:

NOT APPLICABLE

The determination of sufficient capacity is based on an estimate of quality treatment and quantity control which meets level of service standards as adopted in the City of St. Cloud Comprehensive Plan in effect at the time of issuance of this certificate based on:

NOT APPLICABLE
and calculated by:

COUTNY PROJECT, NOT APPLICABLE.

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POTABLE WATER:

An assessment has been made on the impacts of this development on the City's Potable Water System, and sufficient capacity is available to service this development based upon level of service standards as adopted in the City of St. Cloud Comprehensive Plan in effect at the time of issuance of this certificate.

Pursuant to Section 14.8.5 of the City of St. Cloud Land Development Code, if system capacity is not sufficient as of the date of this certificate, the following provisions have been made to insure, or are in place to insure, sufficient capacity of the City's Potable Water System to serve this development:

NOT APPLICABLE

The determination of sufficient capacity is based on an estimate of 7,500 gallons per day generated by this development based on:

Fixture unit value assigned to single family residential.
and calculated by:

Total Dwelling Units X Total Gallons Per Equivelant Residential Unit Connection, or 30 X 250 = 7,500 Gallons

PARKS AND RECREATION:

An assessment has been made on the impacts of this development on the City's Recreation/Open Space Land Area and Facilities, and sufficient capacity is available to service this development based upon level of service standards as adopted in the City of St. Cloud Comprehensive Plan in effect at the time of issuance of this certificate. This assessment and reservation applies to all Recreation/Open Space Land and Services within the City of St. Cloud, including those Recreation/Open Space Land and Services under the jurisdiction of other local governments or government agencies. In no case shall this certificate be considered to exempt applicants from meeting the requirements of concurrency management as required by other local governments or government agencies having jurisdiction over Recreation/Open Space Land and Services which serve the City of St. Cloud.

Pursuant to Section 14.8.6 of the City of St. Cloud Land Development Code, if system capacity is not sufficient as of the date of this certificate, the following provisions have been made to insure, or are in place to insure, sufficient capacity to serve this development:

NOT APPLICABLE

The determination of sufficient capacity is based on an estimate of demand projected to be placed on the City's Recreation/Open Space Lands and Recreation Facilities as adopted in the City of St. Cloud Comprehensive Plan in effect at the time of issuance of this certificate based on an impact on available recreation/open space acreage to serve existing users and new users projected within this development, and available recreation facilities to serve existing users and new users projected within this development, and calculated by: COUNTY PROJECT, NOT APPLICABLE

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NOTE: Information used in the assessment of capacity is based upon best available data at the time of issuance of this certificate and actual reservations of capacities are subject to modification or change.

CONDITIONS AND EXPIRATION OF RESERVED CAPACITY

This Certificate of Capacity Expires April 11, 1997, and is subject to time limitations on Certificates of Capacity as specified in Section 14.5 of the City of St. Cloud Land Development Code.

Additional Conditions of Capacity Reservation, are as follows:

No approval of capacity until such time as the City Council approves Case #96-14DR "Macy Island Woods - Water Request/Construction Plans" and Case #95-71DR, "Kings Crest Phase 4 - Water Request /Construction Plans".

Therefore, it is recommended that the City of St. Cloud City Council find that public facility capacity is available and shall be reserved for the above mentioned project, subject to the assumptions, terms, conditions, and expiration of such assessment and reservation as set forth in this document.

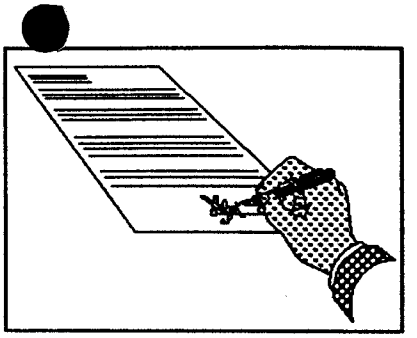
This report prepared by:

David C. Hilston
Concurrency Division/General Services Department

April 1, 1996
Date

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CITY OF ST. CLOUD, FLORIDA
PLANNING DIVISION
MEMORANDUM



TO: Marilyn Dellar, Environmental Utilities, Utility Advisory Committee Secretary

FROM: Anthony Caravella, AICP, City Planner AC

DATE: March 8, 1996

SUBJECT: Cases for next available UAC meeting

Attached find two (2) reports for the following cases which are to be considered by the Utility Advisory Committee for water/sewer requests for projects outside the City's municipal boundaries:

1) CASE 96-12DR - Sweetwater Creek
2) CASE 96-14DR - Macy Island Woods.

Please schedule these cases for review by the UAC at the next possible meeting. City Council is scheduled to consider and act on both requests at their April 11, 1996 meeting.

Following consideration by the UAC, please provide their recommendation to the Planning Division so as we may incorporate their findings into the report to City Council.

Also, please have Mr. Kinsella review the conditions for both cases.

Your time and consideration in this matter is appreciated.

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Ron Howse, P.A.
An Engineering and Land Planning Professional Association
P.O. Box 701323
St. Cloud, Florida
Office (407) 957-3308 • 34770-1323 • Fax (407) 957-1019

FEB 21 1996

February 20, 1996

City of St. Cloud
2901 17th Street
St. Cloud, FL 34741

To Whom It May Concern:

I, Ronald Howse, as Agent for the property known as Macy Island Woods, the legal description for which is attached, do hereby allow this letter to serve as formal notification to the City that I understand that until all proper title certificates, annexation documents, and applications for such are completely filed with proper owners of record, I will not be allowed to connect, construct, and/or be permitted for connection to the City of St. Cloud water system.

Sincerely,

Ron Howse
Agent for Macy Island Woods

RSH/sjv
Attachment

REF:RH96006\RH-MI-06.LTR

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LEGAL DESCRIPTION

PORTIONS OF LOTS 1, 2, AND 3 OF THE FLORIDA DRAINED LANDS SUBDIVISION NO. 1, AS RECORDED IN PLAT BOOK "B", PAGES 65 AND 66 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF LOT 1 AND THE WESTWARDLY RIGHT-OF-WAY LINE OF MACY ISLAND ROAD, THENCE RUN SOUTH 0°25'10" EAST ALONG LAST SAID RIGHT-OF-WAY A DISTANCE OF 799.10 FEET; DEPARTING SAID RIGHT-OF-WAY, THENCE RUN NORTH 89°42'50" WEST A DISTANCE OF 620.17 FEET; THENCE RUN NORTH 00°25'10" WEST A DISTANCE OF 796.20 FEET; THENCE RUN SOUTH 89°58'53" EAST A DISTANCE OF 620.14 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINS 11.36 ACRES, MORE OR LESS.

REF:RH96006\RH-MI-02.LGL

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SMITH, WILLIAMS & HUMPHRIES

ATTORNEYS AT LAW

MARGARET E. BOWLES
ROBERT L. HARDING
J. GREGORY HUMPHRIES*
DANIEL W. KING
CAROLE T. KIRKWOOD
GREGORY E. MIERZWINSKI
STANLEY T. PADGETT
DAVID LISLE SMITH
GREGORY L. WILLIAMS

*ALSO ADMITTED VA BAR

201 EAST PINE STREET
SUITE 701
ORLANDO, FLORIDA 32801

(407) 849-5151

FAX (407) 843-4076

TAMPA OFFICE

OLD HYDE PARK
712 SOUTH OREGON AVENUE
TAMPA, FLORIDA 33606
(813) 253-5400
FAX (813) 254-3459

REPLY TO ORLANDO

February 21, 1996

City of St. Cloud
2901 17th Street
St. Cloud, Florida 34741

To Whom It May Concern:

I, Robert Harding, as Trustee, for the property known as Macy Island Woods, the legal description of which is attached, do hereby allow this letter to serve as formal notification to the City that I understand that until all proper title certificates, annexation documents, and applications for such are completely filed with proper owners of record, I will not be allowed to connect, construct, and/or be permitted for connection to the City of St. Cloud water system.

Sincerely,

Robert L. Harding, Trustee
Property known as Macy Island Woods

RLH/cwc
Enclosures

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LEGAL DESCRIPTION

PORTIONS OF LOTS 1, 2, AND 3 OF THE FLORIDA DRAINED LANDS SUBDIVISION NO. 1, AS RECORDED IN PLAT BOOK "B", PAGES 65 AND 66 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF LOT 1 AND THE WESTWARDLY RIGHT-OF-WAY LINE OF MACY ISLAND ROAD, THENCE RUN SOUTH 0°25'10" EAST ALONG LAST SAID RIGHT-OF-WAY A DISTANCE OF 799.10 FEET; DEPARTING SAID RIGHT-OF-WAY, THENCE RUN NORTH 89°42'50" WEST A DISTANCE OF 620.17 FEET; THENCE RUN NORTH 00°25'10" WEST A DISTANCE OF 796.20 FEET; THENCE RUN SOUTH 89°58'53" EAST A DISTANCE OF 620.14 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINS 11.36 ACRES, MORE OR LESS.

REF:RH96006\RH-MI-02.LGL

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To Whom It May Concern:

With this letter, I hereby authorize Ron Howse to act as agent to submit annexation documents to the City of St. Cloud for the property described on Exhibit "A" attached.

Robert Harding, Trustee

Date

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COMMITMENT

Attorneys' Title Insurance Fund, Inc.

ORLANDO, FLORIDA

Commitment To Insure Title

ATTORNEYS' TITLE INSURANCE FUND, INC., a Florida corporation, herein called The Fund, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A; subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by The Fund, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of The Fund.

In Witness Whereof, ATTORNEYS' TITLE INSURANCE FUND, INC. has caused this Commitment to be signed and sealed as of the effective date of Commitment shown in Schedule A, the Commitment to become valid when countersigned by an authorized signatory.

ATTORNEYS' TITLE INSURANCE FUND, INC. CORPORATE SEAL FLORIDA

Attorneys' Title Insurance Fund, Inc.

By

Charles J. Kovaleski

President

SERIAL

C- 2035520

FUND FORM C

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Standard Exceptions

The owner policy will be subject to the mortgage, if any, noted under item two of Section I of Schedule B hereof. All policies will be subject to the following exceptions: (1) taxes for the year of the effective date of this Commitment and taxes or special assessments which are not shown as existing liens by the public records; (2) rights or claims of parties in possession not shown by the public records; (3) encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises; (4) easements, or claims of easements, not shown by the public records; (5) any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

Conditions and Stipulations

1. The term "mortgage," when used herein, shall include deed of trust, trust deed, or other security instrument.

2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to The Fund in writing, The Fund shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent The Fund is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to The Fund, or if The Fund otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, The Fund at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve The Fund from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.

3. Liability of The Fund under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions, the Exclusions from Coverage and the Conditions and Stipulations of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.

4. Any action or actions or rights of action that the proposed Insured may have or may bring against The Fund arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

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FUND COMMITMENT FORM

Schedule A

Commitment No.: C-2035520 Effective Date: December 21, 1995 at 11:00 p.m. Agent's File Reference: 2260-2

1. Policy or Policies to be issued:

	Proposed Amount of Insurance
OWNER'S:	$ 250,000.00
Proposed Insured: Robert Harding, Trustee	
MORTGAGEE:	$
Proposed Insured:	

2. The estate or interest in the land described or referred to in this commitment is a fee simple (if other, specify same) and title thereto is at the effective date hereof vested in:

Richard Margolis and Evelyn Margolis, husband and wife

3. The land referred to in this commitment is described as follows:

The East one-half of Lots 1 and 2 and the North 139.29 ft. of the East one-half of Lot 3, Block 23, FLORIDA DRAINED LAND COMPANY'S SUBDIVISION No. 1, according to the official plat thereof, as filed and recorded in Plat Book B, Pages 65 and 66 of the Public Records of Osceola County, Florida. TOGETHER WITH that portion of the South one-half of the vacated 40.0 ft. platted road Right of Way abutting the North line of said East one-half of Lot 1, Block 23, as vacated in Official Records Book 1054, Pages 2420 through 2428 of the Public Records of Osceola County, Florida.

ISSUED BY
Subin, Shams, Rosenbluth,
Moran, Losey & Brennan, P.A.
P.O. Box 285
Orlando, FL 32802-0285

NAME OF AGENT | AGENT NO. | AGENT'S SIGNATURE

Robert S. MacDonald

P.O. Box 285 | Orlando | Florida 32802-0285

MAILING ADDRESS | CITY | ZIP

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Schedule B

Commitment No.: C-2035520

I. The following are the requirements to be complied with:

1. Payment of the full consideration to, or for the account of, the grantors or mortgagors.

2. Instruments creating the estate or interest to be insured which must be executed, delivered and filed for record:

a) Deed from Richard Margolis and Evelyn Margolis to Robert Harding, Trustee.

b) Redemption of Tax Sale Certificate 87-94-1721 for 1993 taxes.

c) Redemption of Tax Sale Certificate 87-95-1784 for 1994 taxes.

II. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of The Fund:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.

2. Any owner policy issued pursuant hereto will contain under Schedule B the standard exceptions set forth at the inside cover hereof. Any mortgagee policy will contain under Schedule B the standard exceptions unless an affidavit of possession and a satisfactory current survey are submitted, an inspection of the premises is made, it is determined the current year's taxes or special assessments have been paid, and it is determined there is nothing of record which would give rise to mechanics' liens which could take priority over the mortgage (where the liens would otherwise take priority, submission of waivers is necessary).

3. XXX Taxes and assessments for the year 1995 and subsequent years.

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CITY OF ST. CLOUD
Work Order

Issue Date: 2-21-96

№ 007722

Route To (Department): Environmental Utilities

Requested By: Planning Dept.

Address:

Telephone No.:

Issued By: Betty Collier Permit / Account No.: 96-14DR

Return To: Planning Dept.

Exact Location: S. of Henry Parten Rd., E. of Macy Island Rd.(see attached map)

Requested Work or Service: Water availability and fees

Date Required:

Date Received:

Action Taken: WATER IS AVAILABLE - DEVELOPER WILL BE REQUIRED TO SUBMIT APPLICATION AND PLANS FOR REVIEW THROUGH PLANNING DEPT.

Comments/Remarks:

WATER METERING INFORMATION

METER INSTALLED				METER REMOVED			
Serial #	-	Type	- Size	Serial #	-	Type	- Size
Reading:				Reading:			

Completed By: Rick Mann Date: 02/22/96

Distribution: White-Originator Canary-Receiver Pink-Originator

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RON HOWSE, P.A.
LETTER OF TRANSMITTAL

FROM: RON HOWSE
P.O. Box 701323
St. Cloud, Florida 34770-1323
(407) 957-3308

DATE: October 31, 1996

TO:

City of St. Cloud
Planning Dept.
2901 17th St.
St. Cloud, FL 34769

TYPES OF SUBMITTALS

Project: Ashley Reserve, f/k/a/ Macy Island Woods

- 12 sets of utility plans

THESE ARE BEING TRANSMITTED AS INDICATED BELOW

- [ ] FOR PROCESSING
- [ ] FOR YOUR COMMENTS
- [x] FOR YOUR USE
- [ ] PER REQUEST
- [ ] OTHER: _____

RSH/sjv 10/31/96
Signature/Date

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DATE
02/19/96 Ch #12923

Receipt #
№ 27038

CITY OF ST. CLOUD
BUILDING DEPARTMENT

RECEIVED OF/FOR Ron Howse, P.A.

JOB ADDRESS Macy Island Woods

- ☐ BUILDING PERMIT $
- ☐ ELECTRICAL PERMIT $
- ☐ PLUMBING PERMIT $
- ☐ MECHANICAL PERMIT $
- ☐ WATER TAP $
- ☐ SEWER TAP $
- ☐ WATER IMPACT $
- ☐ SEWER IMPACT $
- ☐ TRAFFIC IMPACT $
- ☐ RECREATION IMPACT $
- ☐ EDUCATION IMPACT $
- ☐ RADON $
- ☐ DRIVEWAY $
- ☒ OTHER $ Annexation $250.00(GD)
  LUA (Large) 400.00(GB)
  Concurrency 250.00(GM)
  Const. Plans $950.00(GF)

TOTAL $ 1,850.00

GUARDIAN ® SAFETY ©CLARKE AMERICAN BA

RON HOWSE, P.A.
7 E. 17TH ST. 407-957-3308
P.O. BOX 701323
ST. CLOUD, FL 34770

12923

63-1079/631
01

PAY TO THE ORDER OF City of St. Cloud $ 1,850.00

February 19 19 96

ONE THOUSAND EIGHT HUNDRED FIFTY AND 00/100

CITY OF ST. CLOUD LETTER OF TRANSMITTAL

From: Ron Howse, P.A.
P.O. Box 701323
St. Cloud, FL 34770

Date:

TO: CITY OF ST. CLOUD
2901 17th Street
St. Cloud, FL 34769
(407) 957-7253

FOR OFFICE USE ONLY

Date Received: 02/19/96

Case Number #96-14DR

Case Name: Macy Island Woods

Other: Water Request and Const plan approval

Received By: mh

Please be advised that I have read and understand all applicable sections of the City of St. Cloud Land Development Code and all other state and local codes that apply to this application and have met all requirements with the following exceptions:

2-19-96
SIGNATURE

Types of Submittals

NO. COPIES	DESCRIPTION
1	Application for DRC Review
1	Application for Concurrency
1	Annexation Documents
	☒ Certificate of Title
	☒ Petition to Annex
	☒ Notice of Encumbrance
	☒ Statement of Intended Use
	Concept Plan
	Construction Plans
	Developer's Agreement
	Final Plat
1	Legal Description
1	Letter of Authorization

Types of Submittals

NO. COPIES	DESCRIPTION
	Narrative
	Preliminary Plat
	PUD Amendment
	HOA Documents
	PUD Final Master Plan
	Sealed Survey
	Site Plan
	Special Event Application
	☐ Map/Route
12	OTHER: Water distribution plan

The above referenced case will be reviewed by the Development Review Commmittee at its meeting on March 6, 1996

This meeting will be held in the Public Works Conference Room located at 2901 17th Street at 2:00 P.M.
If you have any questions regarding this review, please call 957-7253.

FOR OFFICE USE ONLY

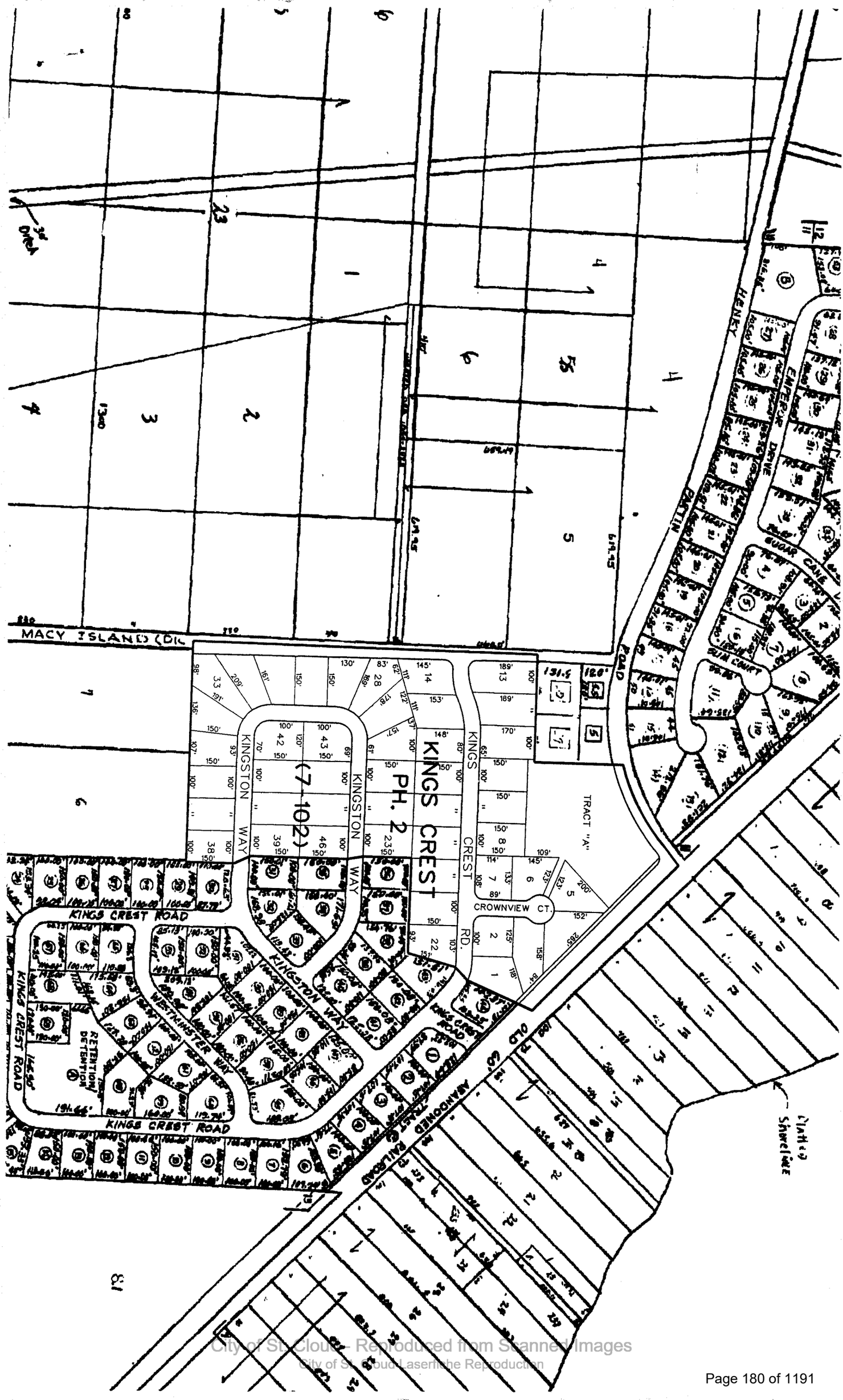
Revised 1/95

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City of [illegible] Planning Department
[illegible] Mountain [illegible]



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CITY OF ST. CLOUD LETTER OF TRANSMITTAL

From: Ron Howse, P.A.
P.O. Box 701323
St. Cloud, FL 34770

Date: ~~9-23-96~~ 10-14-96

TO: CITY OF ST. CLOUD
2901 17th Street
St. Cloud, FL 34769
(407) 957-7253

FOR OFFICE USE ONLY

Date Received: _____

Case Number _____

Case Name: _____

Other: _____

Received By: _____

Please be advised that I have read and understand all applicable sections of the City of St. Cloud Land Development Code and all other state and local codes that apply to this application and have met all requirements with the following exceptions:

_____

_____

_____

_____

SIGNATURE

Types of Submittals

NO. COPIES	DESCRIPTION
1	Application for DRC Review
1	Application for Concurrency
	Annexation Documents
	☒ Certificate of Title
	☒ Petition to Annex
	☒ Notice of Encumbrance
	☒ Statement of Intended Use
	Concept Plan
	Construction Plans
	Developer's Agreement
	Final Plat
1	Legal Description
1	Letter of Authorization

Types of Submittals

NO. COPIES	DESCRIPTION
	Narrative
	Preliminary Plat
	PUD Amendment
	HOA Documents
	PUD Final Master Plan
	Sealed Survey
	Site Plan
	Special Event Application
	☐ Map/Route

OTHER

The above referenced case will be reviewed by the Development Review Commmittee at its meeting on

_____

This meeting will be held in the Public Works Conference Room located at 2901 17th Street at 2:00 P.M.
If you have any questions regarding this review, please call 957-7253.

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Revised 1/95

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RHPA

An Engineering and Land Planning Professional Association
1100 North Main Street, Suite A
Kissimmee, Florida 34744
Office (407) 957-3308 ◆ Fax (407) 957-1019

LETTER OF TRANSMITTAL

PLEASE DELIVER THE FOLLOWING PAGES IMMEDIATELY TO:

DATE: 3/14/02

NAME: Lisa Walsh

COMPANY: City of St. Cloud Planning Dept.
2901 17th Street
St. Cloud, FL 34769

FROM: Brian Cale, P.E.

SUBJECT: Ashley Reserve, fka Macy Island Woods

TYPE OF SUBMITTALS:

- cover letter
- CMS application for Certificate of Capacity
- authorization letter
- copies of recorded plats

THESE ARE BEING TRANSMITTED AS INDICATED BELOW:

☐ FOR PROCESSING ☐ FOR YOUR USE

☐ FOR YOUR COMMENTS ☐ PER REQUEST

☐ OTHER:

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RHPA Professional Association

P.O. Box 701323 ▪ St. Cloud, Florida 34770-1323 ▪ 407-957-3308 ▪ Fax 407-957-1019

March 13, 2002

Ms. Lisa Walsh
City of St. Cloud Planning Dept.
2901 17th Street
St. Cloud, FL 34769

Subject: Ashley Reserve (fka Macy Island Woods)

Dear Ms. Walsh,

Per our telephone conversation, this project has an existing valid certificate of capacity for 32 lots. The initial plat of the property contained 30 lots. The next plat contained an additional 5 lots for a total of 35 lots. Accordingly, there are three lots that actually still need a Certificate of Capacity. The flows for three lots should fall below the threshold for necessitating public hearing on the issue and should only require approval by the City Manager's Designee. I have attached a copy of the initial 30 lot plat as well as the additional 5 lots.

Should you have any questions or comments, please feel free to contact me.

Sincerely,

Brian Cale, P.E. #55530
Project Manager

BC/sjv
Attachments
cc: Nick Gross, III

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CITY OF ST. CLOUD
APPLICATION FOR
CONCURRENCY MANAGEMENT
CASE NUMBER _____DR

APPLICANT __Ashley Reserve_____
ADDRESS ___25 E. 17th St._____
___St. Cloud, FL 34769__
BUSINESS PHONE _407-957-4444___
CELL PHONE _____
FAX _____407-957-5444_____
EMAIL _____

AGENT __Ron Howse, P.A. (RHPA)_____
PROJECT CONTACT __Brian Cale, P.E. _____
ADDRESS ___1100 N. Main St., Suite A_____
___Kissimmee, FL 34744_____
BUSINESS PHONE ___407-957-3308_____
CELL PHONE _____407-709-1021_____
FAX _____407-957-1019_____
EMAIL _____bcale@rhpaonline.com _____

LEGAL OWNER(S) OF PROPERTY (List all record owners) __Ashley Reserve, a Florida General Partnership
OWNER'S ADDRESS ____25 E. 17th St., St. Cloud, FL 34769

DEVELOPMENT NAME ___Ashley Reserve (Lots 31, 32, 33, 34, 35)
SITE LOCATION/ADDRESS ___Macy Island Road
PARCEL I.D. # ___See attached
PRESENT LAND USE ___LDR_____ PRESENT ZONING ___PUD_____
AREA OF DEVELOPMENT(ACREAGE OR SQUARE FEET) _____1.16 acres_____

RESIDENTIAL SUBDIVISIONS (Single Family, Multi-family, and PUD)
Number of Dwelling Units/Building Lots _____5_____ Project Density ___35 lots total_____
If project is phased, how many phases and in what time frame? __Two phases; completed _____
For which phase is this Certificate of Capacity being requested? ____Phase 2_____

COMMERCIAL, PROFESSIONAL, INSTITUTIONAL, AND INDUSTRIAL DEVELOPMENTS
Area of building, in square feet _____
If project is phased, how many phases and in what time frame? _____
For which phase is this Certificate of Capacity being requested? _____

♦♦FOR IMMEDIATE CONCURRENCY TEST♦♦

_____ 3-13-02
Signature Date

♦FOR PRELIMINARY DEVELOPMENT ORDERS DEFERRING CONCURRENCY TEST TO FINAL♦
I, _____, the undersigned, do hereby acknowledge that future rights to develop the above referenced property are subject to the future binding concurrency test, and without such a test, no rights have been granted by the City of St. Cloud or acquired to vested on behalf of applicant.

_____ _____
Signature Date

FOR OFFICE USE ONLY
SUBMITTAL DATE _____ ACCEPTED BY _____ FEE, PER 98-73R _____
DRC WORKSHOP _____ DRC _____
UAC _____ PLANNING BOARD _____
COUNCIL AGENDA _____

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To Whom It May Concern:

With this letter, I hereby authorize Ron Howse, P.A. (RHPA) to act as agent to submit a Certificate of Capacity application to the City of St. Cloud for the project known as Ashley Reserve.

Sincerely,

ASHLEY RESERVE, A FLORIDA
GENERAL PARTNERSHIP

C.N. Gross, III

3/11/02
Date

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ASHLEY RESERVE PARCEL ID NUMBERS:

31-25-30-2579-0001-0310
31-25-30-2579-0001-0320
31-25-30-2579-0001-0330
31-25-30-2579-0001-0340
31-25-30-2579-0001-0350

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1100 N. Main St., Suite A
Kissimmee, FL 34744
Ofc: 407-957-3308
Fax: 407-957-1019

RHPA

Fax Memo

To: Lisa Walsh, St. Cloud Planning via fax to 407-892-5337 No.r of Pages: 3

From: Sandy Vassel

Date: 3/12/02

Re: Ashley Reserve

Attached is a Concurrency Management application and authorization letter for a Certificate of Capacity for the remaining five lots of Ashley Reserve, as requested by the property owner. This is the project we spoke about on the telephone yesterday. Originals will follow with a check, if it is determined that fees are required. Thank you for your assistance.

CoC 32 lots
CoC 31 lots

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CITY OF ST. CLOUD APPLICATION
CONCURRENCY MANAGEMENT SYSTEM
CAPACITY AVAILABILITY TEST

CASE # ____ ____ ____ DR

APPLICANT Ashley Reserve
ADDRESS 25 E. 17th St.
St. Cloud, FL 34769
BUSINESS PHONE (407) 957-4444
FAX NUMBER (407) 957-5444

AGENT Ron Howse, P.A. (RHPA)
ADDRESS 1100 N. Main Street, Suite A
Kissimmee, FL 34744
BUSINESS PHONE (407) 957-3308
FAX NUMBER (407) 957-1019
E-MAIL bcale@rhpaonline.com

LEGAL OWNER(S) OF PROPERTY (List ALL Record Owners) Ashley Reserve, A Florida General Partnership
OWNER'S ADDRESS 25 E. 17th St., St. Cloud, FL 34769
DEVELOPMENT NAME Ashley Reserve (Lots 31, 32, 33, 34, 35)
SITE LOCATION / ADDRESS Macy Island Road
PARCEL I.D. # 31-25-30-2579-0001-0310; 31-25-30-2579-0001-0320; 31-25-30-2579-0001-0330; 31-25-30-2579-0001-0340; 31-25-30-2579-0001-0350

PRESENT LAND USE LDR PRESENT ZONING PUD ACREAGE OR SQUARE FEET 1.16 acres

RESIDENTIAL SUBDIVISIONS (single family, multi-family, and PUD)

Number of Dwelling Units/Building Lots 5 Project Density 35 lots total
Is Project Phased [x] YES [ ] NO If YES, how many phases? Two (this is the second phase)
Phasing Time Frames Completed

COMMERCIAL, PROFESSIONAL, INSTITUTIONAL, AND INDUSTRIAL DEVELOPMENTS

Square Footage for Proposed Development
Is Project Phased [ ] YES [ ] NO If YES, how many phases?
Phasing Time Frames
Square Footage Per Phase

◆ ◆ *FOR PRELIMINARY DEVELOPMENT ORDERS DEFERRING CONCURRENCY TEST TO FINAL* ◆ ◆

I, _____, the undersigned, do hereby acknowledge that future rights to develop the above referenced property are subject to the future binding concurrency test, and without such a test, no rights have been granted by the City of St. Cloud or acquired or vested on behalf of applicant.

SIGNATURE DATE

◆ ◆ ◆ ◆ *FOR IMMEDIATE CONCURRENCY TESTS* ◆ ◆ ◆ ◆

SIGNATURE 3-11-02 DATE

FOR OFFICE USE ONLY

SUBMITTAL DATE _____ WATER TAP FEE _____ SEWER TAP FEE _____

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WORK SHOP _____ WATER IMPACT FEE _____ SEWER IMPACT FEE _____

DEVELOPMENT REVIEW _____ TRAFFIC IMPACT FEE _____ SEWER RESV. FEE _____

EDUCATION IMPACT FEE _____ RECREATION IMPACT FEE _____

TOTAL FEE AMOUNT _____

ALL IMPACT FEE AMOUNTS ARE SUBJECT TO CHANGE,
PENDING FINAL BUILDING PLAN SUBMISSION

_____

CONCURRENCY MANAGEMENT COORDINATOR

_____

DATE

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To Whom It May Concern:

With this letter, I hereby authorize Ron Howse, P.A. (RHPA) to act as agent to submit a Certificate of Capacity application to the City of St. Cloud for the project known as Ashley Reserve.

Sincerely,

ASHLEY RESERVE, A FLORIDA
GENERAL PARTNERSHIP

C.N. Gross, III

3/11/02
Date

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CITY OF ST. CLOUD
CERTIFICATE OF CAPACITY REPORT

DRC Case Number: 96-14DRC

Project Known as: Ashley Reserve

Applicant: Ron Howse, P.A.
P.O. Box 701323
St. Cloud, FL 34770

Property Owner: Robert Harding, Trustee
201 E. Pine Street
Orlando, FL 32801

Land Use: Low Density Residential (County) Zoning: (County)

Type of Development: Single Family Residential

Area of Development: 11.5 acres

Legal Description of Property:

Portions of Lots 1, 2, and 3 of the Florida Drained Lands Subdivision No. 1, as recorded in Plat Book "B", Pages 65 and 66 of the Public Records of Osceola County, Florida, more particularly described as:

Beginning at the intersection of the North line of Lot 1 and the westwardly right-of-way line of Macy Island Road, thence run South 0° 25' 10" East along last said right-of-way a distance of 799.10 feet; departing said right-of-way, thence run North 89° 42; 50" West a distance of 620.17 feet; thence run North 00° 25; 10" West a distance of 796.20 feet; thence run South 89° 58' 53" East a distance of 620.14 feet to the Point of Beginning. Said parcel of land contains 11.36 acres, more or less.

ASSUMPTIONS/CRITERIA USED IN ASSESSING CAPACITY NEEDS

Dwelling Units or
Square Footage - ___Square Feet 35 Dwelling Units

Population - 78.75 , based on 2.25 Persons per Household

Pursuant to Article XIV of the City of St. Cloud Land Development Code, a concurrency determination has been made for the above referenced development utilizing the assumptions noted above. The following reservations are assigned to the above referenced project with conditions and expirations as specified below, in accordance with provisions of Article XIV of the City of St. Cloud Land Development Code.

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POTABLE WATER:
An assessment has been made on the impacts of this development on the City's Potable Water System, and sufficient capacity is available to service this development based upon level of service standards as adopted in the City of St. Cloud Comprehensive Plan in effect at the time of issuance of this certificate.

The determination of sufficient capacity is based on an estimate of 8,750 gallons per day generated by this development based on:

Equivalent Residential Unit Connection 250 Gallons Per Unit
and calculated by:

Total units x Adopted LOS = 35 x 250 =8,750 gpd

NOTE: All information used in the assessment of capacity is based upon best available data at the time of issuance of this certificate and actual reservations of capacities are subject to modification or change.

CONDITIONS AND EXPIRATION OF RESERVED CAPACITY

This Certificate of Capacity Expires December 12, 1997, and is subject to time limitations on Certificates of Capacity as specified in Section 14.5 of the City of St. Cloud Land Development Code. Additional Conditions of Capacity Reservation are as follows:

1. Per condition No. 5 of April 11, 1996 determination of availability approval, the applicant is to provide a 15 foot easement centered on the constructed water main as identified by as-built engineering plans (i.e., between lots 18 and 19 of the proposed subdivision).

This report revised on March 18, 2002 by:

Lisa-Ann Walsh
Department of Planning and Zoning

March 18, 2002
Date

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UNITED AMERICAN BANK
OF CENTRAL FLORIDA

Downtown Orlando Office (407) 648-0546
Maitland Office (407) 628-4626
Corrine Drive Office (407) 647-4343
Longwood Office (407) 260-5144
Pine Hills Office (407) 296-9870
Ocoee Office (407) 877-1175
Kissimmee Office (407) 932-4100
Apopka Office (407) 884-4544
South Orlando Office (407) 420-9525

Carol

September 2, 1997

City of St. Cloud
Public Works Department
2901 17th St.
St. Cloud, Fl 34769

RE: Irrevocable Letter of Credit Number 9982 for Ashley Reserve, A Florida General Partnership for maintenance of potable water distribution system and other improvements, as required by the City of St. Cloud.

This is to advise that Ashley Reserve, A Florida General Partnership is irrevocably held and firmly bound unto the beneficiary, The City of St. Cloud, for any sums not exceeding in total Three Thousand Eight Hundred Twenty Three and 55/100 Dollars ($3,823.55) to guarantee the maintenance of potable water distribution system and other improvements in that certain development known as Ashley Reserve for the period of two years and thirty one days from September 2, 1997.

In the event that the City Engineer determines during the two year and thirty one day period (2 years and 31 days) that the subject improvements are not maintained as required despite notification to the developer, then, and in that event, the City of St. Cloud, or it's authorized agent, is authorized to draw partially or fully from United American Bank of Central Florida a sum not to exceed Three Thousand Eight Hundred Twenty Three and 55/100 Dollars ($3,823.55). United American Bank of Central Florida guarantees that a sum not to exceed Three Thousand Eight Hundred Twenty Three and 55/100 Dollars ($3,823.55) shall be available for partial draw(s) or full draws by your drafts at sight, along with a written affidavit from an authorized agent of the City of St. Cloud stating to the effect that:

"The undersigned certifies that the attached draft represents the amount(s) due and payable to the City of St. Cloud for the maintenance of potable water distribution system and other improvements in that certain development described or known as Ashley Reserve.

This is to further advise again that the draft drawn or presented in compliance with the terms of this credit will be duly honored by United American Bank of Central Florida."

FDIC
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EQUAL HOUSING LENDER

All drafts must bear the clause "Drawn under United American Bank of Central Florida Letter of Credit #9982."

This irrevocable Letter of Credit shall remain in full force and effect notwithstanding a partial draw or draws so long as a sum remains to be drawn.

Except so far as otherwise stated, this documentary credit is subject to the "Uniform Customs and Practice for Documentary Credits" (1993 revision) International Chamber of Commerce (Publication No. 500), or revision currently in effect.

Sincerely,

Thomas A Ter Beek

United American Bank of Central Florida
Thomas A. Ter Beek
Senior Vice President

Attest:

By: Tammy Ortiz
Tammy Ortiz

BRANCH MANAGER
Title

9-2-97
Date

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(Maintenance Bond - Without Surety)

KNOW ALL MEN BY THESE PRESENTS:

That Ashley Reserve, A Florida General Partnership, hereinafter referred to as principal, is held and firmly bound unto the City of St. Cloud, Florida, hereinafter referred to as the CITY, in the

sum of $ 3,823.55 for the payment of which the [(principal binds itself, its successors and assigns) or (undersigned, my/our heirs, personal representatives and assigns are bound)], firmly by these presents:

WHEREAS, principal has constructed certain improvements, including water system and other appurtenances in that certain development described or known as Ashley Reserve, and

WHEREAS, the aforesaid improvements were made pursuant to certain plans and specifications dated November 20, 1996, and filed with the CITY, and

WHEREAS, principal is obligated to protect the CITY against any defects resulting from faulty materials or workmanship of said improvements and to maintain said improvements for a period of two (2) years from September 2, 1997;

NOW, THEREFORE, the condition of this obligation is such that if principal shall promptly and faithfully protect the CITY against any defects resulting from faulty materials or workmanship of the aforesaid improvements and maintain said improvements for a period of two (2) years from September 2, 1997, then this obligation shall be null and void, otherwise it shall remain in full force and effect.

The CITY shall notify the principal in writing of any defect for which the principal is responsible and shall specify in said notice a reasonable period of time within which principal shall have to correct the defect. If the principal shall fail or refuse to perform, within the time specified, the CITY shall provide written notice to the principal that principal is in default and in view of the public interest, health, safety, welfare and factors involved, and the CITY's consideration in:

a. approving and filing the said development; or

b. approving and agreeing to accept the improvements for maintenance following the maintenance period of this bond;

(one or both as the case may be), CITY shall have the right:

1. to make demand by draft upon third party under any unconditional letter of credit delivered in connection herewith; or

2. to exercise any assignment of principal's accounts [CD's] delivered to CITY in connection herewith and to demand surrender of such funds held by third party, thereunder; or

3. to resort to any and all legal remedies against the principal, both at law and in equity, including specifically, specific performance;

(continued on reverse)

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to which, (if applicable), the principal unconditionally agrees.

The principal further agrees that the CITY, at its option, shall have the right to correct said defects resulting from faulty materials or workmanship, or pursuant to public advertisement and receipt of bids, cause to be corrected any defects or said defects in case the principal shall fail or refuse to do so, and in the event the CITY should exercise and give effect to such right, the principal shall be liable hereunder to reimburse the CITY the total cost thereof, including, but not limited to, engineering, legal and contingent cost, together with any damages, either direct or consequent, which may be sustained on account of the failure of the principal to correct said defects.

IN WITNESS WHEREOF, principal [(has set forth principal's hand and seal) or (has caused these presents to be executed on behalf of principal and its seal affixed)] this 18 day of August, 1994.

By: _____

Its: General Partners
Fee simple owner

Accompanying this personal bond is
Letter of Credit

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CITY OF ST. CLOUD, FLORIDA

2901 SEVENTEENTH STREET • ST. CLOUD, FLORIDA 34769

PHONE:
(407) 957-7247

CERTIFICATE OF COMPLETION

SITE PLANS ONLY

TO: Building Official

PROJECT: ASHLEY RESERVE

DATE: August 15, 1997

We, the undersigned, declare that, to the best of our knowledge, the required site improvements for the above referenced project have been completed in accordance with the approved site plan(s), specifications, and the City of St. Cloud Land Development Code.

Fire Flow by: Osceola County

Fire Department	Date
N/A	N/A
Parks and Recreation Department	Date
Richard C Mamo	09/03/97
Environmental Utilities Department	Date
Patty L Cattle	09/03/97
Civil Engineering Division	Date
Mark Smith	9-4-97
Public Works Department	Date

copy: City Engineer
City Planner
Customer Service

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CITY OF ST. CLOUD
Civil Engineering Department
2901 17th Street
St. Cloud, Florida 34769
(407) 957-7283

COPY

7/10/97

FIELD CHANGE ORDER

Project: ASHLEY RESERVE Project No.: _____

Location: _____ Contractor: STR-DAVIS

Project Engineer: RED HOUSE, P.A. Contractor Rep.: _____

SPECIFIC INSTRUCTIONS TO CONTRACTOR REGARDING CHANGES:

(1) DEFLECTION OF (EX.) 8"Ø WATER MAIN UNDER 4"Ø UNDERDRAIN, ADJ OVER (PR.) 30"Ø RCP STORM-DRAIN, @ STA. 8CH00.00 APPROX. 50'LF. OF: 8"Ø D.I.P. (MIN. CLASS 50) W/(6) 8"Ø 45° M.J. BENDS.

(POSSIBLE VERTICAL CONFLICT W/ ROADWAY SUB-GRADE ADJ MIAMI-CURB CONSTRUCTION. — MAY NEED CONCRETE ENCASEMENT WITHIN ROADWAY/CURB AREAS.) 3000 PSI. READY-MIX.

Issued By: D. White (PER RED HOUSE, P.A.) Title: SR. DESIGNER

Received By: Phil Title: _____

Authorized By: Rick Mauro Title: LINE SYSTEMS SUPT.

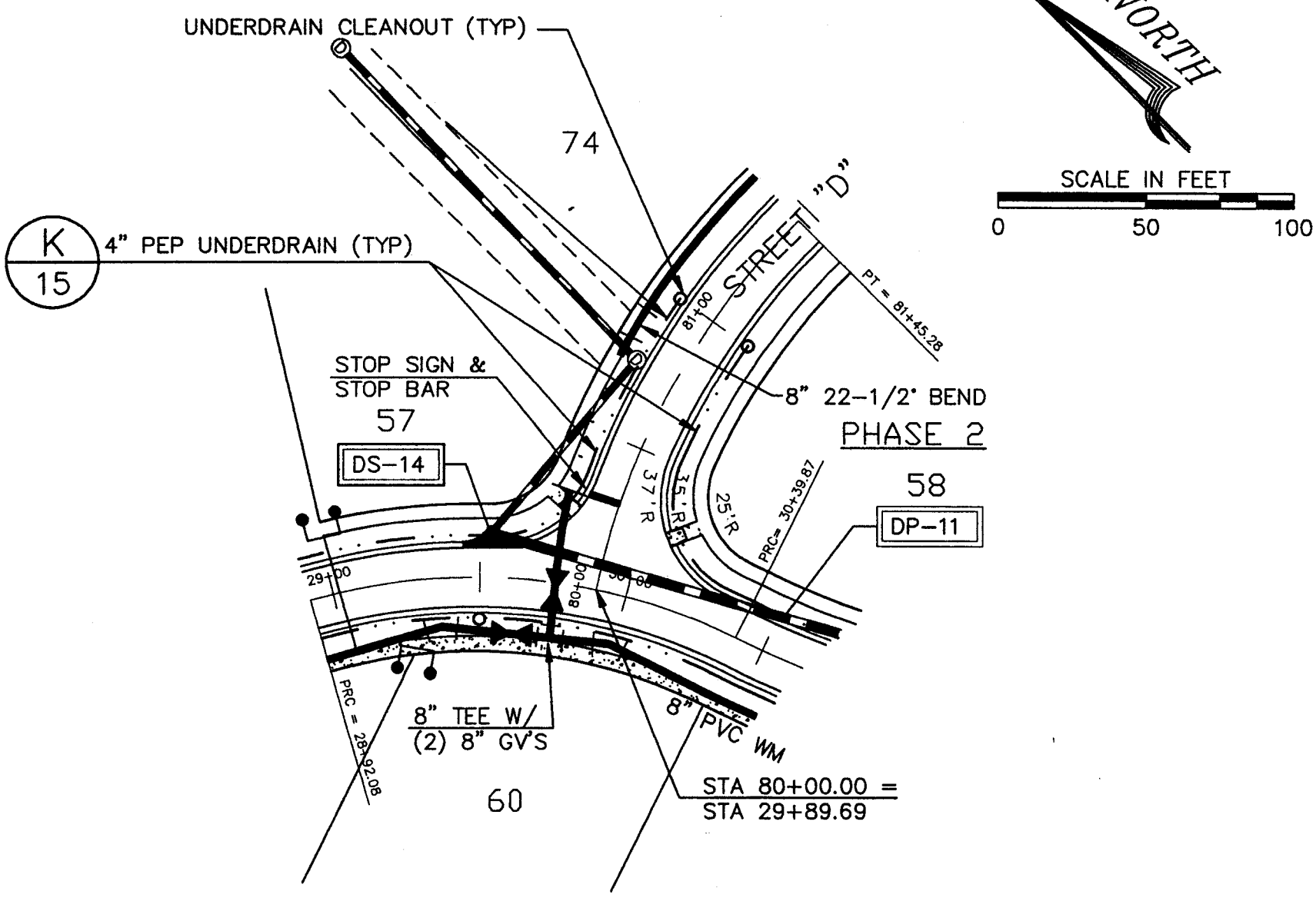
✓ DENNIS TRIPP & RICK MAURO ENVIRONMENTAL UTILITIES

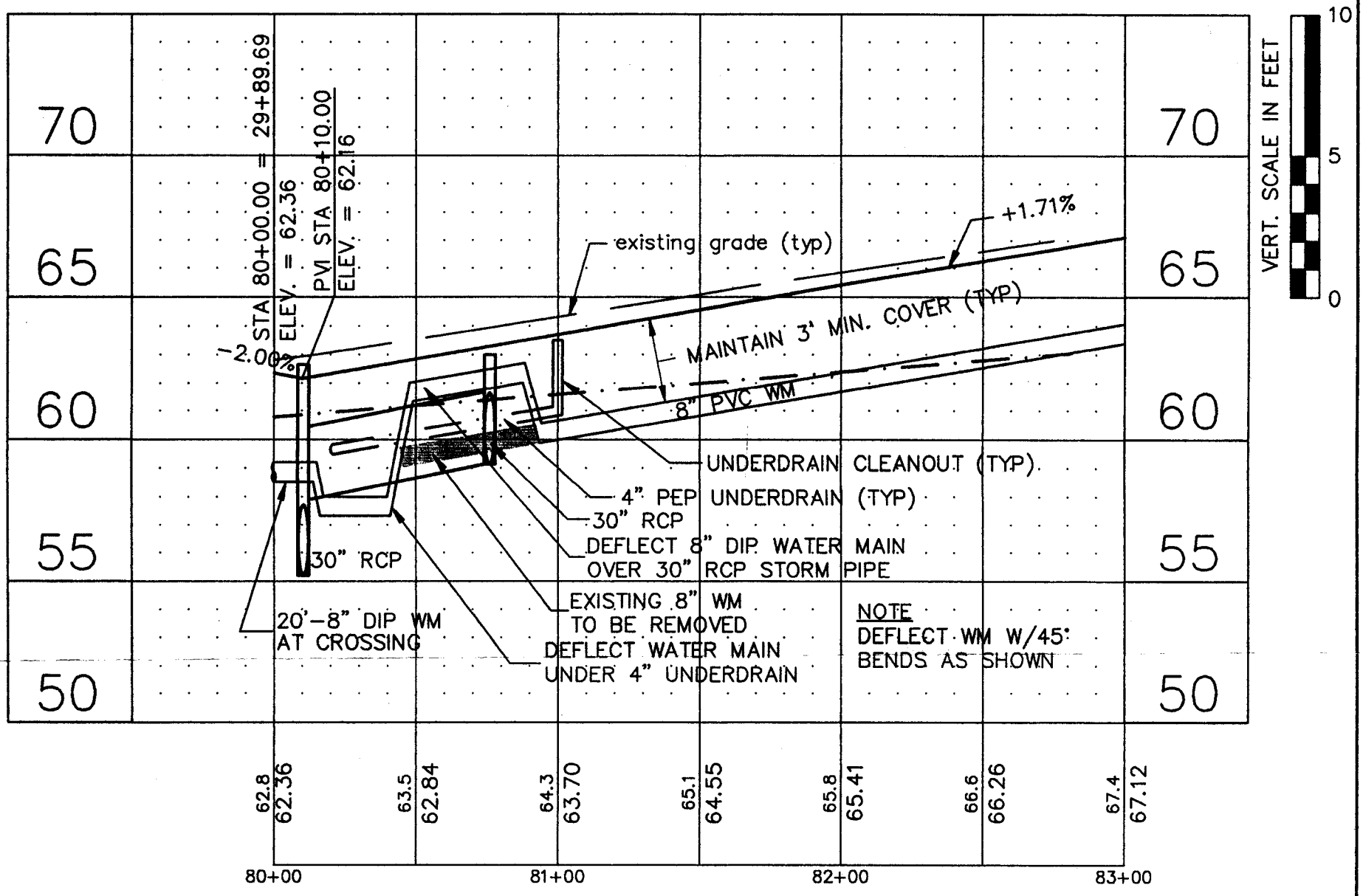
WCH:bep

copy: City Engineer
Building Department
Planning Department ✓
Project Engineer ✓
Contractor ✓

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INFORMATIONAL COPY ONLY, UNLESS EMBOSSED WITH REGISTERED ENGINEERS SEAL

APPROVED BY

RONALD S. HOWSE, P.E.
NO. 38516
JUL 18 1997
DATE

WATER/STORM CONFLICT DETAIL

PROJECT: ASHLEY RESERVE	DSGN: BDC
FILE NAME: \AR\WMXING	DRWN: JWM
SCALE: 1"=50'H/1" = 5'V	CHKD: RSH
DATE: 7/10/97	SHEET 1 OF 1

RON HOWSE, P.A.
ENGINEERING/LAND PLANNING
DEVELOPMENT SPECIALISTS
P.O. Box 701323, St. Cloud, FL 34770-1323
(407) 957-3308

AGENDA

_____ Regular _X_ Consent

Ordinance No. _____ Resolution No. _____

DATE OF MEETING: January 9, 1997

1st Reading:	N/A
1st Public Hearing:	N/A
2nd Public Hearing:	N/A
Final Action:	1/9/97

AGENDA ITEM (Brief Description)

ACCEPT PRELIMINARY PLANNING BOARD REPORT ON CASE NO. 96-14 DR (ASHLEY RESERVE, A.K.A. MACY ISLAND WOODS: REQUEST FOR WATER) AND DEFER FURTHER ACTION ON THE ANNEXATION PETITION UNTIL SUCH TIME AS THE SUBJECT PROPERTY BECOMES CONTIGUOUS TO THE CITY'S MUNICIPAL BOUNDARIES.

Location: South of Henry Partin Road and West of Macy Island Road. Proposed subdivision contains 30 lots and is approximately 11 acres in size.

DEPARTMENT SUMMARY: **COST OF PROJECT: $**

CASE NO. 96-14 DR - **Ashley Reserve** (a.k.a. Macy Island Woods): Request for Water and Processing Petition for Annexation dated November 22, 1996

For the purpose of processing a petition for annexation dated November 22, 1996.

SEE ATTACHED MEMORANDUM FOR ADDITIONAL INFORMATION AND PLANNING BOARD REPORT

Mark Rosenbauer, CHAIRPERSON by a VC

Signature, Dept. Head or Chairman

CITY MANAGER'S COMMENTS:

I recommend approval.

J. Paul Wetzel

Signature, J. Paul Wetzel, City Manager

CITY COUNCIL ACTION:

January 9, 1997 - Approved on Consent Agenda. (Vote 5-0)

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CITY OF ST. CLOUD , FLORIDA

MEMORANDUM REPORT

FOR CITY COUNCIL MEETING TO BE HELD ON JANUARY 9, 1997

TO: J. Paul Wetzel, City Manager
Mayor Ernie Gearhart and City Council Members

FROM: St. Cloud Planning Board; Mark Rosenbauer, Chairperson

BY: Planning Division, Anthony Caravella, AICP, City Planner AC

DATE: December 19, 1996

SUBJECT: CASE # 96-14 DR - Ashley Reserve (a.k.a. Macy Island Woods): Request for Water (S. Of Henry Partin Rd.., West of Macy Island Rd.) and Processing Petition for Annexation dated November 22, 1996

RECOMMENDED ACTION ON PETITION FOR ANNEXATION:

On December 10, 1996, the Planning Board reviewed the information concerning the above referenced case and requested annexation, pursuant to Section 3.4.3 of the City's Land Development Code, and Section 2-256, City Code. The subject property is not contiguous to the municipal boundaries of the City, and therefore, pursuant to State Statute, may not be annexed at this time. **The Planning Board voted to recommend deferral of any action on the petition for annexation until such time as the subject parcel is contiguous to the City's municipal boundaries**. This memorandum will serve as the preliminary written recommendation of the City Planning Board on the annexation petition.

Pursuant to Section 3.4.3 of the City's Land Development Code, and Section 2-256, City Code, the following information concerning this case and request for annexation is presented to the Board for your consideration:

- The owner of the real property described in Case No. 96-14DR, being Ashley Reserve, a Florida General Partnership, has petitioned the City Council of the City of St. Cloud, Florida, pursuant to ss 171.044, Florida Statutes, requesting annexation of said property to the corporation area of the City of St. Cloud, Florida, and requesting to be included therein in a petition dated November 22, 1996.
- The City Manager of the City of St. Cloud, Florida, has certified by review of that Certificate of Title dated October 14, 1996, made by Marianne Conerly, CEO of Florida Professional Title, a duly licensed title insurance company, that the owner of said property has signed the Petition for Annexation.
- The owner of said property has provided to the City Manager a Statement of Intended Use, dated September 20, 1996 indicating the type of use will be 30 single family residential lots.

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BACKGROUND:

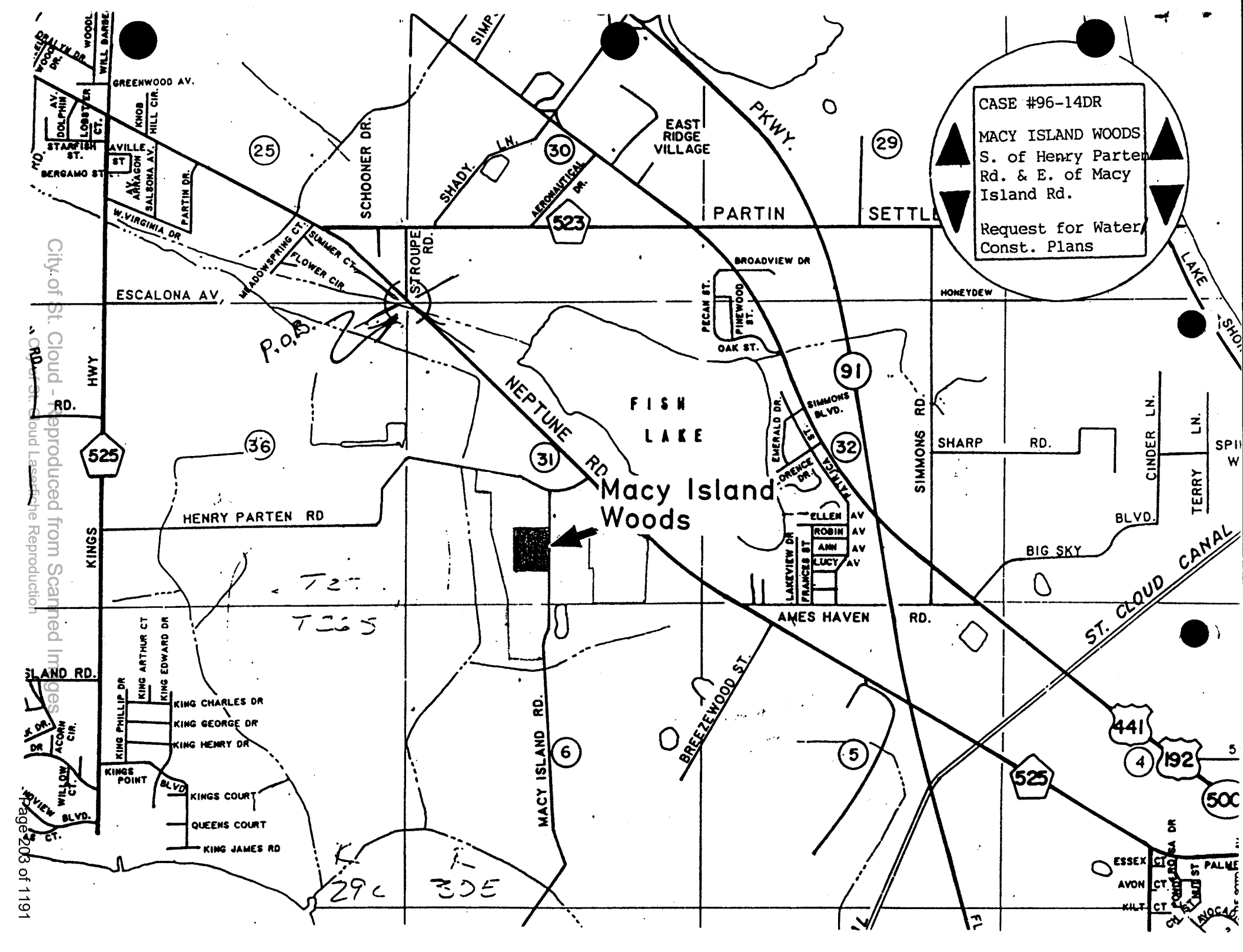
- This case is presented to the City Council pursuant to a request for potable water and sanitary sewer to a proposed 30 lot subdivision known as Macy Island Woods (County SUB 09-96), approved with conditions by Osceola County on March 7, 1996. The City had provided comment to Osceola County on the proposed subdivision in a letter dated January 29, 1996. Issues regarding water and sewer availability to the proposed subdivision are identified in that letter.
- The case numbers for the original request and determination of availability for potable water and sanitary sewer was: Macy Island Woods: Request for Water under City Case No. 96-14DR, approved by City Council on April 11, 1996 (County Case No. SUB 09-96 - Macy Island Woods - Preliminary). The Planning Board reviewed that request on March 26, 1996 and the Utility Advisory Committee reviewed the request on March 25, 1996. City Council reviewed and approved the request on April 11, 1996.
- The Development Review Committee (DRC) reviewed the Petition for Annexation on November 20, 1996. Revisions to documents and/or verifications which were identified as needing to be completed at that meeting have been submitted to the Planning Division. A Notice of Encumbrance to Annex to City of St. Cloud has been filed on the public records of Osceola County on December 2, 1996 at O.R. Book 1364, Page 0247.

If you have questions, please do not hesitate to contact the Planning Division at 957-7253.

c: Mr. Brian Cale, E.I.; Ron Howse, P.A.; P.O. Box 701323; St. Cloud, FL 34770
Ashley Reserve; c/o Snow Construction; 25 East 17th Street; St. Cloud, Florida 34769

file = cp\drc disc # 12\96-14dr\annex.cc

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CONSENT AGENDA

ORDINANCE NO. n/a RESOLUTION NO. 96-189R

DATE OF MEETING: DECEMBER 12, 1996

AGENDA ITEM (Brief Description):

Issuance of Certificate of Capacity for Ashley Reserve

COUNCIL ACTION

1st Reading: N/A DATE

1st Public Hearing: N/A DATE

2nd Public Hearing: N/A DATE

Final Action: 12/12/96 DATE

DEPARTMENT SUMMARY:

Per condition No. 5 of April 11, 1996 determination of availability approval , the applicant is to provide a 15 foot (15') easement centered on the constructed water main as identified by as-built engineering plans (i.e., between Lots 18 and 19 of the proposed subdivision).

Planning recommends approval conditioned on above.

Signature, Dept. Head. or Chairperson

CITY MANAGER'S COMMENTS:

I recommend approval.

Signature, City Manager

CITY COUNCIL ACTION:

December 12, 1996 - Approved on consent Agenda. (Vote 4-0, Weidner absent)

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RESOLUTION NUMBER 96-189R

A RESOLUTION ISSUING A CERTIFICATE OF CAPACITY PURSUANT TO ARTICLE XIV, ST. CLOUD LAND DEVELOPMENT CODE, FOR A DEVELOPMENT IDENTIFIED BY DRC NUMBER 96-14.

WHEREAS, the Manager has caused to be presented to the City Council a report regarding the issuance of a Certificate of Capacity to a development identified by DRC Number 96-14, and known as Ashley Reserve Request for Water, and

WHEREAS, such report reflects the following information and ultimate facts, in part based on assumptions shown below, all as more particularly calculated, justified and noted in the report;

Applicant: Ron Howse P.A.
P.O. Box 701323
St. Cloud, FL 34770

Property Owner: Robert Harding, Trustee
201 E. Pine Street
Orlando, FL 32801

Land Use: Low Density Residential Zoning: RS-2 (County)

Type of Development: Single Family Residential

Area of Development: 11.5 Acres

Legal Description of Property:

SEE ATTACHED EXHIBIT "A"

Assumptions/Criteria used in assessing capacity availability:

30 Dwelling Units, or 68 Population
NA Square footage in ft^2

Traffic Circulation/Transportation:
NA - P. M. Peak Hour Trips Affecting Network

Sanitary Sewer:
NA - Gallons per Day Generated

Potable Water:
7,500 - Gallons per Day Needed

Solid Waste:
NA - Pounds per Day Generated

Drainage:
NA Capacity Sufficient with basis and calculations noted in report
NA Capacity Insufficient with assurance provisions noted in report

Parks and Recreation:
NA Capacity Sufficient with basis and calculations noted in report
NA Capacity Insufficient with assurance provisions noted in report

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NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Cloud, Florida, as follows:

SECTION I. The recitals are found to be true, however, the capacity assessments contained in said report are based, and this certificate is founded, upon the best available data and comprehensive plan adopted level of service standards existing at the time of this resolution, and actual reservations and allocations of capacity are subject to modification in the event additional or more accurate data becomes available or amendment to comprehensive plan level of service standards.

SECTION II. The findings of Section III below are subject to the following additional capacity reservations or provisions for sufficient capacity:

Per condition No. 5 of April 11, 1996 determination of availability approval , the applicant is to provide a 15 foot (15') easement centered on the constructed water main as identified by as-built engineering plans (i.e., between Lots 18 and 19 of the proposed subdivision).

SECTION III. The City Council finds that public facility capacity is available and shall be reserved for and allocated to the development identified by DRC Number 96-14 and known as Ashley Reserve Request for Water.

SECTION IV. This resolution shall act as a Certificate of Capacity for the subject development and shall expire on December 12,1997 and further shall be subject to any all time limitations as specified in Section 14.5 of the St. Cloud Land Development Code.

SECTION V. Under the subject development DRC number, in a file to be held in the Concurrency Management Office of the General Services Department, the City Manager shall cause to be retained the report presented to the City Council in regard to this certificate for a period of not less than seven (7) years.

SECTION VI. This resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED on the 12th day of December, 1996.

Mayor

ATTEST:

City Manager

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EXHIBIT "A"

LEGAL DESCRIPTION

PORTIONS OF LOTS 1, 2, AND 3 OF THE FLORIDA DRAINED LANDS SUBDIVISION NO. 1, AS RECORDED IN PLAT BOOK "B", PAGES 65 AND 66 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF LOT 1 AND THE WESTWARDLY RIGHT-OF-WAY LINE OF MACY ISLAND ROAD, THENCE RUN SOUTH 0°25'10" EAST ALONG LAST SAID RIGHT-OF-WAY A DISTANCE OF 799.10 FEET; DEPARTING SAID RIGHT-OF-WAY, THENCE RUN NORTH 89°42'50" WEST A DISTANCE OF 620.17 FEET; THENCE RUN NORTH 00°25'10" WEST A DISTANCE OF 796.20 FEET; THENCE RUN SOUTH 89°58'53" EAST A DISTANCE OF 620.14 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINS 11.36 ACRES, MORE OR LESS.

REF:RH96006\RH-MI-02.LGL

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FLORIDA PROFESSIONAL TITLE INC.

3469 WEST VINE STREET
KISSIMMEE, FL 34741
(407) 847-2404 FAX (407) 847-3193

FAX TRANSMISSION COVER SHEET

DATE: 11/19

TO: Marti

FAX NO: 892-5337

RE: Ashley Reserve

SENDER: MARIANNE CONERLY

YOU SHOULD RECEIVE 4 PAGE(S) INCLUDING THIS COVER SHEET.
IF YOU DO NOT RECEIVE ALL THE PAGES, PLEASE TELEPHONE OUR OFFICE.

MESSAGE:

re: W/O 1354/666

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This Instrument Prepared by:
[redacted]
111 South Orange Avenue
Suite 200
Orlando, Florida 32801

Return to:

[redacted]
111 South Orange Avenue
Suite 200
Orlando, Florida 32801

Parcel Identification No: [redacted]

THIS WARRANTY DEED made the 16 day of August, A.D. 1996 by RICHARD [redacted] and WENDY WAGNER, his wife hereinafter called the Grantor, to ASSURE [redacted], a Florida corporation, whose post office address is 25 E. 17th St., St. Cloud, FL. 34769, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Orange County, State of Florida, viz:

> The East one-half of Lots 1 and 2 and the North 139.29 ft. of the East one-half of Lot 3, Block 23, FLORIDA [redacted] LAND COMPANY'S SUBDIVISION No. 1, according to the official plat thereof, as filed and recorded in Plat Book B, Pages 75 and 76 of the Public Records of Osceola County, Florida. TOGETHER WITH that portion of the South one-half of the vacated 40.5 ft. platted road right of way abutting the North line of said East one-half of Lot 1, Block 23, as vacated in O.R. Book 1864, Pages 2429 through 2430 of the Public Records of Osceola County, Florida

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1996.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

[redacted]
Signature of Witness

[redacted]
Printed Name

[redacted]

[redacted]

[redacted]

OR Bk 3134 Pg 0844
Orange Co FL 96-0

Evelyn M. Margolis

Witness

Witness

Witness

Witness

STATE OF FLORIDA
COUNTY OF ORANGE

BEFORE ME, the undersigned authority, the foregoing instrument was sworn to and subscribed before me this 16 day of August, 1996 by RICHARD MARGOLIS, who:

[ ] is personally known to me, or

[X] has produced Florida Driver's License as identification and who did (did not) take an oath.

and he acknowledged before me that he read and executed the same and that the facts contained therein are true and correct.

WITNESS my hand and official seal in the state and county first above written.

Rosemary H. Doebbell
NOTARY PUBLIC
Rosemary H. Doebbell
(Typed Name)
My Commission Expires:

STATE OF FLORIDA
COUNTY OF ORANGE

BEFORE ME, the undersigned authority, the foregoing instrument was sworn to and subscribed before me this 16 day of August, 1996 by EVELYN MARGOLIS, who:

[ ] is personally known to me, or

2

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[X] has produced Florida Drivers License as identification and who did (did not) take an oath.

And she acknowledged before me that she read and executed the same and that the facts contained therein are true and correct.

WITNESS my hand and official seal in the state and county first above written.

Rosemary H. Drabiell
NOTARY PUBLIC
Rosemary H. Drabiell
(Print Name)
My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
ROSEMARY H. DRABIELL
COMMISSION NO. CC 418788
MY COMMISSION EXPIRES
SEPT. 24, 1998

BOOK 4154 PAGE 0008

OR Bk 4154 Pg 2845
Orange Co FL 970108

Recorded - Martha O. Haynie

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RON HOWSE, P.A.
LETTER OF TRANSMITTAL

FROM: RON HOWSE
P.O. Box 701323
St. Cloud, Florida 34770-1323
(407) 957-3308

DATE: November 7, 1996

TO:

City of St. Cloud
Planning Department
2901 17th Street
St. Cloud, FL 34769

TYPES OF SUBMITTALS

Project: Ashley Reserve

- copy of partnership agreement

THESE ARE BEING TRANSMITTED AS INDICATED BELOW

[ ]	FOR PROCESSING	[ ]	FOR YOUR COMMENTS
[x]	FOR YOUR USE	[ ]	PER REQUEST
[ ]	OTHER:		

RSH/sjv 11/7/96
Signature/Date

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Partnership Agreement

I. Introduction

The parties to this agreement, Charles N. Gross Jr., of 25 E. 17th St, St Cloud, Florida and Charles N. Gross III, of 25 E. 17th St, St Cloud, Florida, hereinafter referred to as the "Partners", in consideration of the mutual covenants herein contained, agree to form, and hereby do form, a partnership pursuant to the uniform partnership act of the State of Florida on the terms and conditions subsequently set forth.

II. Purpose

The partnership is created and conducted for the purpose of engaging in the business land development and in such other related business as may be agreed on by the partners.

III. name

The name of the partnership shall be Ashley Reserve, a Florida General Partnership.

IV. Place of Business

The principle place of business of the partnership shall be 25 E 17th St, St Cloud Osceola County, Florida and such other place or places as may be agreed on by the partners.

V. Duration

The partnership shall commence on August 1, 1996, and shall continue until dissolved pursuant to Article XVII of this agreement.

VI. Capital Contributions

(a) Partnership Capital, the initial capital of the partnership shall consist of the sum of four hundred ($400.00).

(b) Subsequent capital contributions, as such are needed by the partnership shall be made each partner in proportion to his or her respective distributive share. In the event that any partner fails to make such subsequent capital contributions, the partners who have contributed their shares may consider the sums so advanced as loans to the partnership.

VII. Partnership Property

(a) Partnership Property. All property originally paid or brought into, or transferred to, the partnership as contributions to capital by the partners, or subsequently acquired by purchase or otherwise, on account of the partnership, shall be partnership property.

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VIII. Management of Business

(a) Participation in Management. Except as otherwise provided in this agreement, all partners shall have equal rights in the management and conduct of the partnership. Decisions shall be by majority Vote (each partner having one vote) except as provided in subsection (b) of this article.

(b) Matters requiring unanimity. During the continuance of the partnership , no partner shall, without the consent of all partners, do any of the following:

(1) Assign the partnership property in trust for creditors or on the assignee's promise to pay the debts of the partnership;

(2) Dispose of the good will of the business;

(3) Submit a partnership claim or liability to arbitration or reference;

(4) Confess a judgment against the partnership;

(5) Do any act which would make it impossible to carry on the ordinary business of the partnership;

(6) Undertake or complete any act for which unanimity is required under the provisions of this agreement;

(c) Indemnity by Partners. The partnership will indemnify each partner in respect of payments made and personal liabilities reasonably incurred by each partner in the ordinary and proper conduct of the partnership business, or for the preservation of the business of property of the partnership.

(d) Bank Deposit s and Accounts. All partnership funds shall be deposited in the name of the partnership in accounts in First National Bank of Kissimmee, Florida. All checks, drafts, or other withdrawal slips drawn on such partnership accounts must be signed by one (1) of the partners.

IV. Profits and Losses

(a) Sharing of Profits. The partners shall be entitled to the net profits arising from the operations of the partnership business that remain after the payment of the expenses of conducting the business of the partnership. Each partner shall be entitled to the distributive share of the profits specified Below:

Name	Percentage
Charles N. Gross Jr.	50%
Charles N. Gross III	50%

(b) Losses. All net losses that occur in the operation of the partnership business, shall be paid out of the capital of the partners and the profits of the business, or if such sources are deficient in funds to cover such losses, by the partners in the

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following shares:

Name	Percentage
Charles N. Gross Jr.	50%
Charles N. Gross III	50%

(C) The term "net profits " and "net losses" shall mean the net profits and net losses of the partnership as determined for Federal Income Tax purposes by the accountant servicing the partnership account.

X. Books, Records and Accounts

(a) Books of Account. Books of account shall be kept by the partners, and proper entries made therein of all sales, purchases, receipts, payments, engagements, transactions and property of the partnership.

(b) Method of Accounting. All accounts of the partnership shall be kept on the cash basis. All matters of accounting for which there is no provision in the agreement are to be governed by generally accepted methods of accounting.

(c) Place where Books and Records to be Kept. The partnership books of account, and all securities, papers and writings of the partnership shall be kept at the principle place of business at 25 E 17th St, St Cloud, Florida 34771 or in such other place where the business may be carried on, or in such other place as may be agreed on by the partners. Each partner shall have free access at all times to examine and copy the books, papers and other writings of the partnership.

(d) Tax Year. The taxable year of the partnership shall commence on January 1 and end on December 31.

XI. Death

Upon the death of any partner, the surviving partners shall have the right either to purchase the interest of the decedent in the partnership or to terminate and liquidate the partnership business.

(a) If the surviving partners elect to purchase the decedents interest. they shall serve notice of such purchase in writing within [22] days after the death of the decedent, upon the executor or administrator of the decedents, or if at the time of such election no legal representative has been approved, upon any of the known legal heirs at the last known address of such heir.

(b) The purchase price and payment thereof shall be that of which is agreed upon by the partners at the close of the previous tax year.

(c) The continuing partners shall the right to use the partnership name.

(d) Estate becomes a partner. After the death of partner, the decedent's estate, by it's fiduciary, shall become partners with all the interest, rights and duties previously held by the decedent, except the right to be managing partner.

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In Witness Whereof, the parties hereto have executed this agreement at Kissimmee Florida, on the date first above written.

L Sue Elliott
Witness

BY:
Charles N. Gross Jr.

L Sue Elliott
Witness

BY:
Charles N. Gross III

TOTAL P.04

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FILE

MISCELLANEOUS BUSINESS:

2. Case #96-93DR - Barney Veal
Lot #23, Whaley's Landing
A. Water Request
B. Annexation

There was no one present to represent the application.

Mr. Rosenbauer gave a brief description of the applicant's request referencing condition #4 in a memorandum to the Board dated December 2, 1996. He explained that the applicant had agreed to pay for the installation of the two inch line extension with the understanding that there would be no reimbursement of the applicant's costs when the City installs the twelve inch main along Old Canoe Creek Road in fiscal year1999.

A. ***Mr. Mike D'Work made a motion to recommend approval of the applicant's request for a two inch temporary line extension to provide connection to the City's potable water for property described in case #96-93DR with the conditions stated in a memorandum to the Board dated December 2, 1996. Mr. Harvey Weisberg seconded the motion. the vote was 4-0, with all members voting "aye".***

B. ***Mr. Mike D'Work made a motion to recommend deferral of annexation for the property described in Case #96-93DR until such time as said property becomes contiguous with the municipal boundaries of the City of St. Cloud. Mr. Harvey Weisberg seconded the motion. The vote was 4-0, with all members voting "aye".***

ACTION ON CONSENT AGENDA OF DECEMBER 10, 1996:

Mr. Mike D'Work made a motion to approve the consent agenda for December 10, 1996. Mr. Harvey Weisberg seconded the motion. The vote was 4-0, with all members voting "aye".

The following items were approved on the consent agenda for December 10, 1996:
1. Minutes of November 26, 1996
2. Case #96-14DR - Ashley Reserve (f/k/a Macy Island Woods) - E. of The Woods at King's Crest
Annexation deferred until such time as the property becomes contiguous with the Municipal boundaries of the City of St. Cloud.

ADJOURNMENT: The meeting was adjourned at 6:40 p.m.

Respectfully Submitted,

_____ _____
Marty Hobbs, Planning Board Secretary Date

_____ _____
Mark Rosenbauer, Planning Board Chairman Date

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DATE: 12/02/96 MEL WILLS, JR., CLERK OF THE CIRCUIT COURT VOUCHER
TIME: 11:16:32 ========== OSCEOLA COUNTY ========== 1236080
17 S. VERNON AVENUE, DEPT. R, ROOM 231-C
KISSIMMEE, FLORIDA 34741-3603

FROM: CITY OF ST CLOUD
1300 NINTH STREET
ATTN: PAT PURDY
ST CLOUD FL 34769

LINE	CODE	DESCRIPTION	TYPE	BOOK	PAGE	YR-INSTNO-X	CHECK	TOTAL
001	01	RECORDING	OTHER	1364	0247	96-096360		10.50

PAYABLE TO: MEL WILLS, JR., CLERK BY: SWT TOTAL DUE -> 10.50
==========
CHECKS ->

CITY OF ST. CLOUD , FLORIDA
MEMORANDUM REPORT
FOR PLANNING BOARD MEETING TO BE HELD ON DECEMBER 10, 1996

TO: City of St. Cloud Planning Board
Mark Rosenbauer, Chairperson

FROM: Anthony Caravella, AICP, City Planner

DATE: December 1, 1996

SUBJECT: CASE # 96-14 DR - Ashley Reserve (a.k.a. Macy Island Woods): Request for Water (S. Of Henry Partin Rd, West of Macy Island Rd) and Processing Petition for Annexation dated November 22, 1996

This case is presented to the Planning Board pursuant to a Petition for Annexation dated November 22, 1996.

RECOMMENDED ACTION ON PETITION FOR ANNEXATION:

The Development Review Committee (DRC) reviewed the Petition for Annexation on November 20, 1996. Revisions to documents and/or verifications which were identified as needing to be completed at that meeting have been submitted to the Planning Division. A Notice of Encumbrance to Annex to City of St. Cloud has been filed on the public records of Osceola County on December 2, 1996 at O.R. Book 1364, Page 0247.

Pursuant to Section 3.4.3.B.2 of the City's Land Development Code, and Section 2-256, City Code, the following information concerning this case and request for annexation is presented to the Board for your consideration:

- The owner of the real property described in Case No. 96-14DR, being Ashley Reserve, a Florida General Partnership, has petitioned the City Council of the City of St. Cloud, Florida, pursuant to ss 171.044, Florida Statutes, requesting annexation of said property to the corporation area of the City of St. Cloud, Florida, and requesting to be included therein in a petition dated November 22, 1996.
- The City Manager of the City of St. Cloud, Florida, has certified by review of that Certificate of Title dated October 14, 1996, made by Marianne Conerly, CEO of Florida Professional Title, a duly licensed title insurance company, that the owner of said property has signed the Petition for Annexation.
- The owner of said property has provided to the City Manager a Statement of Intended Use, dated September 20, 1996 indicating the type of use will be 30 single family residential lots.

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The subject property is <u>not</u> contiguous to the municipal boundaries of the City, and therefore, pursuant to State Statute, may not be annexed at this time. Therefore, staff recommends the Planning Board recommend the City Council **defer any action on the annexation petition until such time as the subject parcel is contiguous to the City's municipal boundaries**.

BACKGROUND:

- This case is presented to the Planning Board pursuant to a request for potable water and sanitary sewer to a proposed 30 lot subdivision known as Macy Island Woods (County SUB 09-96), approved with conditions by Osceola County on March 7, 1996. The City had provided comment to Osceola County on the proposed subdivision in a letter dated January 29, 1996. Issues regarding water and sewer availability to the proposed subdivision are identified in that letter.
- The case numbers for the original request and determination of availability for potable water and sanitary sewer was: Macy Island Woods: Request for Water under City Case No. 96-14DR, approved by City Council on April 11, 1996 (County Case No. SUB 09-96 - Macy Island Woods - Preliminary). The Planning Board reviewed that request on March 26, 1996 and the Utility Advisory Committee reviewed the request on March 25, 1996. City Council reviewed and approved the request on April 11, 1996.

If you have questions, please do not hesitate to contact the Planning Division at 957-7253.

c: Mr. Brian Cale, E.I.; Ron Howse, P.A.; P.O. Box 701323; St. Cloud, FL 34770
Ashley Reserve; c/o Snow Construction; 25 East 17th Street; St. Cloud, Florida 34769

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CITY OF ST. CLOUD, FLORIDA

2901 SEVENTEENTH STREET • ST. CLOUD, FLORIDA 34769

PHONE:
(407) 957-7300

November 25, 1996

Mr. Brian Cale, E.I.
Ron Howse, P.A.
P.O. Box 701323
St. Cloud, FL 34770

RE: **NOTICE OF DEVELOPMENT REVIEW COMMITTEE APPROVAL - CONSTRUCTION PLANS ONLY**: CASE # 96-14 DR - Ashley Reserve (a.k.a. Macy Island Woods): Construction Plans

Dear Mr. Cale:

On November 20, 1996, the Development Review Committee (DRC) had a final review of the Construction Plans for Ashley Reserve (a.k.a. Macy Island Woods) (Osceola County CASE # SUB 09-96 - Macy Island Woods - Preliminary). As authorized by and in accordance with approval of a request for water and sewer by the City Council on April 11, 1996 (CASE # 96-14DR), the DRC recommendation was for approval of the construction plans with conditions.

The following minor conditions of the construction plan approval must be met prior to water system acceptance and/or recording of the final plat:

Civil Engineering

1. This project will require a Department of Environmental Protection permit for the water distribution system.

General Services

2. Certificate of capacity to be issued prior to approval and sign off of DEP permit for water line extensions. Certificate will be processed following DRC acceptance and approval of these construction plans. [Anticipated for 12/12/96 Council meeting]
3. Per Condition No. 5 of April 11, 1996 determination of availability approval, applicant to provide a 15 foot (15') easement centered on the constructed water main as identified by as built engineering plans (i.e. between Lots 18 and 19 of the proposed subdivision). This easement to be provided by a separate instrument with a metes and bounds description, or be included as a requirement to be included in the Certificate of Capacity and shown and recorded on the plat dedicated to the public or the City of St. Cloud.
4. ~~Provide copy of warranty deed noted in petition for annexation and/or resubmit petition for annexation and notice of encumbrance to annex dated after transfer of title (per warranty deed) occurred.~~ [New documents submitted. Condition removed.]

Copies of the approved development plans are now available during regular business hours in the office of the Planning Division. Prior to construction activity contact Civil Engineering at (407) 957-7283 to schedule a pre-construction conference. In addition, to coordinate electric utility installation, contact Dale Rushing at 957-7262 prior to commencing construction activity.

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This construction plan approval is governed by the time limit of approval authorized through issuance of the Certificate of Capacity for this project. Therefore, this construction plan approval is anticipated to be valid until December 12, 1997 and construction must commence and substantial development activity must occur on, or before, December 12, 1997. Please be governed accordingly.

Additional issues which were discussed by the Development Review Committee, or which are related to this case, are attached as Exhibit "A".

If you have questions, please do not hesitate to contact the Planning Division at (407) 957-7253.

Sincerely,

Anthony V. Caravella, AICP
City Planner

Attachment:

c: Ashley Reserve; c/o Snow Construction; 25 East 17th Street; St. Cloud, Florida 34769
Mr. Michael Kloehn, Planning Director; Osceola County Planning Dept ; 17 S. Vernon Ave; Kiss., FL 34741
Mark Luthie, City Engineer; Bob MacKichan, General Services Director
Mohsen Faraji, Electric Utilities; Carol Burgess, Zoning Coordinator; Dave Hilston, Concurrency Management
Case File 96-14DR

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The following issues were discussed by the Development Review Committee, or are related to this case, and are provided as additional information, comments, and recommendations:

Fire Department

1. Upon review, hydrant location and spacing shown on the plans does not meet the requirements of the LDC. If this project were developed in St. Cloud, an additional fire hydrant would be required at or near the entrance to the subdivision because there are no existing hydrants shown from the point of water main connection and the first proposed hydrant. However, this project is not within the jurisdiction of the St. Cloud Fire Rescue Department and final approval will be based on the County's minimum specification for hydrant location and spacing.

Civil Engineering

2. Complete the dedication portion of the plat.
3. Please indicate the width of the proposed street system.
4. Please identify the type of base material to be utilized on this project.
5. Please indicate the width of the concrete sidewalk and the setback of the sidewalk from the property line.
6. The proposed storm water system will be maintained by a county M. S. T. U. We recommend the legal documents accompanying the plat include a provision which will enable the City to enforce the storm water pond maintenance if and when the property is annexed.

General Services

7. Applicable provisions of Division 5 "Extension of Service" of Article IV "Potable Water", of Chapter 78 "Utilities", St. Cloud City Code, have been met. Therefore, construction plan approval and preliminary project review report development may occur.
8. The Planning Division notes that the legal description shown on the certificate of title for the annexation documents does not match the legal description shown on the plat, specifically the certificate shows the northern property boundary being 620.14 feet in length, the plat shows 619.95 feet in length.

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CITY OF ST. CLOUD, FLORIDA

2901 SEVENTEENTH STREET • ST. CLOUD, FLORIDA 34769

PHONE:
(407) 957-7300

April 25, 1996

Mr. Michael Kloehn, Planning Director
Osceola County Planning Department
17 South Vernon Avenue
Kissimmee, Florida 34741-5488

FILE

RE: **NOTICE OF FINAL DETERMINATION OF AVAILABILITY**
COUNTY CASE No. SUB 09-96 - Macy Island Woods (Preliminary)
CITY CASE NO. 96-14 DR - Macy Island Woods: Request for Water

Dear Mr. Kloehn:

I am writing to notify Osceola County of the City's FINAL "determination of availability" to comply with Special Condition No. 4 of the County approval of the above referenced SUB 09-96. This final "determination of availability" has been issued by action of the City Council following recommendation by the City Planning Board and City Utility Advisory Committee. **By copy of this letter, I am notifying the applicant of this determination and conditions of the approval.**

On April 11, 1996, the City Council reviewed the above referenced request for City water, and determined that CENTRAL POTABLE WATER IS AVAILABLE. CENTRAL SANITARY SEWER HAS BEEN DETERMINED TO NOT BE AVAILABLE AT THIS TIME to serve the proposed subdivision.

This determination and approval is subject to compliance with the following conditions:

1. Sanitary sewer is determined to be not available.
2. Applicant to secure a certificate of capacity in accordance with Article XIV "Concurrency Management" of the Land Development Code of the City of St. Cloud, Florida prior to submittal of application for DEP permits.
3. Applicant to construct potable water system to serve the subject property in accordance with the requirements of the Environmental Utilities Department and Civil Engineering Department, including, but not limited to:
   a. An 8" tapping sleeve and valve will be required at the connection point. The current As-Built Plans for Kings Crest Phase III do not show an 8" stub-out.
   b. The 8" gate valve at the intersection of Macy Island Road and Falcon Circle will not be required.
   c. Please add the following to the water distribution system notes as follows:
      i. The installation of a 12 gauge tracer wire installed with all water mains.
      ii. Flushing procedure will consist of a Poly Pig inserted into the water main at the connection point to the existing water distribution system and all intersecting fittings.

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d. Additional water main fittings may need to be utilized at the corners to coincide with the proposed road alignment.

Construction plans for these improvements, and a fee for their review being the charge for a preliminary subdivision plan, are to be submitted and reviewed and approved by the City Development Review Committee. City staff is authorized to approve construction plans for the project subject to Condition # 4.

4. Construction plan approval, preliminary project review report development, and connection shall not occur until such time as a notice of and encumbrance to annex has been recorded among the public records of Osceola County, and the applicant has filed a petition for annexation executed by the fee simple owner(s) of the subject property. A new petition for annexation, notice of encumbrance, and statement of intended use must be submitted reflecting the fee simple owner(s) of the subject property.
5. All main extensions must be within a recorded right of way or easement. Minimum easement width shall be fifteen feet (15') with the easement centered on the constructed water main as identified by as built engineering plans.
6. Potable water impact and potable water tap fees shall be due at the time of connection to the City's system in the following amounts:
   a. Water Impact = $ 495 per unit,
   b. Water tap = $ 240 per unit,
   c. Or the water impact and water tap fee amounts adopted and in effect at the time of connection.
7. If possible, it is highly recommended fire hydrants are spaced no greater than five hundred feet between hydrants. [FOR INFORMATION ONLY: NOT A CONDITION OF APPROVAL]

Please note that Condition No. 2 requires that a certificate of capacity be issued prior to submittal of application for DEP permits. This certificate will be issued by City staff following compliance with Condition No. 4 above. For more information regarding the certificate of capacity, please contact David Hilston, Concurrency Management Coordinator, at (407) 957-7256.

The City requests the County implement City Condition No. 5, by requiring this easement be indicated on the final plat.

The City recommends the County consider implementation of Condition No. 7, i.e. provide for fire hydrants to be spaced no greater than five hundred feet between hydrants.

The applicant has received revised construction plans and is scheduled to review these plans at the May 8, 1996 Development Review Committee meeting.

In addition, please be advised that the City considers:

1) The proposed development order to be in conformity with the Osceola County and City of St. Cloud Comprehensive Plans.

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2) Adequate System capacity is available to serve the proposed subdivision. There exists within the present phases of The Woods at Kings Crest subdivision an eight inch (8") water main which can serve this proposed subdivision by an extension of a potable water main along Macy Island Road. Be advised that construction of the water system to serve this subdivision may serve to meet one of the City conditions of approval for The Woods at Kings Crest, Phase IV subdivision. The closest sanitary sewer connection point is at the Neptune Middle School, approximately 1.25 miles from the proposed subdivision. Given the distance from the closest sanitary sewer connection to the proposed subdivision, the City has determined sewer is not presently available to the subject property and no sewer line extensions are required.

3) There are no City Capital Improvement Projects listed in the City's Comprehensive Plan which are listed, planned, or designed to the serve the proposed project area at this time.

4) Terms and conditions of connection are noted above.

If you have questions, please do not hesitate to contact the Planning Division at 957-7253.

Sincerely,

Anthony Caravella, AICP
City Planner

c: Robert Harding, Trustee; 201 East Pine St., Suite 701; Orlando, FL 32801
Ron Howse, P.A.; P.O. Box 701323; St. Cloud, FL 34770
Donald Kinsella, Environmental Services Director
Mark Luthie, City Engineer
Dave Hilston, Concurrency Management Coordinator
Bill Johnston, Fire Marshall
Case File 96-14DR

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AGENDA

DATE OF MEETING: APRIL 11, 1996

AGENDA ITEM (Brief Description) RESOLUTION NO. _____
ORDINANCE NO. _____

APPROVAL, WITH CONDITIONS, OF A REQUEST FOR POTABLE WATER AND SANITARY SEWER, INCLUDING A FINAL DETERMINATION OF AVAILABILITY WITH CONDITIONS, FOR A SUBDIVISION KNOWN AS MACY ISLAND WOODS.

Location: A proposed 30 lot subdivision located South of Macy Island Road and East of Henry Partin Road, across from the King's Crest Subdivision.

COUNCIL ACTION

1st Reading: N/A (DATE)

1st Public Hearing: N/A (DATE)

2nd Public Hearing: N/A (DATE)

Final Action: 04/11/96 (DATE)

DEPARTMENT SUMMARY:

APPLICANT: Robert L. Harding, Trustee
OWNER: Richard & Evelyn Margolis (Assumed Under Contract for Purchase by Applicant)
AGENT: Ron Howse, P.A.

CASE NO. 96-14DR **- Macy Island Woods:** Request for Water and processing expected Petition for Annexation

For the purpose of approval of a request for City potable water including a determination of availability for the same. Action will provide for compliance with the County approval of a proposed subdivision (SUB 09-96), and the Water and Sewer Interlocal Agreement.

SEE ATTACHED MEMORANDUM FOR ADDITIONAL INFORMATION AND RECOMMENDED CONDITIONS

Development Review Committee - March 6, 1996: The Development Review Committee (DRC) reviewed this case and recommended (1) determination that sanitary sewer was not available, (2) approval of the connection to water including a determination that water was available to serve the proposed subdivision, with conditions, and (3) the subject property is not contiguous to the City's municipal boundaries and therefore pursuant to Chapter 171, Florida Statutes, cannot be annexed at this time.

Utility Advisory Committee - March 25, 1996: Reviewed this request and recommended approval of the connection to City water with conditions, and recommended a determination that sanitary sewer is not available.

Planning Board - March 26, 1996: Reviewed this request and recommended approval of the connection to City water with conditions, and recommended a determination that sanitary sewer is not available. (Motion by Mr. Rosenbauer, second by Mr. Pearce, the vote was 4-0 with all members voting "aye"). Action on the expected petition for annexation was for deferral. (This item will be resubmitted to the Planning Board for additional action following submittal of a Petition and Notice of Encumbrance to Annex)

[PLANNING DIVISION NOTE: Condition No. 4 of the water and sewer request requires submittal of a petition for annexation and notice of encumbrance to annex. Action on these documents will be submitted at a later date under a separate agenda item]

Roger Nelson, Chairman by arc
Signature, Dept. Head. or Chairperson

CITY MANAGER'S COMMENTS:

J. Paul Bottel
Signature, City Manager

CITY COUNCIL ACTION:

April 11, 1996 - Approved in Council Action. (Vote 5-0) with conditions.

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BOARD
OF
COUNTY
COMMISSIONERS

District I
Charles Owen

District II
Mary Jane Arrington

District III
John Pate

District IV
Larry Whaley

District V
Chuck Dunnick

Acting
County Manager
Rob Magnaghi

County Attorney
Neal Bowen

Osceola
County

17 S. Vernon Ave.
Kissimmee, FL
34741-5488
(407) 847-1200
Fax (407) 847-1509

March 19, 1996

Mr. Ron Howse
P. O. Box 701323
St. Cloud, FL 34770-1323

REF: SUB 09-96 -- Macy Island Woods (Preliminary)

Dear Mr. Howse:

Your referenced request for a Preliminary Subdivision Plan approval was granted by the Osceola County Planning Commission at their meeting of March 7, 1996, subject to compliance with the following conditions:

A. STANDARD CONDITIONS:

1. *Drainage and stormwater management plans and calculations to be approved by County Engineer prior to submitting plans for building permits. A benchmark will be required at a location to be noted on the approved drainage plans. The project engineer shall pick up a brass disk for the BM at the County Engineer's Office. All paving and drainage to be constructed per approved plans prior to receiving a Certificate of Occupancy.*
3. *Approved copies of DER water/sewer permits to be filed with the County Engineer.*
14. *Set up drainage MSTU for drainage, street lighting, etc., as required.*
22. *Tree removal and planting shall be in accordance with provisions of the Osceola County Tree Protection Ordinance 86-8 and 87-15, and shall be approved by the Land Management Inspector prior to removal of any trees, the approval of Construction Plans by the Engineering Department, and the issuance of Building Permits, if applicable.*
26. *All signs shall conform to Osceola County ordinance, Supplement 14, Outdoor Advertising, or to sign regulations approved within the Planned Use Development (PUD), if any.*
30. *Make provisions for fire-fighting water, as per N.F.P.A. 241, 1993 Edition, Sec. 6-7.2 (6-7.2.1 & 6-7.2.2).*
32. *Prior to submitting final, applicant shall clear all proposed street names with Public Safety Office.*
39. *South Florida Water Management District permit required for surface water system evaluation.*

B. SPECIAL CONDITIONS:

1. *All lots shall access from internal roadways only with no direct access to Macy Island Road and same to be so noted on plat.*

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2. *Vis-a-vis Article III, §3.37, Osceola Zoning Regulations, all of Lots 1, 28, and 29 are determined to be zoned "RS-1A," therefore, shall conform to RS-1A development standards. This determination shall be noted on the minutes.*
3. *All trees 24" DBH or more shall be shown on the Construction Plan for determination by the Land Management Inspector.*
4. *Compliance with the water and sewer agreement with the City of St. Cloud is required.*

You may now submit your improvement plans and final plans for review and hearing. This must be done within 18 months or the preliminary subdivision plan approval will become void.

If we can be of further assistance, please contact the Planning Department at 847-1380.

Respectfully yours,

Vickie Johnson
Planning Department

c: Mr. Robert Harding, c/o Mr. Ron Howse
Mr. Richard Margolis, c/o Mr. Ron Howse

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S.H. Rehmann, P.E.
Environmental and Civil Engineering
4450 Treasure Oaks Lane
Orlando, Florida 32812-1311
Tel. (407) 273-8373

Mrs. Ramon
273-8373

TRANSMIT

DATE 08-04-88	JOB NO.
ATTENTION Ms. Carol Burgess	
RE: Fish Lake Club	

TO City of St. Cloud
2901 Seventeenth Street
St. Cloud, Florida 32769

GENTLEMEN:

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following item

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change order ☒ Documents

COPIES	DATE	NO.	DESCRIPTION
1			Notice of Encumbrance
1			Petition of Annexation
1			Certificate of Title
1			Statement of intended Use

THESE ARE TRANSMITTED as checked below:

☒ For approval ☐ Approved as submitted ☐ Resubmit_____copies for approv

☐ For your use ☐ Approved as noted ☐ Submit_____copies for distributic

☒ As requested ☐ Returned for corrections ☐ Return_____corrected prints

☐ For review and comment ☐ _____

☐ FOR BIDS DUE _____ 19_____ ☐ PRINTS RETURNED AFTER LOAN TO

REMARKS: We would appreciate you executing the documents at your earliest convenience. These papers need to be accepted by the City before we can submit the DER water permit to the department.

COPY TO _____

SIGNED: Frank Egan

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CERTIFICATE OF TITLE

The undersigned, THOMAS BOROUGHS, an attorney at law duly admitted to practice in the State of Florida, does hereby certify that he has examined an abstract of title current to the date hereof, or the public records of Osceola County, Florida, to the date hereof, with regard to the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO.

and that based upon said examination he does hereby certify that fee simple title to the described real property is vested in CENTRAL FLORIDA DEVELOPMENT CORP. as of the date hereof, and said real property is not subject to any restrictions, mortgages, liens or encumbrances of any kind which affect in any manner the right of the said owner to annex the said property to the City of St. Cloud, Florida, or any other municipality.

Dated this 6th day of July, 1988.

**except that certain Mortgage and Security Agreement given by Central Florida Development Corp. in favor of Coral Gables Federal Savings and Loan Association dated January 15, 1988, and recorded January 18, 1988, in Official Records Book 0865, Page 1542, Public Records of Osceola County, Florida.

Thomas Boroughs

THOMAS BOROUGHS
ADDRESS:
201 E. Pine Street, Suite 500
P.O. Box 3309
Orlando, FL 32802
Telephone:
(407) 841-3353

CITY ORDINANCE AND OR POLICY PROHIBITS THE CITY ATTORNEY FROM MAKING THIS CERTIFICATION.

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Parcel 1
From the Southeast corner of Section 31, Township 25 South, Range 30 East, Osceola County, Florida, run S89°58'20"W, along the South line of said Section 31, 1000.00 feet to the Point of Beginning; run thence N00°55'00"W, 868.07 feet to the Southeast corner of the Melba Tregre Lands; run thence S89° 58'55"W, 712.72 feet to the Southwest corner of said Lands; run thence N 00° 01'05"W, along the West line of said Lands, 416.32 feet; run thence S89°57'46"W, 362.44 feet; run thence S00°01'05"E, 624.36 feet; run thence N89°57'46"E 76.72 feet to the Northeast corner of SW 1/4 of SW 1/4 of SE 1/4 of said Section 31; run thence S00°18'49"E, 660.0 feet to the Southwest corner of the SE 1/4 of SW 1/4 of SE 1/4 of said Section 31; run thence N89°58'20"E, 980.82 feet to the Point of Beginning.

Parcel 2
From the Southeast corner of Section 31, Township 25 South, Range 30 East, Osceola County, Florida, run West along the South line of said Section 31, 1000.00 feet; run thence North 00°55' East 868.10 feet, to the point of beginning; continue North 00°55' East 317.94 feet, to the Southerly right of way line of State Road #525; run thence N46°35'W along said right-of-way line 817.69 feet; run thence South 14°56' West 480.35 feet; run thence South 00°01' East 416.10 feet; run thence North 89°59' East 713.0 feet to the point of beginning.

EXHIBIT "A"

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STATEMENT OF INTENDED USE

The undersigned, being the petitioners for annexation of certain real property to the City of St. Cloud, Florida, said Petition being filed herewith, do hereby certify that, if said property is annexed to the City, our intentions with regard to the use of said property are as follows:

1. Type of use (industrial, commerical, professional, single-family residential, multi-family residential, etc.):

2. The number, type and use of all improvements to be constructed upon the property are as follows:

3. A copy of a plat, if available, or site development plan showing the locations of improvements to be constructed is attached.

4. The following special or extraordinary requirements for City service are anticipated in connection with the intended use:

The undersigned do hereby certify that the above and foregoing, including any attachments or exhibits hereto, constitute our intended use of the property which we propose to annex to the City of St. Cloud, and we, and our successors in interest in the subject property, do recognize and agree that in the event of annexation by the City, the City shall be under no obligation to provide City services of any kind to development upon the subject property imposing greater demands upon such City services than those reasonably to be anticipated from the use described in this Statement.

Dated this 28th day of July, 19 88

X _____
Property Owner

_____
Property Owner

_____
Property Owner

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Annexation and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the county and state last aforesaid this 29th day of July, 1988.

Susan Saxon
Notary Public

My Commission Expires: _____

Notary Public, State of Florida at Large
My Commission Expires January 9, 1992
Bonded thru Brown & Brown, Inc.

(SEAL)

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EXHIBIT "B"

1. Warranty deed, dated January 15, 1988, and recorded on January 18, 1988, in Official Records Book 0865, Page 1536, public records of Osceola County, Florida.

2. Warranty deed, dated January 15, 1988, and recorded on January 18, 1988, in Official Records Book 0865, Page 1538, public records of Osceola County, Florida.

3. Warranty deed, dated January 15, 1988, and recorded on January 18, 1988, in Official Records Book 0865, Page 1540, public records of Osceola County, Florida.

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This instrument was prepared by:
H. R. THORNTON, JR., P.O. Box 245
1010 Penn. Ave, St. Cloud, Fla
(305) 892-2176 File No:

NOTICE OF AND ENCUMBRANCE
TO ANNEX TO CITY OF ST CLOUD

THIS INSTRUMENT, Made this 29thday of July 1988 , Between

of the County of Osceola , State of Florida ,

Grantor*, and THE CITY OF ST. CLOUD, FLORIDA, a Municipal Corporation, Grantee;
WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below-described into the corporate limits of the City of St. Cloud; and
GRANTOR, for and inconsideration of the sum of ONE and NO/100 ($1.00) DOLLAR and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged,
DOES HEREBY ENCUMBER the below-described real property situate, lying and being in Osceola County, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,
GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal.
The subject property is described as:

SEE EXHIBIT "A" ATTACHED

*Grantor is used for singular or plural, as the context requires.
IN WITNESS WHEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Central Florida Development Corp

witness _____ _____ (SEAL)

witness _____ _____ (SEAL)

witness _____ _____ (SEAL)

witness (two are required) _____ _____ (SEAL)

STATE OF FLORIDA
COUNTY OF ORANGE
I HEREBY CERTIFY THAT ON THIS DAY, before me, a notary public, personally appeared RAUL STERN to me known to be the person(s) described in and who executed the foregoing instrument and (t)(s)he(y) acknowledged before me that (t)(s)he(y) executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 29th day of JULY , 1988 .

My Commission Expires:
(IMPRESSION SEAL) _____ Notary Public, State of Florida at Large
My Commission Expires January 9, 1992
Bonded thru Brown & Brown, Inc.

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PETITION FOR ANNEXATION

The undersigned, being all of the owners of the real property located in an unincorporated area of Osceola County, Florida, contiguous to the City of St. Cloud, Florida, and described as:

SEE EXHIBIT "A"

do hereby petition the City Council of the City of St. Cloud, Florida, that said property be annexed to the City of St. Cloud, Florida, and classified as an_____district on the City Zoning Map.

The undersigned hold fee simple title to the said property by virtue of SEE EXHIBIT "B" deed dated_____ and recorded on_____in Official Records Book_____, page_____, public records of Osceola County, Florida. Attached hereto is a Certificate of Title of even date herewith certifying to said title.

Dated this 28th day of July, 19 88

Witnesses:

Leslie A Tusk

Lisa Simpson

X_____
Property Owner

X_____
Property Owner

X_____
Property Owner

STATE OF FLORIDA,
COUNTY OF ~~OSCEOLA~~ ORANGE, SS:

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared_____ RAUL G STERN to me known to be the person described in and who executed the foregoing Petition For

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MEMORANDUM

TO: Ken Hughes, CAD Operator

FROM: Valarie Heyne, Drafting Technician

RE: Review Legal Descriptions

DATE: February 24, 1992

The City has recieved a plan for King's Crest Phase II and Phase III with attached legal descriptions. These legal descriptions need to encumber the same information as the original documents.

Please review and draw for us, attached legal descriptions.

If you have any questions please do not hesitate to contact the Planning Division.

Sincerely,

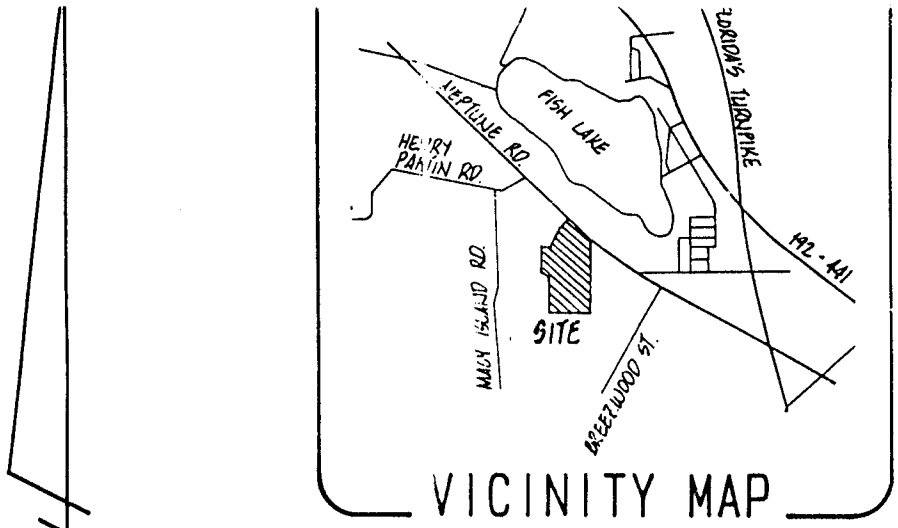
Valarie Heyne

Valarie Heyne
Drafting Technician

Attachment:

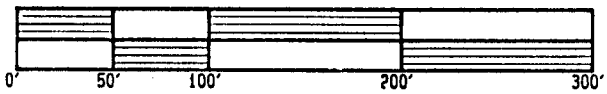
cc: Bob Mackichan, General Service Director
Carol Burgess, Zoning Coordinator
Mark Luthie, City Engineer

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VICINITY MAP

NOT TO SCALE



SCALE: 1" = 100'

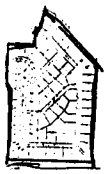
LEGAL DESCRIPTION:

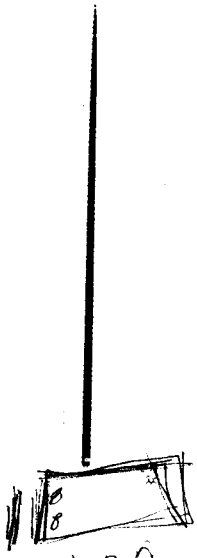
A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 25 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

FROM A POINT OF REFERENCE BEING THE SOUTHEAST CORNER OF SAID SECTION 31; THENCE SOUTH 89 DEGREES, 58 MINUTES, 20 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 31 A DISTANCE OF 1,000.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES, 58 MINUTES, 20 SECONDS WEST A DISTANCE OF 980.82 FEET; THENCE NORTH 00 DEGREES, 18 MINUTES, 49 SECONDS WEST A DISTANCE OF 659.99 FEET; THENCE NORTH 00 DEGREES, 02 MINUTES, 14 SECONDS WEST A DISTANCE OF 150.00 FEET; THENCE NORTH 24 DEGREES, 39 MINUTES, 43 SECONDS WEST A DISTANCE OF 55.00 FEET; THENCE NORTH 00 DEGREES, 25 MINUTES, 10 SECONDS WEST A DISTANCE OF 300.01 FEET; THENCE NORTH 09 DEGREES, 32 MINUTES, 02 SECONDS WEST A DISTANCE OF 50.69 FEET; THENCE NORTH 00 DEGREES, 02 MINUTES, 14 SECONDS WEST A DISTANCE OF 150.00 FEET; THENCE NORTH 89 DEGREES, 57 MINUTES, 46 SECONDS EAST A DISTANCE OF 293.14 FEET; THENCE NORTH 12 DEGREES, 45 MINUTES, 25 SECONDS EAST A DISTANCE OF 151.51 FEET; THENCE NORTH 47 DEGREES, 18 MINUTES, 45 SECONDS EAST A DISTANCE OF 57.92 FEET; THENCE NORTH 22 DEGREES, 11 MINUTES, 23 SECONDS EAST A DISTANCE OF 211.14 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF NEPTUNE ROAD (60' RIGHT-OF-WAY); THENCE SOUTH 46 DEGREES, 36 MINUTES, 26 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 809.51 FEET; THENCE SOUTH 00 DEGREES, 55 MINUTES 00 SECONDS WEST A DISTANCE OF 1,186.25 FEET TO THE POINT OF BEGINNING.

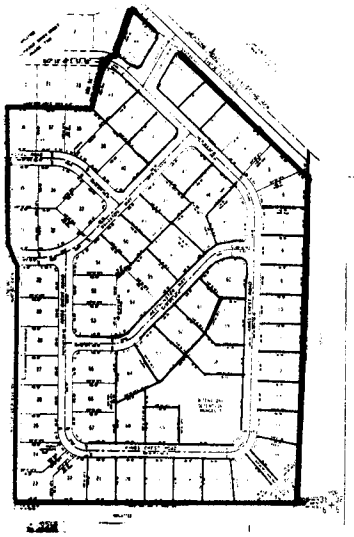
PARCEL CONTAINING 33.522 ACRES MORE OR LESS.

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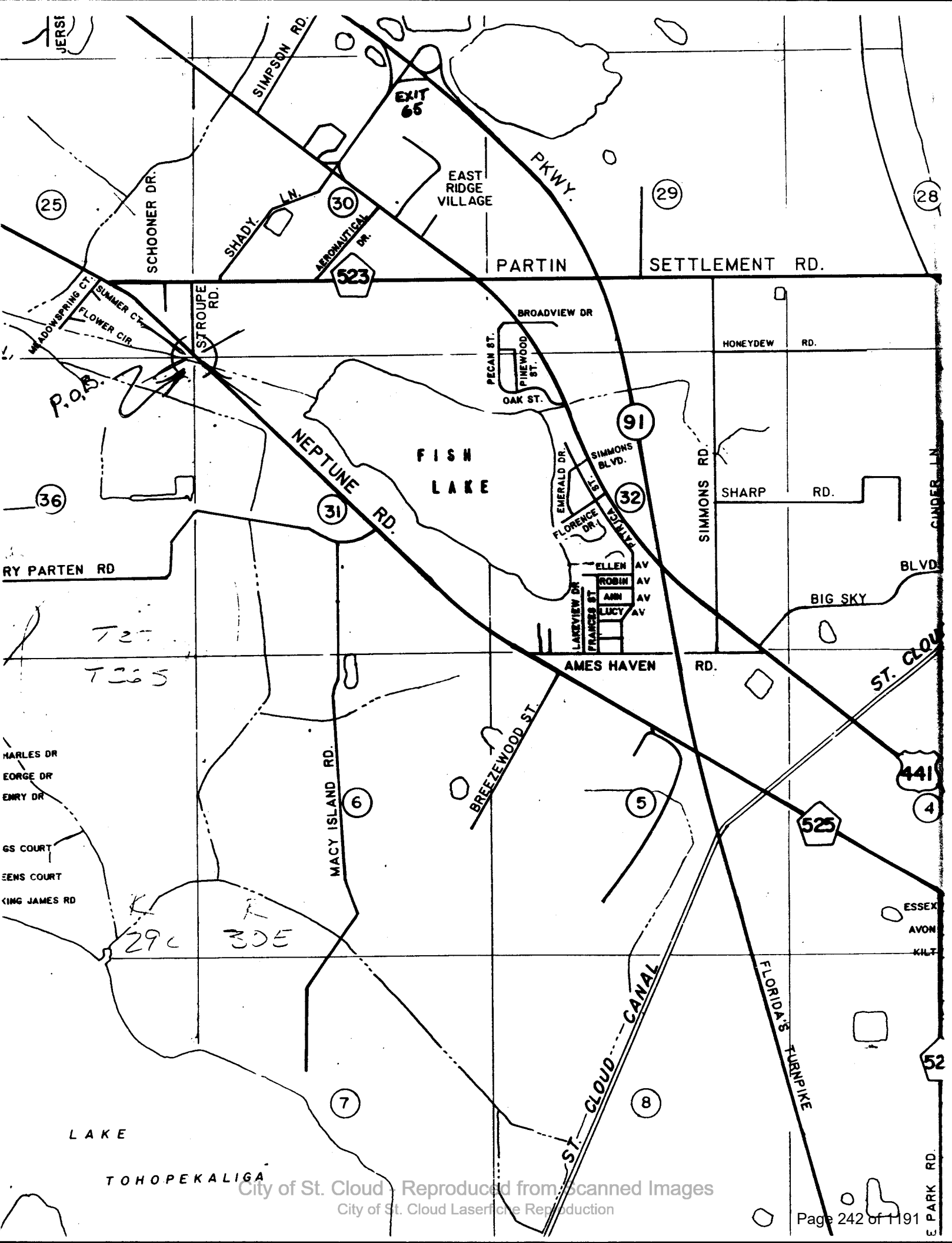




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RECEIVED FEB 24 1992

CITY OF ST. CLOUD
Work Order

Issue Date: 2/24/92 No: 1288

Route To (Department): Civil Engineering

Requested By: C.B.

Address:

Telephone No.:

Issued By: V.H. Permit / Account No.:

Return To: Planning Dept.

Exact Location: West Neptune Road, near Fish Lake

Please review and draw out all attached legal descriptions.

Date Required:

Date Received: 2/24/92

Action Taken:

none.

Comments/Remarks: Valerie, we have not customarily been doing trace-outs and legal descriptions for developers. I ask that you discuss this with your supervisor and have them contact me.

WATER METERING INFORMATION

METER INSTALLED				METER REMOVED			
Serial #	-	Type	- Size	Serial #	-	Type	- Size
Reading:				Reading:			

Completed By: Mark Smith Date: 2/25/92

Distribution: White-Originator Canary-Receiver Pink-Originator

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JAN 03 1992

SCHOOLFIELD PROPERTIES
REAL ESTATE DEVELOPERS, INVESTORS AND BROKERS

November 25, 1991

City of St. Cloud, Florida
2901 Seventeenth Street
St. Cloud, FL 34769

RE: Fish Lake Club Subdivision

To Whom It May Concern:

This letter is to notify you that I am in the process of purchasing the above referenced project from Central Florida Development Corporation. The project is presently named King's Crest.

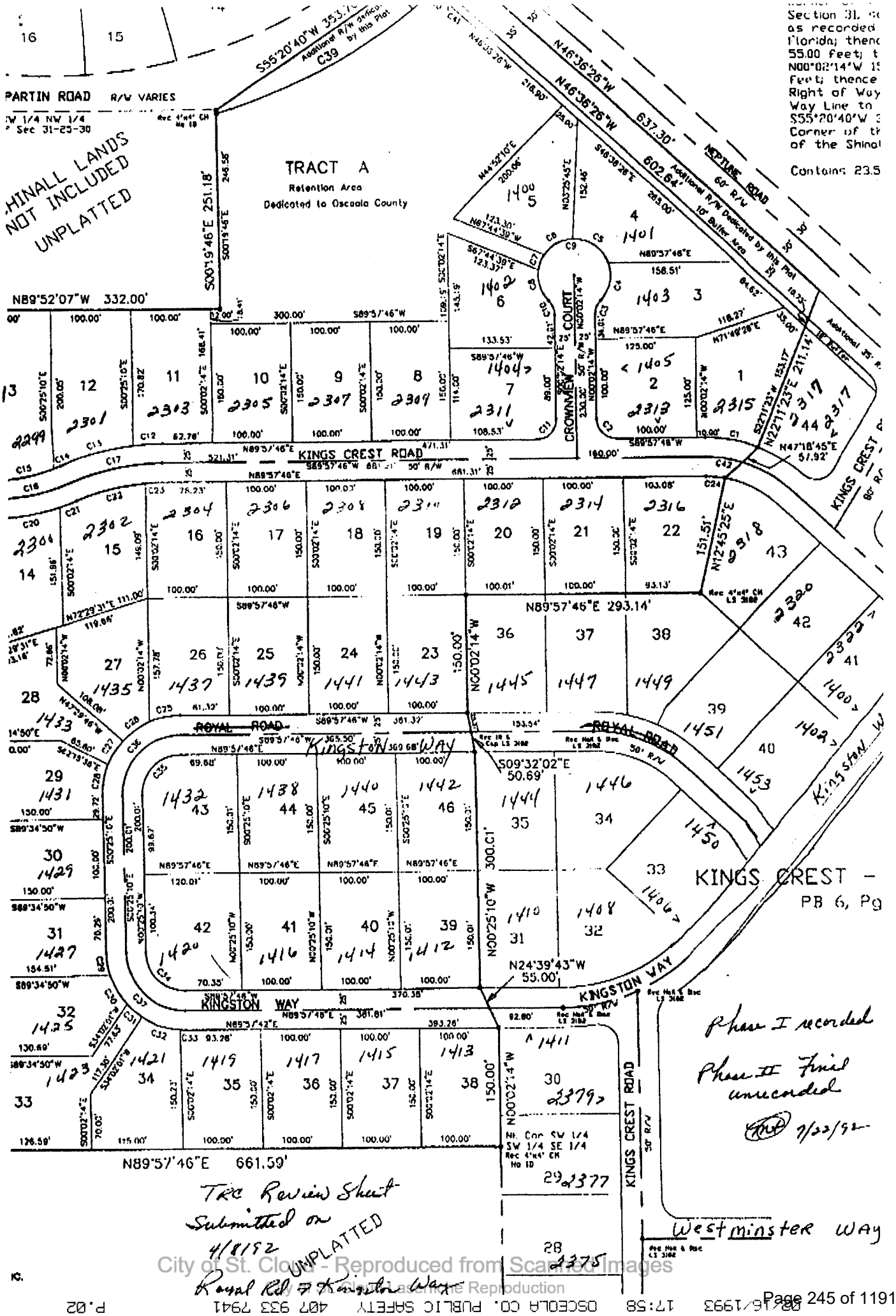
Subject to purchase, Ron Howse, P.E. will be the Engineer of Record for the remainder of the construction process. If you should have any question or comments, please let me know.

Sincerely,

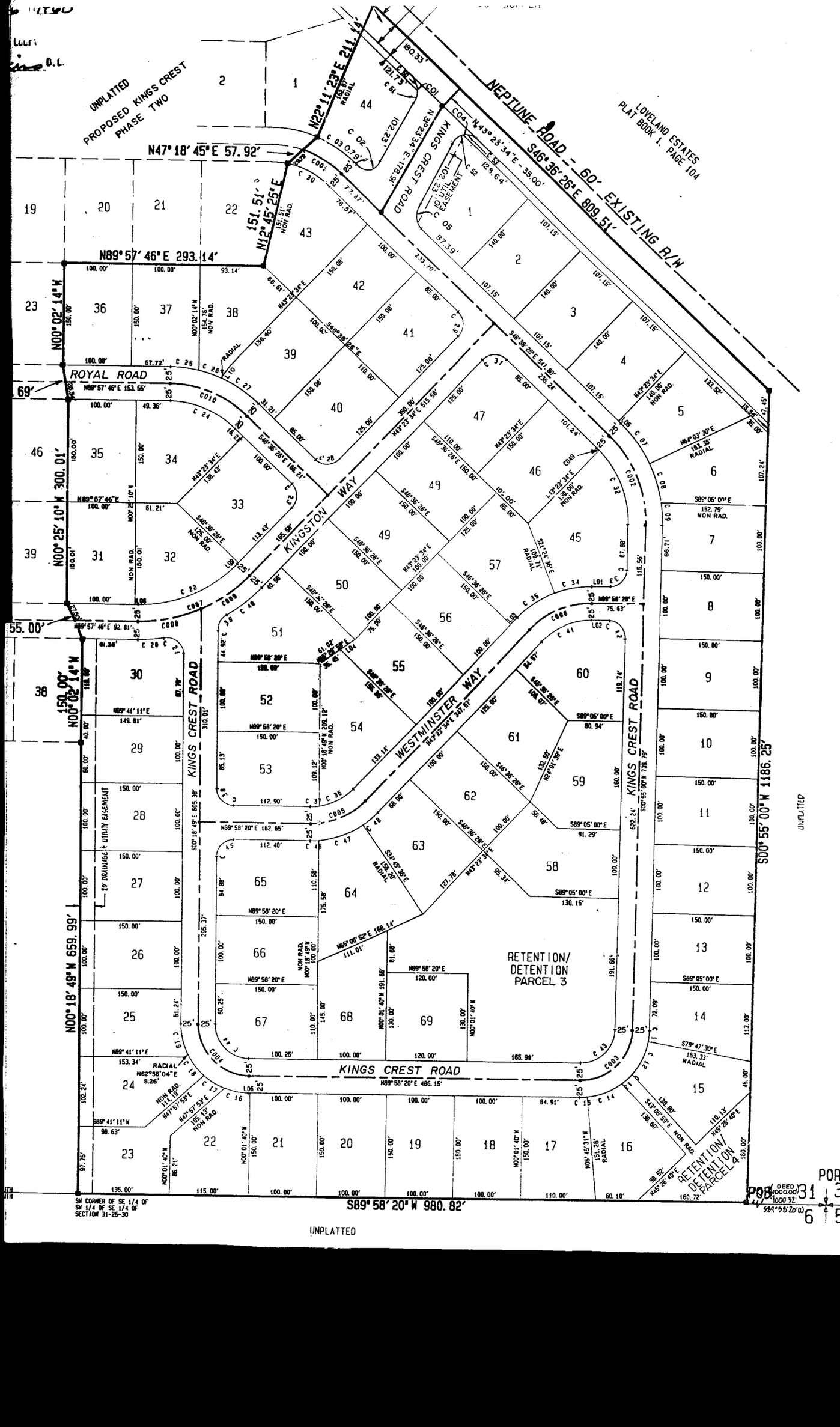
Wayne Schoolfield

WAYNE SCHOOLFIELD • 101 PARK PLACE BLVD., SUITE 3 • KISSIMMEE, FLORIDA 34741
(407) 847-3099 ORLANDO (407) 239-7500 FAX (407) 847-2850

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UNPLATTED
PROPOSED KINGS CREST
PHASE TWO
N22° 11' 23" E 211.14'
NEPTUNE ROAD - 60' EXISTING R/W
S46° 36' 26" E 809.51'
LOVELAND ESTATES
PLAT BOOK 1, PAGE 104
KINGS CREST ROAD
N47° 18' 45" E 57.92'
N12° 45' 25" E 151.51'
N89° 57' 46" E 293.14'
N00° 02' 14" W 300.01'
ROYAL ROAD
KINGSTON WAY
WESTMINSTER WAY
KINGS CREST ROAD
KINGS CREST ROAD
KINGS CREST ROAD
N00° 25' 10" W 300.01'
N00° 02' 14" W 150.00'
N00° 18' 49" W 659.99'
S00° 55' 00" W 1186.25'
UNPLATTED
RETENTION/
DETENTION
PARCEL 3
RETENTION/
DETENTION
PARCEL 4
POB
POR
S89° 58' 20" W 980.82'
SE CORNER OF SE 1/4 OF
SE 1/4 OF SW 1/4 OF
SECTION 31-25-30
UNPLATTED

File

FEB 19 1993

M E M O R A N D U M

TO: Bob MacKichan
General Services Director

FROM: Mark S. Luthie, P.E.
Public Works Director

REFERENCE: KING'S CREST, PHASE 2

DATE: February 17, 1993

This memo is to inform you that the potable water distribution system constructed at the above referenced project, to be owned by the City of St. Cloud, has been completed, inspected, and accepted this 16th day of February 1993.

If you have any questions, please contact me.

MSL:bep

copy: Tony Caravella
Rick Mauro

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MAINTENANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That WAYNE SCHOOLFIELD, TRUSTEE, DIANNE SCHOOLFIELD, TRUSTEE, AND KENNETH P. BAKER, hereinafter referred to as "PRINCIPAL", is held and firmly bound unto the City of St. Cloud, Florida, hereinafter referred to as "CITY", in the sum of Three Thousand Sixty-Nine and 50/100 Dollars ($3,069.50) for the payment of which it binds itself, its heirs, executors, successors and assigns, firmly by these presents:

WHEREAS, PRINCIPAL has constructed certain improvements, including ~~streets~~, ~~curbs~~, ~~storm drains~~, ~~sewer system~~, water distribution system and ~~other~~ appurtenances in that certain development described as KINGS CREST PHASE 2; and DS KS

WHEREAS, the aforesaid improvements were made pursuant to certain plans and specifications dated the 23rd day of June, 1992; and filed with the CITY Engineer; and

WHEREAS, PRINCIPAL is obligated to protect CITY against any defects resulting from faulty materials or workmanship of said improvements and to maintain said improvements for a period of two (2) years from the 8th day of February, 1993;

NOW, THEREFORE, the condition of this obligation is such that if PRINCIPAL shall promptly and faithfully protect CITY against any defects resulting from faulty materials or workmanship of the aforesaid improvements and maintain said improvements for a period of two (2) years from the 8th day of February, 1993, then this obligation shall be null and void, otherwise it shall remain in full force and effect. This bond is accompanied by a cashier's check made payable to CITY in the amount specified in paragraph 1 hereof. The cashier's check in the amount of $3,069.50, or its substitute, shall be returned to PRINCIPAL on the 8th day of February, 1995.

The CITY Engineer shall notify PRINCIPAL in writing of any defect for which PRINCIPAL is responsible and shall specify in said notice a reasonable period of time within which PRINCIPAL shall have to correct said defect.

PRINCIPAL and CITY further agree that CITY, at its option, shall have the right to correct said defects resulting from faulty materials or workmanship, or, pursuant to public advertisement and receipt of bids, cause to be corrected any defects or said defects in case PRINCIPAL shall fail or refuse to do so, and in the event CITY should exercise and give effect to such right, PRINCIPAL shall be liable hereunder to reimburse CITY the total cost thereof, including, but not limited to, engineering, legal and

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contingent cost, together with any damages, either direct or consequent, which may be sustained on account of the failure of PRINCIPAL to correct said defects.

IN WITNESS WHEREOF, PRINCIPAL has executed these presents this 8th day of February, 1993.

Signed, sealed and delivered
in the presence of:

"PRINCIPAL"

Diana R. Krug

Eleanor Rader

WAYNE SCHOOLFIELD, TRUSTEE

Dianne Schoolfield Trustee

DIANNE SCHOOLFIELD, TRUSTEE

Kenneth P Baker

KENNETH P. BAKER

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KENNETH P. OR ANN S. BAKER
1541 GRANDVIEW BLVD.
KISSIMMEE, FL 34744

116

Feb 9 19 93 63-1211/631

PAY TO THE ORDER OF City of ST. Cloud $ 736.68

seven hund red thirty six 68/100 DOLLARS

CSB
COMMERCIAL STATE BANK OF ORLANDO
SOUTH 441 OFFICE
ORLANDO, FLORIDA 32837

MEMO K.C II Bond

Kt P Baker

⑆063112113⑆0116 003131712⑈

DELUXE WALLET

SAFETY PAPER

WAYNE OR DIANNE SCHOOLFIELD 11-87
1400 GRANDVIEW BLVD.
KISSIMMEE, FL 32743

0190

Feb. 9 19 93 63-215 473 631T

PAY TO THE ORDER OF City of St. Cloud $ 613.90

Six hundred thirteen and 90/100 DOLLARS

Sun Bank
Sun Bank, N.A.
Kissimmee Office 473
Kissimmee, Florida 32741

FOR Water Maintenance Bond-King Crest II Dianne Schoolfield

⑆063102152⑆04734736473 20⑈ 0190

HARLAND

SCHOOLFIELD PROPERTIES INC. 11-92
MONEY PURCHASE PENSION PLAN
101 PARK PLACE BLVD., STE. 3
KISSIMMEE, FL 34741

112

63-215/631
BRANCH 473

PAY TO THE ORDER OF City of St. Cloud February 10 19 93 $ 1,718.92

$1,718.92 DOLLARS

Sun Bank
SunBank, N.A.
Kissimmee Office 473
Kissimmee, FL 34743
SunService Center (407) 846-4786

Kings Crest II
FOR Maintenance Bond/ water

⑈000112⑈ ⑆063102152⑆04734732063 1⑈

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PLAINTIFF

DESCRIPTION (As Provided)

Beginning at a point 251.20 ft., South 00°25'10" East from the North west corner of the SW 1/4 of the NW 1/4 of the SE 1/4 of Section 31, Township 25 South, Range 30 East, Osceola County, Florida; run South 00°25'10" East, 1069.45 ft. to the Southwest corner of the NW 1/4 of the SW 1/4 of the SE 1/4 of said Section 31; run thence North 89°57'46" East 584.82 ft.; run thence North 00°01'05" West 624.36 ft.; run thence North 89°57'46" East 362.44 ft. to the West line of the Melba Tregre lands; run thence North 14°55'25" East, along the West line of said lands, 480.10 ft. to the Northwest corner of said Tregre lands; run thence North 46°36'26" West along the Southerly right of way line of Neptune Road, 628.95 ft. to the Southeasterly right of way line of Henry Partin Road; run thence South 55°20'40" West, along said right of way line 353.70 ft. to the Northeast corner of the Shinall lands; run thence South 00°19'46" East 251.18 ft. to the Southeast corner of the Shinall lands; run thence North 89° 52'07" West, 332.00 ft. to the Point of Beginning.

AND ALSO:

Beginning at the Northwest corner of the East one-half of Lot 5, Block 24 in Section 31, Township 25 South, Range 30 East, according to the Florida Drained Land Company's Subdivision No. 1, as recorded in Plat book "B", pages 65 & 66, Public Records of Osceola County, Florida, run South 00°25'10" East along the West line of the East one-half of Lots 5 & 6 of said Block 24, 659.49 ft. to a point 20.0 ft. South of the South line of said Lot 6; run thence South 89°58'53" East parallel to said South line, being the centerline of a 40.0 ft. road; 619.95 feet to a point 40.0 ft. West of the East line of the West one-half of said Section 31; run thence North 00°25'10" West, parallel to said East line, 660.0 ft. to the North line of aforesaid Lot 5; run thence North 89°58'16" West 619.95 ft. to the Point of Beginning.

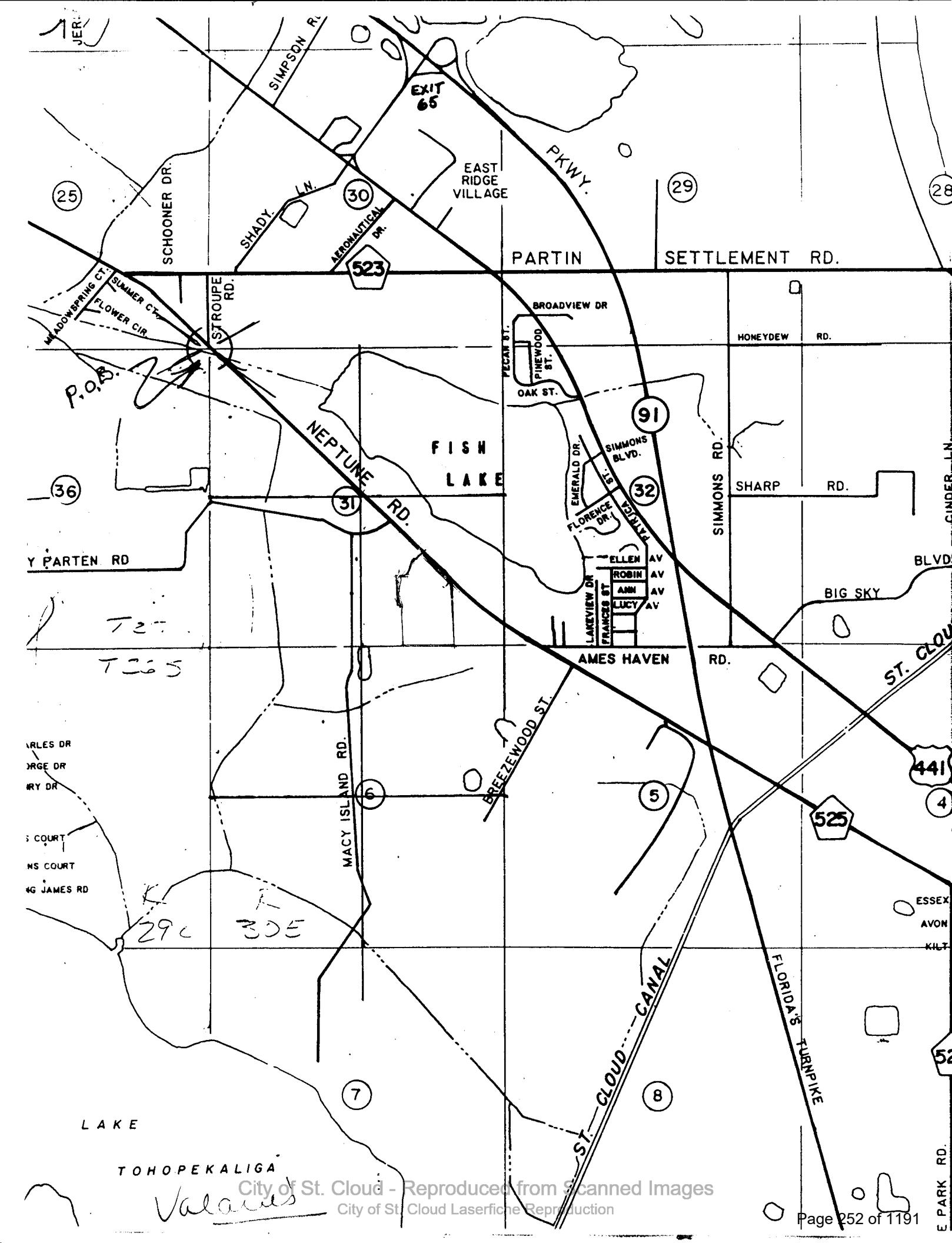
TOGETHER WITH "PARCEL A"

Begin at the Northeast corner of the Southwest one-quarter of the Southwest one-quarter of the Southeast one-quarter of Section 31, Township 25 South, Range 30 East, Osceola County, Florida; thence South 89°57'46" West, a distance of 76.77 feet; thence, North 00°01'05" West, a distance of 624.36 feet; thence North 89°57'46" East, a distance of 46.41 feet; thence South 00°02'14" East, a distance of 74.36 feet; thence South 06°00'46" East, a distance of 50.27 feet; thence South 00°25'10" East, a distance of 300.01 feet; thence South 24°39'43" East, a distance of 55.00 feet; thence South 00°02'14" East, a distance of 150.00 feet to the Point of Beginning.

AND LESS "PARCEL B"

A PARCEL OF LAND BEING A PORTION OF LOTS 36, 37, 38, 39, 43, AND 44, "KINGS CREST" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6 AT PAGE 20 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHERLY MOST CORNER OF LOT 44 OF SAID PLAT; THENCE SOUTH 22 DEGREES 11 MINUTES 23 SECONDS EAST, A DISTANCE OF 57.97 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 14 DEGREES 55 MINUTES 25 SECONDS WEST, A DISTANCE OF 418.58 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 46 SECONDS WEST, A DISTANCE OF 319.21 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 14 SECONDS WEST, A DISTANCE OF 75.63 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 46 SECONDS EAST, A DISTANCE OF 293.14 FEET; THENCE NORTH 12 DEGREES 45 MINUTES 25 SECONDS EAST, A DISTANCE OF 151.51 FEET; THENCE NORTH 47 DEGREES 18 MINUTES 45 SECONDS EAST, A DISTANCE OF 57.92 FEET; THENCE NORTH 22 DEGREES 11 MINUTES 23 SECONDS EAST, A DISTANCE OF 153.17 FEET TO THE POINT OF BEGINNING.



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2. CASE # 88-105SR - Fish Lake Club
Neptune Road

Ms. Suzanna Rehmann was present as representative for this project.

Mr. Wetzel read the written comments.

Fire Department

The following improvements are required to comply with the City of St. Cloud Land Development Code.

1. 7.9.2.3.5-Valve Location.
   Valves shall be provided for shut down for repair work on hydrant.

2. 7.9.3.2.1-Manufacture.
   All hydrants shall be manufactured and tested in accordance with the latest edition of American Water Works C502.

3. 7.9.3.2.2-Nozzles.
   Each hydrant shall have one (1) 4 1/2" pumper nozzle and two (2) 2 1/2" hose nozzles.

4. 7.9.3.2.3-Stem Threads.
   Bonnet shall be of dry top design.

5. 7.9.3.2.4-Traffic Design.
   Hydrant shall be traffic design with a break flange and lugs above the ground level.

6. 7.9.3.2.6-Vertical Distance.
   The vertical distance from the center line of the nozzle caps to finished grade shall be 18" minimum. Hydrants shall be installed with breakaway flange at a 4" maximum distance above ground line.

7. 7.9.3.2.7-Standard Hydrant.
   Hydrant shall be a Mueller A-423 with 5 1/4" valve opening.

8. 7.9.3.2.8-Installation.
   Hydrants shall be installed plumb and in true alignment.

9. 7.9.3.2.9-Placement.
   Hydrant shall not be at a distance greater than 12 feet from a paved stabilized area which can withstand the weight of a Class A pumper. Steamer port shall be positioned for proper connection.

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10. 7.9.3.2.11-Fire Flow Test.
Fire flow tests shall be conducted by the Fire Department upon completion of construction.

11. 7.9.2.3.7-All water mains will be looped.

12. 7.9.2.3.9-Minimum water line size 8" including gate valves and tees.

13. Hydrants and water lines to be relocated as per attached site plans.

Mr. Caravella noted that one of the TRC comments was that Cane Brake could only provide service to Phase I.

Mr. Wetzel asked if Mr. Portnoy had told them that there would be sufficient water to supply all three phases?

Ms. Rehmann noted that she had received correspondence that stated that the City of St. Cloud would provide Fish Lake Club with potable water. The correspondence did mention that there was a possibility that there would not be enough flow for fire flow. There would be sufficient capacity for drinking water and possibly, in the future, the Cane Brake system could be upgraded to obtain the fire flow.

Mr. Luthie noted that in order for the DER papers to be signed the City would have to make a statement that there was adequate water to service this Phase, plus Cane Brake. If this could be ascertained, the permit would be signed.

Ms. Rehmann noted that it was there understanding that they would automatically receive water from Cane Brake through the City.

Mr. Wetzel noted that when the plans were drawn, the project would have to meet the Land Development Code. The lines would have to be 8 inches.

Ms. Rehmann noted that it was her understanding that they would have to meet the Osceola County requirements and they had no comments in regards to the water system.

Mr. Wetzel noted that if the City were going to take over the system in the future, the development would have to meet the City's requirements.

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Mr. Caravella asked if they were asking for the City to maintain the water system since they would be purchasing water from the City.

Ms. Rehmann noted that they were going to set up a MSBU through the County for maintenance.

Mr. Caravella noted that if the City required them to meet the City's requirements and the system were turned over to the City, each owner would be liable for impact and tap fees for the system.

Mr. Wetzel noted that the Cane Brake system would not be able to provide fire flow. If the 8" lines were installed as the development was built, as the City extended its main lines out, there would be a time when the development could hook into the main line and then there would be sufficient fire flow.

Mr. Caravella noted that the water system maintenance would need to be worked out.

Fire protection was discussed. Mr. Wetzel noted that the City would not be able to guarantee any fire flow for this project.

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CITY OF ST. CLOUD, FLORIDA

2901 SEVENTEENTH STREET • ST. CLOUD, FLORIDA 34769

PHONE:
(407) 892-2161

February 27, 1992

Ron Howse, P. A.
P. O. Box 701323
St. Cloud, Florida 34770-1323

RE: Kings Crest

Dear Mr. Howse:

Staff has reviewed the original annexation documents for the Kings Crest Subdivision and has found that the necessary encumbrance is only for Phase I of the project. The necessary annexation documents need to be filed for Phases II and III in order to approve connection to City water. At your convenience, I will be happy to work with you to verify those lands which will need annexation encumbrance.

If you have any further questions, please do not hesitate to contact us.

Sincerely,

Carol Burgess

Carol Burgess
Zoning Coordinator

cc: J. Paul Wetzel, City Manager
Anthony Caravella, City Planner
Bob MacKichan, Director of General Services
Wayne Schoolfield, Schoolfield Properties, 101 Park Place Boulevard, Suite 3, Kissimmee, Florida 34741
Mark Luthie, City Engineer

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CITY OF ST. CLOUD, FLORIDA
Civil Engineering Department
2901 17th Street
St. Cloud, Florida 34769
(407) 957-7283

PROJECT CLOSEOUT CHECKLIST

PROJECT NAME: King's Crest AKA Fish Lake Club LOCATION: Neptune Road
PRIMARY CONTRACTOR: Cent. Fl Residential Prop. CONTACT PERSON(S) Bill Herthel
ADDRESS/TELEPHONE #: 1650 Sand Lake Rd., Suite 201, Orlando, FL 32809/(407)846-0607
SITE SUBCONTRACTOR: Poncho's Construction CONTACT PERSON(S) Buzzy Price
ADDRESS/TELEPHONE #: 2710 Michigan Avenue, Kissimmee, FL 34742/(407) 847-2426

DESCRIPTION	YES	NO	REMARKS
WATER SYSTEM:			
1.) Hydrostatic Pressure Test	X		
2.) Bacteriological Test	X		
3.) Fire Flow Test	X		
4.) Final Inspection	X		
5.) Two (2) sets of Certified "As-Builts"	X		
6.) F.D.E.R. Certification	X		
7.) Maintenance Bond	X		
8.) Plat			County
GRAVITY SANITARY SEWER SYSTEM:			
1.) Deflection Test			n/a
2.) Infiltration Test			n/a
3.) Exfiltration Test			n/a
4.) Low Pressure Air Test			n/a
5.) Final Inspection			n/a
6.) Two (2) sets of Certified "As-Builts"			n/a
7.) F.D.E.R. Certification			n/a
8.) Maintenance Bond			n/a
9.) Plat			n/a
SANITARY SEWER FORCE MAIN SYSTEM:			
1.) Hydrostatic Pressure Test			n/a
2.) Lift Station Pump Down Test			n/a
3.) Final Inspection			n/a
4.) Two (2) sets of Certified "As-Builts"			n/a
5.) F.D.E.R. Certification			n/a
6.) Maintenance Bond			n/a
7.) Plat			n/a

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PROJECT CLOSEOUT CHECKLIST

PROJECT: King's Crest FKA Fish Lake Club

DESCRIPTION	YES	NO	REMARKS
STREET SYSTEM:			Under Osceola County jurisdiction and inspection.
1.) Subbase Lab Test Results			
2.) Soil Cement "Walk-Through"			
3.) Soil Cement Lab Test Results			
4.) Limerock Lab Test Results			
5.) Asphalt Lab Test Results			
6.) Certified copy of Asphalt Design Mix			
7.) Concrete Lab Test Results			
8.) Underdrain Inspection			
9.) Final Inspection			
10.) Two (2) sets of Certified "As-Builts"			
11.) Maintenance Bond			
12.) Plat			
STORM DRAINAGE SYSTEM:			Under Osceola County jurisdiction and inspection.
1.) Lamping Test			
2.) Final Inspection			
3.) Two (2) sets of Certified "As-Builts"			
4.) Maintenance Bond			
5.) Plat			
GENERAL:			
1.) Osceola County Acceptance	X		
2.) F.D.O.T. Acceptance			n/a
3.) S.F.W.M.D. Acceptance			n/a
4.) U.S. Army Corps of Engineers Acceptance			n/a
5.) Acceptance Letter to Building Department	X		
6.) Performance Bond			n/a

This is to certify that the above project has be completed, and has satisfied all of the Land Development Code Requirements regarding public improvements for recording of the Plat.

Dated this 29th day of March 1990.

By: Wayne C Hall
Wayne C. Hall, Inspector
Senior Engineering Technician

By: Mark Luthie
Mark S. Luthie, P.E.
City Engineer

copy: Building Official
City Planner

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CITY OF ST. CLOUD, FLORIDA

2901 SEVENTEENTH STREET • ST. CLOUD, FLORIDA 32769

PHONE:
(305) 892-2161

MEMORANDUM

TO: James V. Chisholm, City Manager

FROM: J. R. Marlles, AICP, City Planner

RE: Fish Lake Club

DATE: November 2, 1987

I wanted to bring to your immediate attention that Fish Lake Club, a proposed subdivision of approximately 50-60 single-family homes, is active again. As you remember, this project is just East of Mike Bast's Subdivision, Cane Break. Since we are negotiating with Mr. Bast for the provision of City water to Cane Break, I strongly recommend that you contact Ms. Rehmann. I have advised Ms. Rehmann to contact your office again to discuss the extension of utilities to that site.

She is still taking the posture that she is going to buy water service from Cane Break. I think H. R. may need to look at the provision of services and see if the DER or PFC would permit such an arrangement. Please advise the direction in which to proceed.

JRM/cb

cc: Jeffrey A. Rowe, Director of General Services

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ANNEXATION SUMMARY

Case (There was no case # assigned) - KINGSCREST

Location - Neptune Road/West of Kissimmee Park Road
This property is a subdivision.

Property is not contiguous.

The file for this annexation petition does not indicate any formal review, recommendation or approval by Staff, City Manager or City Council.

DOCUMENTATION:

*Certificate of Title
Legal Description (Exhibit "A")
*Encumbrance
*Petition for Annexation
*Statement of Intended Use

(* There is no verification of the documents being filed with the County.)

MAP CODE: K

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CERTIFICATE OF TITLE

The undersigned, REBECCA A. PRIOR, as President of Approved Title, Inc., does hereby certify she has examined the Public Records of Osceola County, Florida, with regard to the following described real property:

SEE EXHIBIT "A"

and that based upon said examination, she does hereby certify that fee simple title to the described real property is vested in Wayne Schoolfield, as Trustee, as to an undivided 40% Interest and Sun Bank, N.A., as Trustee, Account No. 08918518, as to an undivided 60% interest.

as of the date hereof, and said real property is not subject to any restrictions, mortgages, liens or encumbrances of any kind which affect in any manner the right of the said owner to annex the said property to the City of St. Cloud, Florida, or any other municipality.

Dated this 2nd day of March, 1992

Rebecca A. Prior

601 E. Oak Street

Kissimmee, Florida 34744

Telephone: (407) 846-7477

CITY ORDINANCE AND/OR POLICY PROHIBITS THE CITY ATTORNEY FROM MAKING THIS CERTIFICATION

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EXHIBIT "A"

LEGAL DESCRIPTION

Beginning at a point 251.20 ft., South 00°25'10" East from the Northwest corner of the SW 1/4 of the NW 1/4 of the SE 1/4 of Section 31, Township 25 South, Range 30 East, Osceola County, Florida; run South 00°25'10" East, 1069.45 ft. to the Southwest corner of the NW 1/4 of the SW 1/4 of the SE 1/4 of said Section 31; run thence North 89°57'46" East 584.82 ft., run thence North 00°01'05" West 624.36 ft.; run thence North 89°57'46" East 362.44 ft. to the West line of the Melba Tregre lands; run thence North 14°55'25" East, along the West line of said lands, 480.10 ft. to the Northwest corner of said Tregre lands; run thence North 46°36'26" West along the Southerly right of way line of Neptune Road, 628.95 ft. to the Southeasterly right of way line of Henry Partin Road; run thence South 55°20'40" West, along said right of way line 353.70 ft. to the Northeast corner of the Shinall lands; run thence South 00°19'46" East 251.18 ft. to the Southeast corner of the Shinall lands; run thence North 89°52'07" West, 332.00 ft. to the Point of Beginning.

AND:

Begin at the Northeast corner of the Southwest one-quarter of the Southwest one-quarter of the Southeast one-quarter of Section 31, Township 25 South, Range 30 East, Osceola County, Florida; thence South 89°57'46" West, a distance of 76.77 feet; thence, North 00°01'05" West, a distance of 624.36 feet; thence North 89°57'46" East, a distance of 46.41 feet; thence South 00°02'14" East, a distance of 74.36 feet; thence South 06°00'46" East, a distance of 50.27 feet; thence South 00°25'10" East, a distance of 300.01 feet; thence South 24°39'43" East, a distance of 55.00 feet; thence South 00°02'14" East, a distance of 150.00 feet to the Point of Beginning.

LESS AND EXCEPT:

A parcel of land being a portion of Lots 36, 37, 38, 39, 43 and 44, "KINGS CREST" according to the Plat thereof, as recorded in Plat Book 6 at Page 20 of the Public Records of Osceola County, Florida, more particularly described as follows:

Commence at the Northerly most corner of Lot 44 of said Plat; thence South 22 degrees 11 minutes 23 seconds East, a distance of 57.97 feet to the Point of Beginning; thence South 14 degrees 55 minutes 25 seconds West, a distance of 418.58 feet; thence South 89 degrees 57 minutes 46 seconds West, a distance of 319.21 feet; thence North 00 degrees 02 minutes 14 seconds West, a distance of 75.63 feet; thence North 89 degrees 57 minutes 46 seconds East, a distance of 293.14 feet; thence North 12 degrees 45 minutes 25 seconds East, a distance of 151.51 feet; thence North 47 degrees 18 minutes 45 seconds East, a distance of 57.92 feet; thence North 22 degrees 11 minutes 23 seconds East a distance of 153.17 feet to the Point of Beginning.

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This instrument was prepared by:
H. R. THORNTON, JR., P.O. Box 245
1010 Penn. Ave, St. Cloud, Fla
(305) 892-2176 File No:

NOTICE OF AND ENCUMBRANCE
TO ANNEX TO CITY OF ST CLOUD

THIS INSTRUMENT, Made this 10th day of March 19 92 , Between

WAYNE SCHOOLFIELD

of the County of Osceola , State of Florida ,

Grantor*, and THE CITY OF ST. CLOUD, FLORIDA, a Municipal Corporation, Grantee;

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below-described into the corporate limits of the City of St. Cloud; and

GRANTOR, for and inconsideration of the sum of ONE and NO/100 ($1.00) DOLLAR and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged,

DOES HEREBY ENCUMBER the below-described real property situate, lying and being in Osceola County, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal.

The subject property is described as:

See Exhibit "A"

*Grantor is used for singular or plural, as the context requires.

IN WITNESS WHEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Eleanora B Kadel
witness

_____ (SEAL)

Diana L. Miller
witness

_____ (SEAL)

_____
witness

SunBank, N.A., as Trustee (SEAL)

Judith A. Webb
witness (two are required)

By: Diana Kay Austin (SEAL)

STATE OF FLORIDA
COUNTY OF OSCEOLA

I HEREBY CERTIFY THAT ON THIS DAY, before me, a notary public, personally appeared, Wayne Schoolfield, as Trustee to me known to be the person(s) described in and who executed the foregoing instrument and (he) (she) acknowledged before me that (he) (she) executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 11th day of March, 1992

My Commission Expires:
(IMPRESSION SEAL)

Diana L. Miller
Notary Public

Signer is personally known to me and did not take an oath.

DIANA L. MILLER
Notary Public State of Florida
My Comm. Expires July 19, 1995
Comm. No. CC124366

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EXHIBIT "A"

LEGAL DESCRIPTION

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LESS AND EXCEPT:

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State of Florida

County of Orange

I HEREBY CERTIFY that on this day, before me, a notary public, personally appeared, DONNA KAY AUSTIN, known to me to be the Trust Real Estate Officer of Sun Bank, National Association, and known to me to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official in the County and State last aforesaid this 16th day of March, 1992.

My Commission Expires:

NOTARY PUBLIC; STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES APRIL 03, 1994
BONDED THRU AGENT'S NOTARY BROKERAGE

Hilda Simmons
Notary Public

Hilda Simmons
Print, type or stamp name of Notary Public
Personally known ☑ OR Produced I. D. ☐
Type and number of I. D. produced:

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PETITION FOR ANNEXATION

The undersigned, being all of the owners of the real property located in an unincorporated area of Osceola County, Florida, contiguous to the City of St. Cloud, Florida, and described as:

See Exhibit "A"

do hereby petition the City Council of the City of St. Cloud, Florida, that said property be annexed to the City of St. Cloud, Florida, and classified as an R 1 A district on the City Zoning Map.

The undersigned hold fee simple title to the said property by virtue of WARRANTY deed dated DEC 27, 1991 and recorded on DEC 30, 1991 in Official Records Book 1046, page 195-198, public records of Osceola County, Florida. Attached hereto is a Certificate of Title of even date herewith certifying to said title.

Dated this 11th day of March, 1992.

Witnesses:

Eleanora B Radew

Diana L. Miller

Peter Ah

Judith A. Webb

Property Owner

Property Owner

SUNBANK, N.A., as Trustee

By: Donna Kay Austin

Property Owner

STATE OF FLORIDA,
COUNTY OF OSCEOLA, SS:

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Wayne Schoolfield, as Trustee to me known to be the person described in and who executed the foregoing Petition For

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Annexation and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the county and state last aforesaid this 11th day of March, 19 92.

Signer is personally known to me and did not take an oath.

Diana L. Miller
Notary Public
My Commission Expires: 7-19-95

DIANA L. MILLER
Notary Public State of Florida
My Comm. Expires July 19, 1995
Comm. No. CC124366

(SEAL)

STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared DONNA KAY AUSTIN, Trust Real Estate Officer of Sun Bank, National Association, to me known to be the person described in and who executed the foregoing Petition For Annexation and acknowledged before me that she executed the same.

WITNESS my hand and official seal in the county and state last aforesaid this 16th day of March 1992.

Hilda Simmons
Print, type or stamp name of Notary Public
Personally known ☑ OR Produced I. D. ☐
Type and number of I. D. produced:

Hilda Simmons
Notary Public

My Commission Expires:

NOTARY PUBLIC; STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES APRIL 03, 1994
BONDED THRU AGENT'S NOTARY BROKERAGE

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EXHIBIT "A"

LEGAL DESCRIPTION

Beginning at a point 251.20 ft., South 00°25'10" East from the Northwest corner of the SW 1/4 of the NW 1/4 of the SE 1/4 of Section 31, Township 25 South, Range 30 East, Osceola County, Florida; run South 00°25'10" East, 1069.45 ft. to the Southwest corner of the NW 1/4 of the SW 1/4 of the SE 1/4 of said Section 31; run thence North 89°57'46" East 584.82 ft., run thence North 00°01'05" West 624.36 ft.; run thence North 89°57'46" East 362.44 ft. to the West line of the Melba Tregre lands; run thence North 14°55'25" East, along the West line of said lands, 480.10 ft. to the Northwest corner of said Tregre lands; run thence North 46°36'26" West along the Southerly right of way line of Neptune Road, 628.95 ft. to the Southeasterly right of way line of Henry Partin Road; run thence South 55°20'40" West, along said right of way line 353.70 ft. to the Northeast corner of the Shinall lands; run thence South 00°19'46" East 251.18 ft. to the Southeast corner of the Shinall lands; run thence North 89°52'07" West, 332.00 ft. to the Point of Beginning.

AND:

Begin at the Northeast corner of the Southwest one-quarter of the Southwest one-quarter of the Southeast one-quarter of Section 31, Township 25 South, Range 30 East, Osceola County, Florida; thence South 89°57'46" West, a distance of 76.77 feet; thence, North 00°01'05" West, a distance of 624.36 feet; thence North 89°57'46" East, a distance of 46.41 feet; thence South 00°02'14" East, a distance of 74.36 feet; thence South 06°00'46" East, a distance of 50.27 feet; thence South 00°25'10" East, a distance of 300.01 feet; thence South 24°39'43" East, a distance of 55.00 feet; thence South 00°02'14" East, a distance of 150.00 feet to the Point of Beginning.

LESS AND EXCEPT:

A parcel of land being a portion of Lots 36, 37, 38, 39, 43 and 44, "KINGS CREST" according to the Plat thereof, as recorded in Plat Book 6 at Page 20 of the Public Records of Osceola County, Florida, more particularly described as follows:

Commence at the Northerly most corner of Lot 44 of said Plat; thence South 22 degrees 11 minutes 23 seconds East, a distance of 57.97 feet to the Point of Beginning; thence South 14 degrees 55 minutes 25 seconds West, a distance of 418.58 feet; thence South 89 degrees 57 minutes 46 seconds West, a distance of 319.21 feet; thence North 00 degrees 02 minutes 14 seconds West, a distance of 75.63 feet; thence North 89 degrees 57 minutes 46 seconds East, a distance of 293.14 feet; thence North 12 degrees 45 minutes 25 seconds East, a distance of 151.51 feet; thence North 47 degrees 18 minutes 45 seconds East, a distance of 57.92 feet; thence North 22 degrees 11 minutes 23 seconds East a distance of 153.17 feet to the Point of Beginning.

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STATEMENT OF INTENDED USE

The undersigned, being the petitioners for annexation of certain real property to the City of St. Cloud, Florida, said Petition being filed herewith, do hereby certify that, if said property is annexed to the City, our intentions with regard to the use of said property are as follows:

1. Type of use (industrial, commerical, professional, single-family residential, multi-family residential, etc.):

Single Family Residential

2. The number, type and use of all improvements to be constructed upo the property are as follows:

Less than 50 lots

3. A copy of a plat, if available, or site development plan showing the locations of improvements to be constructed is attached.

4. The following special or extraordinary requirements for City service are anticipated in connection with the intended use:

The undersigned do hereby certify that the above and foregoing, including any attachments or exhibits hereto, constitute our intended use of the property which we propose to annex to the City of St. Cloud, and we, and our successors in interest in the subject property, do recognize and agree that in the event of annexation by the City, the City shall be under no obligation to provide City services of any kind to development upon the subject property imposing greater demands upon such City services than those reasonably to be anticipated from the use described in this Statement.

Dated this 11th day of March, 19 92.

Property Owner

Property Owner

SUNBANK, N.A., as Trustee

By: x

Property Owner

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A SECTION OF LAND — 640 ACRES

Chains Rods Feet

Quarter Sections and Subdivisions Thereof

N. W. CORNER — N. 1/4 CORNER — N. E. CORNER

NW 1/4
160 ACRES

W 1/2 NE 1/4
80 ACRES

E 1/2 NE 1/4
80 ACRES

W. 1/4 CORNER — Center of Section — E. 1/4 CORNER

W 1/2 NW 1/4 SW 1/4
20 ACRES

E 1/2 NW 1/4 SW 1/4
20 ACRES

N 1/2 NE 1/4 SW 1/4
20 ACRES

S 1/2 NE 1/4 SW 1/4
20 ACRES

NW 1/4 SE 1/4
40 ACRES

NE 1/4 SE 1/4
40 ACRES

N 1/2 NW 1/4 SW 1/4 SW 1/4
5 Acres

S 1/2 NW 1/4 SW 1/4 SW 1/4
5 Acres

W 1/2 NE 1/4 SW 1/4 SW 1/4
5 Acres

E 1/2 NE 1/4 SW 1/4 SW 1/4
5 Acres

NW 1/4 SE 1/4 SW 1/4
10 ACRES

NE 1/4 SE 1/4 SW 1/4
10 ACRES

SW 1/4 SE 1/4
40 ACRES

SE 1/4 SE 1/4
40 ACRES

2 1/2 Acres — 2 1/2 Acres

S. W. CORNER

SE 1/4 SW 1/4 SW 1/4
10 ACRES

SW 1/4 SE 1/4 SW 1/4
10 ACRES

SE 1/4 SE 1/4 SW 1/4
10 ACRES

S. 1/4 CORNER — S. E. CORNER

	1/4 Mile	1/2 Mile	3/4 Mile	1 Mile
Chains	20	40	60	80
Links	2.000	4.000	6 000	8 000
Rods	80	160	240	320
Feet	1 320	2 640	3 960	5 280

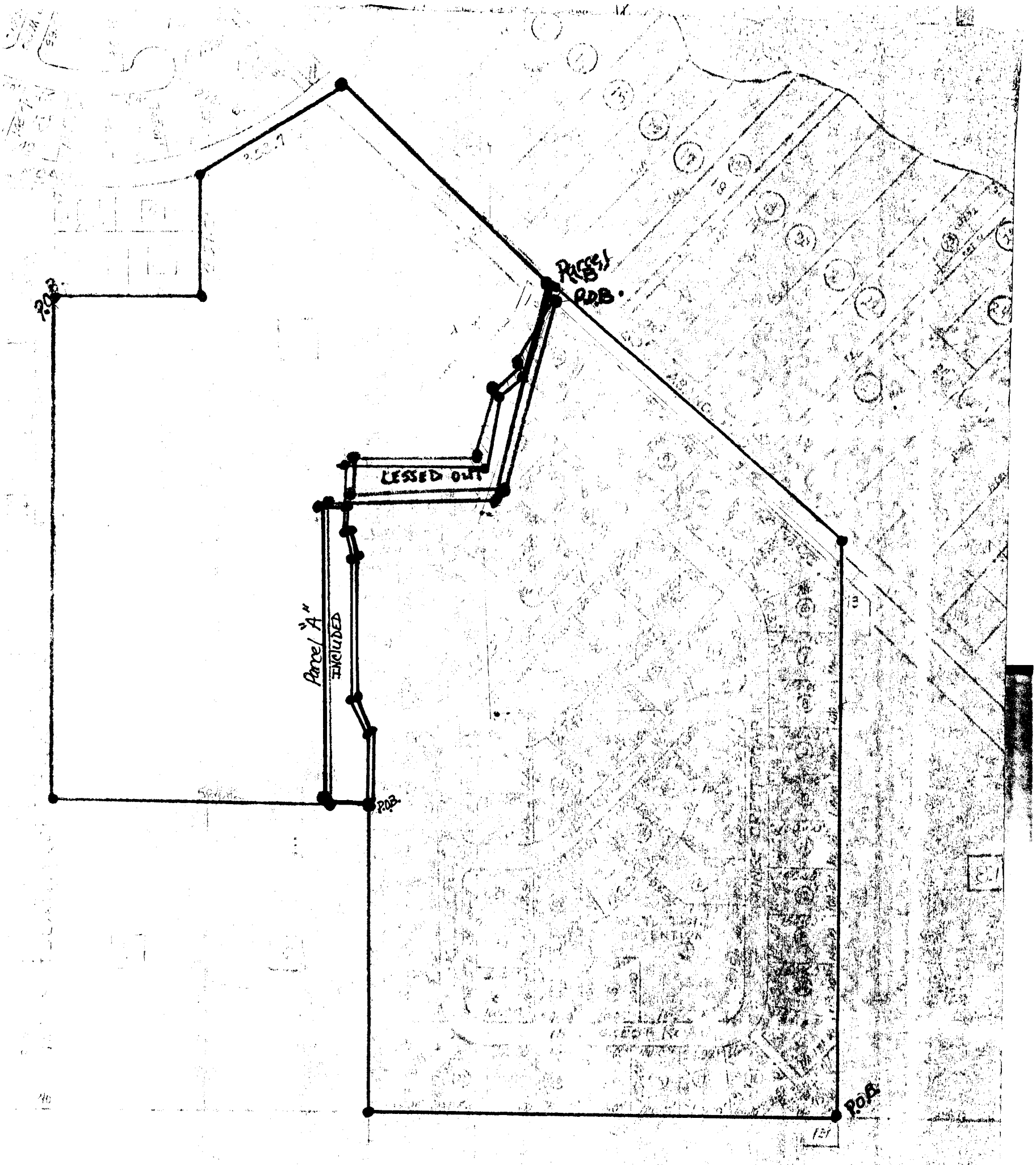
Always on rectangular survey descriptions, work from end of description back to the beginning. Example:

1	2	3	4	5 & 6	7
Town and Range	Sec. Number	1/4 Section	1/4 Section of 1/4 Section then into halves or quarters to beginning		

7	6	5	4	3	2	1
South 165 feet of 5 Acres	S 1/2 10 Acres	S 1/2 20 Acres	SE 1/4 40 Acres	NE 1/4 160 Acres	Section 8 640 Acres	Town 7 North, Range 7 East

The preferred order in locating quarter sections is counter-clockwise, North East quarter, North West quarter, South West quarter, and South East quarter. If parts of the quarter sections are to be described, the same order should be observed.

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5/07/92

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State of Florida

County of Orange

I HEREBY CERTIFY that on this day, before me, a notary public, personally appeared, DONNA KAY AUSTIN, known to me to be the Trust Real Estate Officer of Sun Bank, National Association, and known to me to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official in the County and State last aforesaid this 16th day of March, 1992.

My Commission Expires:

NOTARY PUBLIC; STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES APRIL 03, 1994
BONDED THRU AGENT'S NOTARY BROKERAGE

Hilda Simmons
Notary Public

Hilda Simmons
Print, type or stamp name of Notary Public
Personally known [X] OR Produced I. D. [ ]
Type and number of I. D. produced:

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Kings Crest

PETITION FOR ANNEXATION

The undersigned, being all of the owners of the real property located in an unincorporated area of Osceola County, Florida, contiguous to the City of St. Cloud, Florida, and described as:

See Exhibit "A"

do hereby petition the City Council of the City of St. Cloud, Florida, that said property be annexed to the City of St. Cloud, Florida, and classified as an R 1 A district on the City Zoning Map.

The undersigned hold fee simple title to the said property by virtue of WARRANTY deed dated DEC 27, 1991 and recorded on DEC 30, 1991 in Official Records Book 1046, page 195-198, public records of Osceola County, Florida. Attached hereto is a Certificate of Title of even date herewith certifying to said title.

Dated this 11th day of March, 1992.

Witnesses:

Eleanor B. Rader
ELEANOR B. RADER

Diana L. Miller
DIANA L. MILLER

Judith A. Webb
JUDITH A. WEBB

Property Owner

Wayne Schoolfield Trs Tr
Property Owner WAYNE SCHOOLFIELD, TRUST
SUNBANK, N.A., as Trustee

By: Donna Kay Austin
Property Owner DONNA KAY AUSTIN

STATE OF FLORIDA,
COUNTY OF OSCEOLA, SS:

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Wayne Schoolfield, as Trustee to me known to be the person described in and who executed the foregoing Petition For

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EXHIBIT "A"

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Annexation and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the county and state last aforesaid this 11th day of March, 19 92.

Signer is personally known to me and did not take an oath.

Diana L. Miller
Notary Public
My Commission Expires: 7-19-95

DIANA L. MILLER
Notary Public State of Florida
My Comm. Expires July 19, 1995
Comm. No. CC124366

(SEAL)

STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared DONNA KAY AUSTIN, Trust Real Estate Officer of Sun Bank, National Association, to me known to be the person described in and who executed the foregoing Petition For Annexation and acknowledged before me that she executed the same.

WITNESS my hand and official seal in the county and state last aforesaid this 16th day of March 1992.

Hilda Simmons
Print, type or stamp name of Notary Public
Personally known ☑ OR Produced I. D. ☐
Type and number of I. D. produced:

Hilda Simmons
Notary Public

My Commission Expires:

NOTARY PUBLIC; STATE OF FLORIDA AT LARGE
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Dated this 11th day of March, 19 92.

Property Owner

Property Owner

SUNBANK, N.A., as Trustee

By: Donna Kay Austin

Property Owner

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CERTIFICATE OF TITLE

The undersigned, REBECCA A. PRIOR, as President of Approved Title, Inc., does hereby certify she has examined the Public Records of Osceola County, Florida, with regard to the following described real property:

SEE EXHIBIT "A"

and that based upon said examination, she does hereby certify that fee simple title to the described real property is vested in Wayne Schoolfield, as Trustee, as to an undivided 40% Interest and Sun Bank, N.A., as Trustee, Account No. 08918518, as to an undivided 60% interest.

as of the date hereof, and said real property is not subject to any restrictions, mortgages, liens or encumbrances of any kind which affect in any manner the right of the said owner to annex the said property to the City of St. Cloud, Florida, or any other municipality.

Dated this 2nd day of March, 1992

Rebecca A. Prior

601 E. Oak Street

Kissimmee, Florida 34744

Telephone: (407) 846-7477

CITY ORDINANCE AND/OR POLICY PROHIBITS THE CITY ATTORNEY FROM MAKING THIS CERTIFICATION

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EXHIBIT "A"

LEGAL DESCRIPTION

Beginning at a point 251.20 ft., South 00°25'10" East from the Northwest corner of the SW 1/4 of the NW 1/4 of the SE 1/4 of Section 31, Township 25 South, Range 30 East, Osceola County, Florida; run South 00°25'10" East, 1069.45 ft. to the Southwest corner of the NW 1/4 of the SW 1/4 of the SE 1/4 of said Section 31; run thence North 89°57'46" East 584.82 ft., run thence North 00°01'05" West 624.36 ft.; run thence North 89°57'46" East 362.44 ft. to the West line of the Melba Tregre lands; run thence North 14°55'25" East, along the West line of said lands, 480.10 ft. to the Northwest corner of said Tregre lands; run thence North 46°36'26" West along the Southerly right of way line of Neptune Road, 628.95 ft. to the Southeasterly right of way line of Henry Partin Road; run thence South 55°20'40" West, along said right of way line 353.70 ft. to the Northeast corner of the Shinall lands; run thence South 00°19'46" East 251.18 ft. to the Southeast corner of the Shinall lands; run thence North 89°52'07" West, 332.00 ft. to the Point of Beginning.

AND:

Begin at the Northeast corner of the Southwest one-quarter of the Southwest one-quarter of the Southeast one-quarter of Section 31, Township 25 South, Range 30 East, Osceola County, Florida; thence South 89°57'46" West, a distance of 76.77 feet; thence, North 00°01'05" West, a distance of 624.36 feet; thence North 89°57'46" East, a distance of 46.41 feet; thence South 00°02'14" East, a distance of 74.36 feet; thence South 06°00'46" East, a distance of 50.27 feet; thence South 00°25'10" East, a distance of 300.01 feet; thence South 24°39'43" East, a distance of 55.00 feet; thence South 00°02'14" East, a distance of 150.00 feet to the Point of Beginning.

LESS AND EXCEPT:

A parcel of land being a portion of Lots 36, 37, 38, 39, 43 and 44, "KINGS CREST" according to the Plat thereof, as recorded in Plat Book 6 at Page 20 of the Public Records of Osceola County, Florida, more particularly described as follows:

Commence at the Northerly most corner of Lot 44 of said Plat; thence South 22 degrees 11 minutes 23 seconds East, a distance of 57.97 feet to the Point of Beginning; thence South 14 degrees 55 minutes 25 seconds West, a distance of 418.58 feet; thence South 89 degrees 57 minutes 46 seconds West, a distance of 319.21 feet; thence North 00 degrees 02 minutes 14 seconds West, a distance of 75.63 feet; thence North 89 degrees 57 minutes 46 seconds East, a distance of 293.14 feet; thence North 12 degrees 45 minutes 25 seconds East, a distance of 151.51 feet; thence North 47 degrees 18 minutes 45 seconds East, a distance of 57.92 feet; thence North 22 degrees 11 minutes 23 seconds East a distance of 153.17 feet to the Point of Beginning.

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ORBK 1071 PG2132

This instrument was prepared by:
H. R. THORNTON, JR., P.O. Box 245
1010 Penn. Ave, St. Cloud, Fla
(305) 892-2176 File No:

NOTICE OF AND ENCUMBRANCE
TO ANNEX TO CITY OF ST CLOUD

THIS INSTRUMENT, Made this 10th day of March 19 92 , Between

WAYNE SCHOOLFIELD

of the County of Osceola , State of Florida ,

Grantor*, and THE CITY OF ST. CLOUD, FLORIDA, a Municipal Corporation, Grantee;

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below-described into the corporate limits of the City of St. Cloud; and

GRANTOR, for and inconsideration of the sum of ONE and NO/100 ($1.00) DOLLAR and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged,

DOES HEREBY ENCUMBER the below-described real property situate, lying and being in Osceola County, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal.

The subject property is described as:

See Exhibit "A"

*Grantor is used for singular or plural, as the context requires.

IN WITNESS WHEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness ELGNORA B. RADER

Witness DIANA L. MILLER

Witness GETAR ALI

Witness (two are required) JUDITH A. WEBB

_____ (SEAL)

WAYNE SCHOOLFIELD, TRUSTEE (SEAL)

SunBank, N.A., as Trustee (SEAL)

By: Donna Kay Austin (SEAL)
DONNA KAY AUSTIN

STATE OF FLORIDA
COUNTY OF OSCEOLA

I HEREBY CERTIFY THAT ON THIS DAY, before me, a notary public, personally appeared, Wayne Schoolfield, as Trustee to me known to be the person(s) described in and who executed the foregoing instrument and (he) (she) acknowledged before me that (he) (she) executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 11th day of March , 1992

My Commission Expires:
(IMPRESSION SEAL)

Notary Public

Signer is personally known to me and did not take an oath.

DIANA L. MILLER
Notary Public State of Florida
My Comm. Expires July 19, 1995
Comm. No. CC124366

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EXHIBIT "A"

LEGAL DESCRIPTION

Beginning at a point 251.20 ft., South 00°25'10" East from the Northwest corner of the SW 1/4 of the NW 1/4 of the SE 1/4 of Section 31, Township 25 South, Range 30 East, Osceola County, Florida; run South 00°25'10" East, 1069.45 ft. to the Southwest corner of the NW 1/4 of the SW 1/4 of the SE 1/4 of said Section 31; run thence North 89°57'46" East 584.82 ft., run thence North 00°01'05" West 624.36 ft.; run thence North 89°57'46" East 362.44 ft. to the West line of the Melba Tregre lands; run thence North 14°55'25" East, along the West line of said lands, 480.10 ft. to the Northwest corner of said Tregre lands; run thence North 46°36'26" West along the Southerly right of way line of Neptune Road, 628.95 ft. to the Southeasterly right of way line of Henry Partin Road; run thence South 55°20'40" West, along said right of way line 353.70 ft. to the Northeast corner of the Shinall lands; run thence South 00°19'46" East 251.18 ft. to the Southeast corner of the Shinall lands; run thence North 89°52'07" West, 332.00 ft. to the Point of Beginning.

AND:

Begin at the Northeast corner of the Southwest one-quarter of the Southwest one-quarter of the Southeast one-quarter of Section 31, Township 25 South, Range 30 East, Osceola County, Florida; thence South 89°57'46" West, a distance of 76.77 feet; thence, North 00°01'05" West, a distance of 624.36 feet; thence North 89°57'46" East, a distance of 46.41 feet; thence South 00°02'14" East, a distance of 74.36 feet; thence South 06°00'46" East, a distance of 50.27 feet; thence South 00°25'10" East, a distance of 300.01 feet; thence South 24°39'43" East, a distance of 55.00 feet; thence South 00°02'14" East, a distance of 150.00 feet to the Point of Beginning.

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A parcel of land being a portion of Lots 36, 37, 38, 39, 43 and 44, "KINGS CREST" according to the Plat thereof, as recorded in Plat Book 6 at Page 20 of the Public Records of Osceola County, Florida, more particularly described as follows:

Commence at the Northerly most corner of Lot 44 of said Plat; thence South 22 degrees 11 minutes 23 seconds East, a distance of 57.97 feet to the Point of Beginning; thence South 14 degrees 55 minutes 25 seconds West, a distance of 418.58 feet; thence South 89 degrees 57 minutes 46 seconds West, a distance of 319.21 feet; thence North 00 degrees 02 minutes 14 seconds West, a distance of 75.63 feet; thence North 89 degrees 57 minutes 46 seconds East, a distance of 293.14 feet; thence North 12 degrees 45 minutes 25 seconds East, a distance of 151.51 feet; thence North 47 degrees 18 minutes 45 seconds East, a distance of 57.92 feet; thence North 22 degrees 11 minutes 23 seconds East a distance of 153.17 feet to the Point of Beginning.

PART OR PARTS OF THIS INSTRUMENT NOT QUITE BE REPRODUCED LEGIBLY. RECORDING CLERK

FILED, RECORDED AND RECORD VERIFIED
MEL WILLS, JR, CLK CIR CT
OSCEOLA COUNTY
BY _____ D.C.

9200446 98

1992 JUN 10 AM 11:26

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CITY OF ST. CLOUD APPLICATION

DEVELOPMENT REVIEW PROCESS

CASE #93-115 DR

APPLICANT NAME Wayne Schoolfield, Trustee
ADDRESS 101 Park Place Blvd.
Suite 3
Kissimmee, FL 34741
BUSINESS PHONE (407) 847-3099
HOME PHONE N/A

AGENT NAME Ron Howse, P.A.
ADDRESS P. O. Box 701323
St. Cloud, FL 34770
BUSINESS PHONE (407) 957-3308
HOME PHONE N/A

DEVELOPMENT NAME Kings Crest Phase III ADDRESS _____
SITE LOCATION Southwest corner of Macy Island Rd. and Henry Partin Rd.
LEGAL DESCRIPTION: BLOCK # _____ LOT(S) # _____ SEC. ___ / T26S/R30E
SEE PLAN

TYPE OF REQUEST

[ ] ANNEXATION - EXISTING COUNTY ZONING ____, CHANGE TO ____ CITY ZONING

[ ] REZONING - EXISTING CITY ZONING _____, CHANGE TO _____ CITY ZONING

[ ] LAND USE AMENDMENT - EXISTING PLAN SHOWS _____, AMEND TO SHOW _____

[ ] PUD CONCEPT/ZONING

[ ] PLAT/FINAL CONST. PLANS

[ ] FINAL SITE PLAN

[ ] MISC. CONSTRUCTION PLANS

[XX] ~~PRELIMINARY PLAT~~/CONST. PLANS

[ ] CONCEPT PLAN

[ ] VACATION OF RIGHT-OF-WAY

[ ] ABANDONMENT OF EASEMENT

[ ] CHANGE OF USE OR OWNERSHIP

[ ] SPECIAL EXCEPTION

[ ] FINAL PLAT

OTHER Water, sewerage--sewer only if impact fee credits are given for off-site extensions and lift station.

IS PROPERTY IN CITY LIMITS? No LIST ANY EXISTING STRUCTURES None
IS THERE EXISTING WATER TAP? Yes IS THERE EXISTING SEWER TAP? No

REQUESTING: WATER Yes SEWER ___ Sewer only if impact fee credits are given for off-site extensions and lift station.

I CERTIFY THAT I HAVE REVIEWED THE LAND DEVELOPMENT CODE AND THAT MY SUBMISSION MEETS ALL REQUIREMENTS. THE ONLY EXCEPTIONS ARE THOSE ITEMS TO WHICH I AM REQUESTING VARIANCES TO OR WAIVERS FROM CERTAIN SECTIONS OF THE CODE AND UNDERSTAND THAT THEY MUST BE LISTED ON THE PLANS INDIVIDUALLY. THESE ARE ALSO LISTED ON THE ATTACHED TRANSMITTAL. I UNDERSTAND THAT IF AN ITEM DOES NEED A VARIANCE THAT IT WILL BE NECESSARY TO FILE THROUGH THE APPROPRIATE BODY.

_____
OWNER/AGENT

FOR OFFICE USE ONLY

SUBMITTAL DATE 12/6/93 FEE AMT 1,450 RCPT # 23349 DATE 12/6/93
SITE PLAN REVIEW ~~12/21/93~~ 1/25/94 PLANNING BOARD _____
COUNCIL WORKSHOP _____ COUNCIL INTRO/VOTE _____ COUNCIL VOTE _____

_____
ZONING COORDINATOR

REVISED 1/05/93

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MEL WILLS JR., CLERK OF THE CIRCUIT COURT - OSCEOLA CTY BK 1181
04/07/94 13:40 VERIFIED: KRK INSTR # 94-0[redacted]99 PG 0364

15'

PETITION FOR ANNEXATION

The undersigned, being all of the owners of the real property located in an unincorporated area of Osceola County, Florida, contiguous to the City of St. Cloud, Florida, and described as:

SEE EXHIBIT "A"

do hereby petition the City Council of the City of St. Cloud, Florida, that said property be annexed to the City of St. Cloud, Florida, and classified as a/an R-2 district on the City Zoning Map.

The undersigned hold fee simple title to the said property by virtue of warranty deed, dated #1 9/22/93* #2 8/19/83* and recorded on #1 10/7/93* in Official Records Book #1 1149*, Page #1 2094*, public records of Osceola County, Florida. Attached hereto is a Certificate of Title of even date herewith certifying to said title. * #2 DATED 8/19/93, FILED 8/23/93 in O.R. BOOK 1140, PAGE 2297

Dated this 5th day of January 1994

PROPERTY OWNERS:

Signature
Wayne Schoolfield
Type/Print Name

101 Park Place Blvd., Suite 3
Kissimmee, FL 34741
Address

Signature
Dianne Schoolfield
Type/Print Name

101 Park Place Blvd., Suite 3
Kissimmee, FL 34741
Address

Signature
Cheryl Barnett, Trustee
Type/Print Name

10 Park Place Blvd., Suite 3
Kissimmee, FL 34741
Address

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WITNESSES:

Diana L. Krug
Signature

DIANA L. KRUG
Type/Print Name

Elenora B. Rader
Signature

ELENORA B. RADER
Type/Print Name

STATE OF: Florida

COUNTY OF: Osceola

The foregoing instrument was acknowledged before me this 5th day of January, 19 94, by Wayne Schoolfield, Dianne Schoolfield and Cheryl Barnett, Trustee who is personally known to me or who has produced _____ personally known as identification and who ~~did~~/did not take an oath.

Diana L. Krug
NOTARY PUBLIC

TYPED/PRINTED NAME: DIANA L. KRUG

MY COMMISSION NUMBER: CC242036

MY COMMISSION EXPIRES: July 19, 1995

(SEAL)

DIANA L. KRUG
Notary Public, State of Florida
My comm. expires July 19, 1995
Comm. No. CC 242036

THIS INSTRUMENT WAS PREPARED BY THE CITY OF ST. CLOUD CITY MANAGER, 1300 9TH STREET, ST. CLOUD, FLORIDA - 34769

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EXHIBIT "A"

THAT PORTION OF LOT 4, BLOCK 24, LYING SOUTH OF HENRY PARTIN ROAD AND THE EAST 410 FEET OF THE WEST HALF OF LOTS 5 AND 6, THE EAST HALF OF LOTS 5 AND 6, INCLUSIVE, BLOCK 24, AND THE EAST 700 FEET OF THE NORTH 245 FEET OF LOT 5, INCLUSIVE, BLOCK 23, LYING WEST OF MACY ISLAND ROAD, AND THAT PORTION OF LOTS 1, 2, 3, AND 4, INCLUSIVE, BLOCK 23, LYING EAST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHWEST CORNER OF THE EAST 1,060 FEET OF SAID LOT 1, BLOCK 23, RUN SOUTHEASTERLY TO THE SOUTHWEST CORNER OF THE EAST 700 FEET OF LOT 4, BLOCK 23, AND THERE TERMINATING SAID DESCRIBED LINE. ALL BEING IN THE FLORIDA DRAINED LAND COMPANY'S SUBDIVISION NO. 1, AS RECORDED IN PLAT BOOK B, PAGES 65 AND 66 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, IN SECTION 31-25-30 AND SECTION 6-26-30.

LESS AND EXCEPT:

THE EAST ONE-HALF OF LOTS 1 AND 2 AND THE NORTH 139.29 FEET OF THE EAST ONE-HALF OF LOT 3, BLOCK 23, FLORIDA DRAINED LAND COMPANY'S SUBDIVISION NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS FILED AND RECORDED IN PLAT BOOK B, PAGES 65 AND 66 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. TOGETHER WITH THAT PORTION OF THE SOUTH ONE-HALF OF THE VACATED 40.0 FEET PLATTED ROAD RIGHT OF WAY ABUTTING THE NORTH LINE OF SAID EAST ONE-HALF OF LOT 1, BLOCK 23, AS VACATED IN O.R. BOOK 1054, PAGES 2420 THROUGH 2428 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

SAID PARCEL CONTAINS 39 ACRES, MORE OR LESS.

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15'

MEL WILLS JR. CLERK OF THE CIRCUIT COURT - OSCEOLA CTY BK 1181
04/07/94 15:40 VERIFIED: KRK INSTR # 026900 PG 0367

NOTICE OF ENCUMBRANCE TO ANNEX TO CITY OF ST. CLOUD

THIS INSTRUMENT, Made this 5th day of January

19 94, Between Wayne Schoolfield and Dianne Schoolfield, husband and wife, and Cheryl Barnett, Trustee

of the County of Osceola, State of Florida

Grantor*, and THE CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee;

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below-described into the corporate limits of the City of St. Cloud; and Wayne Schoolfield, and Dianne Schoolfield, husband and wife, and Cheryl Barnett, Trustee

GRANTOR, for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged,

DOES HEREBY ENCUMBER the below-described real property situate, lying and being in Osceola County, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those minsterial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal.

The subject property is described as:

SEE EXHIBIT "A"

*Grantor is used for singular or plural, as the context requires.
IN WITNESS WHEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES (two required):

Diana L. Krug
Signature

DIANA L. KRUG
Type/Print Name

Elenora B Rader
Signature

ELENORA B. RADER
Type/Print

PROPERTY OWNERS:

Signature

Wayne Schoolfield
Type/Print

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WITNESSES (two required):

Diana L. Krug
Signature

DIANA L. KRUG
Type/Print

Elenora B. Rader
Signature

ELENORA B. RADER
Type/Print

PROPERTY OWNERS:

Dianne Schoolfield
Signature

Dianne Schoolfield
Type/Print

Diana L. Krug
Signature

DIANA L. KRUG
Type/Print

Cheryl Barnett
Signature

Cheryl Barnett, Trustee
Type/Print

Elenora B. Rader
Signature

ELENORA B. RADER
Type/Print

STATE OF: FLORIDA

COUNTY OF: OSCEOLA

The foregoing instrument was acknowledged before me on this 5th day of January, 1994, by Wayne Schoolfield, Dianne Schoolfield, Cheryl Barnett Trustee who is personally known to me or who has produced _____ personally known as identification and who did/did not take an oath.

Diana L. Krug
Notary Public

Typed/Printed Name: DIANA L. KRUG

Commission Number: CC242036

My Commission Expires: July 19, 1995

(SEAL) DIANA L. KRUG
Notary Public, State of Florida
My comm. expires July 19, 1995
Comm. No. CC 242036

THIS INSTRUMENT WAS PREPARED BY THE CITY OF ST. CLOUD CITY MANAGER, 1300 9TH STREET, ST. CLOUD, FLORIDA - 34769

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EXHIBIT "A"

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SAID PARCEL CONTAINS 39 ACRES, MORE OR LESS.

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2. CASE #93-115DR - Kingscrest, Phase III
SW Corner of Macy Island Rd &
Henry Partin Rd
Construction Plans

Police Department

1. No written comments at this time.

Fire Department

1. No comment.

Parks and Recreation

1. Is this project required to follow the County Tree Ordinance?
   * Tree Survey
   * Tree Removal Permit(s)
   * Tree Protection
   * Mitigation

   Mr. Howse noted that the project would meet all County requirements.

Electric Engineering

1. No comments.

South Florida Water Management District

1. Please note that a permit application for Kings Crest Phase III has been filed and is under review.

Concurrency Management

1. Comments are deferred to Case #93-114DR.

General Services

1. Application under Case 93-114DR, notes request for water and sewer. The submitted plans are incomplete in that they do not indicate sanitary sewer details.

   Mr. MacKichan noted that the request for sewer had been withdrawn by the applicant.

   Mr. Caravella noted that this comment could be removed.

2. There are no details of connection of the internal water system to the City's central system. Such details are required on the construction plans. Once details are submitted, trunk lines may be required to be installed within the Macy Island Road and/or Henry Partin Road corridors.

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The existing water lines were discussed.

Mr. Howse noted that the details would be submitted to the Civil Engineering for the DER permitting process.

The connection of cul-de-sacs by a water line was discussed.

3. Any and all easements and/or tracts necessary for the installation of central water and sewer will need to be included on the record plat for the subdivision.

The phasing of the project was briefly discussed.

4. Applicant to submit a preliminary cost estimate for sanitary sewer line extension to serve the subdivision.

Mr. MacKichan noted that this comment could be removed.

Civil Engineering

We will need further information in order to approve the final construction plans for this project. However, we can comment on a conceptual basis and we, therefore, make the following comments.

1. All mechanical joints shall be shown and labeled on the plans.

Mr. Luthie noted that a complete set of detailed plans had been provided by the applicant. He noted that these plans had just been received and no detailed review had been done.

2. Standard drawings shall be included with the final plans prior to approval.

Mr. Howse agreed with this comment.

3. Please indicate the location of the proposed extension of the water system to the development and include the connection to Street "D" along Macy Island Road and provide a looped system at the proposed cul-de-sacs at Street "B" and Street "C".

Mr. Luthie noted that he would need to discuss the dead end system with Environmental Utilities. He further noted that he would have to assure the water quality.

Mr. MacKichan noted that there seemed to be a lot of unanswered questions.

4. Is there a proposed sanitary sewer plan? If so, the complete plans shall be submitted for review.

Mr. Luthie noted that this comment could be removed.

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5. We recommend that the subdivision has two points of ingress/egress, i.e., an improved right-of-way meeting County standards. You may eliminate the 20 foot ingress/egress easement for emergency vehicles if the second entrance is provided.

Mr. Luthie noted that this comment was a recommendation only. He also noted that the blow-off would need to be relocated.

6. The 20 foot ingress/egress easement for emergency vehicles should be "unbostructed".

Mr. Howse noted that he agreed with this comment.

7. How will the 20 foot ingress/egress easement be improved to support the loading from emergency vehicles?

Mr. Howse noted that the easement would be stabilized to County standards.

8. Are sidewalks to be constructed in this project? If so, their proposed configuration shall be shown to facilitate the layout of watermains and fire hydrants.

Mr. Howse noted that these were shown on the newly submitted plans.

9. Measurements from the property line and/or right-of-way center line to the running line of the watermain shall be required.

Mr. Howse agreed with this comment.

10. Fire hydrant setbacks from back of curb shall be required.

Mr. Howse agreed with this comment.

The looping of the water line was discussed.

The installation of water lines along the property owned by Mr. Mike Partin was briefly discussed.

Mr. Caravella made a motion to recommend approval of the applicant's construction plans with the following conditions:

GENERAL SERVICES

1. There are no details of connection of the internal water system to the City's central system. Such details are required on the construction plans. Once details are submitted, trunk lines may be required to be installed within the Macy Island Road and/or Henry Partin Road corridors.

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2. Any and all easements and/or tracts necessary for the installation of central water and sewer will need to be included on the record plat for the subdivision.
3. Prior to construction on Phase III, Environmental Utilities to address the need for line extension along Macy Park Road.
4. A set of approved plans, with sign-off, to be provided to the General Services Department.

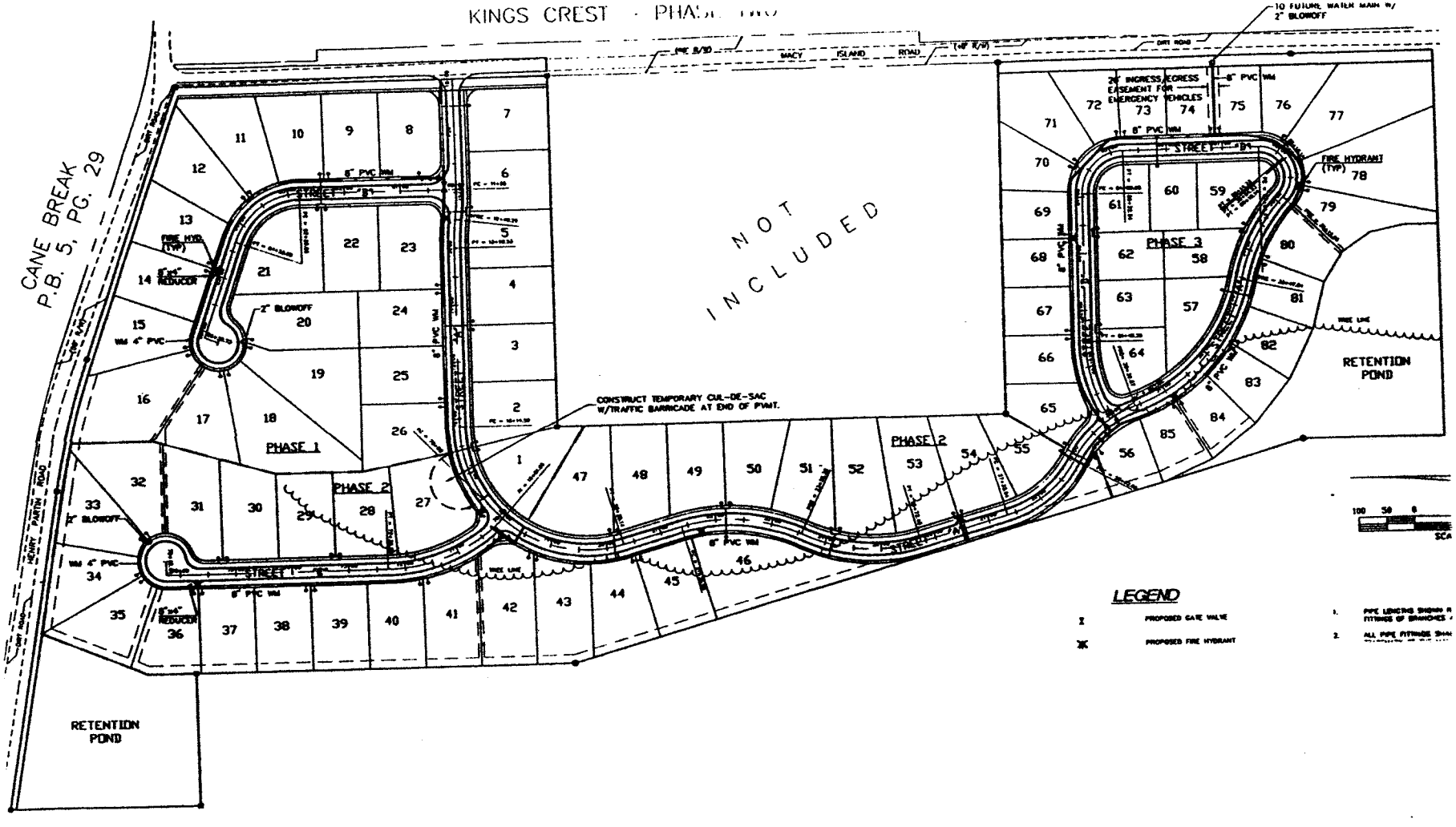
CIVIL ENGINEERING

5. All mechanical joints shall be shown and labeled on the plans.
6. Standard drawings shall be included with the final plans prior to approval.
7. Please indicate the location of the proposed extension of the water system to the development and include the connection to Street "D" along Macy Island Road and provide a looped system at the proposed cul-de-sacs at Street "B" and Street "C".
8. We recommend that the subdivision has two points of ingress/egress, i.e., an improved right-of-way meeting County standards. You may eliminate the 20 foot ingress/egress easement for emergency vehicles if the second entrance is provided.
9. The 20 foot ingress/egress easement for emergency vehicles should be "unbostructed".
10. How will the 20 foot ingress/egress easement be improved to support the loading from emergency vehicles?
11. Are sidewalks to be constructed in this project? If so, their proposed configuration shall be shown to facilitate the layout of watermains and fire hydrants.
12. Measurements from the property line and/or right-of-way center line to the running line of the watermain shall be required.
13. Fire hydrant setbacks from back of curb shall be required.
14. Mark Luthie and Don Kinsella to sign-off on final construction plans.

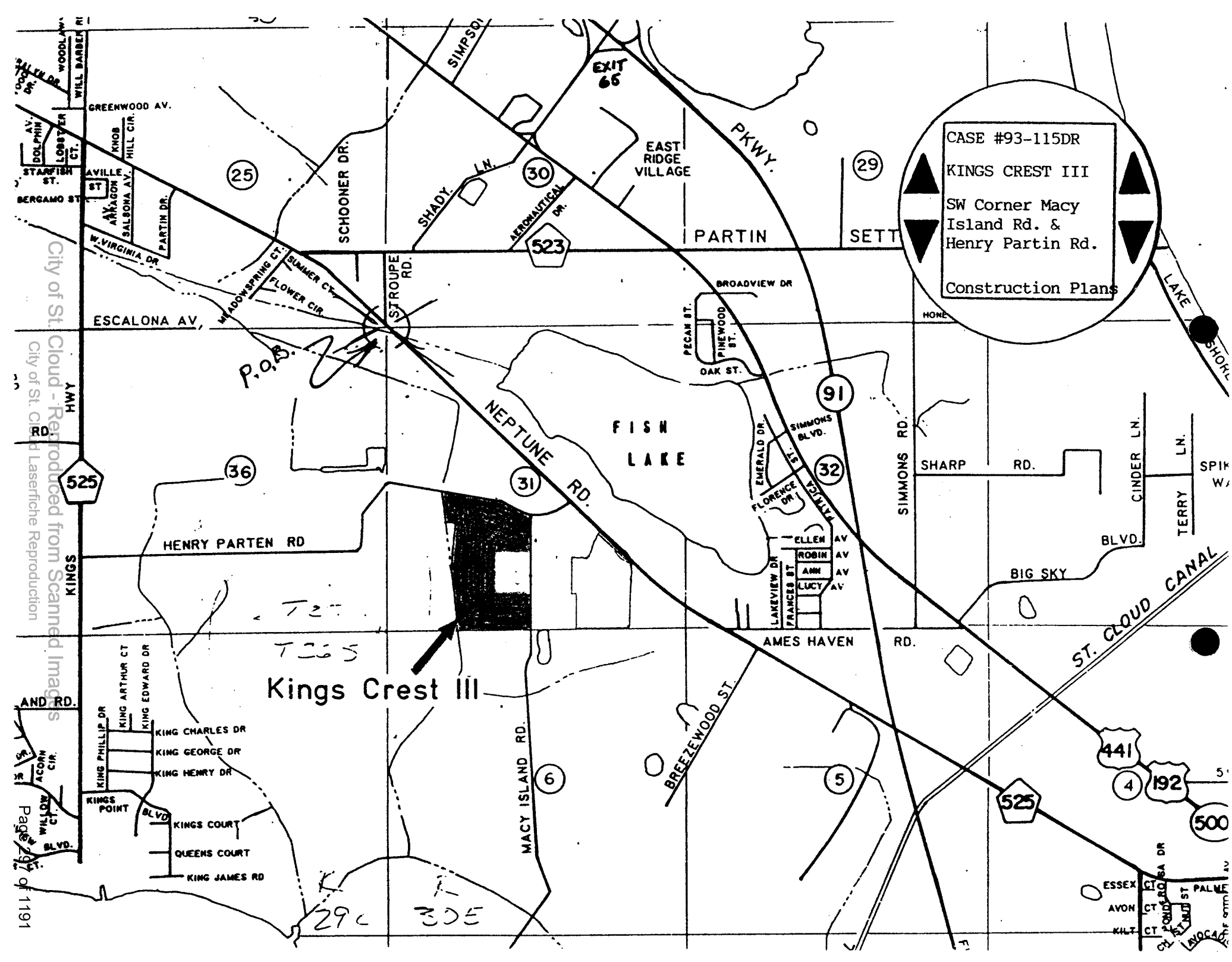
Mr. Luthie seconded the motion. All members voted "aye".

The review process for construction plans on County projects was discussed with Mrs. Burgess requesting discussion of the process after the cases on this agenda had been reviewed.

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City of St. Cloud Letter of Transmittal

From: Ron Howse, P.A.
P.O. Box 701323
St. Cloud, FL 34770-1323

Date: September 27, 1993

To: City of St. Cloud
2901 17th Street
St. Cloud, Florida 34769
(407) 957-7253

Date received: December 6, 1993
Case number: 93-114DR/Request for W/S
Case name: 93-115DR/Const. Plans
Other: _____
_____
Reviewed by: mh
(For office use only)

Please be advised I have read and understood all applicable sections of the City of St. Cloud Land Development Code and all other state and local codes that apply to this application and have met all requirements with the following exceptions:

_____

_____

_____

_____

Types of submittals

No. copies	Description	No. copies	Description
15	Construction drawings		Pre-app sketch
	Prem/Final plat		Concept plan
	Prem/Final site plan		Easement/Row legal
	Annexation documents	XXX	Other: Water & sewer request
	Rezoning request		

These are being transmitted as indicated below:

- ☐ For processing
- ☐ For prem approval
- ☐ For your coments
- ☐ Other _____
- ☐ As requested
- ☐ For final approval
- ☐ Returned with corrections _____ sets
- ☐ For your use
- ☐ For recording

Signature / Date

Office Use Only:

The above referenced cases will be reviewed by the DRC on December 21, 1993. The meeting will be held in the Public Works Conference Room at 2:00 p.m.

Revised 8/90

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10760

63-1079/631

RON HOWSE, P.A.
4123 NEPTUNE RD., PH. 407-957-3308
P.O. BOX 701323
ST. CLOUD, FL 34770

December 6 19 93

$ 2,600.00

PAY TO THE ORDER OF

TWO THOUSAND SIX HUNDRED AND 00/100**********DOLLARS

PUBLIC BANK
2500 13TH STREET
ST. CLOUD, FLORIDA 34769

FOR

⑈010760⑈ ⑆063110791⑆ 0152258201⑈

DATE 12/7/93 ch #10760 Receipt # № 23349

CITY OF ST. CLOUD
BUILDING DEPARTMENT

RECEIVED OF/FOR Ron Howse, P.A

JOB ADDRESS Kings Crest Phase III

- ☐ BUILDING PERMIT $
- ☐ ELECTRICAL PERMIT $
- ☐ PLUMBING PERMIT $
- ☐ MECHANICAL PERMIT $
- ☐ WATER TAP $
- ☐ SEWER TAP $
- ☐ WATER IMPACT $
- ☐ SEWER IMPACT $
- ☐ TRAFFIC IMPACT $
- ☐ RECREATION IMPACT $
- ☐ EDUCATION IMPACT $
- ☐ RADON $
- ☐ DRIVEWAY $
- ☒ OTHER $ Construction Plans $1,450.00 (GF)
  Annexation ~~$400.00~~ (GD)
  Large Scale LUA ~~250.00~~ (GB)
  Concurrency ~~500.00~~ (GM)

TOTAL $ $2,600.00

CITY OF ST. CLOUD, FLORIDA

2901 SEVENTEENTH STREET • ST. CLOUD, FLORIDA 34769

PHONE:
(407) 892-2161

COPY FOR YOUR INFORMATION

CERTIFICATE OF COMPLETION

SITE PLANS ONLY

TO: Building Official

PROJECT: KING'S CREST, PHASE 3
AKA THE WOODS AT KING'S CREST

DATE: November 16, 1994

We, the undersigned, declare that, to the best of our knowledge, the required site improvements (water distribution system) for the above referenced project have been completed in accordance with the approved site plan(s), specifications, and the City of St. Cloud Land Development Code.

Fire Department	Date 11/18/94
n/a Parks and Recreation Department	Date
n/a Electric Utility	Date
Wayne C Hall Civil Engineering Division	Date 11/18/94
Public Works Department	Date 11-18-94

copy: City Engineer
City Planner

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CITY OF ST. CLOUD, FLORIDA

2901 SEVENTEENTH STREET • ST. CLOUD, FLORIDA 34769

PHONE:
(407) 957-7300

COPY FOR YOUR INFORMATION

NOTICE TO PROCEED

TO: Ron Howse, P.A.
P. O. Box 701323
St. Cloud, Florida 34770-1323

PROJECT: WOODS AT KING'S CREST, PHASE II
STREET 'A'

LOCATION: WEST NEW NOLTE ROAD

You are hereby notified that work may commence on the above referenced project as approved by the City of St. Cloud, subject to the conditions and agreements set forth at the Pre-Construction Conference held December 6, 1995 at 10:30 a.m.

Dated this 6th day of December 1995.

CITY OF ST. CLOUD, FLORIDA

By: _____
Mark S. Luthie, P.E.
Public Works Director/
City Engineer

ACCEPTANCE OF NOTICE

Receipt of the foregoing Notice to Proceed is hereby acknowledged this 6th day of DECEMBER 1995.

By: _____

Title: Engineer

MSL:bep

copy: Planning Department
Building Department
Project File

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File
Kings Crest

(Maintenance Bond - Without Surety)

KNOW ALL MEN BY THESE PRESENTS:

That Wayne Schoolfield
hereinafter referred to as principal, is held and firmly bound unto the City of St. Cloud, Florida, hereinafter referred to as the CITY, in the

sum of $ 2,842.75 for the payment of which the ((principal binds itself, its successors and assigns) or (undersigned, my/our heirs, personal representatives and assigns are bound)), firmly by these presents:

WHEREAS, principal has constructed certain improvements, including

improvements for water distribution
(here set forth improvements, e.g., streets, curbs, storm drains, etc.) and other appurtenances in that certain development described or known as The Woods at Kings Crest, and

WHEREAS, the aforesaid improvements were made pursuant to certain plans and specifications dated February 4, 19 94, * Prepared by Ronald S. Howse, P. E. and filed with the CITY Engineer, and

WHEREAS, principal is obligated to protect the CITY against any defects resulting from faulty materials or workmanship of said improvements and to maintain said improvements for a period of two (2) years from November 1, 19 94,

NOW, THEREFORE, the condition of this obligation is such that if principal shall promptly and faithfully protect the CITY against any defects resulting from faulty materials or workmanship of the aforesaid improvements and maintain said improvements for a period of two (2) years from November 1, 19 94, then this obligation shall be null and void, otherwise it shall remain in full force and effect.

The CITY Engineer shall notify the principal in writing of any defect for which the principal is responsible and shall specify in said notice a reasonable period of time within which principal shall have to correct the defect. If the principal shall fail or refuse to perform, within the time specified, the CITY shall provide written notice to the principal that principal is in default and in view of the public interest, health, safety, welfare and factors involved, and the CITY's consideration in:

a. approving and filing the said development; or

b. approving and agreeing to accept the improvements for maintenance following the maintenance period of this bond;

(one or both as the case may be), CITY shall have the right:

1. to make demand by draft upon third party under any unconditional letter of credit delivered in connection herewith; or

2. to exercise any assignment of principal's accounts (CD's) delivered to CITY in connection herewith and to demand surrender of such funds held by third party, thereunder; or

3. to resort to any and all legal remedies against the principal, both at law and in equity, including specifically, specific performance;

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(continued on reverse)

to which, (if applicable), the principal unconditionally agrees.

The principal further agrees that the CITY, at its option, shall have the right to correct said defects resulting from faulty materials or workmanship, or, pursuant to public advertisement and receipt of bids, cause to be corrected any defects or said defects in case the principal shall fail or refuse to do so, and in the event the CITY should exercise and give effect to such right, the principal shall be liable hereunder to reimburse the CITY the total cost thereof, including, but not limited to, engineering, legal and contingent cost, together with any damages, either direct or consequent, which may be sustained on account of the failure of the principal to correct said defects.

IN WITNESS WHEREOF, principal [(has set forth principal's hand and seal) or (has caused these presents to be executed on behalf of principal and its seal affixed)] this 31st day of October, 19 94.

*****
individual
execution:

Wayne Robert Krug (SEAL)

Diana L. Krug

Eleanor B. Radis
two witnesses to individual

*****
entity
execution:

_____
(name of entity)

(corporate seal)
if appropriate

By: _____
President

Attest: _____
Secretary

_____

_____
two witnesses to officers

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SunBank, National Association
International Division
P.O. Box 3833, 200 S. Orange Avenue (32801)
Orlando, Florida 32802

IRREVOCABLE LETTER OF CREDIT

Date of Issue: October 28, 1994

Credit Number: P100232

Applicant: Wayne Schoolfield
101 Park Place Blvd., Ste 3
Kissimmee, FL 34741

Beneficiary: City of St. Cloud
St. Cloud, Florida
2901 17th Street., S.E.
St. Cloud, FL 34769

Amount: $2,842.75

Expiry Date: November 1, 1996
At Our Counters

We hereby establish our Irrevocable Letter of Credit No. P100232 in your favor for the account of Wayne Schoolfield which is available against presentation of your draft(s) drawn on us at sight up to an aggregate amount of U.S. $2,842.75 (U.S. Dollars Two Thousand Eight Hundred Forty Two and 75/100) accompanied by the following statement in duplicate purportedly signed by the City of St Cloud. or its authorized agent:

> "The undersigned certifies that the attached draft represents amount(s) due and payable to the City of St. Cloud, for the maintenance of improvements which have been constructed for the water distribution for the certain subdivision described as The Woods at Kings Crest."

We engage with you that all drafts drawn under and in compliance with the terms of this Letter of Credit will be duly honored if presented at this office on or before November 1, 1996, any draft drawn by you under this Letter of Credit must bear the clause "Drawn under Irrevocable Letter of Credit No. P100232 of SunBank, N.A. dated October 28, 1994."

Continued on Page 2

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SunBank, National Association
International Division
P.O. Box 3833, 200 S. Orange Avenue (32801)
Orlando, Florida 32802

The original Letter of Credit must accompany any drawing.

Except so far as otherwise stated, this documentary credit is subject to the "Uniform Customs and Practice for Documentary Credits" (1993 Revision) International Chamber of Commerce (Publication 500).

(Authorized Signature)

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file

COPY FOR YOUR INFORMATION

(Maintenance Bond - Without Surety)

KNOW ALL MEN BY THESE PRESENTS:

That Kings Crest III Partnership/CKB Investors hereinafter referred to as principal, is held and firmly bound unto the City of St. Cloud, Florida, hereinafter referred to as the CITY, in the sum of $ 2,842.75 for the payment of which the [(principal binds itself, its successors and assigns) or (undersigned, my/our heirs, personal representatives and assigns are bound)], firmly by these presents:

WHEREAS, principal has constructed certain improvements, including on-site improvements for water distribution

(here set forth improvements, e.g., streets, curbs, storm drains, etc.) and other appurtenances in that certain development described or known as The Woods at Kings Crest (Kings Crest III), and

WHEREAS, the aforesaid improvements were made pursuant to certain plans and specifications dated February 4, 19 94, * Prepared by Ron Howse, P.E. and filed with the CITY Engineer, and

WHEREAS, principal is obligated to protect the CITY against any defects resulting from faulty materials or workmanship of said improvements and to maintain said improvements for a period of two (2) years from February 23, 19 95,

NOW, THEREFORE, the condition of this obligation is such that if principal shall promptly and faithfully protect the CITY against any defects resulting from faulty materials or workmanship of the aforesaid improvements and maintain said improvements for a period of two (2) years from February 23, 19 95, then this obligation shall be null and void, otherwise it shall remain in full force and effect.

The CITY Engineer shall notify the principal in writing of any defect for which the principal is responsible and shall specify in said notice a reasonable period of time within which principal shall have to correct the defect. If the principal shall fail or refuse to perform, within the time specified, the CITY shall provide written notice to the principal that principal is in default and in view of the public interest, health, safety, welfare and factors involved, and the CITY's consideration in:

a. approving and filing the said development; or

b. approving and agreeing to accept the improvements for maintenance following the maintenance period of this bond;

(one or both as the case may be), CITY shall have the right:

1. to make demand by draft upon third party under any unconditional letter of credit delivered in connection herewith; or

2. to exercise any assignment of principal's accounts [CD's] delivered to CITY in connection herewith and to demand surrender of such funds held by third party, thereunder; or

3. to resort to any and all legal remedies against the principal, both at law and in equity, including specifically, specific performance;

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(continued on reverse)

to which, (if applicable), the principal unconditionally agrees.

The principal further agrees that the CITY, at its option, shall have the right to correct said defects resulting from faulty materials or workmanship, or, pursuant to public advertisement and receipt of bids, cause to be corrected any defects or said defects in case the principal shall fail or refuse to do so, and in the event the CITY should exercise and give effect to such right, the principal shall be liable hereunder to reimburse the CITY the total cost thereof, including, but not limited to, engineering, legal and contingent cost, together with any damages, either direct or consequent, which may be sustained on account of the failure of the principal to correct said defects.

IN WITNESS WHEREOF, principal [(has set forth principal's hand and seal) or (has caused these presents to be executed on behalf of principal and its seal affixed)] this 23rd day of February, 19 95.

*****
individual
execution:

_____ (SEAL)

_____
two witnesses to individual

*****
entity
execution:

KINGS CREST III PARTNERSHIP
(name of entity)

(corporate seal)
if appropriate

By: Cheryl Barnett, Trustee
Cheryl Barnett, Trustee

Attest: _____
Secretary

Diana L. Krug

Eleanora B. Radue
two witnesses to officers

CKB INVESTORS

By: _____
Wayne Schoolfield, Managing Partner

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Ron Howse, P.A.

An Engineering and Land Planning Professional Association

P.O. Box 701323

St. Cloud, Florida

Office (407) 957-3308 • 34770-1323 • Fax (407) 957-1019

TO: City of St. Cloud

FROM: Ron Howse, P.E.

DATE: March 7, 1994

PROJECT: Kings Crest III

Engineer Construction Estimate

ON-SITE WORK

QUANTITY	DESCRIPTION	UNIT PRICE	BID PRICE
1500 LF	8" DR18 WATER	@ 12.00	18,000.00
225 LF	4" DR18 WATER	@ 5.50	1,237.50
2 EA	FIRE HYDRANT ASSEMBLY	@ 1,525.00	3,050.00
1 EA	8 X 4 REDUCER	@ 150.00	150.00
1 EA	4 X 2 BLOW-OFF	@ 225.00	225.00
3 EA	8" GATE VALVE	@ 450.00	1,350.00
3 EA	8 X 8 X 8 TEE	@ 275.00	825.00
1 EA	8" PLUG	@ 150.00	150.00
12 EA	DOUBLE WATER SERVICE	@ 250.00	3,000.00
2 EA	SINGLE WATER SERVICE	@ 220.00	440.00
TOTAL			28,427.50

I certify that the cost of Kings Crest III on-site improvements for water distribution is approximately $28,427.50.

Approved By:

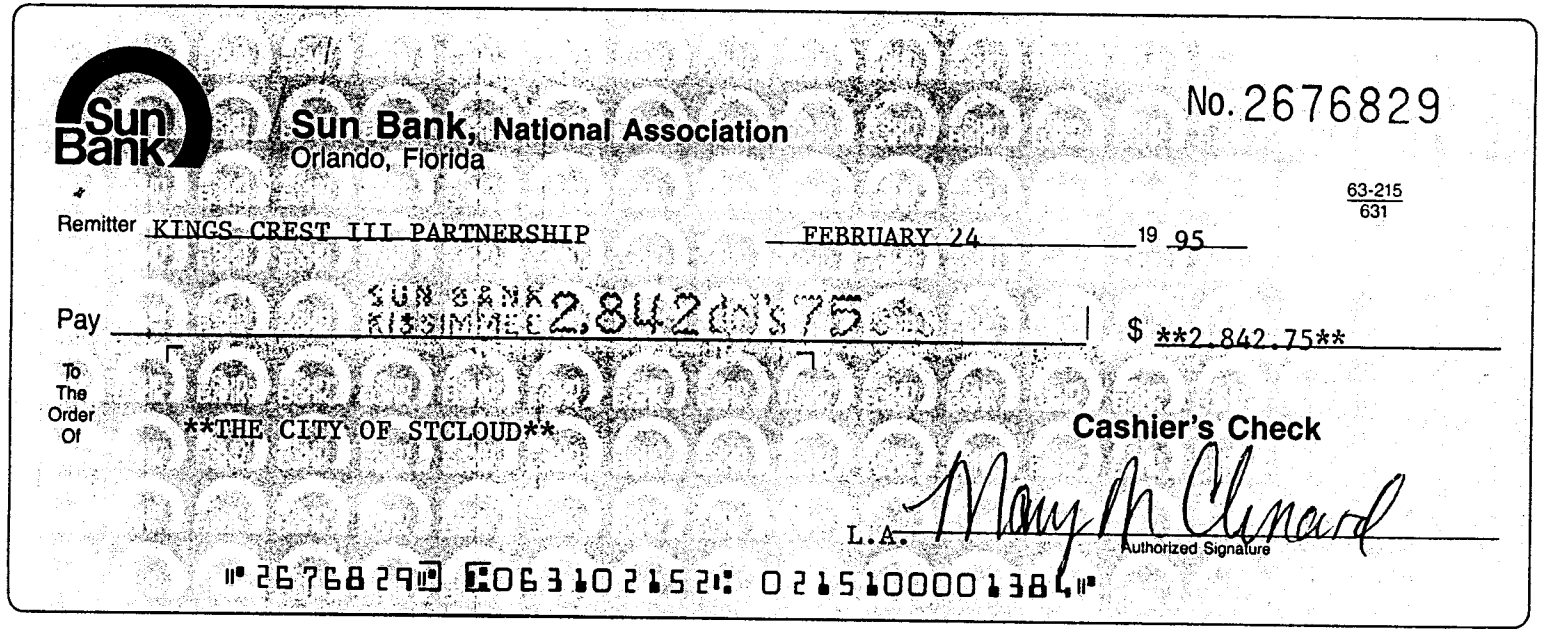
Ronald S. Howse, Engineer — Date: 03/07/94

REF:WS-KC-78.ETC

FILE

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Sun Bank, National Association
Orlando, Florida

No. 2676829

63-215
631

Remitter KINGS CREST III PARTNERSHIP

FEBRUARY 24 19 95

Pay SUN BANK KISSIMMEE 2,842.75

$ **2,842.75**

To The Order Of **THE CITY OF STCLOUD**

Cashier's Check

L.A. Mary M Clinard
Authorized Signature

⑈2676829⑈ ⑆063102152⑆ 0215100001384⑈

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CITY OF ST. CLOUD APPLICATION

D E V E L O P M E N T R E V I E W P R O C E S S

CASE #93-114 DR

APPLICANT NAME Wayne Schoolfield, Trustee
ADDRESS 101 Park Place Blvd.
Suite 3
Kissimmee, FL 34741
BUSINESS PHONE (407) 847-3099
HOME PHONE N/A

AGENT NAME Ron Howse, P.A.
ADDRESS P. O. Box 701323
St. Cloud, FL 34770
BUSINESS PHONE (407) 957-3308
HOME PHONE N/A

DEVELOPMENT NAME Kings Crest Phase III ADDRESS _____
SITE LOCATION Southwest corner of Macy Island Rd. and Henry Partin Rd.
LEGAL DESCRIPTION: BLOCK # _____ LOT(S) # _____ SEC.___ / T26S/R30E
SEE PLAN

TYPE OF REQUEST

[ ] ANNEXATION - EXISTING COUNTY ZONING ____, CHANGE TO ____ CITY ZONING
[ ] REZONING - EXISTING CITY ZONING _____, CHANGE TO _____ CITY ZONING
[ ] LAND USE AMENDMENT - EXISTING PLAN SHOWS _____, AMEND TO SHOW _____
[ ] PUD CONCEPT/ZONING
[ ] FINAL SITE PLAN
[ ] PRELIMINARY PLAT/CONST. PLANS
[ ] VACATION OF RIGHT-OF-WAY
[ ] CHANGE OF USE OR OWNERSHIP
[ ] FINAL PLAT
[ ] PLAT/FINAL CONST. PLANS
[ ] MISC. CONSTRUCTION PLANS
[ ] CONCEPT PLAN
[ ] ABANDONMENT OF EASEMENT
[ ] SPECIAL EXCEPTION

OTHER Water, sewerage--sewer only if impact fee credits are given for off-site extensions and lift station.

IS PROPERTY IN CITY LIMITS? No LIST ANY EXISTING STRUCTURES None
IS THERE EXISTING WATER TAP? Yes IS THERE EXISTING SEWER TAP? No

REQUESTING: WATER Yes SEWER ___ Sewer only if impact fee credits are given for off-site extensions and lift station.

I CERTIFY THAT I HAVE REVIEWED THE LAND DEVELOPMENT CODE AND THAT MY SUBMISSION MEETS ALL REQUIREMENTS. THE ONLY EXCEPTIONS ARE THOSE ITEMS TO WHICH I AM REQUESTING VARIANCES TO OR WAIVERS FROM CERTAIN SECTIONS OF THE CODE AND UNDERSTAND THAT THEY MUST BE LISTED ON THE PLANS INDIVIDUALLY. THESE ARE ALSO LISTED ON THE ATTACHED TRANSMITTAL. I UNDERSTAND THAT IF AN ITEM DOES NEED A VARIANCE THAT IT WILL BE NECESSARY TO FILE THROUGH THE APPROPRIATE BODY.

_____
OWNER/AGENT

FOR OFFICE USE ONLY

SUBMITTAL DATE 12/6/93 FEE AMT ~~$400~~ 250 RCPT # 23349 DATE 12/6/93
SITE PLAN REVIEW ~~12/21/93~~ 1/25/94 PLANNING BOARD 2-22-94
COUNCIL WORKSHOP _____ COUNCIL INTRO VOTE _____ COUNCIL VOTE _____

CBurgess
ZONING COORDINATOR

REVISED 1/05/93

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APPLICATION

CONCURRENCY MANAGEMENT SYSTEM
CAPACITY AVAILABILITY TEST

Owner: Wayne Schoolfield, Trustee
Address: 101 Park Place Blvd Ste 3
Kissimmee, FL 34741

Agent: Ron Howse, P.E.
Address: Ron Howse, P.A.
P.O. Box 701323
St.Cloud, FL 34770-1323

Phone: (407) 847-3099

Phone: (407) 957-3308

Development Name: Kings Crest III

Is Development Order: Non-Binding___ Pre-D.O.___ Preliminary___ Final X

Intended Use of Property: Single Family Residential

Present Land Use: Suburban Present Zoning: RS-1A

Legal Description: See Exhibit "A"

Acreage or Square Feet: 39.1

Residential Subdivisions (single family, multi-family, and PUD)

Number of Dwelling Units/Building Lots: 85
Project Density: 3 units per acre
Is Project Phased? Yes If yes, How many Phases? Three
Phasing Timeframes: 1 phase per year

Density Per Phase: 3 units per acre

Commercial, Professional, Institutional, and Industrial Developments

Square Footage for Proposed Development: _____

Is Project Phased? _____ If yes, How many phases? _____
Phasing Timeframes: _____

Square Footage Per Phase: _____

*** FOR PRELIMINARY DEVELOPMENT ORDERS DEFERRING CONCURRENCY TEST TO FINAL***

I, _____, the undersigned, do hereby acknowledge that future rights to develop the above referenced property are subject to the future binding concurrency test, and without such a test, no vested rights have been granted by the City of St.Cloud or acquired by myself.

SIGNATURE _____ DATE _____

*** FOR IMMEDIATE CONCURRENCY TESTS ***

SIGNATURE _____ DATE 12/6/93

FOR OFFICE USE ONLY

CASE FILE # _____
SUBMITTAL DATE _____
DRC REVIEW _____
PB REVIEW _____

FEE AMOUNT $ _____
RECEIPT # _____
DATE _____

_____
CONCURRENCY MANAGEMENT COORDINATOR

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Mr. Sullivan asked if the applicant intended to comply with condition #7 regarding the boats parked in the front of the building. He noted that he had driven by the business many times and seen boats parked in the front. He further noted there had been empty spaces available. He also referred to condition #9 regarding hours of operation, noting that, on February 11, 1994 he had driven by the business at 5:15 p.m. and had heard a motors running. He further noted that the building did look better but some of the conditions apparently were not being adhered to.

Mr. Houston noted that he told the Development Review Committee he had to have boats parked out front.

Mr. Rosenbauer made a motion to postpone action on this case until March 22, 1994 to allow the applicant additional time in which to address the findings of fact in writing to the Planning Division and to allow the Planning Division time to provide the appropriate evaluation to the Planning Board. Mr. Fisk seconded the motion. The vote was 5-0, with all members voting "aye".

Mr. John Knowles, of 1215 Lakeshore Boulevard, addressed the Board noting he had objections to the granting of the Special Exception. He noted that he would attend the March 22, 1994 meeting to address those concerns.

2. CASE #93-109DR - Canoe Creek Lakes
Old Canoe Creek Road
Abandonment of Right-Of-Way

Ms. Pat McCurdy was present to represent the application.

Mr. Caravella made a presentation for Staff noting recommendation was for approval. He explained to the Board that the abandonment was for underlying rights-of-way and why it was being abandoned in this way.

The reason for the abandonment was discussed.

Ms. McCurdy addressed the Board noting that the abandonment was a means by which to clean up the plat prior to development. She noted it would clear the titles for future home owners.

Mr. Mark Rosenbauer made a motion to recommend the approval of the applicant's request to abandon the right-of-way. Mr. Leo Haught seconded the motion. The vote was 5-0, with all members voting "aye".

3. CASE #93-113DR - Plantation Bay
Kissimmee Park Road & 5th Street
Abandonment of Right-Of-Way

Ms. Suzette Howse was present to represent John Rich, Trustee, one of the applicants.

Mr. Caravella made a presentation explaining the abandonment and noting that Staff's recommendation was for approval.

Mr. Rosenbauer asked, since he was an investigator for HRS and this was an HRS licensed facility, if he would have any kind of conflict of interest in voting on this case.

Mr. Caravella noted that he did not feel there would be a conflict.

Mr. Mark Rosenbauer made a motion to recommend the abandonment as requested. Mr. Leo Haught seconded the motion. The vote was 5-0, with all members voting "aye".

MISCELLANEOUS BUSINESS:

1. CASE #93-114DR - Kings Crest, Unit III
Neptune Road
Annexation/Request for Water

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Ms. Suzette Howse was present to represent the application.

Mr. Caravella made a presentation for Staff noting the location of the development and that Staff's recommendation was for approval of the applicant's request for water. He further noted that Staff was recommending deferral of the annexation at this time because it is currently not contiguous with the municipal boundaries of the City. He also noted that the Utility Advisory Committee had reviewed and recommended approval for the request for water.

Mr. Mark Rosenbauer made a motion to recommend deferral of the annexation of Kings Crest III. Mr. Bill Fisk seconded the motion. The vote was 5-0, with all members voting "aye".

Mr. Mark Rosenbauer made a motion to recommend approval of the applicant's request for water. Mr. Bill Fisk seconded the motion. The vote was 5-0, with all members voting "aye".

The meeting was adjourned.

RESPECTFULLY SUBMITTED:

_____ _____

MARTY HOBBS
SECRETARY, PLANNING BOARD

DATE

MINUTES APPROVED:

_____ _____

A.L. JUSTICE
CHAIRMAN, PLANNING BOARD

DATE

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2. CASE #93-114DR - Kingscrest, Phase III
SW Corner of Macy Island Rd &
Henry Partin Rd
Request for Water/Sewer

Mr. Ron Howse, Mr. Ron Barnett, Mr. Wayne Schoolfield and Mr. Ken Baker were present to represent the application.

Mr. MacKichan read the written comments.

Police Department

1. No written comments at this time.

Fire Department

1. No comments.

Parks and Recreation

1. No written comment.

Electrical Engineering

1. This property is outside the electric utility service area. The City electric utility cannot dictate the policy for development of the electric system. However, the City may request street lighting and collect franchise fees.

This comment was discussed with Mr. Faraji noting that there needed to be a City policy addressing the request for service in the County regarding to electrical needs such as lighting.

Mr. Schoolfield noted that he would prefer to put in the lights but the County did not want them because there were none in Unit I.

This comment was further discussed.

Mr. Faraji noted that his only concern was that if the project were to be annexed, the City would be in the position of having to install lighting at its own expense.

Concurrency Management

1. Applicant does not have a complete concurrency application on file for this project, therefore no capacity has been encumbered as of this date.

Mr. Hilston noted that there was no signature on the application and sewer had been requested with no fees paid.

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Mr. Schoolfield noted that sewer was not being requested at this time.

2. Applicant has requested sewer service provided that credits can be applied for off-site extension costs. The current 5 year capital projects program does not include a project able to serve this development. The 98/2002 5 year capital projects plan does reflect a project (Project #WW 9810) which would be able to serve this request.

Mr. Schoolfield noted that there were too many problems with getting sewer to the project and noted that he would proceed and continue trying to get sewer to the area but, at this time, he was only requesting water.

Mr. MacKichan asked if the applicant was withdrawing his request for sewer service.

Mr. Schoolfield noted that he would drop the request and make a separate application later for sewer.

3. In order to be eligible for credits, a primary extension project should be included within the existing 5 year Capital Projects Program.

4. It is recommended that should the applicant wish to proceed with this request, they should initiate an amendment request to the Sanitary Sewer Capital Projects Plan of the Comprehensive Plan immediately, requesting that Capital Project WW 9810 be moved forward to the current 5 year list.

General Services

1. This property is currently not contiguous with the municipal boundaries of the City of St. Cloud and as such, cannot be annexed pursuant to State Statutes. Planning recommends that annexation be deferred until such time as the property becomes contiguous and that such deferment be made by way of a separate motion by the Development Review Committee.

2. Civil Engineering to determine who will provide engineering plans for extension, easements necessary to service the property and whether or not this extension will be included as a future project under the Capital Improvements Element. Applicant shall be responsible for all costs associated with extension.

Mr. Howse noted that there would be no line extension required.

3. If extensions are required, this request will be reviewed by the Planning Board, Utility Advisory Committee, with final approval by City Council.

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4. As requested in the application, impact fee credits for sewer extension are allowable under City policy only if the extension is included in the City's 5-year capital improvement plan (CIP). An extension to serve this property is not within the City's 5-year plan, but is included as a project in the City's 2nd 5-year CIP as WW0010. An amendment to the City's plan is recommended if credits are to be given, or a developer's agreement could be executed for the purpose of allowing credit for such line extension. Amendment to the City's plan is only recommended if Osceola County Land Use amendment CPA 93-34 is approved the State and adopted by Osceola County.

Mr. Howse noted that he continues to check with the County and has been told that no response has been received from the state yet regarding CPA 93-34.

The possible future sewer line extension and its timing was discussed.

Mr. Caravella made a motion to recommend deferral of the applicant's request for annexation until such time as the property becomes contiguous with the municipal boundaries of the City of St. Cloud. Mr. Melick seconded the motion. All members voted "aye".

Mr. Caravella made a motion to recommend approval of the applicant's request for water with the following condition:

1. This request will be reviewed by the Planning Board, Utility Advisory Committee, with final approval by City Council.
2. Approval contingent upon issuance of a Certificate of Capacity by City Council.

Mr. Melick seconded the motion. All members voted "aye".

Mr. Caravella made a motion to defer the applicant's request for sanitary sewer regarding the amendment of the capital improvements program, providing impact credits, until such time as the Osceola County Land Use CPA 93-34 is approved by the state and approved by the County. Mr. Melick seconded the motion. All members voted "aye".

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PETITION FOR ANNEXATION

The undersigned, being all of the owners of the real property located in an unincorporated area of Osceola County, Florida, contiguous to the City of St. Cloud, Florida, and described as:

SEE EXHIBIT "A"

do hereby petition the City Council of the City of St. Cloud, Florida, that said property be annexed to the City of St. Cloud, Florida, and classified as a/an R-2 district on the City Zoning Map.

The undersigned hold fee simple title to the said property by virtue of warranty deed, dated #1 9/22/93* #2 8/19/83* and recorded on #1 10/7/93* in Official Records Book #1 1149*, Page #1 2094*, public records of Osceola County, Florida. Attached hereto is a Certificate of Title of even date herewith certifying to said title. * #2 DATED 8/19/93, FILED 8/23/93 in O.R. BOOK 1140, PAGE 2297

Dated this 5th day of January 1994

PROPERTY OWNERS:

Signature

Wayne Schoolfield
Type/Print Name

101 Park Place Blvd., Suite 3
Kissimmee, FL 34741
Address

Signature

Dianne Schoolfield
Type/Print Name

101 Park Place Blvd., Suite 3
Kissimmee, FL 34741
Address

Signature

Cheryl Barnett, Trustee
Type/Print Name

10 Park Place Blvd., Suite 3
Kissimmee, FL 34741
Address

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WITNESSES:

Diana L. Krug
Signature

DIANA L. KRUG
Type/Print Name

Elenora B. Rader
Signature

ELENORA B. RADER
Type/Print Name

STATE OF: Florida

COUNTY OF: Osceola

The foregoing instrument was acknowledged before me this 5th day of January, 19 94, by Wayne Schoolfield, Dianne Schoolfield and Cheryl Barnett, Trustee who is personally known to me or who has produced _____ personally known as identification and who ~~did~~/did not take an oath.

Diana L. Krug
NOTARY PUBLIC

TYPED/PRINTED NAME: DIANA L. KRUG

MY COMMISSION NUMBER: CC242036

MY COMMISSION EXPIRES: July 19, 1995

(SEAL)

DIANA L. KRUG
Notary Public, State of Florida
My comm. expires July 19, 1995
Comm. No. CC 242036

THIS INSTRUMENT WAS PREPARED BY THE CITY OF ST. CLOUD CITY MANAGER, 1300 9TH STREET, ST. CLOUD, FLORIDA - 34769

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EXHIBIT "A"

THAT PORTION OF LOT 4, BLOCK 24, LYING SOUTH OF HENRY PARTIN ROAD AND THE EAST 410 FEET OF THE WEST HALF OF LOTS 5 AND 6, THE EAST HALF OF LOTS 5 AND 6, INCLUSIVE, BLOCK 24, AND THE EAST 700 FEET OF THE NORTH 245 FEET OF LOT 5, INCLUSIVE, BLOCK 23, LYING WEST OF MACY ISLAND ROAD, AND THAT PORTION OF LOTS 1, 2, 3, AND 4, INCLUSIVE, BLOCK 23, LYING EAST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHWEST CORNER OF THE EAST 1,060 FEET OF SAID LOT 1, BLOCK 23, RUN SOUTHEASTERLY TO THE SOUTHWEST CORNER OF THE EAST 700 FEET OF LOT 4, BLOCK 23, AND THERE TERMINATING SAID DESCRIBED LINE. ALL BEING IN THE FLORIDA DRAINED LAND COMPANY'S SUBDIVISION NO. 1, AS RECORDED IN PLAT BOOK B, PAGES 65 AND 66 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, IN SECTION 31-25-30 AND SECTION 6-26-30.

LESS AND EXCEPT:

THE EAST ONE-HALF OF LOTS 1 AND 2 AND THE NORTH 139.29 FEET OF THE EAST ONE-HALF OF LOT 3, BLOCK 23, FLORIDA DRAINED LAND COMPANY'S SUBDIVISION NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS FILED AND RECORDED IN PLAT BOOK B, PAGES 65 AND 66 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. TOGETHER WITH THAT PORTION OF THE SOUTH ONE-HALF OF THE VACATED 40.0 FEET PLATTED ROAD RIGHT OF WAY ABUTTING THE NORTH LINE OF SAID EAST ONE-HALF OF LOT 1, BLOCK 23, AS VACATED IN O.R. BOOK 1054, PAGES 2420 THROUGH 2428 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

SAID PARCEL CONTAINS 39 ACRES, MORE OR LESS.

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NOTICE OF ENCUMBRANCE TO ANNEX TO CITY OF ST. CLOUD

THIS INSTRUMENT, Made this 5th day of January 19 94, Between Wayne Schoolfield and Dianne Schoolfield, husband and wife, and Cheryl Barnett, Trustee of the County of Osceola, State of Florida Grantor*, and THE CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee;

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below-described into the corporate limits of the City of St. Cloud; and Wayne Schoolfield, and Dianne Schoolfield, husband and wife, and Cheryl Barnett, Trustee

GRANTOR, for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged,

DOES HEREBY ENCUMBER the below-described real property situate, lying and being in Osceola County, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those minsterial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal.

The subject property is described as:

SEE EXHIBIT "A"

*Grantor is used for singular or plural, as the context requires.
IN WITNESS WHEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES (two required):

Diana L. Krug
Signature

DIANA L. KRUG
Type/Print Name

Elenora B Rader
Signature

ELENORA B. RADER
Type/Print

PROPERTY OWNERS:

Signature

Wayne Schoolfield
Type/Print

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WITNESSES (two required):

Diana L. Krug
Signature

DIANA L. KRUG
Type/Print

Elenora B. Rader
Signature

ELENORA B. RADER
Type/Print

PROPERTY OWNERS:

Dianne Schoolfield
Signature

Dianne Schoolfield
Type/Print

Diana L. Krug
Signature

DIANA L. KRUG
Type/Print

Elenora B. Rader
Signature

ELENORA B. RADER
Type/Print

Cheryl Barnett
Signature

Cheryl Barnett, Trustee
Type/Print

STATE OF: FLORIDA

COUNTY OF: OSCEOLA

The foregoing instrument was acknowledged before me on this 5th day of January, 1994, by Wayne Schoolfield, Dianne Schoolfield, eryl Barnett, rustee who is personally known to me or who has produced _____ personally known as identification and who did/did not take an oath.

Diana L. Krug
Notary Public

Typed/Printed Name: DIANA L. KRUG

Commission Number: CC242036

My Commission Expires: July 19, 1995

(SEAL) DIANA L. KRUG
Notary Public, State of Florida
My comm. expires July 19, 1995
Comm. No. CC 242036

THIS INSTRUMENT WAS PREPARED BY THE CITY OF ST. CLOUD CITY MANAGER, 1300 9TH STREET, ST. CLOUD, FLORIDA - 34769

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EXHIBIT "A"

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SAID PARCEL CONTAINS 39 ACRES, MORE OR LESS.

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CERTIFICATE OF TITLE

THE UNDERSIGNED, RAYELYNNE WOESTE, AN AUTHORIZED SIGNATORY OF APPROVED TITLE, INC., DOES HEREBY CERTIFY THAT SHE HAS EXAMINED THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA WITH REGARD TO THE FOLLOWING DESCRIBED REAL PROPERTY:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF.

AND THAT BASED UPON SAID EXAMINATION SHE DOES HEREBY CERTIFY THAT FEE SIMPLE TITLE TO THE DESCRIBED REAL PROPERTY IS VESTED IN #1: WAYNE SCHOOLFIELD and DIANNE SCHOOLFIELD, husband and wife #2 CHERYL BARNETT, Trustee, BY VIRTUE OF WARRANTY DEEDS DATED #1 9/22/93 *, FILED #1 10/7/93, * IN O.R. BOOK #1 1149*, PAGE #1 2094*, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, AS OF THE DATE HEREOF AND SAID REAL PROPERTY IS NOT SUBJECT TO ANY RESTRICTIONS, MORTGAGES, LIENS OR ENCUMBRANCES OF ANY KIND WHICH AFFECT IN ANY MANNER THE RIGHT OF THE SAID OWNER TO ANNEX SAID PROPERTY TO THE CITY OF ST. CLOUD, FLORIDA, OR ANY OTHER MUNICIPALITY. * #2 DATED 8/19/93, FILED 8/23/93 IN O.R. BOOK 1140, PAGE 2297

DATED THIS 11th DAY OF OCTOBER, 1993 XXXXX

APPROVED TITLE, INC.
1609 13th Street
St. Cloud, FL 34769
(407) 957-9000

BY: _____
RAYELYNNE WOESTE
MANAGER - ST. CLOUD

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EXHIBIT "A"

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STATEMENT OF INTENDED USE

The undersigned, being the petitioners for annexation of certain real property to the City of St. Cloud, Florida, said Petition being filed herewith, do hereby certify that, if said property is annexed to the City, our intentions with regard to the use of said property are as follows:

1. Type of use (industrial, commercial, professional, single-family residential, multi-family residential, etc.):

Single family residential

2. The number, type and use of all improvements to be constructed upon the property are as follows:

Less than 100

3. A copy of a plat, if available, or site development plan showing the locations of improvements to be constructed is attached.

4. The following special or extraordinary requirements for City service are anticipated in connection with the intended use:

Water

The undersigned do hereby certify that the above and foregoing, including any attachments or exhibits hereto, constitute our intended use of the property which we propose to annex to the City of St. Cloud, and we, and our successors in interest in the subject property, do recognize and agree that in the event of annexation by the City, the City shall be under no obligation to provide City services of any kind to development upon the subject property imposing greater demands upon such City services than those reasonably to be anticipated for the use described in this Statement.

Dated this 5th day of January, 19 94.

PROPERTY OWNERS:

Signature — Wayne Schoolfield
Type/Print Name

Signature — Dianne Schoolfield
Type/Print Name

Signature — Cheryl Barnett, Trustee
Type/Print Name

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CITY OF ST. CLOUD, FLORIDA

ENVIRONMENTAL UTILITIES DEPARTMENT

2901 SEVENTEENTH STREET • ST. CLOUD, FLORIDA 34769

PHONE:
(407) 957-7264

MEMORANDUM

DATE: February 15, 1994

TO: Marty Hobbs, DRC Secretary

FROM: Marilyn D. Dellar, Utility Advisory Committee Secretary MDD.

RE: Kings Crest Phase III
Request for Water

The above was discussed at the February 14, 1994, UAC workshop.

Motion for approval was made by Mr. Tarrell, seconded by Mr. Trainor. Four voting aye, one abstained.

\mdd

c:\wpwin\memo.181

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Florida Department of Environmental Regulation

Central District • 3319 Maguire Boulevard, Suite 232 • Orlando, Florida 32803-3767

Lawton Chiles, Governor

xxxxxxxCarol M. Browner, Secretary

Virginia B. Wetherell

February 17, 1993

Central Florida Development Corporation
1650 Sand Lake Road, Suite 201
Orlando, FL 32809

Attention: Raul G. Stearn, President

Osceola County - PW
City of St. Cloud
King's Crest [formerly Fish Lake Club, Phases I, II and III (133 ERCs)]

Dear Mr. Stearn:

This acknowledges receipt of certification that the subject water distribution system extension has been completed in accordance with the plans and related materials permitted by this agency on Permit Number WD49-4847BN dated January 25, 1989 and that the system has passed the pressure and bacteriological tests that were conducted in accordance with the AWWA standards.

Based on this certification and satisfactory bacteriological results, we are clearing the system for service.

This pertains to Phase 2 only. Separate clearance will be required for Phase 3.

The responsibility for the microbiological quality of the water at the time it ultimately reaches the consumer's meter remains entirely with the utility and/or the owner/operator of the system who should ensure that this quality remains as was represented by the bacteriological test results presented. This letter of clearance does not preclude the need for obtaining acceptance by other entities as may be required.

Your continued cooperation in our drinking water program is appreciated.

Sincerely,

Frank P. Huttner, Section Supervisor
Drinking Water Permitting

FPH:dm:pp
cc: Ron Howse, P.A.
Mark S. Luthie, P.E., Public Works Director

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FEB 0 9 1994

Florida Department of Environmental Regulation

Central District • 3319 Maguire Boulevard, Suite 232 • Orlando, Florida 32803-3767

Lawton Chiles, Governor

Carol M. Browner, Secretary

Schoolfield Properties
101 Park Place Boulevard, Suite 3
Kissimmee, FL 34741

Attention: Wayne Schoolfield, Owner

Seminole County-PW
City of St. Cloud
Fish Lake Club
PATS Number 159266/210722

Dear Mr. Schoolfield:

Modification of Conditions
Permit Number WD49-4847BN

We are in receipt of your request for a modification of the permit conditions. The ownership is changed as follows:

Ownership	From	To
	Central Florida Development Corporation 1650 Sand Lake Road, Suite 201 Orlando, FL 32809 Attn: Raul G. Stearn, President	Schoolfield Properties 101 Park Place Boulevard, Suite 3 Kissimmee, FL 34741 Attn: Wayne Schoolfield, Owner

Pursuant to the Application for Transfer of Permit executed and sworn to, by you, you must comply with the terms and conditions of the permit and assume the rights and liabilities contained therein.

This letter must be attached to your permit and becomes a part of that permit.

Sincerely,

A. Alexander, P.E.
District Director

8/20/92
Date

AA:pp

cc: Susanna H. Rehmann, P.E.
Ron Howse, P.E.
Donald A. Kinsella, P.E., Director

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FEB 9 1994

Florida Department of Environmental Regulation

Central District • 3319 Maguire Boulevard, Suite 232 • Orlando, Florida 32803-3767 • 407-894-7555

Bob Martinez, Governor Dale Twachtmann, Secretary John Shearer, Assistant Secretary
Alex Alexander, Deputy Assistant Secretary

Central Florida Development Corporation
1650 Sand Lake Road, Suite 201
Orlando, FL 32809

Attn: Raul G. Stearn, President

Osceola County-PW
City of St. Cloud
Fish Lake Club, Phases I, II and III (133 ERCs)
PATS Number: 159266
File Number: WD42-4847BN

Dear Mr. Stearn:

This letter acknowledges receipt of your Notice of Intent to Use General Permit for the subject project.

The Notice was received by our office on January 12, 1989. Pursuant to Rule 17-4.530(1), Florida Administrative Code (FAC), you may not begin construction until thirty (30) days from that date. Please be advised that the activity must conform to the description contained in your Notice of Intent to Use General Permit and that any deviation therefrom will subject the permittee to enforcement action and possible penalties.

To obtain clearance of the facilities for service, the engineer of record must, according to Rule 17-555.540(a) and (b), (FAC), submit one (1) set of record drawings, letter certifying completion of the project according to the approved plans and bacteriological test results taken on two (2) consecutive days from, or near, the point of connection, from plugs on Streets A, B and C, from service line near the fire hydrant on Street D and from the water main near storm drain in Phase I. From the blowoff, plug and from the service line near the fire hydrant on Street C in Phase II. From the blowoff in Phase III. Water sample forms must indicate specific recommended sample locations and file number above.

Sincerely,

A. Alexander, P.E.
Deputy Assistant Secretary

1-25-85
Date

AA: JJ

cc: Susanna H. Rehmann, P.E.
Donald A. Kinsella, P.E., Director

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CASE# ~~93-109DR~~ 93-114DR DEVELOPMENT NAME Kings Crest

APPLICANT'S NAME Wayne Schoolfield, Trustee

LOCATION SW corner of Macy Island Rd + Henry Partin Rd

TYPE OF REVIEW water only

AREA OF PROPERTY NA SQ.FOOT/COMMERCIAL NA

WATER YES SEWER NO

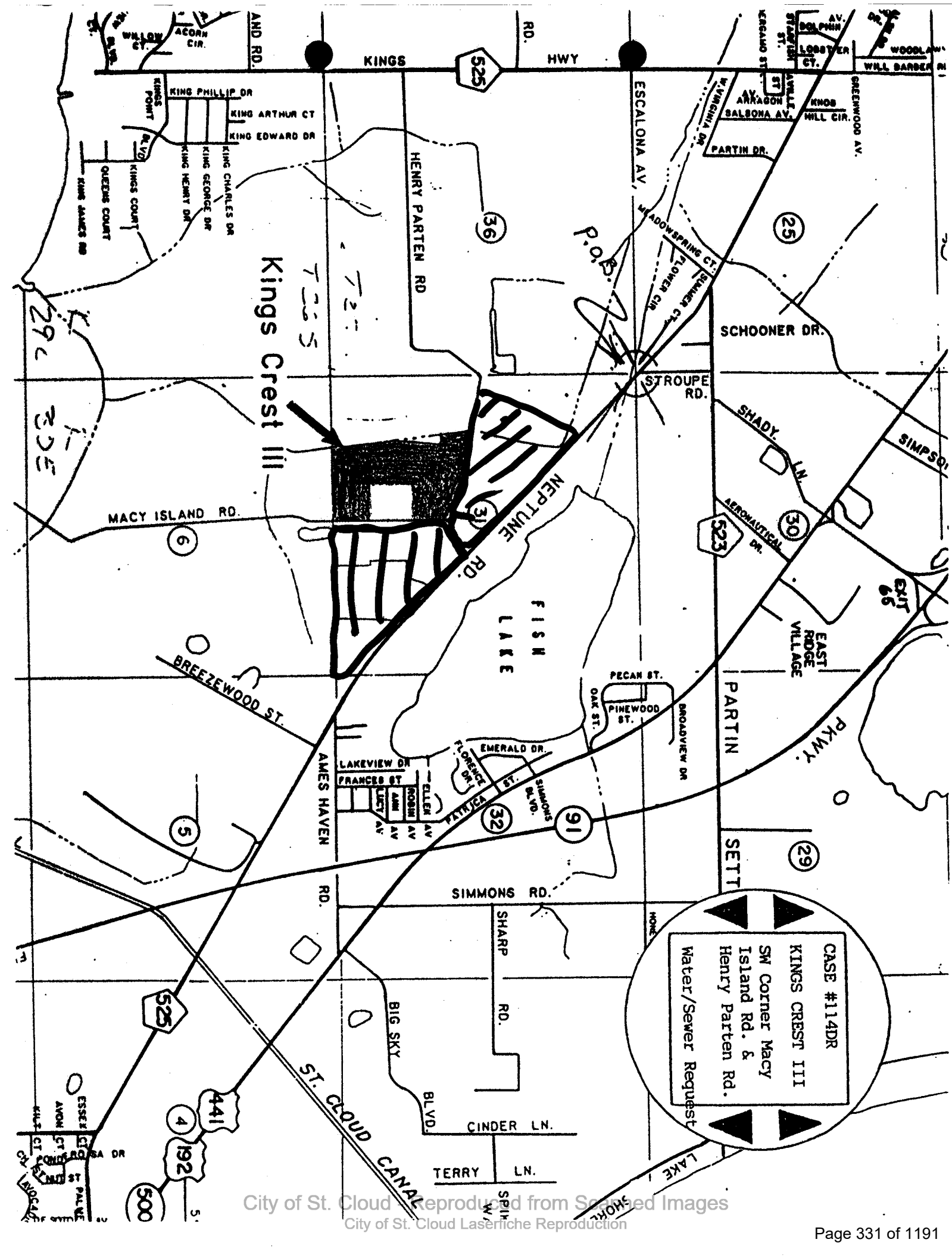
UNITS 85 units

DR RECOMMENDATION approval with condition of

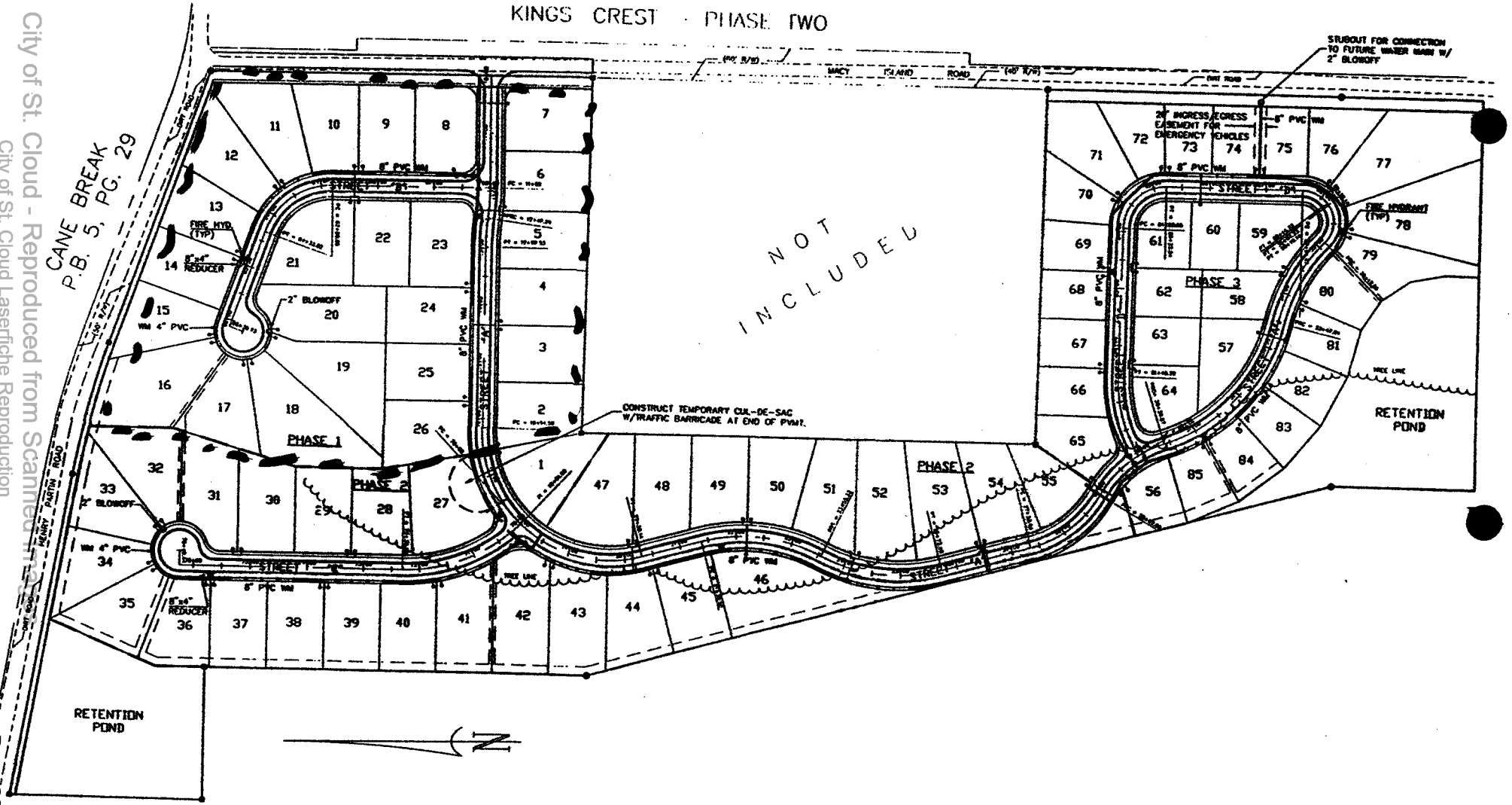
~~PB RECOMMENDATION~~ Cert. of capacity being issued

SPECIAL NOTES:

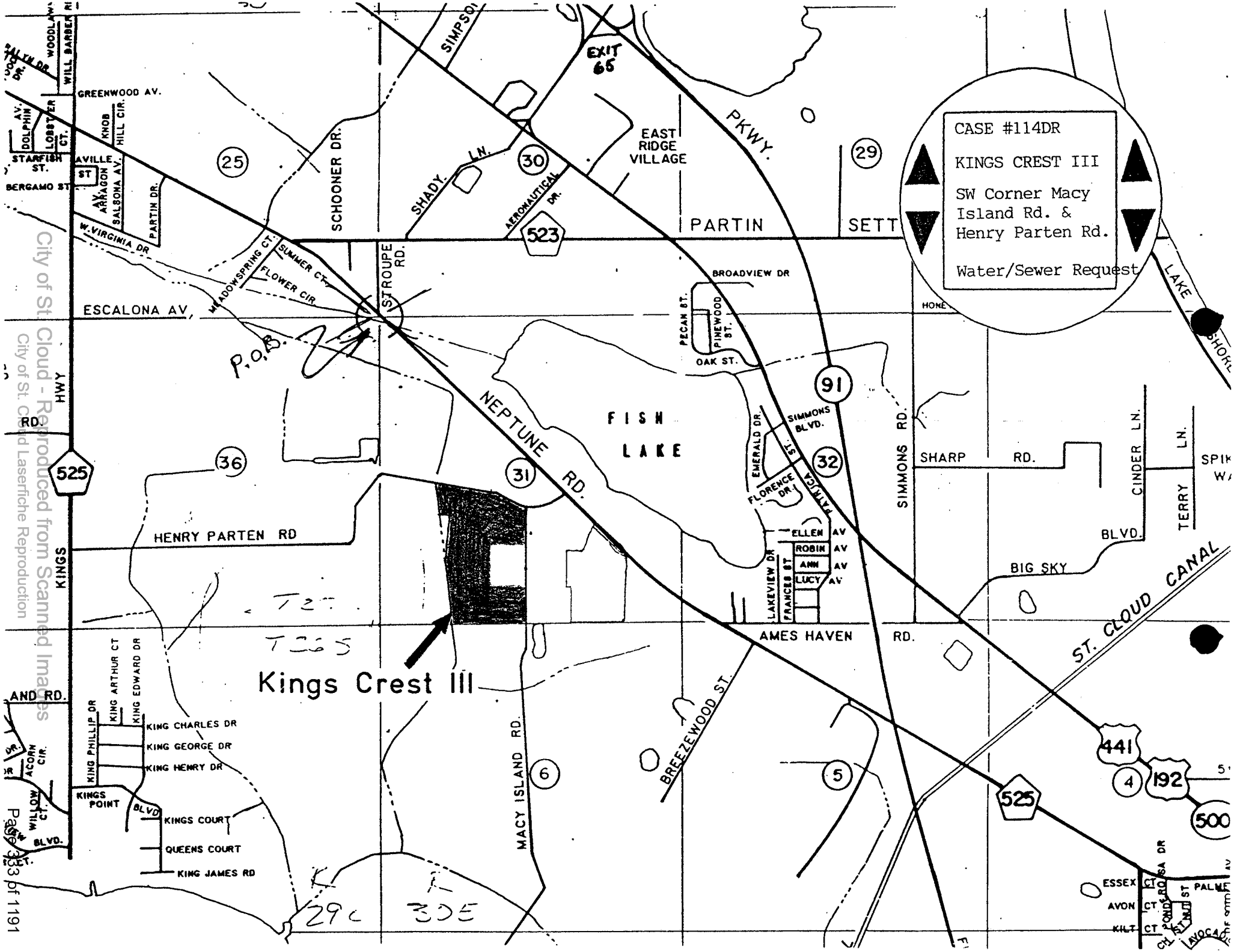
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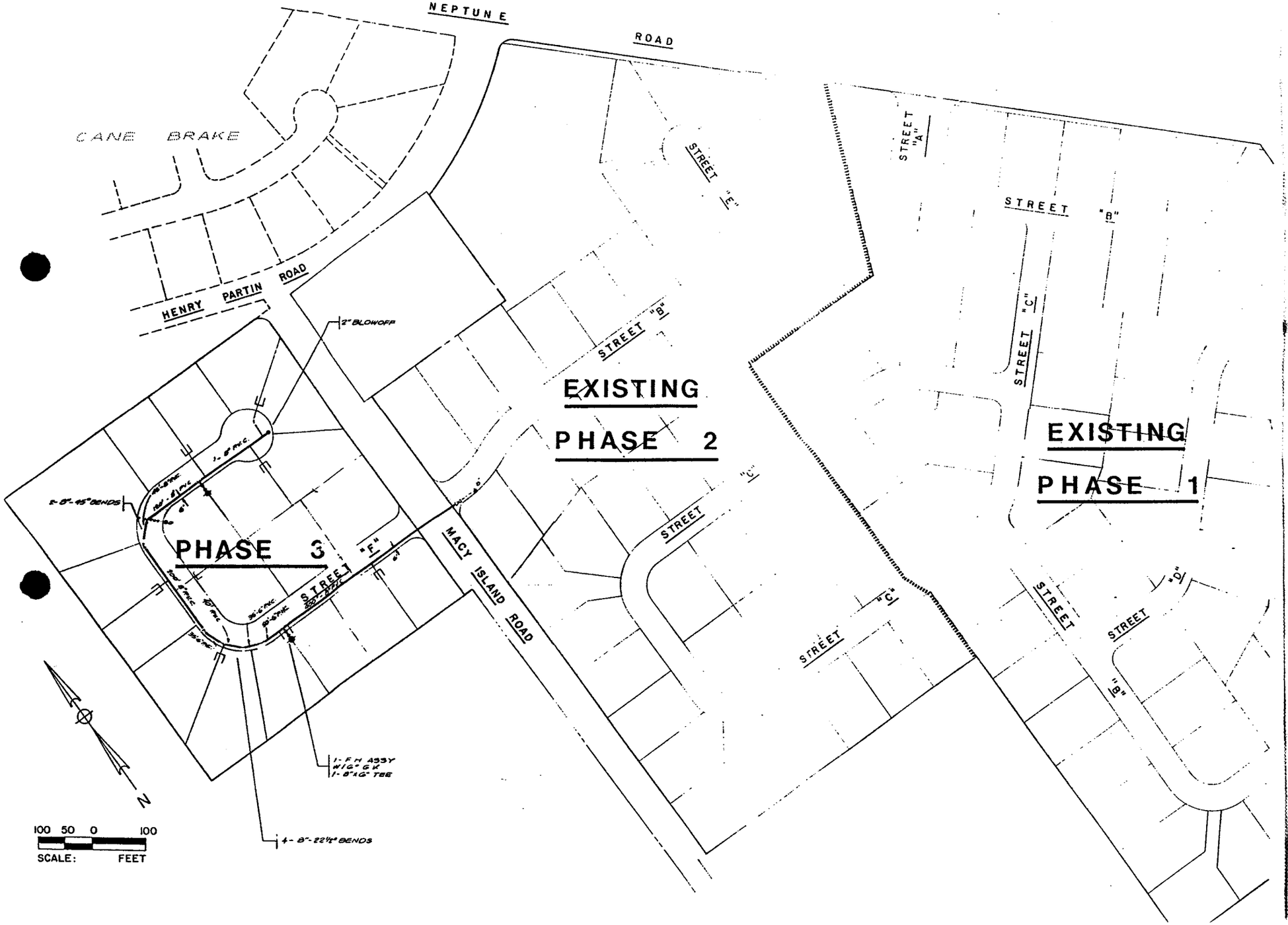
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CITY OF ST. CLOUD
CERTIFICATE OF CAPACITY REPORT

DRC Case Number: 93-114

Project Known as: King's Crest Phase III

Applicant: Ron Howse P.A.
P.O. Box 701323
St. Cloud, FL 34770

Property Owner: Wayne Schoolfield, Trustee
101 Park Place Blvd.
Kissimmee, FL 34741

Land Use: Low Density Residential Zoning: RS-1A (County)

Type of Development: Single Family Residential

Area of Development: 39 Acres

Legal Description of Property:

SEE ATTACHED EXHIBIT "A"

ASSUMPTIONS/CRITERIA USED IN ASSESSING CAPACITY NEEDS

Dwelling Units or
Square Footage - NA Square Feet 85 Dwelling Units

Population - 191, based on 2.25 Persons per Household

Pursuant to Article XIV of the City of St. Cloud Land Development Code, a concurrency determination has been made for the above referenced development utilizing the assumptions noted above. The following reservations are assigned to the above referenced project with conditions and expirations as specified below, in accordance with provisions of Article XIV of the City of St. Cloud Land Development Code.

TRAFFIC CIRCULATION/TRANSPORTATION:

An assessment has been made on the impacts of this development on the City's Traffic Circulation and Roadway Network, and sufficient capacity is available to service this development based upon level of service standards as adopted in the City of St. Cloud Comprehensive Plan in effect at the time of issuance of this certificate. This assessment and reservation applies to all affected roadways within the St. Cloud Roadway Network, including those roadways under the jurisdiction of other local governments or government agencies. In no case shall this certificate be considered to exempt applicants from meeting the requirements of concurrency management as required by other local governments or government agencies having jurisdiction over roadways within the St. Cloud Roadway Network.

Pursuant to Section 14.8.1 of the City of St. Cloud Land Development Code, if system capacity is not sufficient as of the date of this certificate, the following provisions have been made to insure, or are in place to insure, sufficient capacity of the City's Roadway Network to serve this development:

Revised 12-14-95
Resolution 95-170R

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NOT APPLICABLE

The determination of sufficient capacity is based on an estimate of NA PM Peak Hour Trips for this development based on:

NOT APPLICABLE

and calculated by:

COUNTY PROJECT, NOT APPLICABLE

SANITARY SEWER:

An assessment has been made on the impacts of this development on the City's Sanitary Sewer Treatment and Effluent Disposal System, and sufficient capacity is available to service this development based upon level of service standards as adopted in the City of St. Cloud Comprehensive Plan in effect at the time of issuance of this certificate.

Pursuant to Section 14.8.2 of the City of St. Cloud Land Development Code, if system capacity is not sufficient as of the date of this certificate, the following provisions have been made to insure, or are in place to insure, sufficient capacity of the City's Sanitary Sewer Treatment and Effluent Disposal System to serve this development:

NOT APPLICABLE

The determination of sufficient capacity is based on an estimate of NA gallons per day generated by this development based on:

NOT APPLICABLE

and calculated by:

COUNTY PROJECT, NOT APPLICABLE.

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SOLID WASTE:

An assessment has been made on the impacts of this development on the City's Solid Waste Disposal System, and sufficient capacity is available to service this development based upon level of service standards as adopted in the City of St. Cloud Comprehensive Plan in effect at the time of issuance of this certificate. In no case shall this certificate be considered to exempt applicants from meeting the requirements of concurrency management as required by other local governments or government agencies having jurisdiction over future solid waste disposal systems which are planned to serve the City of St. Cloud.

Pursuant to Section 14.8.3 of the City of St. Cloud Land Development Code, if system capacity is not sufficient as of the date of this certificate, the following provisions have been made to insure, or are in place to insure, sufficient capacity to serve this development:

NOT APPLICABLE

The determination of sufficient capacity is based on an estimate of NA pounds per day generated by this development based on:

NOT APLLICABLE

and calculated by:

COUNTY PROJECT, NOT APPLICABLE.

DRAINAGE:

An assessment has been made on the impacts of this development on the City's Drainage System, and sufficient capacity is available to service this development based upon level of service standards as adopted in the City of St. Cloud Comprehensive Plan in effect at the time of issuance of this certificate. This assessment and reservation applies to all affected drainage systems within the St. Cloud, including those drainage systems under the jurisdiction of other local governments or government agencies. In no case shall this certificate be considered to exempt applicants from meeting the requirements of concurrency management as required by other local governments or government agencies having jurisdiction over future solid waste disposal systems which are planned to serve the City of St. Cloud.

Pursuant to Section 14.8.4 of the City of St. Cloud Land Development Code, if system capacity is not sufficient as of the date of this certificate, the following provisions have been made to insure, or are in place to insure, sufficient capacity to serve this development:

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NOT APPLICABLE

The determination of sufficient capacity is based on an estimate of quality treatment and quantity control which meets level of service standards as adopted in the City of St. Cloud Comprehensive Plan in effect at the time of issuance of this certificate based on:

NOT APPLICABLE

and calculated by:

COUTNY PROJECT, NOT APPLICABLE.

POTABLE WATER:

An assessment has been made on the impacts of this development on the City's Potable Water System, and sufficient capacity is available to service this development based upon level of service standards as adopted in the City of St. Cloud Comprehensive Plan in effect at the time of issuance of this certificate.

Pursuant to Section 14.8.5 of the City of St. Cloud Land Development Code, if system capacity is not sufficient as of the date of this certificate, the following provisions have been made to insure, or are in place to insure, sufficient capacity of the City's Potable Water System to serve this development:

NOT APPLICABLE

The determination of sufficient capacity is based on an estimate of 21,250 gallons per day generated by this development based on:

Fixture unit value assigned to single family residential.

and calculated by:

Total Dwelling Units X Total Gallons Per Equivelant Residential Unit Connection, or 85 X 250 = 21,250 Gallons

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PARKS AND RECREATION:

An assessment has been made on the impacts of this development on the City's Recreation/Open Space Land Area and Facilities, and sufficient capacity is available to service this development based upon level of service standards as adopted in the City of St. Cloud Comprehensive Plan in effect at the time of issuance of this certificate. This assessment and reservation applies to all Recreation/Open Space Land and Services within the City of St. Cloud, including those Recreation/Open Space Land and Services under the jurisdiction of other local governments or government agencies. In no case shall this certificate be considered to exempt applicants from meeting the requirements of concurrency management as required by other local governments or government agencies having jurisdiction over Recreation/Open Space Land and Services which serve the City of St. Cloud.

Pursuant to Section 14.8.6 of the City of St. Cloud Land Development Code, if system capacity is not sufficient as of the date of this certificate, the following provisions have been made to insure, or are in place to insure, sufficient capacity to serve this development:

NOT APPLICABLE

The determination of sufficient capacity is based on an estimate of demand projected to be placed on the City's Recreation/Open Space Lands and Recreation Facilities as adopted in the City of St. Cloud Comprehensive Plan in effect at the time of issuance of this certificate based on an impact on available recreation/open space acreage to serve existing users and new users projected within this development, and available recreation facilities to serve existing users and new users projected within this development, and calculated by:

COUNTY PROJECT, NOT APPLICABLE

NOTE: Information used in the assessment of capacity is based upon best available data at the time of issuance of this certificate and actual reservations of capacities are subject to modification or change.

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CONDITIONS AND EXPIRATION OF RESERVED CAPACITY

This Certificate of Capacity Expires March 10, 1995

_____,

and is subject to time limitations on Certificates of Capacity as specified in Section 14.5 of the City of St. Cloud Land Development Code.

Additional Conditions of Capacity Reservation, are as follows:

NOT APPLICABLE

- -

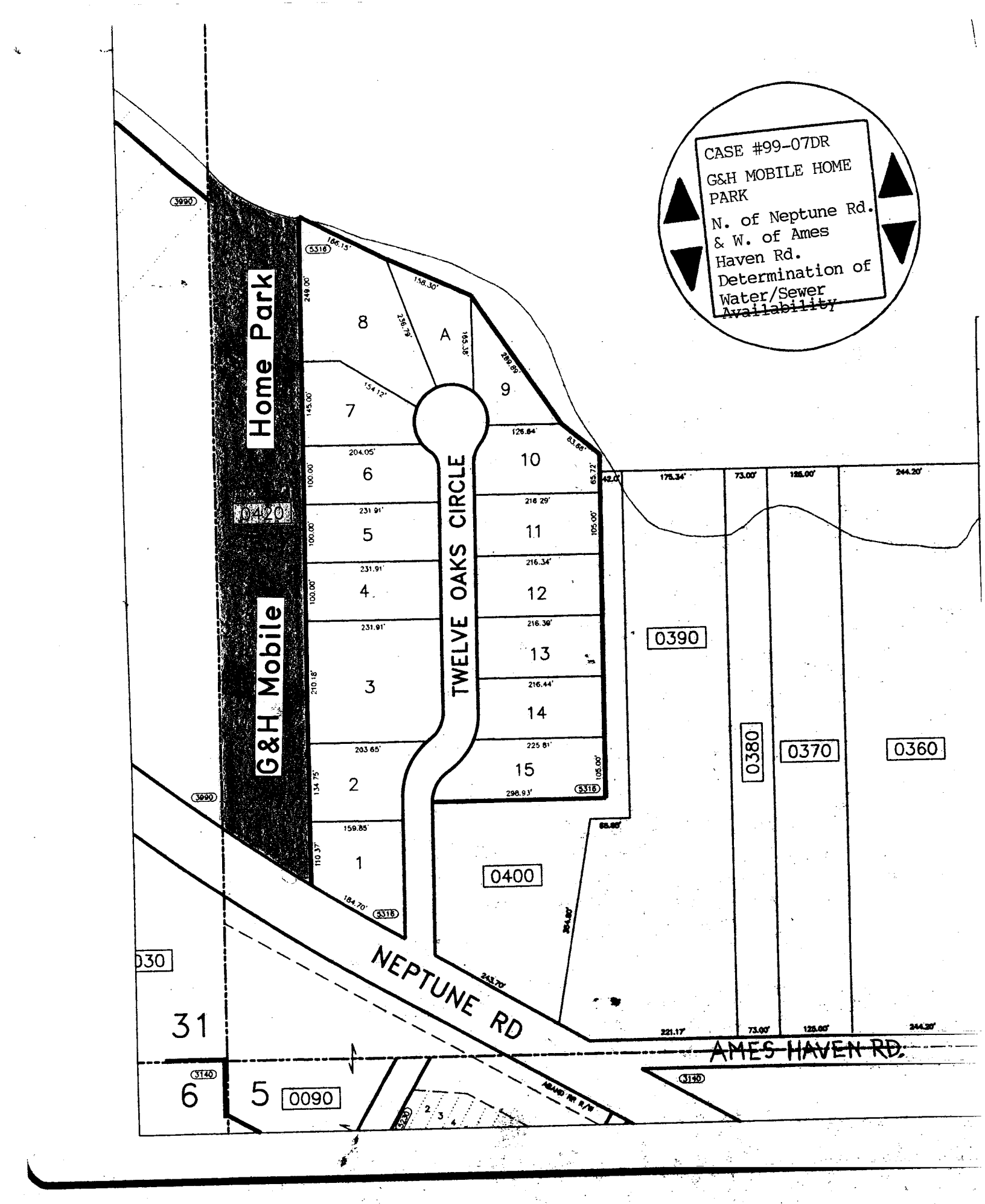
Therefore, it is recommended that the City of St. Cloud City Council find that public facility capacity is available and shall be reserved for the above mentioned project, subject to the assumptions, terms, conditions, and expiration of such assessment and reservation as set forth in this document.

This report prepared by:

David C. Hilston
Concurrency Division/General Services Department

March 2, 1994
Date

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CODE	Qtr	NAME	P.B.	PG

CITY OF ST. CLOUD
Work Order

Issue Date: 12-9-93

№ 007106

Route To (Department): Civil Engineering

Requested By: Planning Dept.

Address: _____

Telephone No.: _____

Issued By: Betty Collier Permit / Account No.: 93-114DR

Return To: Planning Dept.

Exact Location: SW corner of Macy Island Rd. & Partin Rd. (see attached map)

Requested Work or Service: Water and sewer availability

Date Required: _____

Date Received: _____

Action Taken: _____

Comments/Remarks: _____

WATER METERING INFORMATION

METER INSTALLED				METER REMOVED			
Serial #	-	Type	- Size	Serial #	-	Type	- Size
Reading:				Reading:			

Completed By: _____ Date: _____

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Distribution: White-Originator Canary-Receiver Pink-Originator

CITY OF ST. CLOUD
Work Order

Issue Date: 12-9-93

№ 007106

Route To (Department): Civil Engineering

Requested By: Planning Dept.

Address:

Telephone No.:

Issued By: Betty Collier Permit / Account No.: 93-114DR

Return To: Planning Dept.

Exact Location: SW corner of Macy Island Rd. & Partin Rd. (see attached map)

Requested Work or Service: Water and sewer availability

Date Required:

RECEIVED
DEC 14 1993
CITY OF ST CLOUD
PUBLIC WORKS

Date Received: 12-14-93

Action Taken: SEE BELOW

Comments/Remarks: A 12" WATERMAIN EXISTS AT THE INTERSECTION OF NEPTUNE RD / HENRY PARTIN RD, THEREFORE A LINE EXTENSION IS NECESSARY. THE CITY SEWER SERVICE ENDS IN FRONT OF NEPTUNE MIDDLE SCHOOL, THEREFORE A SAN. SEWER MAIN EXTENSION IS NECESSARY. RECOMMEND THE APPLICANT'S ENGINEER CONTACT ENVIRONMENTAL UTILITIES REGARDING FINANCIAL / ENGINEERING CONSIDERATIONS.

WATER METERING INFORMATION

METER INSTALLED			METER REMOVED		
Serial #	Type	Size	Serial #	Type	Size
Reading:			Reading:		

Completed By: [signature] Date: 12-15-93

Distribution: White-Originator Canary-Receiver Pink-Originator

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City of St. Cloud Letter of Transmittal

From: Ron Howse, P.A.
P.O. Box 701323
St. Cloud, FL 34770-1323

Date: September 27, 1993

To: **City of St. Cloud**
2901 17th Street
St. Cloud, Florida 34769
(407) 957-7253

Date received: December 6, 1993
Case number: 93-114DR/Request for W/S
Case name: 93-115DR/Const. Plans
Other: _____
_____
Reviewed by: mh
(For office use only)

Please be advised I have read and understood all applicable sections of the City of St. Cloud Land Development Code and all other state and local codes that apply to this application and have met all requirements with the following exceptions:

_____

_____

_____

_____

Types of submittals

No. copies	Description	No. copies	Description
15	Construction drawings		Pre-app sketch
	Prem/Final plat		Concept plan
	Prem/Final site plan		Easement/Row legal
	Annexation documents	XXX	Other: Water & sewer request
	Rezoning request		

These are being transmitted as indicated below:

- ☐ For processing
- ☐ For prem approval
- ☐ For your coments
- ☐ Other _____
- ☐ As requested
- ☐ For final approval
- ☐ Returned with corrections _____ sets
- ☐ For your use
- ☐ For recording

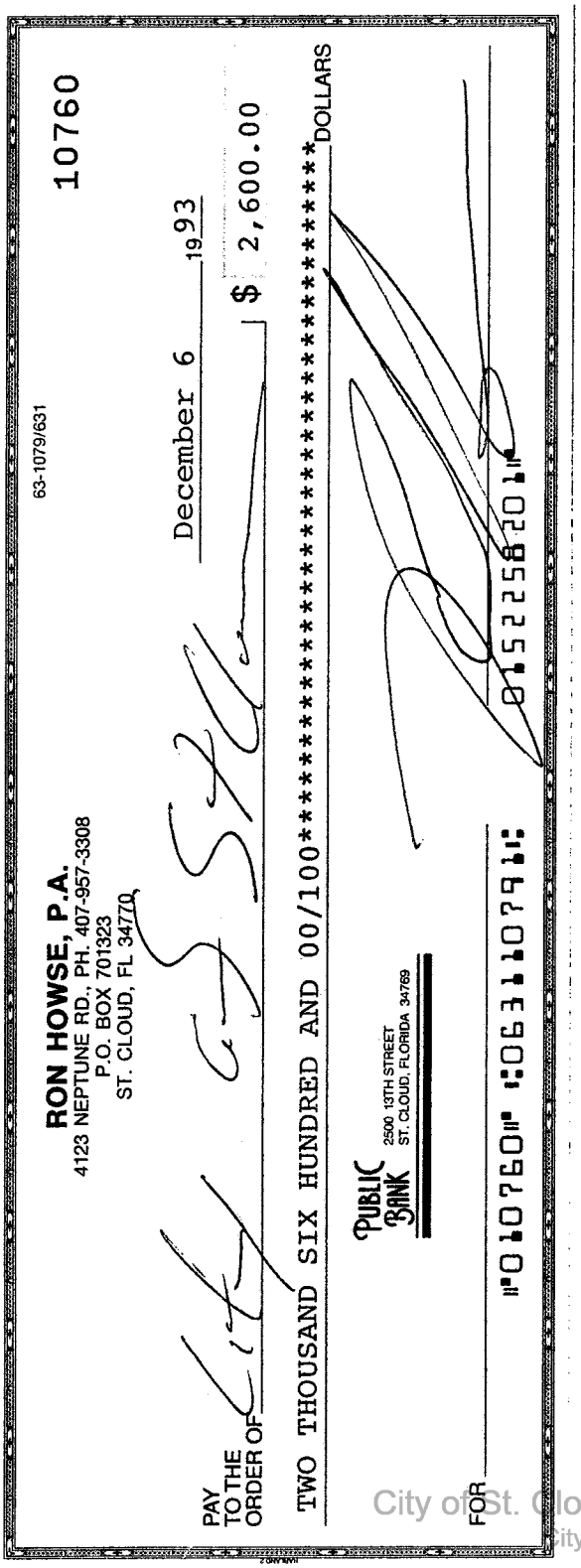
_____
Signature / Date

Office Use Only:

The above referenced cases will be reviewed by the DRC on December 21, 1993. The meeting will be held in the Public Works Conference Room at 2:00 p.m.

_____

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RON HOWSE, P.A.
4123 NEPTUNE RD., PH. 407-957-3308
P.O. BOX 701323
ST. CLOUD, FL 34770

63-1079/631

10760

December 6 19 93

$ 2,600.00

PAY TO THE ORDER OF City of St. Cloud

TWO THOUSAND SIX HUNDRED AND 00/100********** DOLLARS

PUBLIC BANK 2500 13TH STREET ST. CLOUD, FLORIDA 34769

FOR

⑈010760⑈ ⑆063101079⑆ 0152256201⑈

DATE 12/7/93 ch #10760

Receipt # Nº 23349

CITY OF ST. CLOUD
BUILDING DEPARTMENT

RECEIVED OF/FOR Ron Howse, P.A

JOB ADDRESS Kings Crest Phase III

- ☐ BUILDING PERMIT $
- ☐ ELECTRICAL PERMIT $
- ☐ PLUMBING PERMIT $
- ☐ MECHANICAL PERMIT $
- ☐ WATER TAP $
- ☐ SEWER TAP $
- ☐ WATER IMPACT $
- ☐ SEWER IMPACT $
- ☐ TRAFFIC IMPACT $
- ☐ RECREATION IMPACT $
- ☐ EDUCATION IMPACT $
- ☐ RADON $
- ☐ DRIVEWAY $
- ☒ OTHER $ Construction Plans $1,450.00(GF)
  Annexation ~~$400.00~~(GD)
  Large Scale LUA ~~250.00~~(GB)
  Concurrency ~~500.00~~(GM)

TOTAL $ $2,600.00

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EXHIBIT "A"

Incorrect legal

LEGAL DESCRIPTION FOR
PHASE I AND PHASE 2 OF KINGS CREST III

BEGINNING AT THE SOUTHWEST CORNER OF THE INTERSECTION OF RIGHTS-OF-WAY LINES OF HENRY PARTIN ROAD AND MACY ISLAND ROAD, RUN THENCE SOUTH 00° 25' 10" EAST A DISTANCE OF 664.18 FEET, THENCE RUN NORTH 89° 58' 53" WEST A DISTANCE OF 619.95 FEET, THENCE RUN SOUTH 00° 25' 10" EAST A DISTANCE OF 796.20 FT, THENCE RUN SOUTH 31° 57' 47" WEST A DISTANCE OF 119.91 FEET, THENCE RUN ALONG A CURVE. SAID CURVE HAS A RADIUS OF 225.00 FEET AND A LENGTH OF 10.33 FEET WITH A CHORD DISTANCE OF 10.33 FEET AND A CHORD BEARING OF NORTH 59° 48' 52" WEST. THENCE RUN SOUTH 28° 52' 14" WEST A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE. SAID CURVE HAS A RADIUS OF 175.00 FEET, AND A LENGTH OF 129.32 FEET WITH A CHORD DISTANCE OF 126.39 FEET AND A CHORD BEARING OF SOUTH 39° 57' 37" EAST. RUN THENCE SOUTH 71° 12' 33" WEST A DISTANCE OF 118.59 FEET, THENCE RUN NORTH 15° 49' 26" WEST A DISTANCE OF 1093.14 FEET, THENCE RUN NORTH 00° 25' 06" WEST A DISTANCE OF 675.29 FEET, THENCE RUN SOUTH 89° 45' 18" WEST A DISTANCE OF 232.80 FEET, THENCE RUN NORTH 00° 15' 50" WEST A DISTANCE OF 339.34 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF HENRY PARTIN ROAD. THENCE RUN ALONG SAID RIGHT-OF-WAY LINE SOUTH 79° 59' 55" EAST A DISTANCE OF 569.60 FEET TO A PLACE WHERE THE RIGHT-OF-WAY CURVES. SAID CURVE IS TANGENTIAL AND HAS A RADIUS OF 1470.00 FEET WITH AN ARC LENGTH OF 242.74 FEET, AN INCLUDED ANGLE OF 09° 27' 40" A CHORD BEARING OF SOUTH 75°16'05" EAST AND A CHORD DISTANCE OF 242.46 FEET. THENCE CONTINUE TANGENTIALLY ALONG SAID RIGHT-OF-WAY SOUTH 70° 32' 15" EAST A DISTANCE OF 507.85 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 28.04 ACRES, MORE OR LESS.

LEGAL DESCRIPTION FOR
PHASE 3 OF KINGS CREST III

FROM THE SOUTHWEST CORNER OF THE EAST 700 FEET OF LOT 4, BLOCK 23 OF THE FLORIDA DRAINED LAND COMPANY'S SUBDIVISION NO. 1 AS RECORDED IN PLAT BOOK B, PAGES 65 AND 66, RUN NORTH 15° 49' 26" WEST A DISTANCE OF 261.19 FEET, THENCE RUN NORTH 71° 12' 33" EAST A DISTANCE OF 118.59 FEET, THENCE RUN ALONG A CURVE. SAID CURVE HAS A RADIUS OF 175.00 FEET AND A LENGTH OF 129.32 FEET WITH A CHORD DISTANCE OF 126.39 FEET AND A CHORD BEARING OF SOUTH 39° 57' 37" EAST. THENCE RUN NORTH 28° 52' 14" EAST A DISTANCE OF 50.00 FEET, THENCE RUN ALONG A CURVE. SAID CURVE HAS A RADIUS OF 225.00 FEET, A LENGTH OF 10.33 FEET, A CHORD LENGTH OF 10.33 FEET, WITH A CHORD BEARING OF SOUTH 59° 48' 52" EAST. THENCE RUN NORTH 31° 57' 47" EAST A DISTANCE OF 119.91 FEET, THENCE RUN SOUTH 89° 42' 50" EAST A DISTANCE OF 620.17 FEET TO THE WESTWARDLY RIGHT-OF-WAY LINE OF MACY ISLAND ROAD, THENCE RUN ALONG SAID RIGHT-OF-WAY SOUTH 00° 25' 10" EAST A DISTANCE OF 520.53 FEET TO A POINT WHERE THE RIGHT-OF-WAY LINE DEFLECTS, THENCE RUN SOUTH 00° 18' 06" EAST A DISTANCE OF 252.63 FEET, THENCE RUN SOUTH 89° 46' 43" WEST A DISTANCE OF 680.98 FEET, THENCE RUN NORTH 00° 10' 09" WEST A DISTANCE OF 252.18 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 12.27 ACRES, MORE OR LESS.

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To City Manager 12/2/96

(Maintenance Bond - Without Surety)

KNOW ALL MEN BY THESE PRESENTS:

That Cheryl Barnett, Trustee, hereinafter referred to as principal, is held and firmly bound unto the City of St. Cloud, Florida, hereinafter referred to as the CITY, in the

sum of $ 2,391.10 for the payment of which the [(principal binds itself, its successors and assigns) or (undersigned, my/our heirs, personal representatives and assigns are bound)], firmly by these presents:

WHEREAS, principal has constructed certain improvements, including water system and other appurtenances in that certain development described or known as Woods at Kings Crest Phase 3, and

WHEREAS, the aforesaid improvements were made pursuant to certain plans and specifications dated April 11, 1996, and filed with the CITY, and

WHEREAS, principal is obligated to protect the CITY against any defects resulting from faulty materials or workmanship of said improvements and to maintain said improvements for a period of two (2) years from November 12, 1996;

NOW, THEREFORE, the condition of this obligation is such that if principal shall promptly and faithfully protect the CITY against any defects resulting from faulty materials or workmanship of the aforesaid improvements and maintain said improvements for a period of two (2) years from November 12, 1996, then this obligation shall be null and void, otherwise it shall remain in full force and effect.

The CITY shall notify the principal in writing of any defect for which the principal is responsible and shall specify in said notice a reasonable period of time within which principal shall have to correct the defect. If the principal shall fail or refuse to perform, within the time specified, the CITY shall provide written notice to the principal that principal is in default and in view of the public interest, health, safety, welfare and factors involved, and the CITY's consideration in:

a. approving and filing the said development; or

b. approving and agreeing to accept the improvements for maintenance following the maintenance period of this bond;

(one or both as the case may be), CITY shall have the right:

1. to make demand by draft upon third party under any unconditional letter of credit delivered in connection herewith; or

2. to exercise any assignment of principal's accounts [CD's] delivered to CITY in connection herewith and to demand surrender of such funds held by third party, thereunder; or

3. to resort to any and all legal remedies against the principal, both at law and in equity, including specifically, specific performance;

(continued on reverse)

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to which, (if applicable), the principal unconditionally agrees.

The principal further agrees that the CITY, at its option, shall have the right to correct said defects resulting from faulty materials or workmanship, or pursuant to public advertisement and receipt of bids, cause to be corrected any defects or said defects in case the principal shall fail or refuse to do so, and in the event the CITY should exercise and give effect to such right, the principal shall be liable hereunder to reimburse the CITY the total cost thereof, including, but not limited to, engineering, legal and contingent cost, together with any damages, either direct or consequent, which may be sustained on account of the failure of the principal to correct said defects.

IN WITNESS WHEREOF, principal [(has set forth principal's hand and seal) or (has caused these presents to be executed on behalf of principal and its seal affixed)] this 21st day of November, 1996.

By: Cheryl Barnett

Its: Cheryl Barnett, Trustee
Fee simple owner

Accompanying this personal bond is
Cashier's Check KC# 3331370
for $2,391.10

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SUNTRUST No. 3331370

SunTrust Bank, Central Florida, N.A.
Orlando, Florida

63-215
631

Remitter Woods At Kings Crest Date November 21,1996.

Pay SUNTRUST BANK 2,391.10
C.F. KISSIMMEE

$**2,391.10**

to the order of **City of St. Cloud**

Cashier's Check

ar

Authorized Signature

"3331370" :063102152: 0215100001384"

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CITY OF ST. CLOUD, FLORIDA

2901 SEVENTEENTH STREET • ST. CLOUD, FLORIDA 34769

PHONE:
(407) 957-7300

Memorandum

To: Carol Burgess, Zoning Coordinator

From: Mark S. Luthie, P.E., Public Works Director

Reference: THE WOODS AT KINGS CREST 3

Date: November 22, 1996

We have reviewed the Maintenance Bond for the above referenced project. The dates and dollar amounts are correct.

If you have any questions please feel free to call me at 279.

MSL:wld\wpwin\memo1179.wpd

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FILE COPY

CITY OF ST. CLOUD, FLORIDA

2901 SEVENTEENTH STREET • ST. CLOUD, FLORIDA 34769

PHONE:
(407) 957-7300

CERTIFICATE OF COMPLETION

SITE PLANS ONLY

TO: Building Official

PROJECT: THE WOODS AT KINGS CREST 3

DATE: October 29, 1996

We, the undersigned, declare that, to the best of our knowledge, the required site improvements for the above referenced project have been completed in accordance with the approved site plan(s), specifications, and the City of St. Cloud Land Development Code.

N/A	
Fire Department	Date
N/A	
Parks and Recreation Department	Date
N/A	
Electric Utility	Date
Richard P Mauro	10/29/96
Environmental Utilities Department	Date
Wayne C Hall	10/31/96
Civil Engineering Division	Date
Robert Guthrie	12/2/96
Public Works Department	Date

copy: City Engineer
City Planner
Customer Service

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COPY

CITY OF ST. CLOUD, FLORIDA

2901 SEVENTEENTH STREET • ST. CLOUD, FLORIDA 34769

PHONE:
(407) 892-2161

March 14, 1994

Mr. Ron Howse
P.O. Box 701323
St. Cloud, FL 34770-1323

Re: CASE #93-114DR - Kings Crest Phase III
SW Corner of Macy Island Rd &
Henry Partin Rd
Request for Water

Dear Mr. Howse,

On March 10, 1994, the St. Cloud City Council approved your request for connection to water for Kings Crest Phase III. The Certificate of Capacity was also approved at this meeting under Resolution #94-40R. I have included a copy of that resolution.

Approval of the submitted construction plans for the project will need to be obtained from the Civil Engineering Department. Installation of water taps and meters will be handled through the Building Department. If you should have any questions please contact me at 957-7253.

Sincerely,

Marty Hobbs

Marty Hobbs, Planning/Zoning Secretary

cc: Wayne Schoolfield, Trustee
101 Park Place Blvd., Suite 3
Kissimmee, FL 34741

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AGENDA

Date of Meeting March 10, 1994

Agenda Item (Brief Description)

RESOLUTION NO._____
ORDINANCE NO._____

Kings Crest, Phase III - **(A)** Annexation
(B) Request For Water

Development Review Committee - 01/25/94

(A) Mr. Caravella made a motion to recommend deferral of the applicant's request for annexation until such time as the property becomes contiguous with the municipal boundaries of the City of St. Cloud. Mr. Neil Melick seconded the motion. All members voted "aye".

(B) Mr. Caravella made a motion to approve the applicant's request for water with the following conditions:

1. This request to be reviewed by the Planning Board, Utility Advisory Committee, with final approval by City Council.
2. Approval contingent upon issuance of a Certificate of Capacity by City Council.

Mr. Neil Melick seconded the motion. All members voted "aye".

Location of project:
Neptune Road

DEPARTMENT SUMMARY:

Planning Board - 02/28/94

(A) Mr. Mark Rosenbauer made a motion to recommend deferral of the annexation of Kings Crest Phase III. Mr. Bill Fisk seconded the motion. The vote was 5-0, with all members voting "aye".

(B) Mr. Mark Rosenbauer made a motion to recommend approval of the applicant's request for water. Mr. Bill Fisk seconded the motion. The vote was 5-0, with all members voting "aye".

Roger Wisler (by mt)
Signature, Dept. Head. or Chairman

CITY MANAGER'S COMMENTS:

J Paul Hatel
Signature, ~~City~~ Manager

CITY COUNCIL ACTION:

March 10, 1994 - Council approved deferral of annexation until property continguous with City. 5-0
Council approved request for water. 4-1 (Councilmember Wood)

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CONSENT AGENDA ITEM

Date of Meeting December 14, 1995

AGENDA ITEM (Brief Description)
Resolution # 95-170R
Re-Issuance of Certificate of Capacity for King's Crest Phase III
Finding of Vested Development Rights for Not Applicable
Capacity Amounts:

Sanitary Sewer	-	NA	gallons per day
Potable Water	-	21,250	gallons per day
Solid Waste	-	NA	pounds per day
Transportation	-	NA	P.M. peak trips
Drainage	-	NA	
Recreation	-	NA	acres

Location of Project: South of Neptune Road south of Fish Lake

DRC Case #: 93-114

DEPARTMENT SUMMARY

Re-Issue Attached Certificate of Capacity for Above Referenced Project based on the following findings:

Substantial construction activity on site warrants re-issuance of Certificate.

Certificate to expire - December 14, 1996

Find Vested Development Rights for Above Referenced Project based on the following findings:

NOT APPLICABLE

Signature, Department Head or Chairman

CITY MANAGER'S COMMENTS

Signature, City Manager

CITY COUNCIL ACTION

December 14, 1995 - Approved on Consent Agenda. (Vote 5-0)

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RESOLUTION NUMBER 95-170R

A RESOLUTION ISSUING A CERTIFICATE OF CAPACITY PURSUANT TO ARTICLE XIV, ST. CLOUD LAND DEVELOPMENT CODE, FOR A DEVELOPMENT IDENTIFIED BY DRC NUMBER 93-114.

WHEREAS, the Manager has caused to be presented to the City Council a report regarding the issuance of a Certificate of Capacity to a development identified by DRC Number 93-114, and known as King's Crest Phase III, and

WHEREAS, such report reflects the following information and ultimate facts, in part based on assumptions shown below, all as more particularly calculated, justified and noted in the report;

Applicant: Ron Howse P.A.
P.O. Box 701323
St. Cloud, FL 34770
Property Owner: Wayne Schoolfield, Trustee
101 Park Place Blvd.
Kissimmee, FL 34741

Land Use: Low Density Residential Zoning: RS-1A (County)
Type of Development: Single Family Residential
Area of Development: 39 Acres
Legal Description of Property:
SEE ATTACHED EXHIBIT "A"

Assumptions/Criteria used in assessing capacity availability:
85 Dwelling Units, or 191 Population
NA Square footage in ft^2

Traffic Circulation/Transportation:
NA - P. M. Peak Hour Trips Affecting Network
Sanitary Sewer:
NA - Gallons per Day Generated
Potable Water:
21,250 - Gallons per Day Needed
Solid Waste:
NA - Pounds per Day Generated
Drainage:
NA Capacity Sufficient with basis and calculations noted in report
NA Capacity Insufficient with assurance provisions noted in report
Parks and Recreation:
NA Capacity Sufficient with basis and calculations noted in report
NA Capacity Insufficient with assurance provisions noted in report

 (Continued on Reverse)

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NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Cloud, Florida, as follows:

SECTION I. The recitals are found to be true, however, the capacity assessments contained in said report are based, and this certificate is founded, upon the best available data and comprehensive plan adopted level of service standards existing at the time of this resolution, and actual reservations and allocations of capacity are subject to modification in the event additional or more accurate data becomes available or amendment to comprehensive plan level of service standards.

SECTION II. The findings of Section III below are subject to the following additional capacity reservations or provisions for sufficient capacity:

Applicant shall be required to apply for and receive a Department of Environmental Protection Permit for the proposed potable water system on-site.

SECTION III. The City Council finds that public facility capacity is available and shall be reserved for and allocated to the development identified by DRC Number 93-114 and known as King's Crest Phase III.

SECTION IV. This resolution shall act as a Certificate of Capacity for the subject development and shall expire on December 14,1996 and further shall be subject to any all time limitations as specified in Section 14.5 of the St. Cloud Land Development Code.

SECTION V. Under the subject development DRC number, in a file to be held in the Concurrency Management Office of the General Services Department, the City Manager shall cause to be retained the report presented to the City Council in regard to this certificate for a period of not less than seven (7) years.

SECTION VI. This resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED on the 14th day of December, 1995.

Mayor

ATTEST:

City Manager

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EXHIBIT "A"

THAT PORTION OF LOT 4, BLOCK 24, LYING SOUTH OF HENRY PARTIN ROAD AND THE EAST 410 FEET OF THE WEST HALF OF LOTS 5 AND 6, THE EAST HALF OF LOTS 5 AND 6, INCLUSIVE, BLOCK 24, AND THE EAST 700 FEET OF THE NORTH 245 FEET OF LOT 5, INCLUSIVE, BLOCK 23, LYING WEST OF MACY ISLAND ROAD, AND THAT PORTION OF LOTS 1, 2, 3, AND 4, INCLUSIVE, BLOCK 23, LYING EAST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHWEST CORNER OF THE EAST 1,060 FEET OF SAID LOT 1, BLOCK 23, RUN SOUTHEASTERLY TO THE SOUTHWEST CORNER OF THE EAST 700 FEET OF LOT 4, BLOCK 23, AND THERE TERMINATING SAID DESCRIBED LINE. ALL BEING IN THE FLORIDA DRAINED LAND COMPANY'S SUBDIVISION NO. 1, AS RECORDED IN PLAT BOOK B, PAGES 65 AND 66 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, IN SECTION 31-25-30 AND SECTION 6-26-30.

LESS AND EXCEPT:

THE EAST ONE-HALF OF LOTS 1 AND 2 AND THE NORTH 139.29 FEET OF THE EAST ONE-HALF OF LOT 3, BLOCK 23, FLORIDA DRAINED LAND COMPANY'S SUBDIVISION NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS FILED AND RECORDED IN PLAT BOOK B, PAGES 65 AND 66 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. TOGETHER WITH THAT PORTION OF THE SOUTH ONE-HALF OF THE VACATED 40.0 FEET PLATTED ROAD RIGHT OF WAY ABUTTING THE NORTH LINE OF SAID EAST ONE-HALF OF LOT 1, BLOCK 23, AS VACATED IN O.R. BOOK 1054, PAGES 2420 THROUGH 2428 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

SAID PARCEL CONTAINS 39 ACRES, MORE OR LESS.

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CITY OF ST. CLOUD
CERTIFICATE OF CAPACITY REPORT

DRC Case Number: 93-114

Project Known as: King's Crest Phase III

Applicant: Ron Howse P.A.
P.O. Box 701323
St. Cloud, FL 34770

Property Owner: Wayne Schoolfield, Trustee
101 Park Place Blvd.
Kissimmee, FL 34741

Land Use: Low Density Residential Zoning: RS-1A (County)

Type of Development: Single Family Residential

Area of Development: 39 Acres

Legal Description of Property:

SEE ATTACHED EXHIBIT "A"

- -

ASSUMPTIONS/CRITERIA USED IN ASSESSING CAPACITY NEEDS

Dwelling Units or
Square Footage - NA Square Feet 85 Dwelling Units

Population - 191, based on 2.25 Persons per Household

==========

Pursuant to Article XIV of the City of St. Cloud Land Development Code, a concurrency determination has been made for the above referenced development utilizing the assumptions noted above. The following reservations are assigned to the above referenced project with conditions and expirations as specified below, in accordance with provisions of Article XIV of the City of St. Cloud Land Development Code.

TRAFFIC CIRCULATION/TRANSPORTATION:

An assessment has been made on the impacts of this development on the City's Traffic Circulation and Roadway Network, and sufficient capacity is available to service this development based upon level of service standards as adopted in the City of St. Cloud Comprehensive Plan in effect at the time of issuance of this certificate. This assessment and reservation applies to all affected roadways within the St. Cloud Roadway

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Network, including those roadways under the jurisdiction of other local governments or government agencies. In no case shall this certificate be considered to exempt applicants from meeting the requirements of concurrency management as required by other local governments or government agencies having jurisdiction over roadways within the St. Cloud Roadway Network.

Pursuant to Section 14.8.1 of the City of St. Cloud Land Development Code, if system capacity is not sufficient as of the date of this certificate, the following provisions have been made to insure, or are in place to insure, sufficient capacity of the City's Roadway Network to serve this development:

NOT APPLICABLE

The determination of sufficient capacity is based on an estimate of NA PM Peak Hour Trips for this development based on:

NOT APPLICABLE

and calculated by:

COUNTY PROJECT, NOT APPLICABLE

SANITARY SEWER:

An assessment has been made on the impacts of this development on the City's Sanitary Sewer Treatment and Effluent Disposal System, and sufficient capacity is available to service this development based upon level of service standards as adopted in the City of St. Cloud Comprehensive Plan in effect at the time of issuance of this certificate.

Pursuant to Section 14.8.2 of the City of St. Cloud Land

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Development Code, if system capacity is not sufficient as of the date of this certificate, the following provisions have been made to insure, or are in place to insure, sufficient capacity of the City's Sanitary Sewer Treatment and Effluent Disposal System to serve this development:

NOT APPLICABLE

The determination of sufficient capacity is based on an estimate of NA gallons per day generated by this development based on:

NOT APPLICABLE

and calculated by:

COUNTY PROJECT, NOT APPLICABLE.

SOLID WASTE:

An assessment has been made on the impacts of this development on the City's Solid Waste Disposal System, and sufficient capacity is available to service this development based upon level of service standards as adopted in the City of St. Cloud Comprehensive Plan in effect at the time of issuance of this certificate. In no case shall this certificate be considered to exempt applicants from meeting the requirements of concurrency management as required by other local governments or government agencies having jurisdiction over future solid waste disposal systems which are planned to serve the City of St. Cloud.

Pursuant to Section 14.8.3 of the City of St. Cloud Land Development Code, if system capacity is not sufficient as of the date of this certificate, the following provisions have been made to insure, or are in place to insure, sufficient capacity to serve this development:

NOT APPLICABLE

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The determination of sufficient capacity is based on an estimate of NA pounds per day generated by this development based on:

NOT APLLICABLE

and calculated by:

COUNTY PROJECT, NOT APPLICABLE.

DRAINAGE:

An assessment has been made on the impacts of this development on the City's Drainage System, and sufficient capacity is available to service this development based upon level of service standards as adopted in the City of St. Cloud Comprehensive Plan in effect at the time of issuance of this certificate. This assessment and reservation applies to all affected drainage systems within the St. Cloud, including those drainage systems under the jurisdiction of other local governments or government agencies. In no case shall this certificate be considered to exempt applicants from meeting the requirements of concurrency management as required by other local governments or government agencies having jurisdiction over future solid waste disposal systems which are planned to serve the City of St. Cloud.

Pursuant to Section 14.8.4 of the City of St. Cloud Land Development Code, if system capacity is not sufficient as of the date of this certificate, the following provisions have been made to insure, or are in place to insure, sufficient capacity to serve this development:

NOT APPLICABLE

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The determination of sufficient capacity is based on an estimate of quality treatment and quantity control which meets level of service standards as adopted in the City of St. Cloud Comprehensive Plan in effect at the time of issuance of this certificate based on:

NOT APPLICABLE

and calculated by:

COUTNY PROJECT, NOT APPLICABLE.

POTABLE WATER:

An assessment has been made on the impacts of this development on the City's Potable Water System, and sufficient capacity is available to service this development based upon level of service standards as adopted in the City of St. Cloud Comprehensive Plan in effect at the time of issuance of this certificate.

Pursuant to Section 14.8.5 of the City of St. Cloud Land Development Code, if system capacity is not sufficient as of the date of this certificate, the following provisions have been made to insure, or are in place to insure, sufficient capacity of the City's Potable Water System to serve this development:

NOT APPLICABLE

The determination of sufficient capacity is based on an estimate of 21,250 gallons per day generated by this

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development based on:

Fixture unit value assigned to single family residential.

and calculated by:

Total Dwelling Units X Total Gallons Per Equivelant Residential Unit Connection, or 85 X 250 = 21,250 Gallons

PARKS AND RECREATION:

An assessment has been made on the impacts of this development on the City's Recreation/Open Space Land Area and Facilities, and sufficient capacity is available to service this development based upon level of service standards as adopted in the City of St. Cloud Comprehensive Plan in effect at the time of issuance of this certificate. This assessment and reservation applies to all Recreation/Open Space Land and Services within the City of St. Cloud, including those Recreation/Open Space Land and Services under the jurisdiction of other local governments or government agencies. In no case shall this certificate be considered to exempt applicants from meeting the requirements of concurrency management as required by other local governments or government agencies having jurisdiction over Recreation/Open Space Land and Services which serve the City of St. Cloud.

Pursuant to Section 14.8.6 of the City of St. Cloud Land Development Code, if system capacity is not sufficient as of the date of this certificate, the following provisions have been made to insure, or are in place to insure, sufficient capacity to serve this development:

NOT APPLICABLE

The determination of sufficient capacity is based on an estimate of demand projected to be placed on the City's Recreation/Open Space Lands and Recreation Facilities as adopted in the City of St. Cloud Comprehensive Plan in effect at the time of issuance of this certificate based on an impact on available recreation/open space acreage to serve existing

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users and new users projected within this development, and available recreation facilities to serve existing users and new users projected within this development, and calculated by:

COUNTY PROJECT, NOT APPLICABLE

NOTE: Information used in the assessment of capacity is based upon best available data at the time of issuance of this certificate and actual reservations of capacities are subject to modification or change.

CONDITIONS AND EXPIRATION OF RESERVED CAPACITY

This Certificate of Capacity Expires December 14, 1996,

and is subject to time limitations on Certificates of Capacity as specified in Section 14.5 of the City of St. Cloud Land Development Code.

Additional Conditions of Capacity Reservation, are as follows:

Applicant shall be required to obtain a Department of Environmental Protection permit for the proposed potable water system.

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- -

Therefore, it is recommended that the City of St. Cloud City Council find that public facility capacity is available and shall be reserved for the above mentioned project, subject to the assumptions, terms, conditions, and expiration of such assessment and reservation as set forth in this document.

This report prepared by:

David C. Hilston
Concurrency Division/General Services Department

December 6, 1995
Date

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EXHIBIT "A"

THAT PORTION OF LOT 4, BLOCK 24, LYING SOUTH OF HENRY PARTIN ROAD AND THE EAST 410 FEET OF THE WEST HALF OF LOTS 5 AND 6, THE EAST HALF OF LOTS 5 AND 6, INCLUSIVE, BLOCK 24, AND THE EAST 700 FEET OF THE NORTH 245 FEET OF LOT 5, INCLUSIVE, BLOCK 23, LYING WEST OF MACY ISLAND ROAD, AND THAT PORTION OF LOTS 1, 2, 3, AND 4, INCLUSIVE, BLOCK 23, LYING EAST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHWEST CORNER OF THE EAST 1,060 FEET OF SAID LOT 1, BLOCK 23, RUN SOUTHEASTERLY TO THE SOUTHWEST CORNER OF THE EAST 700 FEET OF LOT 4, BLOCK 23, AND THERE TERMINATING SAID DESCRIBED LINE. ALL BEING IN THE FLORIDA DRAINED LAND COMPANY'S SUBDIVISION NO. 1, AS RECORDED IN PLAT BOOK B, PAGES 65 AND 66 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, IN SECTION 31-25-30 AND SECTION 6-26-30.

LESS AND EXCEPT:

THE EAST ONE-HALF OF LOTS 1 AND 2 AND THE NORTH 139.29 FEET OF THE EAST ONE-HALF OF LOT 3, BLOCK 23, FLORIDA DRAINED LAND COMPANY'S SUBDIVISION NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS FILED AND RECORDED IN PLAT BOOK B, PAGES 65 AND 66 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. TOGETHER WITH THAT PORTION OF THE SOUTH ONE-HALF OF THE VACATED 40.0 FEET PLATTED ROAD RIGHT OF WAY ABUTTING THE NORTH LINE OF SAID EAST ONE-HALF OF LOT 1, BLOCK 23, AS VACATED IN O.R. BOOK 1054, PAGES 2420 THROUGH 2428 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

SAID PARCEL CONTAINS 39 ACRES, MORE OR LESS.

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CONSENT AGENDA ITEM

Date of Meeting March 10, 1994

AGENDA ITEM (Brief Description)
Resolution # 94-40R
Issuance of Certificate of Capacity for King's Crest Phase III
Finding of Vested Development Rights for Not Applicable
Capacity Amounts:

Sanitary Sewer -	NA	gallons per day
Potable Water -	21,250	gallons per day
Solid Waste -	NA	pounds per day
Transportation -	NA	P.M. peak trips
Drainage	NA	
Recreation	NA	acres

Location of Project: South of Neptune Road south of Fish Lake

DRC Case #: 93-114

DEPARTMENT SUMMARY

Issue Attached Certificate of Capacity for Above Referenced Project based on the following findings:

Sufficient available capacity to service this development.

Certificate to expire - March 10, 1995

Find Vested Development Rights for Above Referenced Project based on the following findings:

NOT APPLICABLE

Signature, Department Head or Chairman

CITY MANAGER'S COMMENTS

Signature, City Manager

CITY COUNCIL ACTION

March 10, 1994 - This item was approved at this meeting on the Consent Agenda.

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RESOLUTION NUMBER 94-40R

A RESOLUTION ISSUING A CERTIFICATE OF CAPACITY PURSUANT TO ARTICLE XIV, ST. CLOUD LAND DEVELOPMENT CODE, FOR A DEVELOPMENT IDENTIFIED BY DRC NUMBER 93-114.

WHEREAS, the Manager has caused to be presented to the City Council a report regarding the issuance of a Certificate of Capacity to a development identified by DRC Number 93-114, and known as King's Crest Phase III, and

WHEREAS, such report reflects the following information and ultimate facts, in part based on assumptions shown below, all as more particularly calculated, justified and noted in the report;

Applicant: Ron Howse P.A.
P.O. Box 701323
St. Cloud, FL 34770

Property Owner: Wayne Schoolfield, Trustee
101 Park Place Blvd.
Kissimmee, FL 34741

Land Use: Low Density Residential Zoning: RS-1A (County)

Type of Development: Single Family Residential

Area of Development: 39 Acres

Legal Description of Property:

SEE ATTACHED EXHIBIT "A"

Assumptions/Criteria used in assessing capacity availability:

85 Dwelling Units, or 191 Population

NA Square footage in ft^2

Traffic Circulation/Transportation:

NA - P. M. Peak Hour Trips Affecting Network

Sanitary Sewer:

NA - Gallons per Day Generated

Potable Water:

21,250 - Gallons per Day Needed

Solid Waste:

NA - Pounds per Day Generated

Drainage:

NA Capacity Sufficient with basis and calculations noted in report

NA Capacity Insufficient with assurance provisions noted in report

Parks and Recreation:

NA Capacity Sufficient with basis and calculations noted in report

NA Capacity Insufficient with assurance provisions noted in report

 (Continued on Reverse)

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NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Cloud, Florida, as follows:

SECTION I. The recitals are found to be true, however, the capacity assessments contained in said report are based, and this certificate is founded, upon the best available data and comprehensive plan adopted level of service standards existing at the time of this resolution, and actual reservations and allocations of capacity are subject to modification in the event additional or more accurate data becomes available or amendment to comprehensive plan level of service standards.

SECTION II. The findings of Section III below are subject to the following additional capacity reservations or provisions for sufficient capacity:

NOT APPLICABLE

SECTION III. The City Council finds that public facility capacity is available and shall be reserved for and allocated to the development identified by DRC Number 93-114 and known as King's Crest Phase III.

SECTION IV. This resolution shall act as a Certificate of Capacity for the subject development and shall expire on March 10, 1995, and further shall be subject to any all time limitations as specified in Section 14.5 of the St. Cloud Land Development Code.

SECTION V. Under the subject development DRC number, in a file to be held in the Concurrency Management Office of the General Services Department, the City Manager shall cause to be retained the report presented to the City Council in regard to this certificate for a period of not less than seven (7) years.

SECTION VI. This resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED on the 10th day of March, 1994.

Mayor

ATTEST:

City Manager

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EXHIBIT "A"

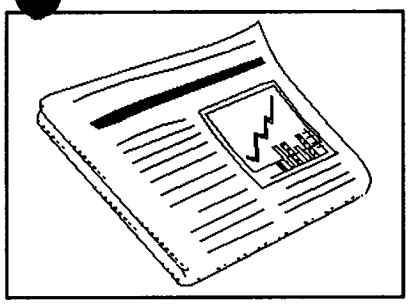
THAT PORTION OF LOT 4, BLOCK 24, LYING SOUTH OF HENRY PARTIN ROAD AND THE EAST 410 FEET OF THE WEST HALF OF LOTS 5 AND 6, THE EAST HALF OF LOTS 5 AND 6, INCLUSIVE, BLOCK 24, AND THE EAST 700 FEET OF THE NORTH 245 FEET OF LOT 5, INCLUSIVE, BLOCK 23, LYING WEST OF MACY ISLAND ROAD, AND THAT PORTION OF LOTS 1, 2, 3, AND 4, INCLUSIVE, BLOCK 23, LYING EAST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHWEST CORNER OF THE EAST 1,060 FEET OF SAID LOT 1, BLOCK 23, RUN SOUTHEASTERLY TO THE SOUTHWEST CORNER OF THE EAST 700 FEET OF LOT 4, BLOCK 23, AND THERE TERMINATING SAID DESCRIBED LINE. ALL BEING IN THE FLORIDA DRAINED LAND COMPANY'S SUBDIVISION NO. 1, AS RECORDED IN PLAT BOOK B, PAGES 65 AND 66 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, IN SECTION 31-25-30 AND SECTION 6-26-30.

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SAID PARCEL CONTAINS 39 ACRES, MORE OR LESS.

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CITY OF ST. CLOUD, FLORIDA

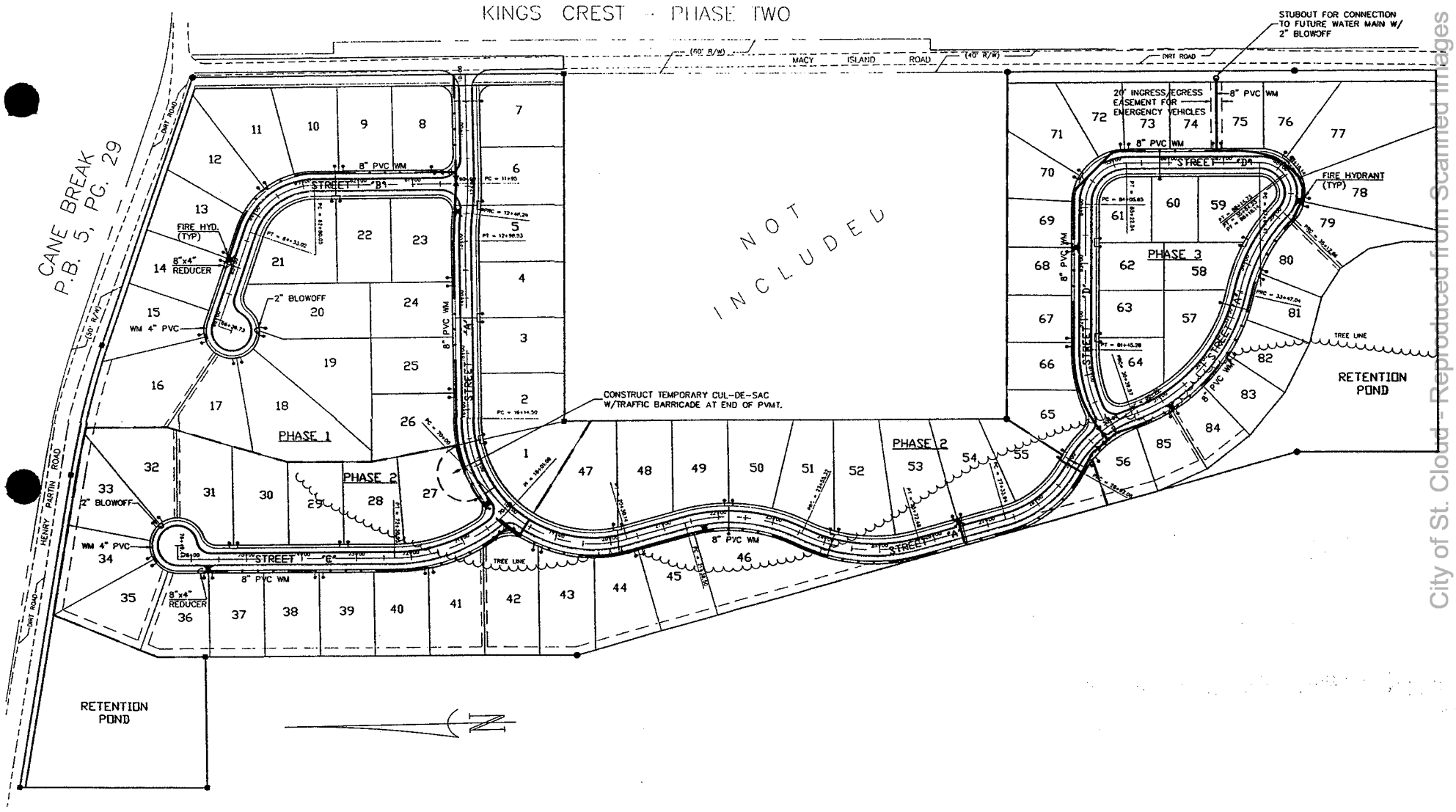
PLANNING DIVISION

MEMORANDUM DISTRIBUTION LIST

_____	MAYOR ERNEST G. GEARHART
_____	CITY COUNCIL MEMBERS
_____	MR. ROGER WHISLER, PLANNING COMMISSION CHAIRPERSON
_____	PLANNING COMMISSION MEMBERS
_____	J. PAUL WETZEL, CITY MANAGER
_____	CITY ATTORNEY
_____	DON KINSELLA, ENVIRONMENTAL SERVICES DIRECTOR
___X___	MARK LUTHIE, CITY ENGINEER
_____	MIKE TURNER, DIRECTOR OF FINANCE
_____	ROBERT MACKICHAN, DIRECTOR OF GENERAL SERVICES
_____	BYRON KNIBBS, INTERIM ELECTRIC UTILITIES DIRECTOR
_____	JOHN JACKSON, DIRECTOR OF PARKS AND RECREATION
_____	LEO (LEE) S. WATKO, CHIEF OF POLICE
_____	CHARLIE LEWIS, FIRE CHIEF
_____	NEIL MELICK, BUILDING OFFICIAL
_____	JOE DENARO, DIRECTOR OF PERSONNEL
___X___	DAVE HILSTON, CAPITAL PROJECT PLANNER

NOTE: 2/18/94 .... MARK, ATTACHED FOR YOUR FILES AND FOR CONSTRUCTION ARE THE PLANS FOR [redacted] PLEASE NOTE MY COMMENTS ON THE MARGIN OF THE PLANS. PHASE I OF UNIT 3 MAY BE CONSIDERED TO BE A PART OF THE ORIGINAL "FISH LAKE CLUB" APPROVAL. PHASE II AND III WILL REQUIRE CITY COUNCIL APPROVAL, BECAUSE THESE AREAS HAVE BEEN ADDED TO THE ORIGINAL "FISH LAKE". THEREFORE, CONTRUCTION MAY COMMENCE ON PHASE I OF UNIT III, BUT CONSTRUCTION ON PHASE II AND III MAY NOT COMMENCE UNTIL CITY COUNCIL APPROVAL. ISSUANCE OF A CERTIFICATE OF CAPACITY WILL BE REQUIRED PRIOR TO ACCEPTANCE OF IMPROVEMENTS. ANY QUESTIONS, PLEASE CALL ... TONY

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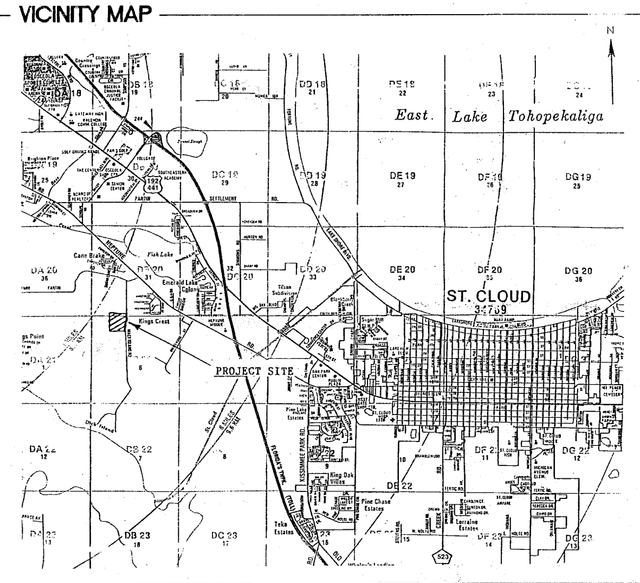
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CONSTRUCTION PLANS

THE WOODS AT KING'S CREST PHASE 4

OSCEOLA COUNTY, FLORIDA

VICINITY MAP



FOR

WAYNE SCHOOLFIELD
101 PARK PLACE, SUITE 3
KISSIMMEE, FLORIDA 34741
(407) 847-3099

BY

RON HOWSE, P.A.

Civil Engineering • Land Planning
Development Specialist
P.O. Box 701323, St. Cloud, FL 34770-1323
(407) 957-3308

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5-6	PLAN AND PROFILES
7	DRAINAGE DETAILS
8-9	CITY OF ST. CLOUD STANDARD UTILITY DETAILS
10	THE WOODS AT KINGS CREST PH. 2/3
	REVISED CONSTRUCTION PLAN
11	THE WOODS AT KINGS CREST PHASE 2
	REALIGNMENT - PLAN AND PROFILE
12	SUBDIVISION SIGNING AND STRIPING

UTILITIES:
WATER: CITY OF ST. CLOUD
1300 9TH STREET
ST. CLOUD, FL 34769
(407)892-2161

ELECTRIC:
CITY OF ST. CLOUD
1300 9TH STREET
ST. CLOUD, FL 34769
(407)892-2161

GAS:
CENTRAL FLORIDA GAS CO.
1101 PENNSYLVANIA AVE.
ST. CLOUD, FL 34769
(407)892-3985

TELEPHONE:
UNITED TELEPHONE COMPANY OF FLORIDA
425 N. THIRD STREET
LEESBURG, FL
(904)326-1231

DRAINAGE:
OSCEOLA COUNTY
17 S. VERNON AVENUE
KISSIMMEE, FL
(407)847-1260

FINAL X
PETITION TYPE: Water Const Plans
DRC CASE # 95-71DR
DATE: 4-11-96

APPROVED BY:
DRC CHAIRMAN
BUILDING OFFICIAL
CITY PLANNER
ELECTRICAL ENGINEERING
ENVIRONMENTAL UTILITIES
CITY ENGINEER
FIRE DEPARTMENT
POLICE DEPARTMENT
PARKS / RECREATION
W / CONDITIONS PER MEMO DATED 4-22-97

FILE
OCT 1 1997

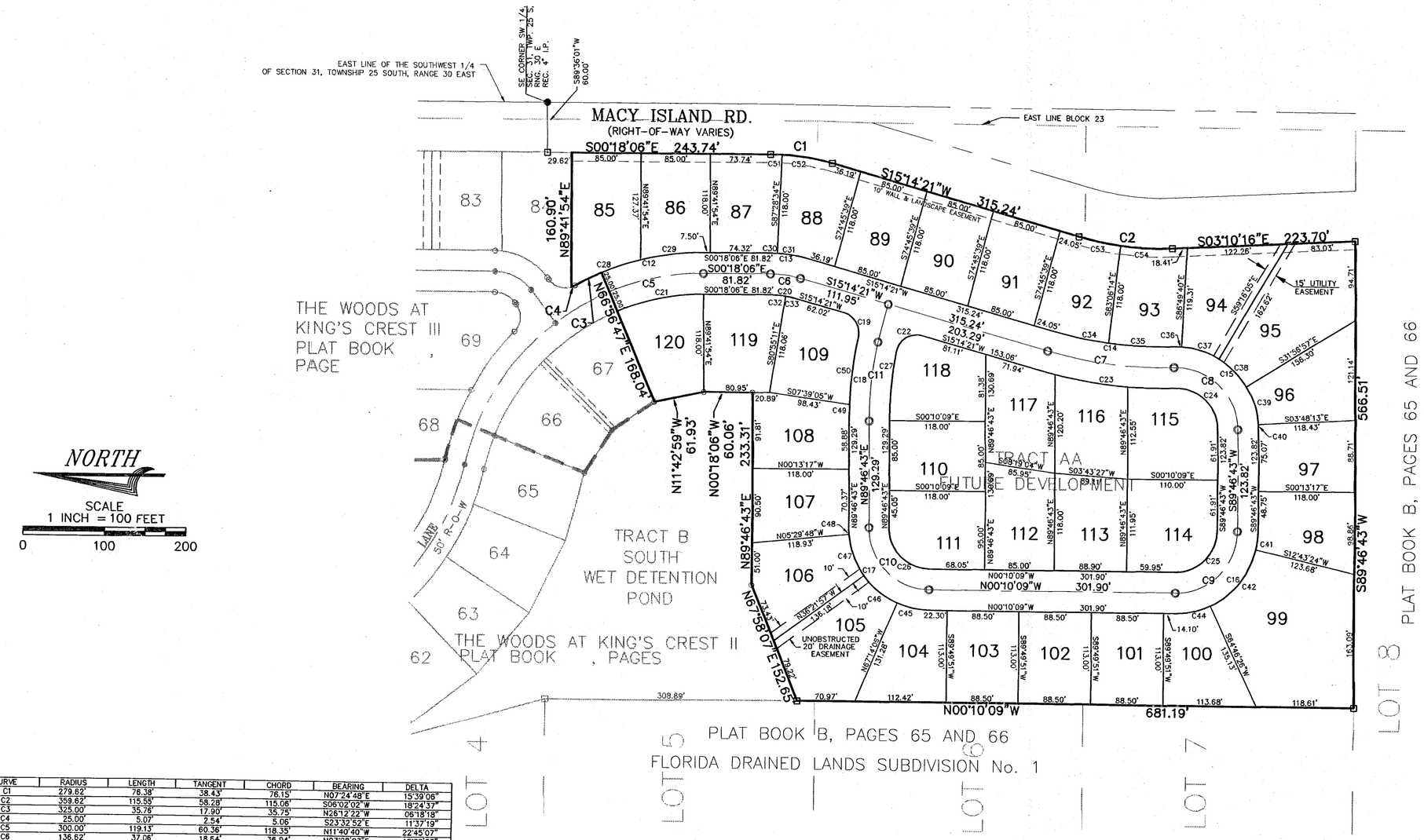
COUNTY PROJECT No. Sub 01-95

PH4COV.DWG 7/21/95

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City of St. Cloud - THE WOODS AT KING'S CREST

THE WOODS AT KINGS CREST IV

A REPLAT OF A PORTION OF TRACT AA OF THE WOODS AT KING'S CREST III, PLAT BOOK , PAGES SECTION 6, TOWNSHIP 26 SOUTH, RANGE 30 EAST OSCEOLA COUNTY, FLORIDA



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	279.62'	78.38'	39.43'	78.15'	N07°24'48"E	15°30'08"
C2	359.62'	115.39'	58.28'	115.08'	S06°02'02"W	18°24'33"
C3	325.00'	35.78'	17.90'	35.75'	N28°12'29"W	06°18'19"
C4	25.00'	5.07'	2.54'	5.06'	S23°39'52"E	11°37'19"
C5	300.00'	119.13'	60.36'	118.35'	N11°40'40"W	22°45'07"
C6	136.62'	37.08'	18.64'	36.94'	N07°28'07"E	15°32'27"
C7	502.62'	156.44'	78.88'	155.81'	S06°19'22"W	17°49'58"
C8	75.00'	120.92'	78.17'	108.24'	N43°35'53"E	92°22'20"
C9	75.00'	117.58'	75.07'	106.11'	S45°11'43"E	90°03'08"
C10	75.00'	117.74'	74.93'	106.02'	S44°48'17"W	89°56'52"
C11	438.19'	96.19'	48.29'	96.00'	N83°39'06"W	12°34'39"
C12	325.00'	129.06'	65.39'	128.21'	N11°40'40"W	22°45'07"
C13	161.62'	43.84'	22.05'	43.70'	N07°28'07"E	15°32'27"
C14	477.62'	148.66'	74.83'	148.06'	S06°19'22"W	17°49'58"
C15	100.00'	161.22'	104.23'	144.32'	N43°35'53"E	92°22'20"
C16	100.00'	157.13'	100.09'	141.49'	S45°11'43"E	90°03'08"
C17	100.00'	156.99'	99.91'	141.38'	S44°48'17"W	89°56'52"
C18	463.19'	101.68'	51.05'	101.48'	N83°39'06"W	12°34'40"
C19	25.00'	37.99'	23.75'	34.44'	N08°48'18"E	87°03'54"
C20	111.62'	30.28'	15.23'	30.18'	N07°28'07"E	15°32'27"
C21	275.00'	109.09'	55.33'	108.49'	N11°40'40"W	22°43.07"
C22	25.00'	40.88'	26.67'	36.48'	N31°39'39"W	93°41'31"
C23	527.62'	164.22'	82.78'	163.58'	S06°19'22"W	17°49'58"
C24	50.00'	80.61'	52.11'	72.16'	N43°35'53"E	92°22'20"
C25	50.00'	78.59'	50.05'	70.74'	S45°11'43"E	90°03'08"
C26	50.00'	78.49'	49.95'	70.68'	S44°48'17"W	89°56'52"
C27	413.19'	84.49'	42.39'	84.35'	N84°18'40"W	11°42'59"
C28	325.00'	86.57'	43.54'	86.31'	N01°43'40"W	15°15'42"
C29	325.00'	78.25'	39.33'	78.08'	N07°11'58"W	13°47'43"
C30	161.62'	7.87'	3.99'	7.87'	N01°06'39"E	02°47'30"
C31	161.62'	35.87'	18.01'	35.80'	N08°32'52"E	12°43'57"
C32	111.62'	18.48'	9.25'	18.44'	N04°26'09"E	09°28'31"
C33	111.62'	11.82'	5.91'	11.81'	N02°12'23"E	06°03'56"
C34	477.62'	69.50'	34.84'	69.49'	S11°04'04"W	08°20'35"
C35	477.62'	79.11'	39.64'	79.02'	S00°09'05"W	09°29'23"
C36	100.00'	10.06'	5.04'	10.06'	N00°37'21"E	05°45'57"
C37	100.00'	48.10'	24.53'	47.64'	N18°57'10"E	27°33'40"
C38	100.00'	47.68'	24.30'	47.23'	N44°23'35"E	27°19'10"
C39	100.00'	48.12'	25.07'	48.53'	N73°03'13"E	28°08'45"
C40	100.00'	6.25'	3.13'	6.25'	N87°59'19"E	03°34'48"
C41	100.00'	20.59'	11.34'	22.54'	S83°44'56"E	12°56'41"
C42	100.00'	90.85'	48.83'	87.75'	S51°15'05"E	52°03'02"
C43	100.00'	43.73'	22.22'	43.39'	S12°41'52"E	25°03'25"
C44	100.00'	40.03'	20.29'	39.76'	S11°7'53"W	22°56'03"
C45	100.00'	53.88'	27.61'	53.23'	S38°11'59"W	30°52'09"
C47	100.00'	53.88'	27.61'	53.23'	S69°04'08"W	30°52'09"
C48	100.00'	9.31'	4.61'	9.20'	S87°08'22"W	05°16'31"
C49	463.19'	19.49'	9.75'	19.49'	N89°04'08"E	02°24'38"
C50	463.19'	82.19'	41.20'	82.09'	N82°48'46"W	10°10'02"
C51	279.62'	14.33'	7.17'	14.33'	N01°03'21"E	02°56'11"
C52	279.62'	62.05'	31.15'	61.93'	N08°52'44"E	12°42'05"
C53	359.62'	53.13'	26.62'	53.12'	S11°04'04"W	08°27'35"
C54	359.62'	63.19'	31.68'	63.11'	S01°51'45"W	10°04'02"

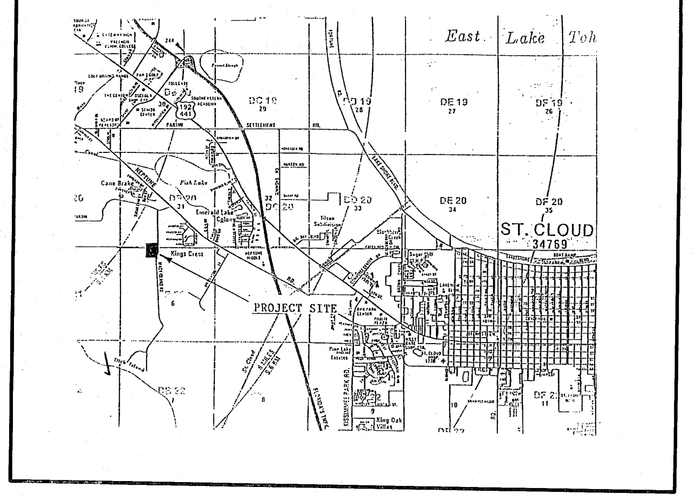
NOTES

1. BEARINGS ARE ASSUMED BASED ON THE EAST LINE OF THE SOUTH-WEST 1/4 OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 30 EAST AS N 00°25'10" W.
2. THERE IS A 15' DRAINAGE AND UTILITY EASEMENT ON ALL PROPERTY LINES ABUTTING MACY ISLAND ROAD RIGHT-OF-WAY.
   THERE IS A 15' DRAINAGE AND UTILITY EASEMENT ON ALL PROPERTY LINES ABUTTING INTERNAL ROAD RIGHTS-OF-WAY.
   THERE IS A 5' DRAINAGE AND UTILITY EASEMENT ON ALL SIDE LOT LINES UNLESS NOTED OTHERWISE.
   THERE IS A 7.5' DRAINAGE AND UTILITY EASEMENT ON ALL REAR LOT LINES UNLESS NOTED OTHERWISE.
   THERE IS A 10' EASEMENT ALONG THE SOUTH LOT LINE OF LOT 82 AND THE NORTH LOT LINE OF LOT 83 (TOTAL WIDTH 20') RESERVED FOR DRAINAGE, UTILITY AND EMERGENCY VEHICLE ACCESS. THIS EASEMENT SHALL REMAIN UNOBSTRUCTED.
3. ALL LOTS WHICH ABUT MACY ISLAND ROAD SHALL HAVE NO ACCESS RIGHTS TO SAID MACY ISLAND ROAD.
4. ⊡ DENOTES SET PERMANENT REFERENCE MONUMENT.(P.R.M.–P.L.S. #5248)
5. ○ DENOTES SET 5/8" IRON ROD & CAP (P.L.S. #5248)
6. ✳ DENOTES SET PK NAIL WITH DISC.(P.C.P.–P.L.S. #5248)
7. ● DENOTES RECOVERED 5/8" IRON ROD WITH PLASTIC CAP LS #5270
8. ■ DENOTES RECOVERED 4" x 4" CONCRETE MONUMENT JOHNSTONS P.L.S. # 935
9. C DENOTES CHORD LENGTH
10. CB DENOTES CHORD BEARING
11. ALL LOTS ABUTTING CURVES ARE RADIAL UNLESS NOTED OTHERWISE BY "N.R." (NON-RADIAL)
12. THE WALL AND LANDSCAPE EASEMENTS ARE DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF MAINTENANCE, REPLACEMENT, AND CONSTRUCTION OF AN 6-FOOT MASONRY OR WOOD-TYPE WALL AND ADJACENT LANDSCAPING

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGAL DESCRIPTION

TRACT "AA", (FUTURE DEVELOPMENT) OF THE WOODS AT KING'S CREST III AS RECORDED IN PLAT BOOK , PAGES OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.



VICINITY MAP

THIS PLAT PREPARED BY:

POLARIS
Land Surveying Inc.
(813) 676-8750
642 Beverly Drive, Lake Wales, Florida 33853

PLAT BOOK
PAGE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the RIGHTS-OF-WAY AND EASEMENTS shown hereon to the perpetual use of the public, and IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officers named below and it's corporate seal to be affixed hereto on _____

_____

By _____
President

Attest:

_____
Secretary

Signed and sealed in the presence of:

_____

_____

STATE OF FLORIDA COUNTY OF OSCEOLA

THIS IS TO CERTIFY, That on _____ before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared _____ and _____ respectively, President and _____ of the above named corporation incorporated under the laws of the State of FLORIDA to me known to be the individuals and officers described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereunto duly authorized; that the official seal of said corporation is duly affixed thereto; and that the said Dedication is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

_____
NOTARY PUBLIC
My Commission Expires _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on _____ he completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a correct representation of the lands therein described and platted or subdivided; that permanent reference monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes; & by Osceola Co. Minimum Land Subdivision Regulations, & that said land is located in Sec. 6, T26S, R30E

_____
RALPH H. WHISLER, III P.L.S. # 5248 DATE

CERTIFICATE OF APPROVAL BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on _____ the Board of County Commissioners of Osceola County approved the foregoing plat.

_____
CHAIRMAN OF THE BOARD

CERTIFICATE OF APPROVAL COUNTY ENGINEER

EXAMINED AND APPROVED

_____
COUNTY ENGINEER DATE

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

THIS IS TO CERTIFY, That on _____ the Zoning Commission of the above Municipality approved the foregoing plat.

_____ Chairman.

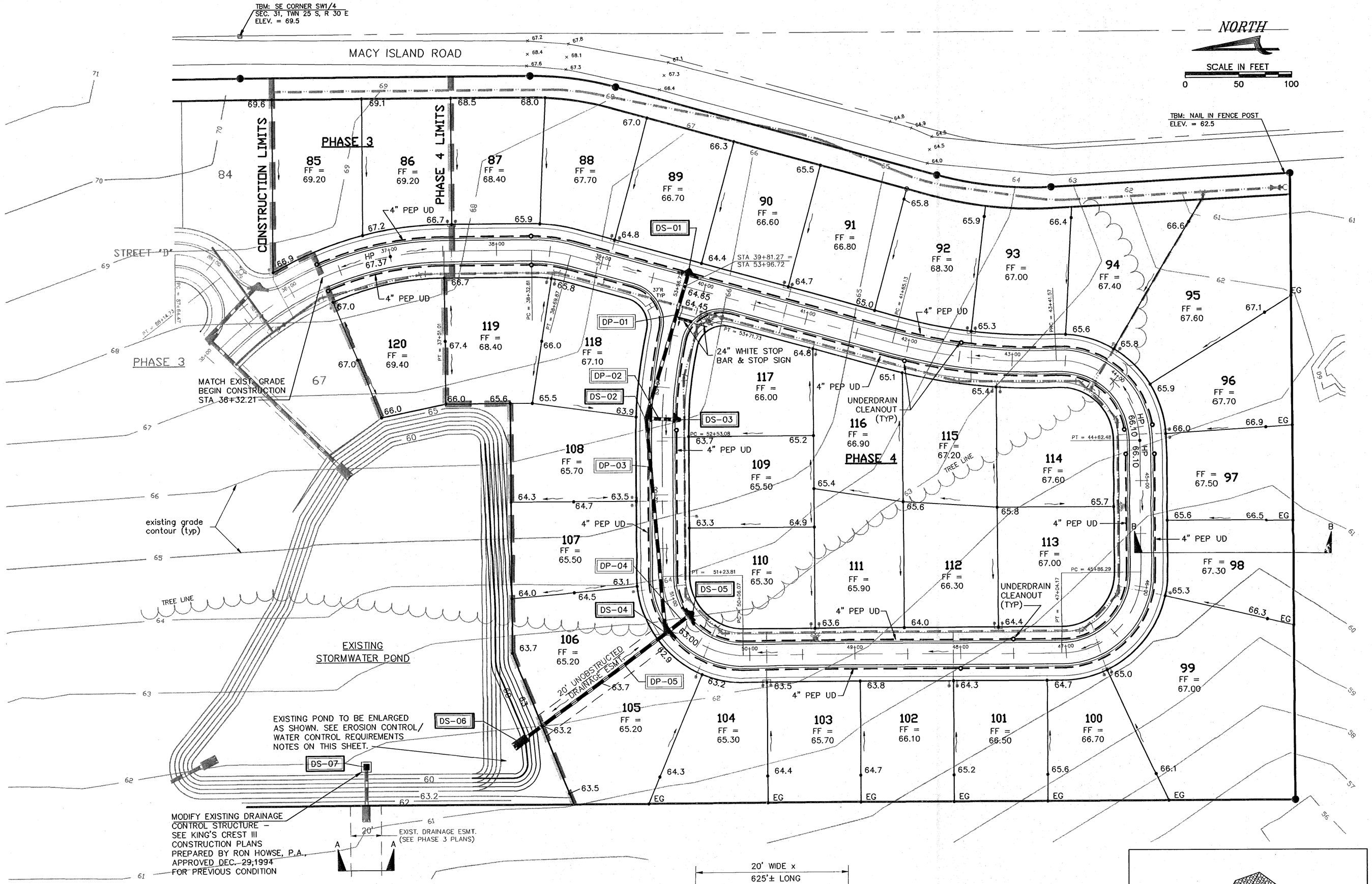
CERTIFICATE OF COUNTY CLERK

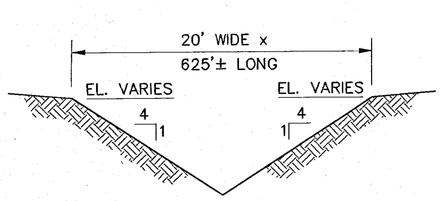
I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, & the Osceola County Minimum Land Subdivision Regs. and was filed for record on _____ at _____ File No _____

_____
CLERK OF THE CIRCUT COURT
In and for Osceola County, Fla.

By _____ D.C.

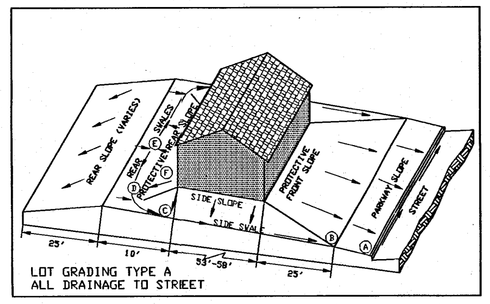
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SECT. A-A: TYPICAL SWALE SECTION

NTS



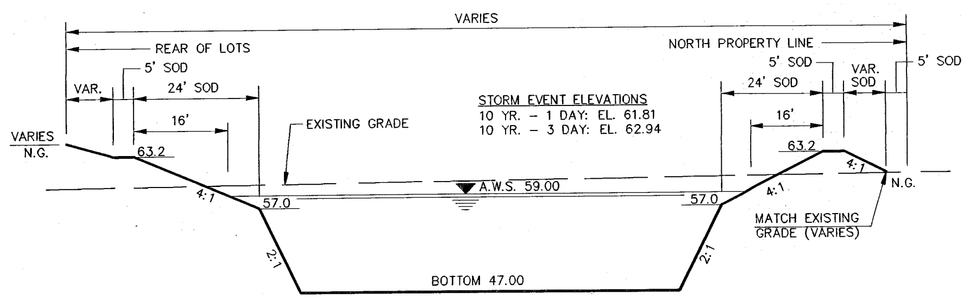
LOT GRADING TYPE A
ALL DRAINAGE TO STREET

FHA TYPE 'A' MOD. LOT GRADING

N.T.S. (LOTS 96-106)

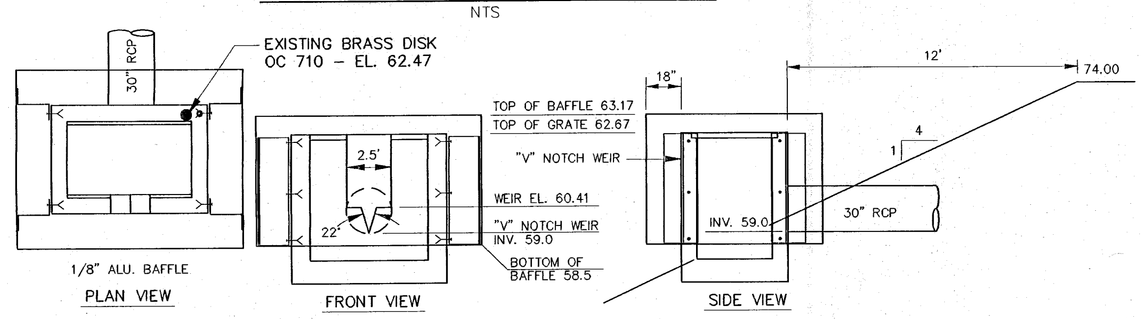
STRUCTURES						
NO.	DESCRIPTION	ELEVATIONS				
		RIM	N. INV	E. INV	S. INV	W. INV
DS-01	TYPE 2 CURB INL.	64.83				59.00
DS-02	TYPE 1 CURB INL.	64.08		58.71	60.20	58.71
DS-03	TYPE 1 CURB INL.	64.08	60.30			
DS-04	TYPE 2 CURB INL.	63.18	57.41	57.91	58.41	
DS-05	TYPE 2 CURB INL.	63.18	58.51			
DS-06	30" MES		56.62			
DS-07	OUTFALL STRUCT.	62.67				59.00

PIPE						
NO.	LENGTH	SIZE	MATERIAL	SLOPE	FROM	TO
DP-01	144'	24"	RCP	0.20%	DS-01	DS-02
DP-02	31'	15"	RCP	0.32%	DS-03	DS-02
DP-03	201'	24"	RCP	0.40%	DS-02	DS-04
DP-04	31'	18"	RCP	0.32%	DS-05	DS-04
DP-05	179'	30"	RCP	0.42%	DS-04	DS-06



POND SECTION

NTS



MODIFIED TYPE "E" DITCH BOTTOM INLET PER F.D.O.T. INDEX NO. 232
CONST. BAFFLE W/ 1/8" ALUMINUM PLATE MOUNTED TO WALLS OF STRUCTURE W/ 1/2" S.S. ANCHOR BOLTS

DRAINAGE CONTROL STRUCTURE

NTS

GENERAL NOTES:

1. BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION WAS OBTAINED FROM A SURVEY PREPARED BY BHJ SURVEY CONSULTANTS, INC. ELEVATIONS ARE BASED ON NATIONAL DEODETIC VERTICAL DATUM OF 1929. PROJECT BENCH MARK NO. 419: ELEVATION = 70.50' N.G.V.D. (1929).
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN CONFORMANCE WITH OSCEOLA COUNTY AND ANY OTHER AGENCIES' SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL OBTAIN A COPY OF THE SOIL REPORT REFERENCED HEREIN AND VISIT THE SITE PRIOR TO BIDDING TO DETERMINE EXISTING CONDITIONS. CONTRACTOR SHALL CLEAR AND GRUB ALL RIGHT-OF-WAYS, TRACTS AND APPROPRIATE EASEMENTS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, AND ALL OTHER DELETERIOUS MATERIAL.
3. THE EXACT LOCATIONS OF EXISTING UTILITIES ARE UNKNOWN. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BIDDING BY NOTIFYING THE UTILITY COMPANY TO LOCATE THEIR UTILITIES OR BY FIELD VERIFICATION. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGED UTILITY RESULTING FROM HIS CONSTRUCTION AT HIS OWN EXPENSE.
4. THE REQUIREMENTS OF THE CITY OF ST. CLOUD STANDARD SPECIFICATIONS AND STANDARD DETAILS SHALL GOVERN ALL UTILITIES WORK. WHERE A CONFLICT EXISTS IN THE REQUIREMENTS OF A REFERENCED MATERIAL OR INSTALLATION STANDARD, THE REQUIREMENTS OF CITY OF ST. CLOUD SHALL PREVAIL. WHERE THE REQUIREMENTS OF A STATE OR LOCAL AGENCY HAVING JURISDICTION ARE MORE STRINGENT, THOSE REQUIREMENTS SHALL PREVAIL.
5. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE, AT ALL TIMES, ONE COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND ANY SPECIAL PROVISIONS, AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
6. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER OF RECORD.
7. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS AND BONDS PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
9. ALL COPIES OF REQUIRED WATER TEST RESULTS ARE TO BE SENT TO THE CITY OF ST. CLOUD DIRECTLY FROM THE TESTING AGENCY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO SUBMIT TO THE ENGINEER OF RECORD AN AS-BUILT SURVEY DEPICTING THE LOCATION OF ALL CONSTRUCTED IMPROVEMENTS.
11. ALL INFORMATION DEPICTED ON THESE DRAWINGS ARE GRAPHIC REPRESENTATIONS ONLY AND SHOULD NOT BE SCALED.
12. ALL DIMENSIONS DEPICTED ON THESE PLANS ARE REFERENCED TO THE EDGE OF PAVEMENT, UNLESS OTHERWISE INDICATED ON DRAWINGS.
13. ALL CONSTRUCTION DEBRIS SHALL BE HAULED OFF-SITE AND DISPOSED OF IN AN APPROVED CONSTRUCTION DEBRIS DUMP SITE.
14. ON-SITE SEWAGE SYSTEM SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE FLORIDA ADMINISTRATIVE CODE, CHAPTER 10D-6.
15. AS SOON AS PRACTICABLE AND AT LEAST 30 DAYS PRIOR TO INCORPORATION INTO THE CONSTRUCTION WORK, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD FOR APPROVAL, FOUR COPIES OF SHOP DRAWINGS OR SAMPLES OF MATERIALS LISTED BELOW:
    1. ALL INLETS
    2. WATER CONTROL STRUCTURES
    3. SUB-BASE COMPACTION TEST RESULTS
    4. OTHER ITEMS NOT IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS
16. ALL TREES 24" OR LARGER IN DIAMETER WERE LOCATED BY BHJ SURVEY SURVEY CONSULTANTS ON THEIR BOUNDARY AND TOPOGRAPHIC SURVEY OF THE WOODS AT KINGS CREST SITE. THERE WERE NO TREES GREATER THAN 24" DIAMETER WITHIN THE LIMITS OF PHASE 4.
17. TREE REMOVAL PERMIT SHALL BE REQUIRED PRIOR TO THE REMOVAL OF ANY TREES ON SITE.

PAVING, GRADING, AND DRAINAGE NOTES

1. ALL ROADWAY AND PAVING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST REVISION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED ON THE PLANS AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED.
3. TRAFFIC CONTROL ON ALL STATE, COUNTY AND LOCAL RIGHTS OF WAY SHALL MEET THE REQUIREMENT OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (US DOT/FHWA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION.
4. ALL REINFORCED CONCRETE PIPE SHALL BE CLASS III (UNLESS OTHERWISE NOTED ON PLANS), AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S LATEST SPECIFICATIONS.
5. ALL PAVED AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTION.
6. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTORS SHALL SAW-CUT THE EXISTING PAVEMENT FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATIONS WITH THE PROPOSED PAVEMENT.
7. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL STORM DRAINAGE STRUCTURES TO THE ENGINEER OF RECORD AND OSCEOLA COUNTY ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL, PRIOR TO ORDERING MATERIALS.
8. THE CONTRACTOR SHALL SOD ALL RETENTION AREAS. ALL SIDE SLOPES AND OTHER DISTURBED AREAS ON THE SITE SHALL BE SODDED.

EROSION CONTROL/WATER CONTROL REQUIREMENTS

1. THE CONTRACTOR MUST SELECT, IMPLEMENT, AND OPERATE ALL EROSION AND SEDIMENT CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ON-SITE AND TO PREVENT VIOLATIONS OF WATER QUALITY STANDARD AS SPECIFIED IN CHAPTERS 17-301, 17-302, 17-4, F.A.C. THE CONTRACTOR IS ENCOURAGED TO USE APPROPRIATE BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROLS AS DESCRIBED IN THE FLORIDA LAND DEVELOPMENT MANUAL: A GUIDE TO SOUND LAND AND WATER MANAGEMENT (DER, 1988).
2. THE CONTRACTOR SHALL CONTROL TURBID RUNOFF FROM THE PROJECT BY ROUGH EXCAVATING THE PROPOSED RETENTION AREAS IMMEDIATELY FOLLOWING CLEARING AND GRUBBING OPERATIONS. ALL DEWATERING DISCHARGE SHALL BE DIRECTED TO THESE AREA(S) FOR SETTLING PRIOR TO DISCHARGE OFF-SITE.
3. THE CONTRACTOR SHALL INSTALL WATER QUALITY CONTROL DEVICES ALONG THE SITE PERIMETER. THE CONTRACTOR SHALL RECEIVE THE ENGINEER'S APPROVAL OF THE INSTALLATION PRIOR TO ANY OTHER SITE CONSTRUCTION.
4. ALL EROSION CONTROL/WATER QUALITY DEVICES SHALL BE IN ACCORDANCE WITH INDEXES 102 AND 103 OF THE LATEST EDITION OF THE FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS". SILT FENCES, HAY BALES, AND/OR TURBIDITY BARRIERS SHALL BE INSTALLED AT ALL OFF-SITE DISCHARGE POINTS. ALL EROSION CONTROL/WATER QUALITY DEVICES SHALL BE LEFT IN PLACE UNTIL THE DISTURBED AREAS ARE COMPLETELY STABILIZED AND/OR VEGETATED.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SOIL MOISTURE TO PREVENT WIND GENERATED SOIL EROSION. ALL SURFACES 30 OR MORE DAYS SHALL BE VEGETATED WITH A TEMPORARY OR PERMANENT COVER.

SUB 01-95

PLOT VIEW: GRAD

RON HOWSE, P.A.
ENGINEERING/LAND PLANNING
DEVELOPMENT SPECIALIST
P.O. Box 701323, St. Cloud, FL 34770-1323
(407) 957-3308

PAVING, GRADING AND DRAINAGE PLAN

THE WOODS AT KING'S CREST
WAYNE SCHOOLFIELD

OSCEOLA COUNTY, FLORIDA

SECT. 6, TWN. 26 S, RNG. 30 E

INFORMATIONAL COPY ONLY, UNLESS EMBOSSED WITH REGISTERED ENGINEERS SEAL

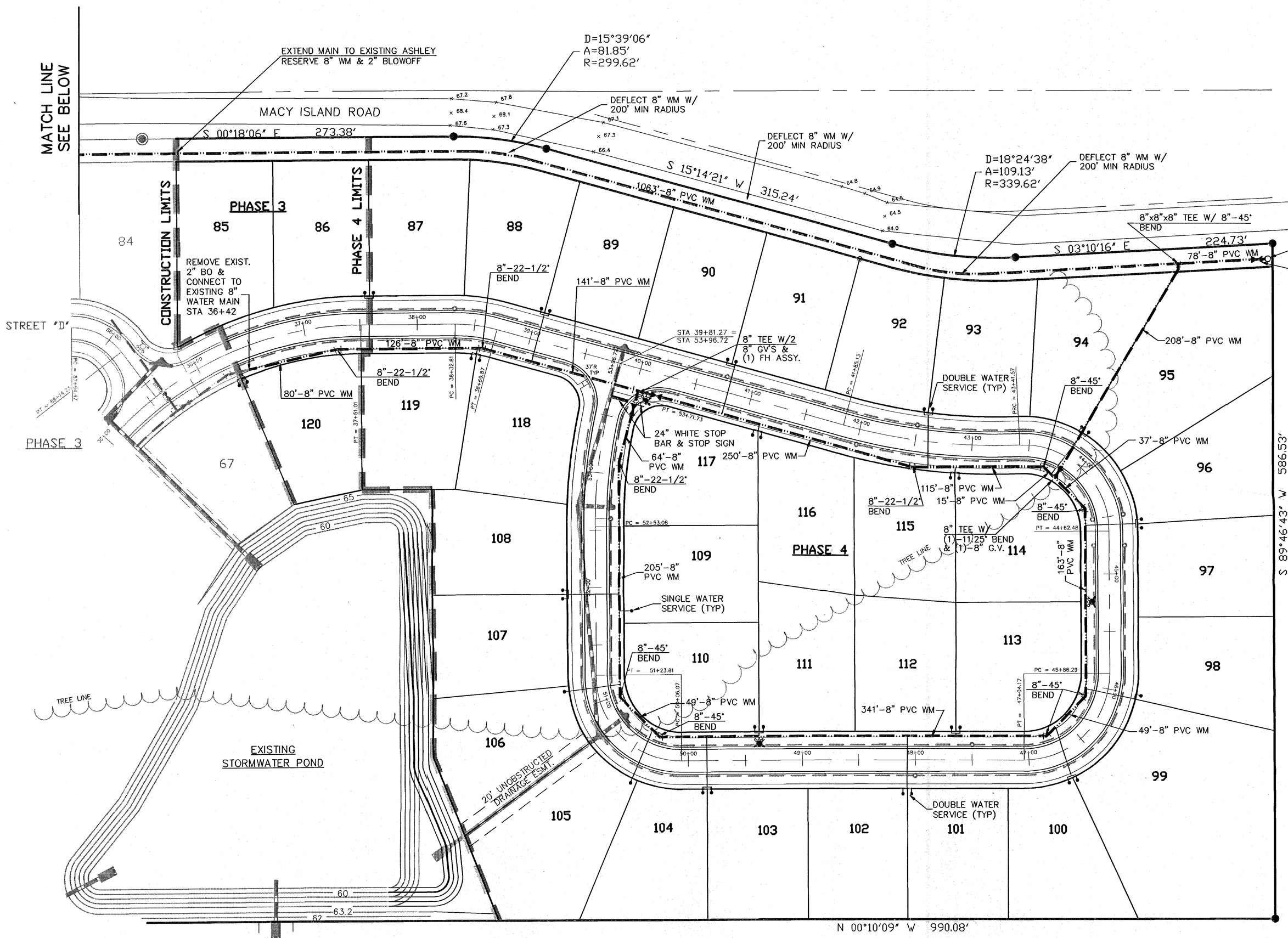
APPROVED BY
RONALD S. HOWSE
NO. 39596
STATE OF FLORIDA
DATE OCT 6 1995

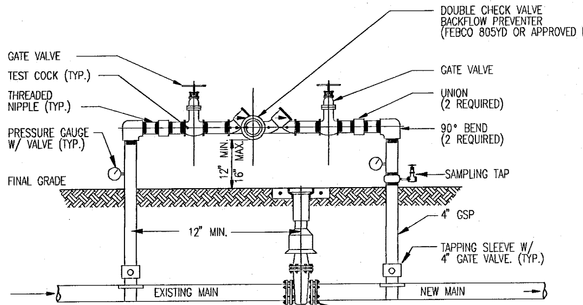
REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	8/29/95	PER COUNTY ENG. COMMENTS	JWM
2	3/21/97	PER COUNTY ENG. COMMENTS	JWM
3	4/1/97	LOT GRADING PER O.C. COMMENTS	JWM
4	5/09/97	PER COUNTY ENG. COMMENTS	JWM

PROJECT NO./FILE NAME: KC3\PH4BASE	DSGN: WPN
DATE: 8/14/95	DRWN: JWM
SCALE: 1" = 50'	CHKD: RSH
SHEET NO. OF 11	3

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TEMPORARY JUMPER CONNECTION DETAIL

(N.T.S.)

1. TEMPORARY JUMPER CONNECTION IS REQUIRED AT ALL CONNECTIONS BETWEEN EXISTING ACTIVE WATER MAINS AND PROPOSED NEW WATER MAIN IMPROVEMENTS.
2. THE DETAIL ABOVE IS TO BE USED FOR FILLING ANY NEW WATER MAIN OF ANY SIZE FROM EXISTING ACTIVE WATER MAINS AND FOR FLUSHING OF NEW MAINS UP TO 8" DIAMETER (2.5 FPS MINIMUM VELOCITY), AND FOR PULLING BACTERIOLOGICAL SAMPLES FROM ANY NEW WATER MAIN OF ANY SIZE. THE JUMPER CONNECTION SHALL BE MAINTAINED UNTIL AFTER FILLING, FLUSHING, TESTING AND DISINFECTION OF THE NEW MAIN HAS BEEN SUCCESSFULLY COMPLETED AND CLEARANCE FOR USE FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) AND OTHER PERTINENT AGENCIES HAS BEEN RECEIVED. ADEQUATE THRUST BLOCKING AND/OR RESTRAINTS SHALL BE PROVIDED TEMPORARILY, AS REQUIRED. PIPE AND FITTINGS USED FOR CONNECTING THE NEW PIPE TO THE EXISTING PIPE SHALL BE DISINFECTED PRIOR TO INSTALLATION IN ACCORDANCE WITH AWWA C651, 1992 EDITION. THIS TAPPING SLEEVE AND THE EXTERIOR OF THE MAIN TO BE TAPPED SHALL BE DISINFECTED BY SPRAYING OR SWABBING PER SECTION II OF AWWA C651.
3. FLUSHING OF 10" DIAMETER AND LARGER MAINS MAY BE DONE THROUGH THE TIE-IN VALVE UNDER VERY CONTROLLED CONDITIONS.

   THE FOLLOWING PROCEDURES SHALL BE FOLLOWED:

   A. THE TIE-IN VALVES SHALL BE OPERATED AND PRESSURE TESTED IN THE PRESENCE OF THE UTILITY COMPANY AND ENGINEER TO VERIFY WATER TIGHTNESS PRIOR TO TIE-IN. VALVES WHICH ARE NOT WATERTIGHT SHALL BE REPLACED OR A NEW VALVE INSTALLED IMMEDIATELY ADJACENT TO THE LEAKING VALVE.

   B. THE TEMPORARY JUMPER CONNECTION SHALL BE CONSTRUCTED AS DETAILED. THE JUMPER CONNECTION SHALL BE USED TO FILL THE NEW WATER MAIN AND FOR PROVIDING WATER FOR BACTERIOLOGICAL SAMPLING OF THE NEW MAIN AS REQUIRED BY THE FDEP PERMIT.

   FLUSHING SHALL NOT BE ATTEMPTED DURING PEAK DEMAND HOURS OF THE EXISTING WATER MAINS.

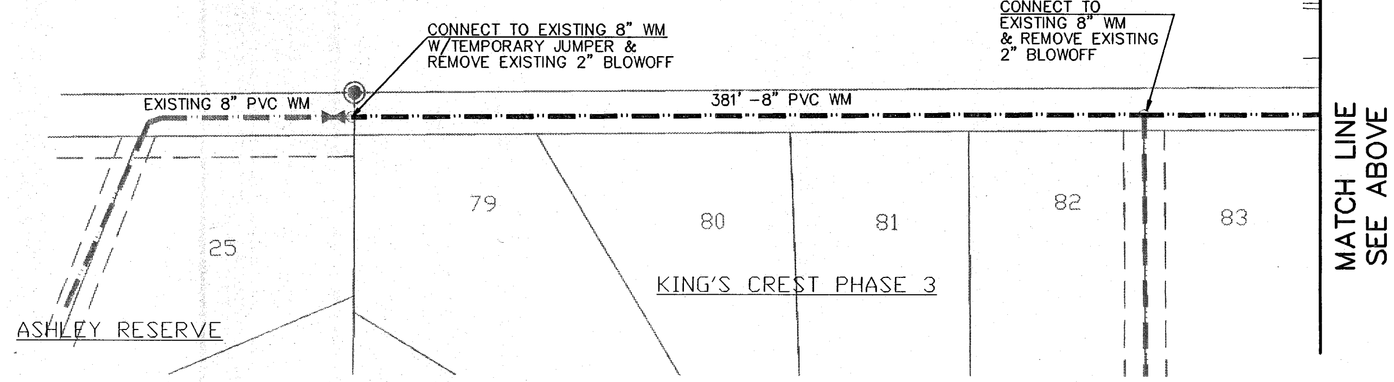
   ALL DOWNSTREAM VALVES IN THE NEW SYSTEM MUST BE OPEN PRIOR TO OPENING THE TIE-IN VALVE.

   PROVIDE FOR AND MONITOR THE PRESSURE AT THE TIE-IN POINT. THE PRESSURE IN THE EXISTING MAIN MUST NOT DROP BELOW 35 PSI.
   TIE-IN VALVE SHALL BE OPENED A FEW TURNS ONLY ENSURING A PRESSURE DROP ACROSS THE VALVE IS ALWAYS GREATER THAN 10 PSI.

   C. THE TIE-IN VALVE SHALL BE LOCKED CLOSED BY THE UTILITY COMPANY UNTIL FLUSHING BEGINS.

   D. THE TIE-IN VALVE SHALL BE OPENED ONLY FOR FLUSHING OF THE NEW MAIN. THE PROCEDURE SHALL BE DIRECTED BY THE UTILITY COMPANY AND OBSERVED BY THE ENGINEER.

   E. AFTER FLUSHING, THE TIE-IN VALVE SHALL BE CLOSED AND LOCKED IN THE CLOSED POSITION BY THE UTILITY COMPANY.
4. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION DEMONSTRATING THAT THE DOUBLE CHECK BACKFLOW PREVENTION DEVICE HAS BEEN TESTED AND IS IN GOOD WORKING ORDER AT THE TIME OF INSTALLATION.
5. EXCEPT AS REQUIRED TO FLUSH LINES OR GREATER THAN 8" IN DIAMETER, THE TIE-IN VALVE SHALL REMAIN CLOSED AND SHALL BE LOCKED IN THE CLOSED POSITION BY THE UTILITY COMPANY. THE TIE-IN VALVE SHALL REMAIN LOCKED CLOSED UNTIL THE NEW SYSTEM HAS BEEN CLEARED FOR USE BY FDEP AND ALL OTHER PERTINENT AGENCIES.
6. UPON RECEIPT OF CLEARANCE FOR USE FROM FDEP AND ALL OTHER PERTINENT AGENCIES, THE CONTRACTOR SHALL REMOVE THE TEMPORARY JUMPER CONNECTION. THE CORPORATION STOPS ARE TO BE CLOSED AND PLUGGED WITH 2" BRASS PLUGS.
7. ALL INSTALLATION AND MAINTENANCE OF THE TEMPORARY JUMPER CONNECTION AND ASSOCIATED BACKFLOW PREVENTION DEVICE FITTINGS, VALVE, ETC. SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.



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NORTH

SCALE IN FEET
0 50 100

LEGEND

- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE LINE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN (WM)

NOTES

1. PIPE LENGTHS SHOWN REPRESENT APPROXIMATE DISTANCES BETWEEN FITTINGS OF BRANCHES AND MAINS.
2. ALL PIPE FITTINGS SHALL BE CLEARLY MARKED WITH THE NAME OR TRADEMARK OF THE MANUFACTURER. ALL PIPE AND FITTINGS SHALL BE SUITABLE FOR A MINIMUM OF 150 PSI WORKING PRESSURE. ALL PLASTIC PIPES SHALL BE INSTALLED WITH A 3" WIDE METALLIC CONTINUOUS TAPE FOR LOCATION PURPOSES AT A MAXIMUM DEPTH OF 18" OR AS APPROVED BY THE ENGINEER.
3. PIPE MATERIAL SHALL BE AS FOLLOWS:
4. THE WATER DISTRIBUTION SYSTEM MAIN SHALL BE CLASS 1254A MATERIAL PROVIDING A HYDROSTATIC DESIGN BASIS OF 4000 PSI.
5. POLYETHYLENE MATERIALS SHALL COMPLY WITH ASTM 3350 WITH A STANDARD PE CODE OF PE 3406. TUBING SHALL BE PC 160, DR 9.
6. ALL PVC AND PEP WATER SYSTEM MATERIALS SHALL BE APPROVED FOR POTABLE WATER SERVICE BY THE NATIONAL SANITATION FOUNDATION (NSF) AND BEAR THE NSF SEAL.
7. DEFLECTIONS AT THE PIPE JOINTS SHALL NOT EXCEED THOSE RECOMMENDED BY THE PIPE MANUFACTURER.
8. WHERE A WATER LINE IS LOCATED BELOW A STORM DRAIN, MAINTAIN A MINIMUM VERTICAL CLEARANCE OF 18 INCHES.
9. WHERE PROPOSED WATER LINES CONFLICT WITH PROPOSED STORM DRAINS, INSTALL 45 DEGREE BENDS AS NECESSARY TO OBTAIN THE PROPER CROSSING CLEARANCE.
10. ALL GATE VALVES SHALL BE MECHANICAL JOINT TYPE, EQUIPPED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH COVER, WITH THREADED CAST IRON EXTENSIONS WHERE NEEDED.
11. PROVIDE THRUST BLOCKING AS SHOWN ON THE WATER DETAIL SHEET.
12. INSTALLATION AND TESTING OF ALL WATER MAIN SHALL BE DONE IN ACCORDANCE WITH ALL UTILITY AND F.D.E.R. REQUIREMENTS. FIELD ADJUST ANY CHANGES WITH UTILITY COMPANY AND ENGINEER.
13. FOR DETAILS, SEE CITY OF ST. CLOUD STANDARD WATER SYSTEM DETAILS.
14. HYDROSTATIC TESTING CONSISTING OF PRESSURE TEST AND LEAKAGE TEST SHALL BE CONDUCTED ON ALL NEWLY-INSTALLED WATER DISTRIBUTION SYSTEM PRESSURE PIPES AND APPURTENANCES. TESTS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF AWWA C600 OR M23 AS APPLICABLE.
15. DISINFECTION OF THE WATER DISTRIBUTION SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C651-DISINFECTING WATER MAINS.
16. CONTRACTOR MUST COMPLY WITH ALL TRENCH SAFETY STANDARDS.
17. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
18. SERVICE LINES SHOWN ON PLANS ARE FOR GRAPHIC REPRESENTATION ONLY. CONTRACTOR IS TO LOCATE SERVICES AS PER UTILITY PROVIDER DETAILS AND SPECIFICATIONS.
19. ALL WATER VALVES SHALL BE PLACED IN PAVEMENT OR GRASSED AREAS BETWEEN ROADWAY AND SIDEWALK. NO VALVES SHALL BE CONSTRUCTED IN CURBING.
20. CITY REQUIREMENTS PROHIBIT THE BENDING OF PIPES OR DEFLECTIONS. CONTRACTOR TO CONTACT DESIGN ENGINEER WHEN FITTINGS CANNOT BE INSTALLED PER PLAN.
21. ALL PIPE FITTINGS SHALL BE MECHANICAL JOINT WITH MEGALUGS AND THRUST BLOCKS AS REQUIRED.
22. CONTRACTOR IS TO PLACE A 2-1/2" PVC PIPE AT ALL FITTING LOCATIONS, EXTENDING FROM FITTING TO ABOVE GROUND, TO FACILITATE HORIZONTAL AND VERTICAL LOCATION BY SURVEYOR OF RECORD.
23. THIS SUBDIVISION SHALL NOT CONTAIN SANITARY LINES. ALL LOTS USE SEPTIC TANKS.
24. THE FLUSHING PROCEDURE SHALL CONSIST OF A PLOYPIG INSERTED AT THE POINT OF CONNECTION TO THE EXISTING MAIN AND ALL INTERSECTING FITTINGS. THIS DOES NOT REPLACE THE REQUIREMENT FOR STRILIZATION BUT IS ONLY USED FOR IMPROVED FLUSHING AND WATER CONS.
25. THE CONTRACTOR SHALL VERIFY D.E.P. CLEARANCE OF EXISTING MAIN PRIOR TO CONSTRUCTION OF NEW MAIN.

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UNDERGROUND UTILITIES PLAN

THE WOODS AT KING'S CREST
WAYNE SCHOOLFIELD

SECT. 6, TWN. 26 S, RNG. 30 E
OSCEOLA COUNTY, FLORIDA

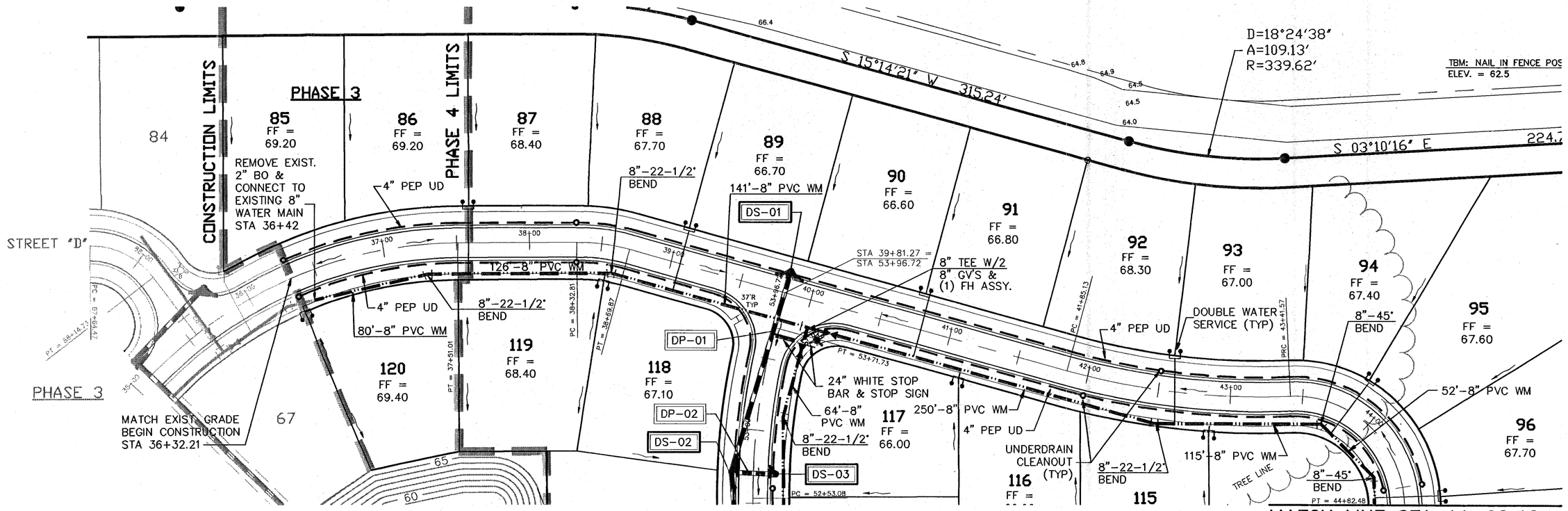
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APPROVED BY
RONALD S. HOWSE
NO. 39596
DATE OCT 01 1997

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	5/09/97	PER COUNTY ENG. COMMENTS	JWM
2	10/1/97	PER CITY ST. CLOUD ENV. UTIL. DEPT	JWM

PROJECT NO.\FILE NAME: KC3\PH4BASE	DSGN: WPN
DATE: 8/14/95	DRWN: JWM
SCALE: 1" = 50'	CHKD: RSH
SHEET NO. OF 11	4

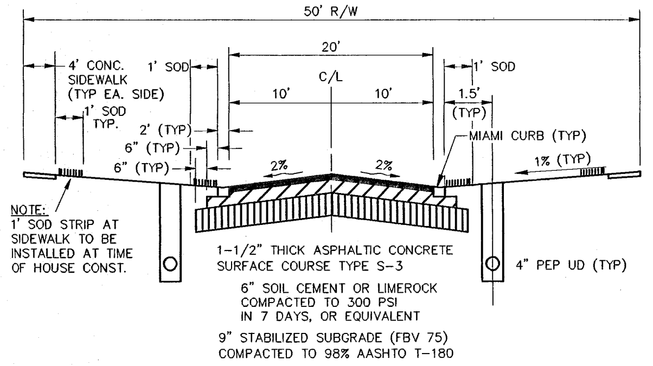
SUB 01-95
PLOT VIEW: UTIL

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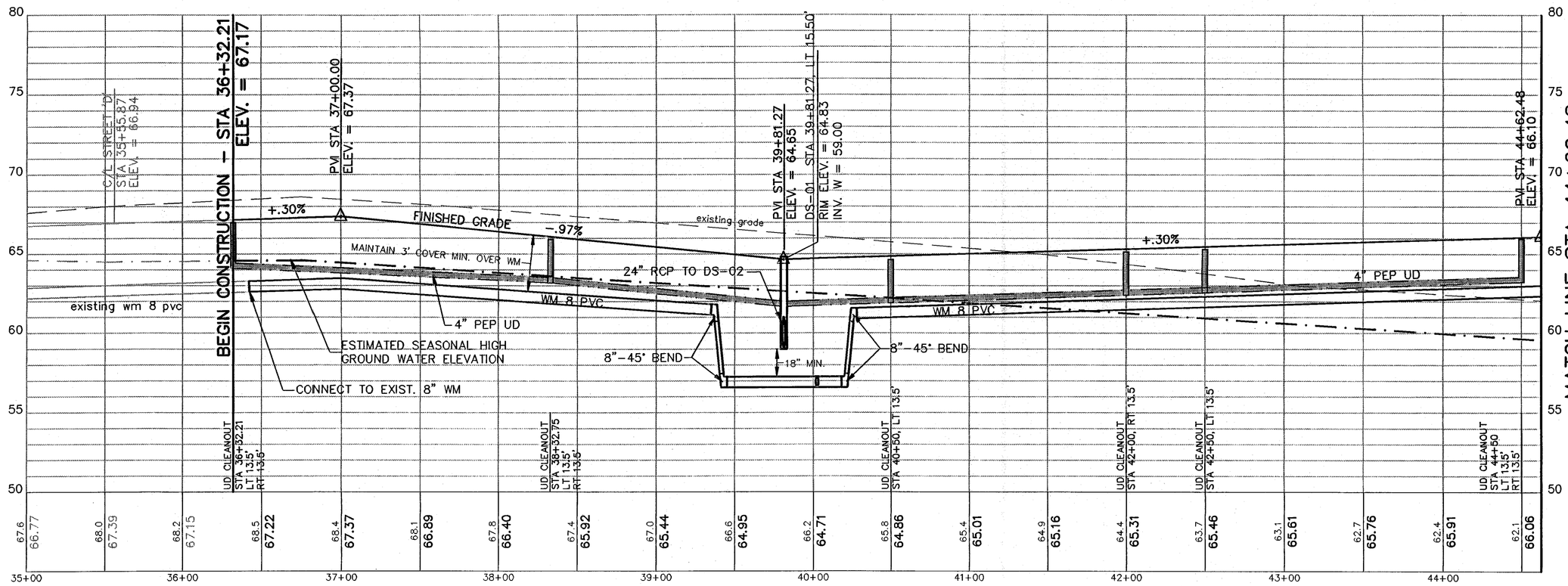
SCALE
1 INCH = 50 FEET
0 50 100



TYPICAL ROAD SECTION
NTS

NOTES:

1. THE ENGINEER OF RECORD ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY INFORMATION SHOWN ON THE CONSTRUCTION DRAWINGS. THE CONTRACTOR IS RESPONSIBLE TO HAVE THE CITY AND/OR ANY OTHER UTILITY FIELD LOCATE IT'S FACILITIES PRIOR TO CONSTRUCTION.
2. THE RIGHT-OF-WAY IS TO BE CLEARED AND GRUBBED.
3. ALL UNPAVED AREAS WITHIN THE CONSTRUCTION AREA SHALL BE SODDED, SEEDED AND/OR LANDSCAPED.
4. THE CONTRACTOR IS TO PROVIDE STRIPING, TRAFFIC MARKINGS AND SIGNS ACCORDING TO COUNTY REGULATIONS.
5. ALL CONSTRUCTION SHALL CONFORM TO OSCEOLA COUNTY SPECIFICATIONS.
6. ALL WATER VALVES SHALL BE PLACED IN PAVEMENT OR GRASSED AREAS BETWEEN ROADWAY AND SIDEWALK. NO VALVES SHALL BE LOCATED IN CURBING.



VERT. SCALE IN FEET
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PLAN AND PROFILE

THE WOODS AT KING'S CREST
WAYNE SCHOOLFIELD

OSCEOLA COUNTY, FLORIDA

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APPROVED BY
RONALD S. HOWSE
NO. 39016
STATE OF FLORIDA
DATE OCT 01 1997

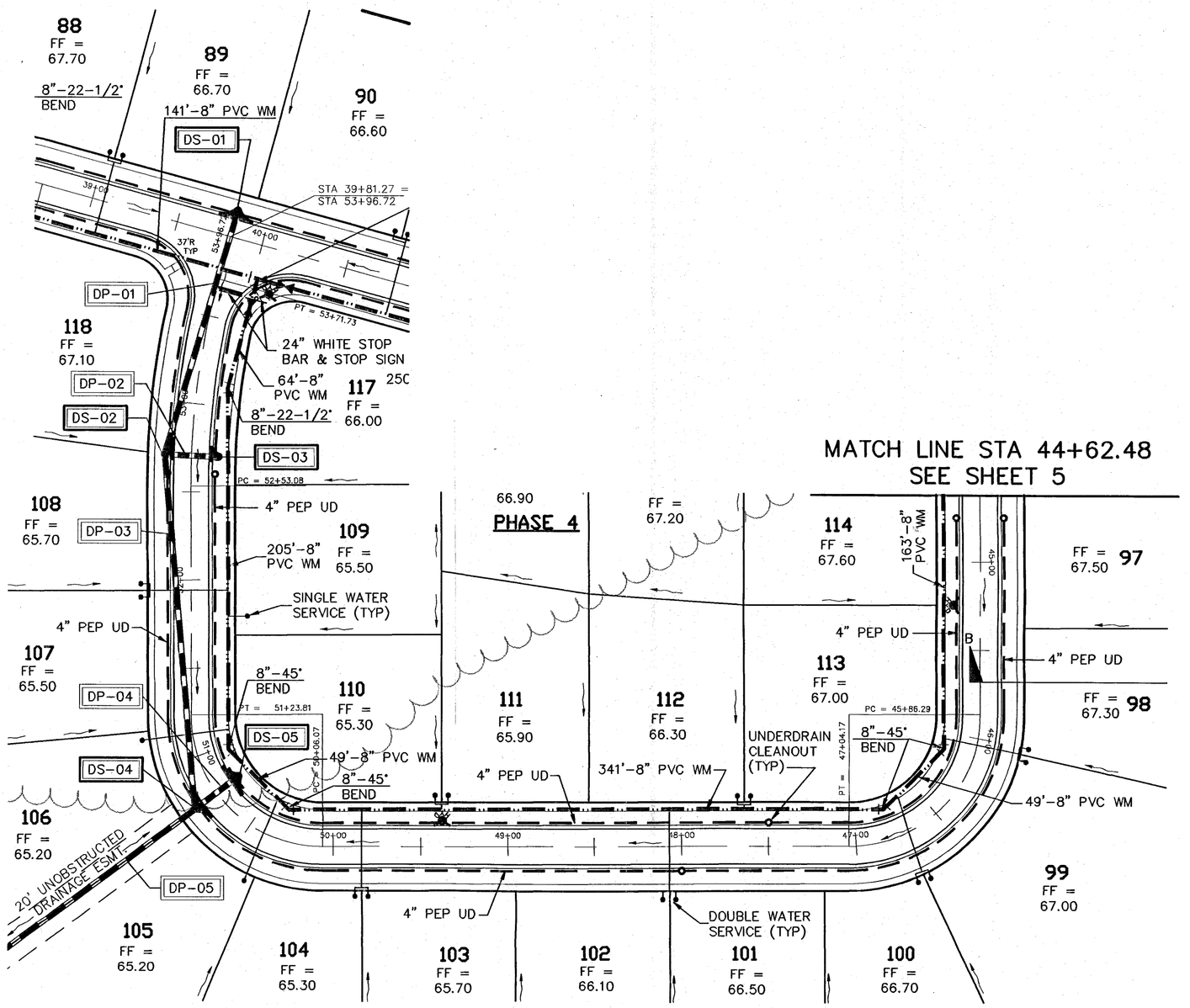
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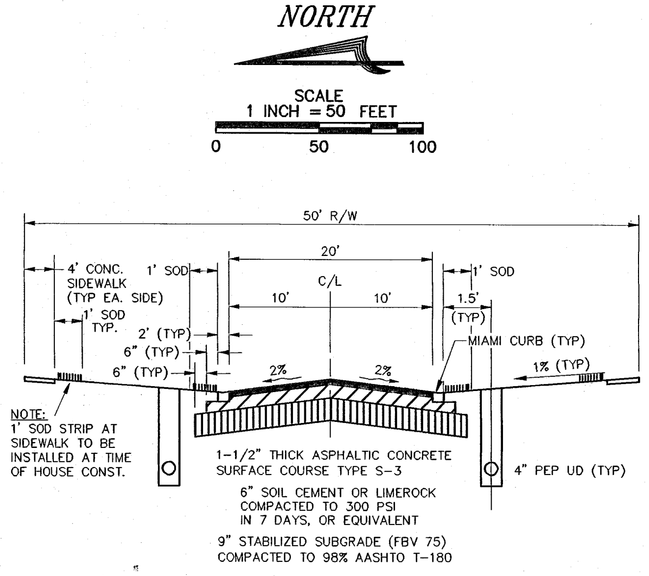
NO.	DATE	DESCRIPTION	BY
1	8/29/95	PER COUNTY ENG. COMMENTS	JWM
2	5/12/97	PER COUNTY ENG. COMMENTS	JWM

PROJECT NO.\FILE NAME: KC3\PH4PP	DSGN: WPN
DATE: 8/14/95	DRWN: JWM
SCALE: 1" = 50'	CHKD: RSH
SHEET NO. OF 11	5

SUB 1-95
PLOT VIEW NAME: PP1

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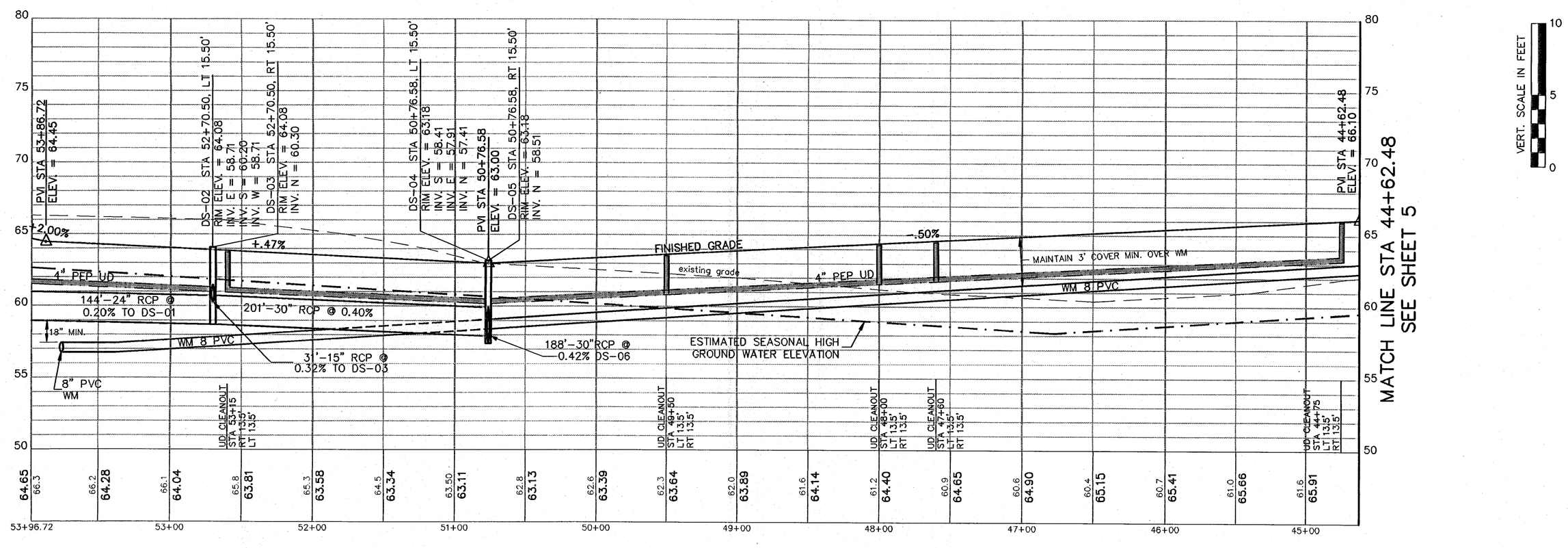




TYPICAL ROAD SECTION
NTS

NOTES:

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SUB 1-95
PLOT VIEW NAME: PP2

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PLAN AND PROFILE

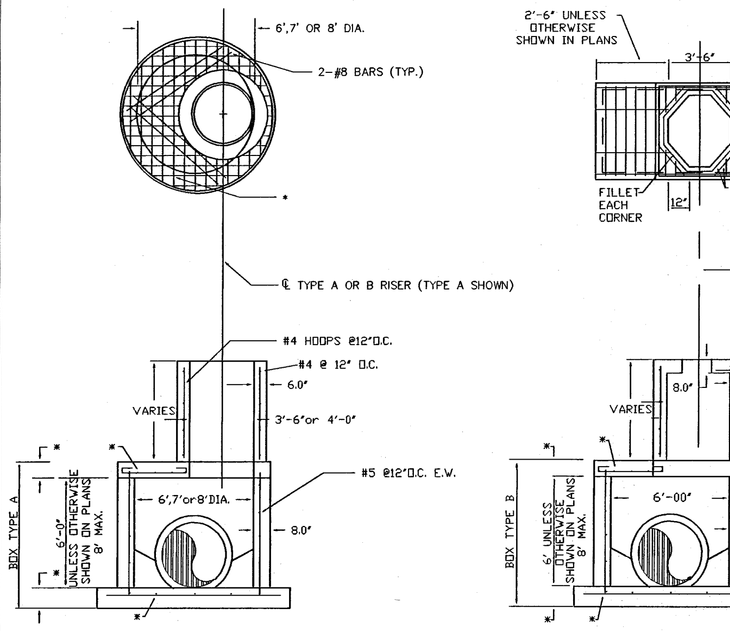
THE WOODS AT KING'S CREST
WAYNE SCHOOLFIELD
SECT. 6, TWN. 26 S, RNG. 30 E
OSCEOLA COUNTY, FLORIDA

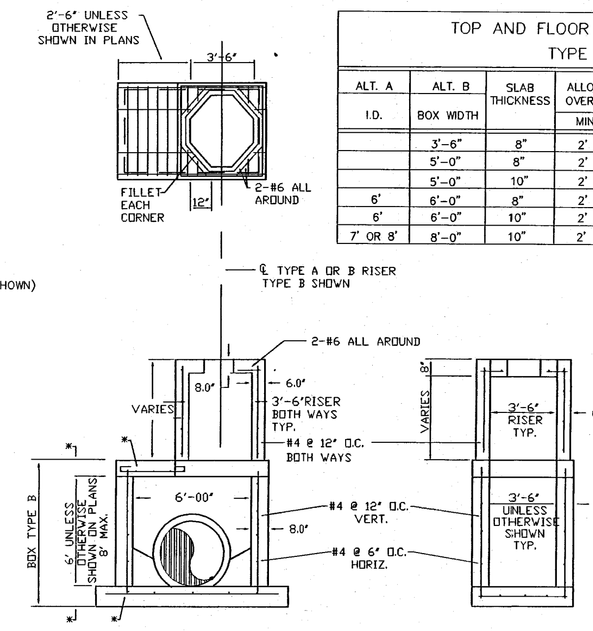
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NO. 39596
DATE ____

REVISIONS			
NO.	DATE:	DESCRIPTION	BY
1	8/29/95	PER COUNTY ENG. COMMENTS	JWM
2	9/12/97	PER COUNTY ENG. COMMENTS	JWM

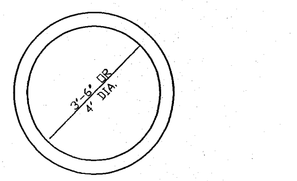
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SHEET NO. 6 OF 11	

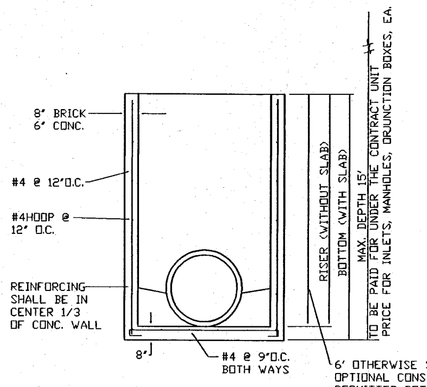
Page 78 of 1191
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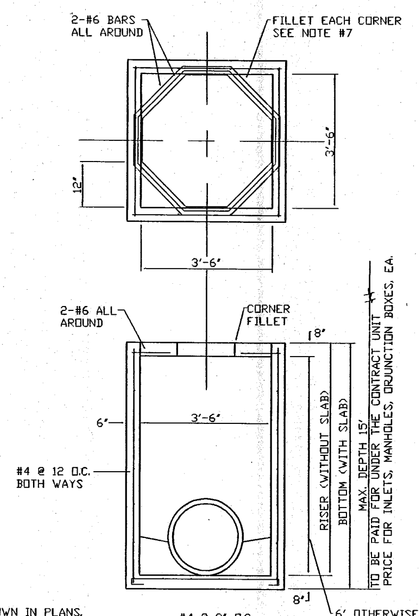




TOP AND FLOOR SLAB TABLE TYPE J					
ALT. A I.D.	ALT. B BOX WIDTH	SLAB THICKNESS	ALLOWABLE FILL OVER TOP SLAB MIN.	ALLOWABLE FILL OVER TOP SLAB MAX.	REINFORCING TOP AND FLOOR SLABS
	3'-6"	8"	2'	29'	#5 @ 6" CTRS B.W.
	5'-0"	8"	2'	25'	#6 @ 6" CTRS B.W.
	5'-0"	10"	2'	27'	#7 @ 6" CTRS B.W.
6'	6'-0"	8"	2'	20'	#6 @ 6" CTRS B.W.
6'	6'-0"	10"	2'	25'	#7 @ 6" CTRS B.W.
7' OR 8'	8'-0"	10"	2'	11'	#7 @ 6" CTRS B.W.







ALTERNATE A ALTERNATE B

TYPE J
FOR INLETS, MANHOLES AND JUNCTION BOXES

ALTERNATE A ALTERNATE B

TYPE P
FOR INLETS, MANHOLES AND JUNCTION BOXES

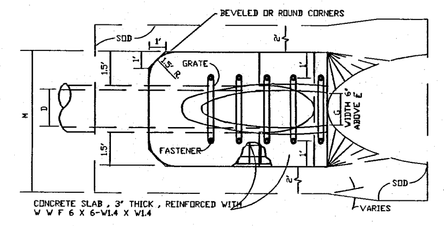
NOTES

1. WALLS OF CIRCULAR STRUCTURES (ALTERNATE A) MAY BE CONSTRUCTED OF CONCRETE OR BRICK, BUT RECTANGULAR STRUCTURES (ALTERNATE B) SHALL BE CONSTUCTED OF CONCRETE ONLY . THE CONCRETE MAY BE CAST-IN-PLACE OR PRECAST.
2. WALL REINFORCEMENT AND THICKNESS ARE FOR EITHER CAST-IN-PLACE OR PRECAST CONCRETE UNITS EXCEPT THAT THE MANUFACTURER MAY FURNISH PRECAST CIRCULAR UNITS IN ACCORDANCE WITH A.S.T.M. SPECIFICATION C-76, TABLE III, FOR B WALL CONCRETE PIPE. TOP AND FLOOR SLAB THICKNESS AND REINFORCEMENT ARE FOR ALL TYPES OF CONSTRUCTION.
3. ELLIPTICAL STEEL, A.S.T.M. SPECIFICATION C-76, TABLE III, B WALL, IS MODIFIED TO USE A CIRCULAR CAGE OF STEEL AREA EQUAL TO THAT OF THE ELLIPTICAL CAGE AND PLACED IN THE CENTER ONE-THIRD OF THE WALL. THIS MODIFICATION IS FOR PRECAST CIRCULAR UNITS PRODUCED IN ACCORDANCE WITH A.S.T.M. C-76.
4. TOP AND FLOOR SLABS FOR TYPE J UNITS SHALL BE OF CLASS II CONCRETE. CONCRETE AS SPECIFIED IN A.S.T.M. C-478 (4000psi) MAY BE USED IN LIEU OF CLASS I AND CLASS II CONCRETE IN PRECAST ITEMS MANUFACTURED IN PLANTS WHICH ARE UNDER THE STANDARD OPERATING PROCEDURES FOR THE INSPECTION OF PRECAST DRAINAGE PRODUCTS.
5. STRUCTURE BOTTOMS TYPE J AND P MAY BE USED IN CONJUNCTION WITH CURB INLET TOPS TYPE 1,2,3,4,5,6,9, AND 10, AND ANY MANHOLE OR JUNCTION BOX UNLESS OTHERWISE SHOWN IN THE PLANS OR OTHER STANDARD DRAWINGS. STRUCTURE BOTTOMS TYPE J, ALT. B MAY BE USED IN CONJUNCTION WITH CURB INLET TYPES 7 & 8, ANY BITOH BOTTOM INLET UNLESS OTHERWISE SHOWN IN THE PLANS OR OTHER STANDARD DRAWINGS.
6. RECTANGULAR STRUCTURES MAY BE ROTARED AS DIRECTED BY THE ENGINEER IN ORDER TO FACILITATE CONNECTIONS BETWEEN THE STRUCTURE WALLS AND STORM SEWER PIPES.
7. EMBEDMENT HOOKS IN THE TOP AND BOTTOM SLABS MAY BE REPLACED WITH STRAIGHT EMBEDMENTS IN ACCORDANCE WITH THE REINFORCEMENT DETAIL SHOWN UNDER OPTIONAL CONSTRUCTION JOINTS, INDEX NO. 201, SHEET 3 OF 3.
8. ALL STEEL BARS SHALL HAVE 1 1/4" MINIMUM COVER UNLESS OTHERWISE SHOWN. HORIZONTAL STEEL IN RECTANGULAR STRUCTURES SHALL BE LAPPED A MINIMUM OF 24 BAR DIAMETERS AT CORNERS.
9. THE CORNER FILLETS SHOWN ARE NECESSARY FOR RECTANGULAR STRUCTURES USED WITH CIRCULAR RISERS AND INLET THROATS AND USED ON SKEW WITH RECTANGULAR RISERS, INLETS AND INLET THROATS. FILLETS WILL BE REQUIRED IN THE LOWER END OF THE ALT. B RISER WHEN USED WITH THE ALT. A BOX.
10. INLET THROATS, RISERS OR MANHOLE TOPS SHALL BE SECURED TO STRUCTURES AS SHOWN ON INDEX NO. 201.
11. STRUCTURES WITH DEPTHS OVER 14' ARE TO BE CHECKED FOR FLOATATION BY DESIGNER OF PROJECT DRAINAGE.
12. LARGER THAN SPECIFIED STANDARD UNITS MAY BE SUBSTITUTED AT THE CONTRACTOR'S OPTION WHEN THESE UNITS WILL NOT CAUSE OR INCREASE THE SEVERITY OF UTILITY CONFLICTES. SUCH LARGER UNITS SHALL BE FURNISHED AT NO ADDITIONAL COST TO THE DEPARTMENT, LARGER ALTERNATE A UNITS CANNOT REPLACE ALTERNATE B UNITS WITHOUT APPROVAL OF THE ENGINEER THIS NOTE APPLIES TO THE INDEX ONLY.
13. FOR MANHOLE AND JUNCTION BOX TOPS, FOR FRAMES AND COVERS, AND FOR SUPPLEMENTARY DETAILS SEE INDEX NO. 201.

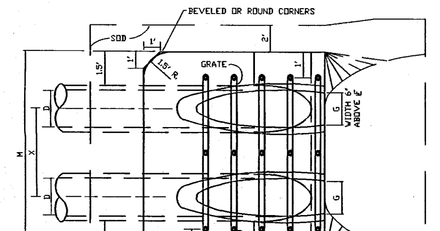
STRUCTURE BOTTOMS TYPE J AND P
FDOT INDEX NO. 200

DIMENSIONS & QUANTITIES																					
D	X	A	B	C	E	F	G	M SINGLE PIPE	M DOUBLE PIPE	M TRIPLE PIPE	M QUAD PIPE	N	GRATE SIZES STANDARD WEIGHT PIPE	GRATE SIZES EXTRA STRONG PIPE	CONCRETE (CU. YDS.) SINGLE PIPE	CONCRETE (CU. YDS.) DOUBLE PIPE	CONCRETE (CU. YDS.) TRIPLE PIPE	CONCRETE (CU. YDS.) QUAD PIPE	SODDING (SQ. YDS.) SINGLE PIPE	SODDING (SQ. YDS.) DOUBLE PIPE	SODDING (SQ. YDS.) TRIPLE PIPE	SODDING (SQ. YDS.) QUAD PIPE
18"	2'-7"	2'-83"	4.09'	6.35'	4.83'	8"	130°	4.63	7.81	10.99	13.37	119°			0.40	0.61	0.80	1.00	9	11	13	14
24"	2'-10"	2'-26"	5.15'	7.49'	5.83'	9"	141°	4.92	7.75	10.58	13.46	101°			0.47	0.69	0.91	1.14	10	11	13	15
30"	2'-5"	2'-53"	7.18'Δ	9.71'	7.03'Δ	1'-0"	173°	5.09	8.92	12.93	15.79	159°			0.59	0.90	1.21	1.52	11	13	16	18
36"	4'-5"	2'-29"	9.25'◇	11.99'	9.80'	1'-3"	205°	5.08	9.32	14.58	18.83	182°	8 1/2"	9"	0.76	1.13	1.63	2.07	12	15	19	21
36"	5'-1"	2'-97"	11.31'◇	14.18'	11.03'◇	1'-5"	224°	5.67	11.75'	16.83'	21.56'	132°	8 1/2"	9"	0.89	1.48	2.05	2.63	14	17	21	24
42"	6'-0"	3'-05"	13.37'	16.48'	13.83'	1'-7"	242°	6.25	13.05'	19.25'	25.05'	108°	8 1/2"	3 1/2"	1.05	1.85	2.57	3.34	15	19	23	27
48"	6'-9"	3'-56"	15.43'	18.65'	15.03'	1'-9"	260°	7.83	14.58'	21.33'	28.06'	142°	8 1/2"	3 1/2"	1.61	2.45	3.67	4.80	16	21	27	30
54"	7'-8"	3'-29"	17.49'	20.88'	17.03'	2'-1"	282°	8.82	16.48'	23.73'	31.42'	156°	9"	4"	1.99	2.95	3.72	4.88	18	23	29	33
60"	8'-6"	3.56'	19.55'	23.11'	19.03'	2'-3"	300°	9.09'	17.52'	26.07'	34.50'	150°	9"	4"	1.59	5.02	4.44	5.86	19	25	31	36

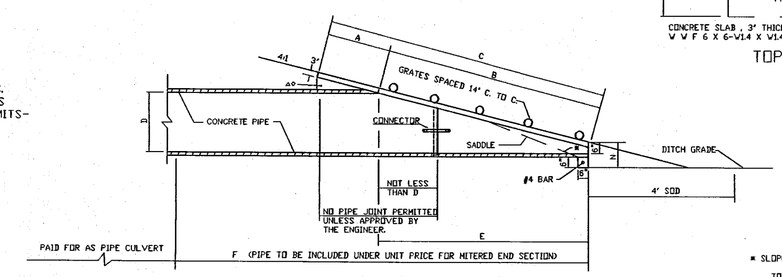
△ 6.42' △ 6.25' DIMENSIONS PERMITTED TO ALLOW USE OF 8' STANDARD PIPE LENGTHS
◇ 10.49' ◇ 10.19' DIMENSIONS PERMITTED TO ALLOW USE OF 12' STANDARD PIPE LENGTHS
△◇ CONCRETE SLAB SHALL BE DEEPENED TO FORM BRIDGE ACROSS CROWN OF PIPE. SEE SECTION BELOW



TOP VIEW - SINGLE PIPE

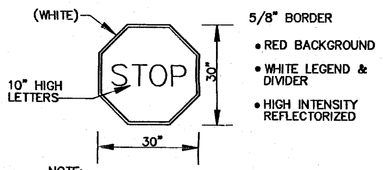


TOP VIEW - MULTIPLE PIPE



SECTION

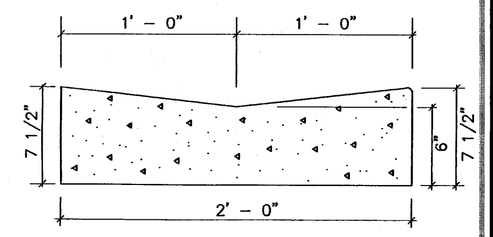
MITERED END SECTION
FDOT INDEX NO. 272



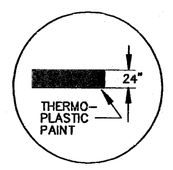
NOTE:
STOP SIGNS SHALL BE 30" WIDE AND BE OF HIGH INTENSITY REFLECTANCE.

5/8" BORDER
- RED BACKGROUND
- WHITE LEGEND & DIVIDER
- HIGH INTENSITY REFLECTORIZED

DETAIL-STOP SIGN
NTS

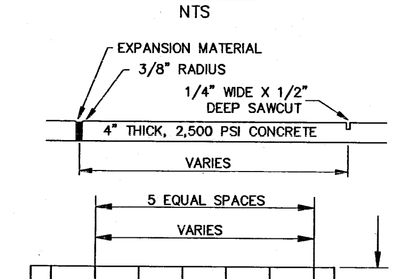


MIAMI CURB
NTS

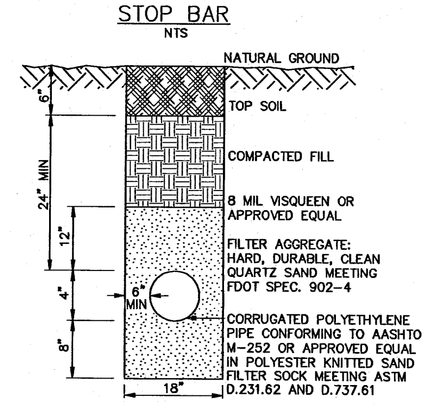


NOTE:
ALL TRAFFIC MARKINGS SHALL BE THERMOPLASTIC PAINT & STOP SIGNS SHALL BE HIGH INTENSITY REFLECTORIZED AS PER MANUAL OF UTCD.

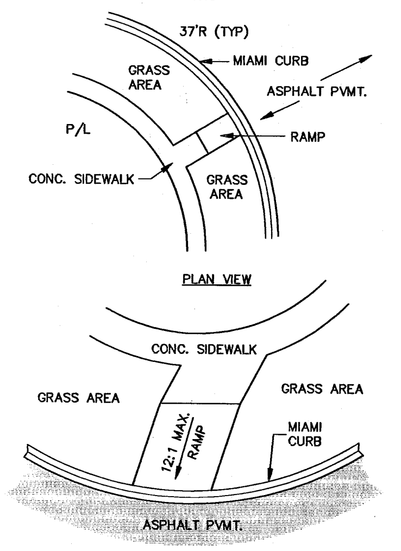
STOP BAR
NTS



SIDEWALK DETAIL
NTS



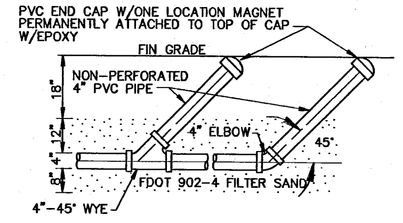
4" PEP UNDERDRAIN
NTS



PICTORIAL VIEW

SIDEWALK RAMP DETAIL
NTS

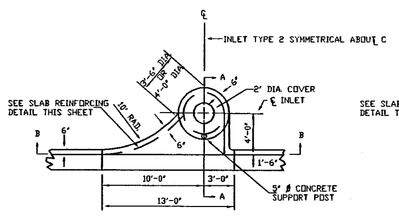
PVC END CAP W/ONE LOCATION MAGNET PERMANENTLY ATTACHED TO TOP OF CAP W/EPOXY



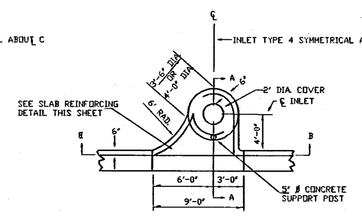
4" DIA UNDERDRAIN MEETING AASHTO M-252 OR APPROVED EQUAL W/POLYESTER KNITTED SAND FILTER SOCK MEETING ASTM D.231.62 AND D.737.61

MAXIMUM DISTANCE BETWEEN CLEANOUTS SHALL BE 350'

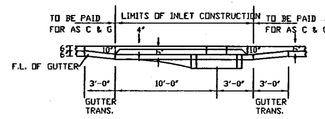
UNDERDRAIN CLEANOUT DETAIL
NTS



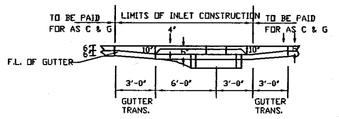
INLET TYPE 1
INLET TYPE 2 SYMMETRICAL ABOUT ℄



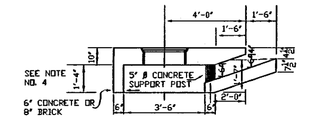
INLET TYPE 3
INLET TYPE 4 SYMMETRICAL ABOUT ℄



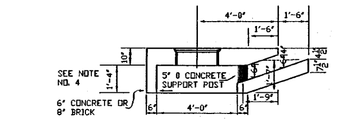
SECTION B-B (TYPE 1 & 2)



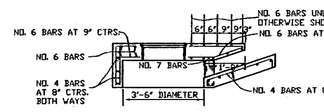
SECTION B-B (TYPE 3 & 4)



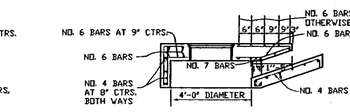
DIMENSIONAL SECTION



DIMENSIONAL SECTION



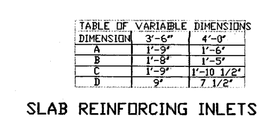
REINFORCING SECTION
3'-6" DIA. STRUCTURE BOTTOM (SECTION AA)



REINFORCING SECTION
3'-6" DIA. STRUCTURE BOTTOM (SECTION AA)

CURB INLET TOPS, TYPES 1,2,3 & 4
FDOT INDEX NO. 210

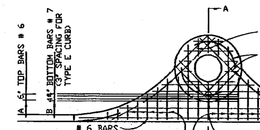
TABLE OF VARIABLE DIMENSIONS		
DIMENSION	3'-6"	4'-0"
A	1'-3"	1'-6"
B	1'-8"	1'-9"
C	1'-9"	1'-10"
D	5"	7 1/2"



SLAB REINFORCING INLETS 1,2,3,&4







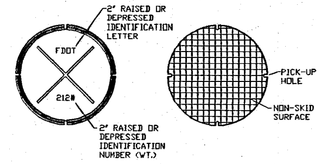
DIMENSION & REINFORCING SECTION FOR TYPE E CURB

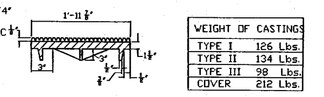
CURB INLET TOPS, TYPES 1,2,3 & 4
FDOT INDEX NO. 210

NOTES

1. ALL STELL BARS SHALL HAVE 1 1/4" MINIMUM COVER UNLESS OTHERWISE SHOWN AND SHALL BE HOOKED WHERE INDICATED.
2. MANHOLE TOP TYPE 7 SLABS SHALL BE OF CLASS II CONCRETE. CONCRETE AS SPECIFIED IN ASTM C-478 MAY BE USED FOR PRECAST UNITS SEE GENERAL NOTE NO. 2
3. MANHOLE TOP TYPE 7 SLABS MAY BE OF CAST-IN-PLACE OR PRECAST CONSTRUCTION. THE OPTIONAL KEY IS FOR PRECAST TOPS AND IN LIEU OF DOWELS. FRAME AND SLAB OPENINGS ARE TO BE OMITTED WHEN TOP IS USED OVER A JUNCTION BOX. FRAMES CAN BE ADJUSTED WITH FROM ONE TO SIX COURSES OF BRICK.
4. MANHOLE TOP TYPE 8 MAY BE OF CAST-IN-PLACE OR PRECAST CONCRETE CONSTRUCTION OR BRICK CONSTRUCTION. FOR CONCRETE CONSTRUCTION, THE CONCRETE AND STEEL REINFORCEMENT SHALL BE THE SAME AS THE SUPPORTING WALL UNIT. AN ECCENTRIC CONE MAY BE USED.
5. MANHOLE TOPS SHALL BE SECURED TO STRUCTURES BY OPTIONAL CONSTRUCTION JOINTS AS SHOWN ON SHEET 3 OF 3.

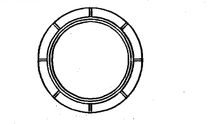
   ALL COVERS TO BE TACK WELDED TO FRAMES AT THIRD POINTS OR GROUTED AT THIRD POINTS WITH EPOXY (TOTAL ELEVEN(11) OUNCES OF MIXED EPOXY).
6. THE 212 lb. COVER IS THE REPLACEMENT FOR ALL PREVIOUS 1 1/4" DEEP FRAMES (TRAFFIC TYPE). THE 185 lb. COVER IS THE REPLACEMENT FOR ALL PREVIOUS 1/2" DEEP FRAMES (NON-TRAFFIC TYPE).
7. THE CAST IRON FRAMES AND COVERS SHALL BE MANUFACTURED IN THE USA.



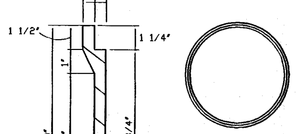


WEIGHT OF CASTING	
TYPE I	126 Lbs.
TYPE II	134 Lbs.
TYPE III	98 Lbs.
COVER	212 Lbs.

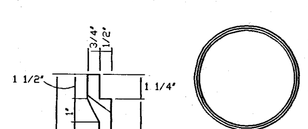
COVER FOR ALL FRAMES



SECTION
TYPE I
FOR MANHOLES

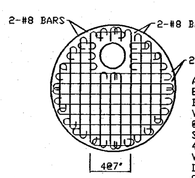


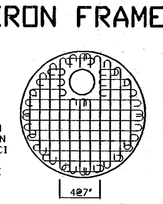
WALL SECTION SECTION
TYPE II
FOR CURB INLETS TYPE 1,2,3,&4



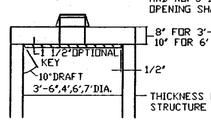
WALL SECTION SECTION
TYPE III
FOR CURB INLETS TYPE 7,8

CAST IRON FRAMES

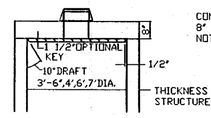




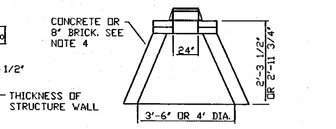
BAR SIZE	TOP DIAMETER
NO. 4	3'-6" &4'
NO. 5	6'
NO. 6	7'



SECTION
TYPE 7-T (TRAFFIC) (H-20)



SECTION
TYPE 7-NT (NON-TRAFFIC)



SECTION
TYPE 8

MANHOLES OR JUNCTION BOXES
MANHOLES

STRUCTURE TOPS

SUPPLEMENTAL DETAILS FOR MANHOLES AND INLETS
FDOT INDEX NO. 201

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RON HOWSE, P.A.
ENGINEERING/LAND PLANNING
DEVELOPMENT SPECIALIST
P.O. Box 701323, St. Cloud, FL 34770-1323
(407) 957-3308

DRAINAGE DETAILS

THE WOODLANDS AT KING'S CREST
SECT. 6, TWN. 26 S, RNG. 30 E
OSCEOLA COUNTY, FLORIDA

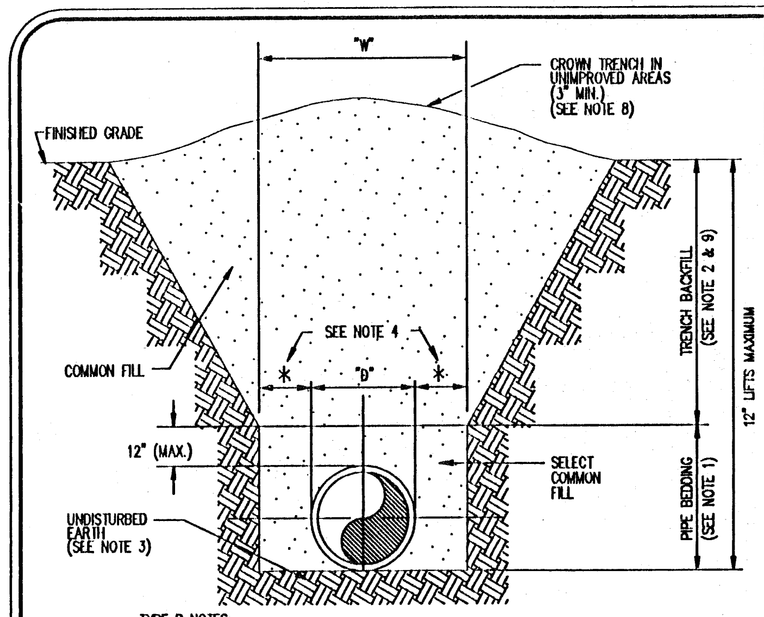
INFORMATIONAL COPY ONLY, UNLESS EMBOSSED WITH ENGINEER'S SEAL
APPROVED BY
RONALD S. HOWSE
NO. 38616
DATE: 10/1/95

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	8/29/95	PER COUNTY ENG. COMMENTS	JWM

PROJECT NO./FILE NAME: KC3\PH4GDET	DSGN: WPN
DATE: 8/14/95	DRWN: JWM
SCALE: AS SHOWN	CHKD: RSH
SHEET NO. OF 9	7

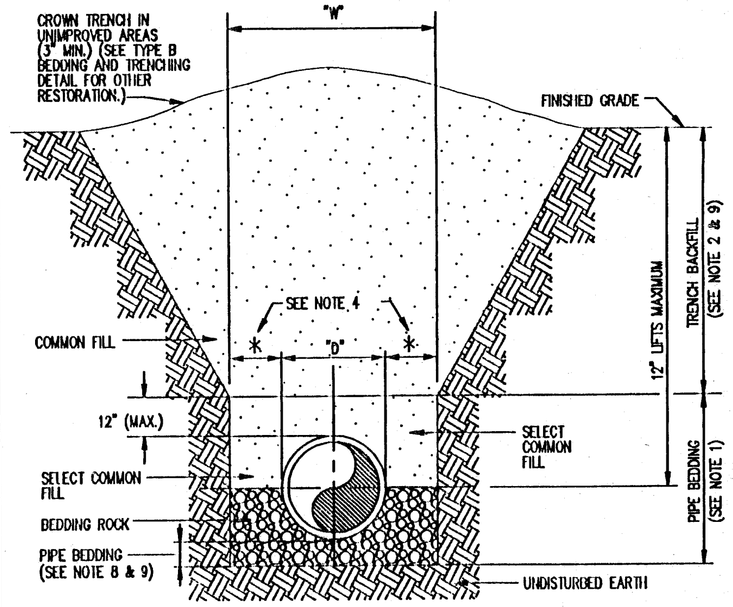
SUB 01-95

City of St. Cloud Public Records



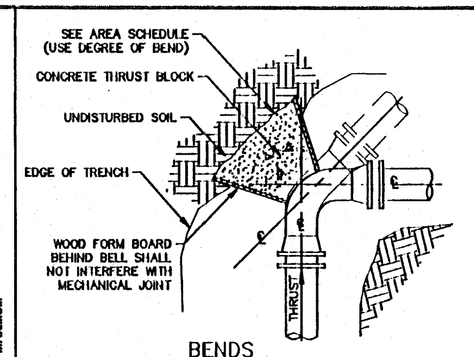
TYPE B NOTES:
1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY THE CITY.
4. * 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
5. ALL NECESSARY MEASURES SHALL BE TAKEN TO KEEP THE TRENCH AS DRY AS POSSIBLE DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. REFER TO LAND DEVELOPMENT CODE FOR SHEETING AND BRACING IN EXCAVATIONS.
8. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN THE CITY OF ST. CLOUD RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
9. THE CITY ENGINEER MAY APPROVE ALTERNATE METHODS OF TRENCH BACKFILL COMPACTION ON A CASE BY CASE SITUATION.

TYPE B BEDDING AND TRENCHING DETAIL

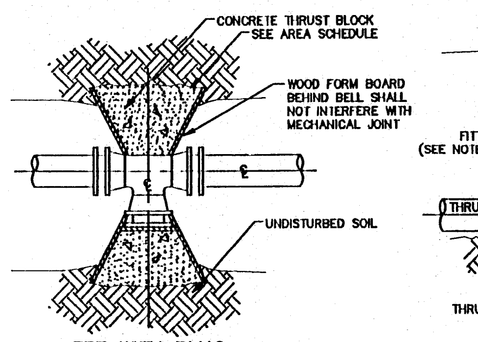


TYPE A NOTES:
1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. USE TYPE A BEDDING TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE CITY.
4. * 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
5. ALL NECESSARY MEASURES SHALL BE TAKEN TO KEEP THE TRENCH AS DRY AS POSSIBLE DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. REFER TO LAND DEVELOPMENT CODE FOR SHEETING AND BRACING IN EXCAVATIONS.
8. GRAVITY SEWERS SHALL UTILIZE TYPE A BEDDING, IF REQUIRED BY THE CITY. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER LESS THAN 15", AND 6" MINIMUM FOR PIPE DIAMETER 18" AND LARGER.
9. THE CITY ENGINEER MAY APPROVE ALTERNATE METHODS OF TRENCH BACKFILL COMPACTION ON A CASE BY CASE SITUATION.
10. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. THE CITY SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.

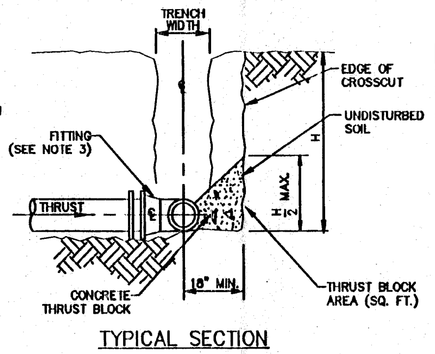
TYPE A BEDDING AND TRENCHING DETAIL



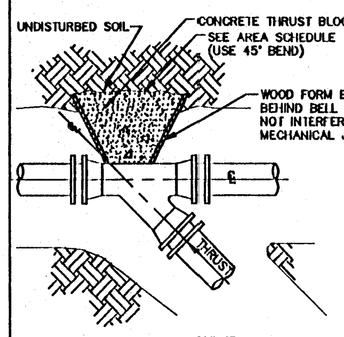
BENDS



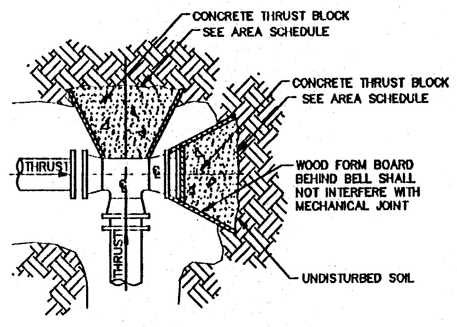
TEE WITH PLUG



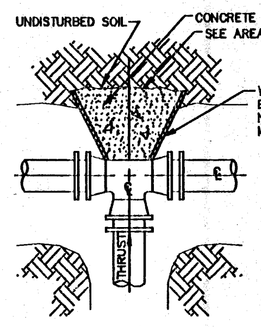
TYPICAL SECTION



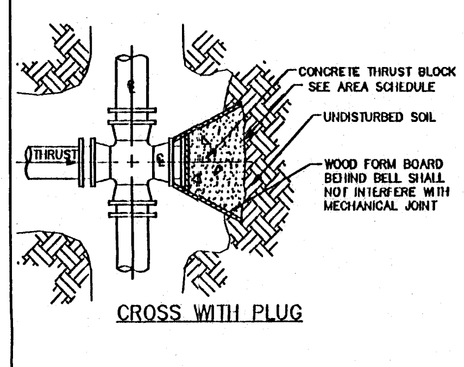
WYE



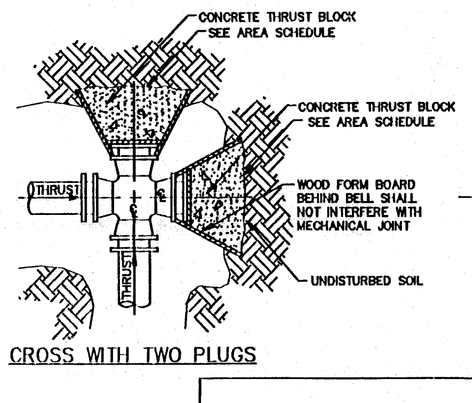
TEE WITH END PLUGS



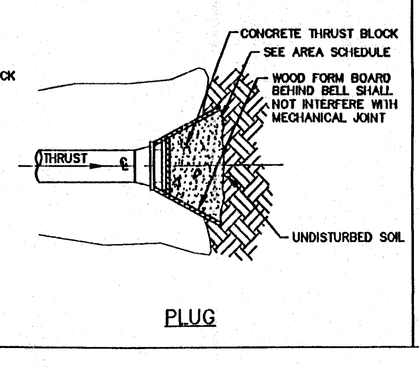
TEE



CROSS WITH PLUG



CROSS WITH TWO PLUGS



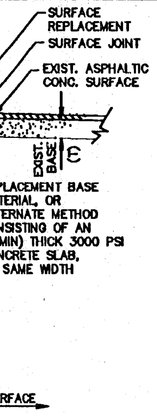
PLUG

THRUST BLOCK DETAILS

THRUST BLOCK NOTES:
1. ALL WATERLINES WILL BEAR NSF LOGO FOR POTABLE WATER USE
2. THRUST BLOCK BEARING AREAS SHALL BE POURED AGAINST UNDISTURBED MATERIAL. WHERE TRENCH WALL HAS BEEN DISTURBED, EXCAVATE ALL LOOSE MATERIAL AND EXTEND THRUST BLOCK TO UNDISTURBED MATERIAL.
3. EXTEND THRUST BLOCK FULL LENGTH OF FITTINGS. PUT BOARD IN FRONT OF PLUG BEFORE POURING CONCRETE. JOINTS & BOLTS SHALL NOT BE COVERED BY THRUST BLOCK.
4. ROUGH BLOCKING FORMS SHALL BE USED ALONG SIDES OF THRUST BLOCK.
5. THRUST BLOCKS SHALL BE USED IN COMBINATION AS REQUIRED TO SUIT THE SPECIFIC FITTING ARRANGEMENT.
6. THRUST BLOCK AREAS COMPUTED ON BASIS OF 2,000 P.S.F. SOIL RESISTANCE BEARING. ALTERNATE DESIGNED RESTRAINING SYSTEMS SHALL BE PROVIDED WHERE STANDARD THRUST BLOCKING IS NOT SUITABLE, AND/OR SOIL RESISTANCE BEARING IS LESS THAN 2,000 P.S.F.
7. ALL THRUST BLOCKS SHALL BE CONSTRUCTED OF A MINIMUM OF 2,500 P.S.I READY MIX CONCRETE. ALL WOOD FORMS SHALL BE PRESSURE TREATED.
8. FITTINGS SHALL BE PROTECTED BY POLYETHYLENE FILM (8 MIL.) PRIOR TO POURING CONCRETE THRUST BLOCK.
9. RESTRAINED JOINTS TO BE USED ON ALL MJ FITTINGS IN ADDITION TO REQUIRED THRUST BLOCKING.

THRUST BLOCK AREA SCHEDULE
(SEE NOTE 6)

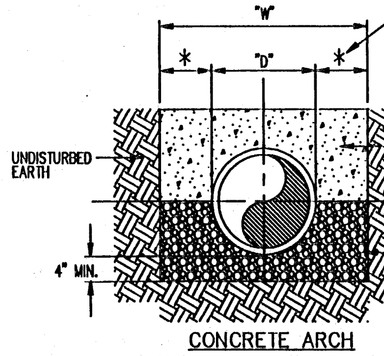
PIPE SIZE (INCHES)	90° BEND (SQ.FT.)	45° BEND (SQ.FT.)	22 1/2° BEND (SQ.FT.)	11 1/4° BEND (SQ.FT.)	TEE/PLUG (SQ.FT.)	DESIGN PRESSURE (P.S.I.)
4	2.0	1.0	0.5	0.3	1.4	150
6	4.0	2.2	1.1	0.5	2.8	150
8	6.8	3.7	1.9	0.9	4.8	150
10	10.3	5.6	2.8	1.4	7.3	150
12	14.8	7.9	4.0	2.0	10.5	150



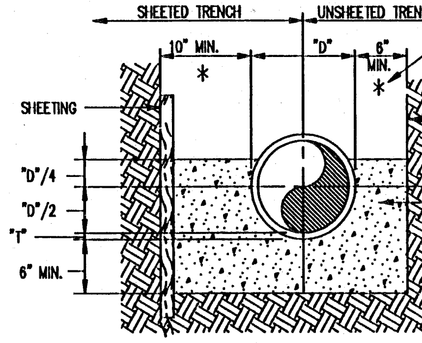
STANDARD ROADWAY OPEN CUT DETAIL

BEDDING AND TRENCHING NOTES:
1. SIZING EQUATIONS:
   D = PIPE O.D.
   W = TRENCH WIDTH AT TOP OF PIPE
   MAX. W = Do + 24"
   MIN. W = MAX. DIM. OF BELL + 8" (UNSHEETED TRENCH)
   MAX. DIM. OF BELL + 12" (SHEETED TRENCH)
2. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL BE AS REQUIRED TO REACH SUITABLE FOUNDATION. FOR NON-CUSHIONING MATERIAL, DEPTH SHALL BE 6" BELOW BOTTOM OF UTILITY.
3. SHEETING SHALL BE DRIVEN BELOW THE UTILITY INVERT IF REQUIRED FOR LATERAL SUPPORT OR UNSUITABLE MATERIAL REMOVAL. WHERE DRIVEN BELOW PIPE INVERT, SHEETING SHALL BE CUT OFF A MINIMUM OF 12" ABOVE TOP OF PIPE OR HIGHER AS AUTHORIZED BY THE ENGINEER AND LEFT IN PLACE. IN NO CASE SHALL SHEETING LEFT IN PLACE EXTEND HIGHER THAN 30" BELOW SURFACE GRADE UNLESS SPECIFICALLY APPROVED. BRACING SHALL BE PROVIDED AS REQUIRED.
4. ALL PIPING TO BE IDENTIFIED WITH LOCATING TAPE IN ACCORDANCE WITH THE ST. CLOUD LAND DEVELOPMENT CODE. THIS APPLIES TO PVC AND IRON PIPE FOR USES INCLUDING POTABLE WATER, SEWER GRAVITY AND FORCE MAINS, AND RECLAIMED WATER MAINS

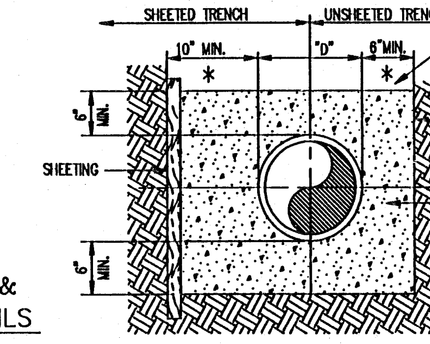
ENCASEMENT NOTES:
1. * 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIA. 24" AND OVER.
2. "D" REFERS TO THE DIAMETER OF THE PIPE.
3. "T" REFERS TO THE THICKNESS OF THE PIPE.
4. USE OF CONCRETE ARCH HALF ENCASEMENT OR FULL ENCASEMENT TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE CITY.



CONCRETE ARCH

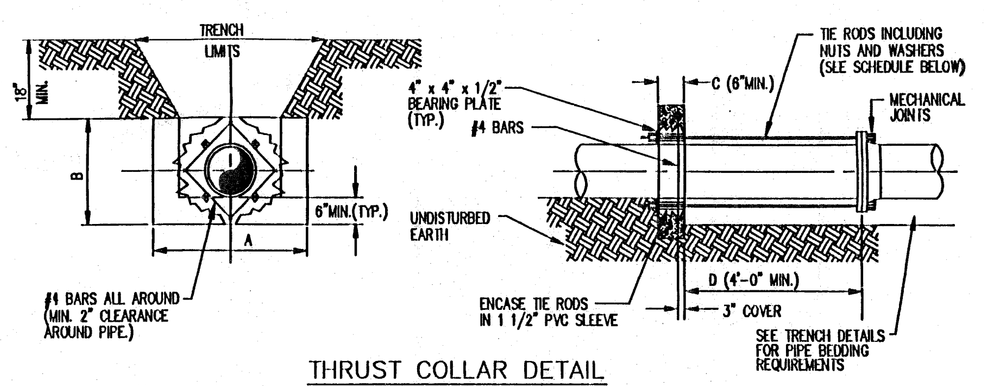


CRADLE OR HALF ENCASEMENT



FULL ENCASEMENT

CONCRETE ARCH & ENCASEMENT DETAILS



THRUST COLLAR DETAIL

THRUST COLLAR NOTES:
1. ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 2500 PSI.
3. BEDDING, BACKFILL, AND COMPACTION SHALL BE AS SPECIFIED ELSEWHERE IN THE STANDARD DRAWINGS.
4. ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
5. NO ALLOWANCE SHALL BE MADE FOR FRICTION BETWEEN THE PIPE WALL AND THE THRUST COLLAR.
6. DESIGN PRESSURE: _____ P.S.I. *

SCHEDULE OF DIMENSIONS AND MATERIALS *

PIPE SIZE (INCHES)	DIMENSIONS A	B	C	D	TIE RODS REQ'D DIA.	NO.

NOTE: THRUST BLOCK AREAS TO BE COMPUTED ON BASIS OF LBS. PER SQ. FT. SOIL RESISTANT BEARING. _____ (1,500 MIN) SEE NOTE 5

* TO BE COMPLETED BY ENGINEER.

RESTRAINED PIPE NOTES:
1. FITTINGS SHALL BE RESTRAINED JOINTS UNLESS OTHERWISE INDICATED.
2. INSTALL FULL LENGTH JOINTS WITH TOTAL LENGTH EQUAL TO OR GREATER THAN SHOWN IN THE TABLE.
3. WHERE TWO OR MORE FITTINGS ARE TOGETHER, USE FITTING WHICH YIELDS GREATEST LENGTH OF RESTRAINED PIPE.
4. IN LINE VALVES AND THROUGH RUN OF TEES OUTSIDE LIMITS OF RESTRAINED JOINTS FROM OTHER FITTINGS SHALL BE RESTRAINED UNLESS OTHERWISE INDICATED.
5. LENGTHS SHOWN IN THE TABLE HAVE BEEN CALCULATED IN ACCORDANCE WITH THE PROCEDURE OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" AS PUBLISHED BY DIPRA, WITH THE FOLLOWING ASSUMPTIONS:
   WORKING PRESSURE: _____ P.S.I. *
   SOIL DESIGNATION: _____ *
   LAYING CONDITIONS: _____ *
6. FOR PIPE ENCASED IN POLYETHYLENE, USE VALUES GIVEN IN PARENTHESES OR INCREASE THE GIVEN VALUE BY A FACTOR OF 1.5.

* TO BE COMPLETED BY THE ENGINEER.

FTG. / PIPE SIZE	6"	8"	10"	12"	16"	20"	24"	30"	36"
90° BEND									
45° BEND									
22 1/2° BEND									
11 1/4° BEND									
PLUG OR BRANCH OF TEE									

MINIMUM LENGTH (F1) TO BE RESTRAINED ON EACH SIDE OF FITTING(S) *

RESTRAINED PIPE TABLE

WATERMAIN NOTES:
1. HYDROSTATIC TESTING AND DISINFECTION OF PROPOSED WATERMAINS SHALL BE IN ACCORDANCE WITH AWWA M23 AND C651 RESPECTIVELY.

PIPE SPECIFICATIONS
1. PVC GRAVITY SANITARY SEWER PIPE:
   SIZE: 4"-15": ASTM 3034, SDR 35, UNI-BELL B-4
   18" AND LARGER: ASTM F679, SDR 35, UNI-BELL B-7.
   COLOR: ALL PVC SANITARY SEWER PIPE SHALL BE A SOLID GREEN COLOR WITH LEGIBLE GREEN LETTERING RUNNING THE FULL LENGTH OF THE PIPE.
2. DUCTILE IRON SANITARY SEWER PIPE:
   SIZE: ALL SIZES: ANSI/AWWA A21.51/C151, CLASS 50 WITH ANSI 21.11 JOINTS AND AN INTERIOR COAL TAR EPOXY PROTECTIVE LINING OF 30 MILS (DRY THICKNESS), WHERE REQUIRED BY THE CITY ENGINEER, DIP SANITARY SEWERS SHALL BE WRAPPED WITH POLYETHYLENE FILM (8 MIL) PER AWWA C105.
   COLOR: BLACK.
3. REINFORCED CONCRETE SANITARY SEWER PIPE:
   SIZE: ALL SIZES: ASTM C76, CLASSES III, IV, OR V. FOR PIPES 30" OR MORE IN DIAMETER, THE LENGTH OF EACH PIPE SECTION SHALL NOT BE LESS THAN 8 FEET. AN INTERIOR PROTECTIVE LINING OF COAL TAR EPOXY WITH A MINIMUM DRY THICKNESS OF 30 MILS SHALL BE REQUIRED.
   COLOR: N/A.
4. PVC SANITARY FORCE MAIN PIPE:
   SIZE: 4"-12": ASTM 2241, SDR 21, WITH INTEGRAL PUSH ON JOINTS CONFORMING TO ASTM D3139.
   COLOR: SOLID WHITE COLOR WITH LEGIBLE WHITE LETTERING RUNNING THE FULL LENGTH OF THE PIPE.
5. DUCTILE IRON SANITARY FORCE MAIN PIPE:
   SIZE: 4"-54": ANSI A21.51/AWWA C151, CLASS 50 (MIN.), WITH PUSH ON OR MECHANICAL JOINTS CONFORMING TO ANSI A21.21/AWWA C111 UNLESS OTHERWISE APPROVED (IE: RESTRAINED JOINTS). AN INTERIOR COATING OF COAL TAR EPOXY 30 MILS DRY THICKNESS (MIN). APPLIED BY THE MANUFACTURER, SHALL BE REQUIRED. POLYETHYLENE ENCASEMENT SHALL BE PROVIDED WHERE REQUIRED BY THE CITY ENGINEER.
   COLOR: BLACK (UNLESS ABOVE GRADE OR EXPOSED; THEN GIVEN ONE FIELD COAT (1.5 MILS MIN. DRY THICKNESS) OF A RUST INHIBITOR PRIMER; THEN TWO COATS OF GREEN ALKYD PAINT (1.5 MILS MIN. DRY THICKNESS))
6. PVC WATERMAIN PIPE:
   SIZE: 4"-12" (ONLY): AWWA C-900, DR 18, WITH INTEGRAL BELL PUSH ON JOINTS CONFORMING TO ASTM D3139.
   COLOR: SOLID BLUE WITH LEGIBLE BLUE OR BLACK LETTERING RUNNING THE FULL LENGTH OF THE PIPE. ALL FITTINGS UTILIZED SHALL BE MECHANICAL JOINT WITH APPROPRIATE RESTRAINTS.
7. DUCTILE IRON WATERMAIN PIPE:
   SIZE: 4"-54": ANSI A21.51/AWWA C151, CLASS 50 (MIN.) WITH INTEGRAL BELL PUSH ON OR MECHANICAL JOINTS CONFORMING TO ANSI A21.11 OR AWWA C111 RESPECTIVELY. WHERE REQUIRED, RESTRAINED OR FLANGED JOINTS SHALL BE PROVIDED. PIPE SHALL BE POLYETHYLENE ENCASED (8 MIL) WHERE REQUIRED IN ACCORDANCE WITH ANSI A21.51/AWWA C105.
   COLOR: BLACK (UNLESS ABOVE GRADE, THEN PAINTED PER DIP FORCE MAIN PIPE SPECIFICATIONS ABOVE EXCEPT COLOR WHICH FOR WATERMAIN PIPE SHALL BE SOLID BLUE.
8. PVC RECLAIMED WATERMAIN PIPE:
   SIZE: ALL SIZES: AWWA C900, DR 18 WITH INTEGRAL BELL PUSH ON JOINTS CONFORMING TO ASTM D3139.
   COLOR: SOLID PURPLE WITH LEGIBLE PURPLE LETTERING RUNNING THE FULL LENGTH OF THE PIPE.
9. DUCTILE IRON RECLAIMED WATERMAIN PIPE:
   SIZE: 4"-54": ANSI A21.51/AWWA C151, CLASS 50 (MIN.). JOINTS SHALL CONFORM TO THOSE SPECIFIED FOR DIP WATERMAIN PIPE. ALL DIP PIPE AND FITTINGS SHALL HAVE AN INTERIOR CEMENT MORTOR LINING WITH A SEAL COAT OF ASPHALTIC MATERIAL, APPLIED BY THE MANUFACTURER, PER ANSI A21.4/AWWA C105. POLYETHYLENE ENCASEMENT, WHERE REQUIRED, SHALL CONFORM TO DIP WATERMAIN PIPE SPECIFICATIONS.
   COLOR: BLACK WITH A CONTINUOUS 6" WIDE PURPLE ADHESIVE IDENTIFICATION TAPE PERMANENTLY ATTACHED WITHIN THE TOP 90 DEGREES OF THE MAIN. THE IDENTIFICATION TAPE SHALL READ "CAUTION-REUSE" AT ONE FOOT INTERVALS. WHERE THE PIPE IS ABOVE GRADE, PAINTING SHALL BE REQUIRED PER DIP SANITARY FORCE MAIN PIPE SPECIFICATIONS ABOVE EXCEPT COLOR WHICH FOR RECLAIMED WATERMAIN PIPE SHALL BE SOLID PURPLE.

MAIN PIPE SPECIFICATIONS

SEE SEPARATION NOTE 4 FOR ACCEPTABLE VARIANCES

PROPOSED UTILITY	HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS: POTABLE WATER HORIZ.	POTABLE WATER VERT.	RECLAIMED WATER HORIZ.	RECLAIMED WATER VERT.	SANITARY SEWER (GRAVITY & F.M.) HORIZ.	SANITARY SEWER (GRAVITY & F.M.) VERT.	STORM DRAIN HORIZ.	STORM DRAIN VERT.
POTABLE WATER	—	—	5' C/C 3' O/O	18"	10'	18"	10'	18"
RECLAIMED WATER	5' C/C 3' O/O	18"	—	—	5' C/C 3' O/O	18"	—	—
SANITARY SEWER	10'	18"	5' C/C 3' O/O	18"	—	—	—	—

SEPARATION NOTES:
1. THE TABLE REPRESENTS THE MINIMUM SEPARATION REQUIREMENTS AS DESCRIBED IN F.D.E.P. RULES OF THE FLORIDA ADMINISTRATION CODE (F.A.C.) THESE SEPARATION REQUIREMENTS SHALL APPLY BETWEEN PROPOSED UTILITY LINES AND EXISTING OR PROPOSED UTILITY LINES
2. RECLAIMED WATER IS DEFINED AS UNRESTRICTED PUBLIC ACCESS REUSE WATER AS DEFINED BY F.A.C. 17-610. OTHER TYPES OF RECLAIMED WATER ARE CONSIDERED RAW SEWAGE AND SEPARATIONS LISTED FOR SANITARY SEWER SHALL APPLY.
3. ALL SEPARATION DISTANCES ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE UNLESS OTHERWISE SPECIFIED. CRITERION PRODUCING THE GREATER CLEARANCE SHALL BE USED:
   o O/C – DENOTES CENTER OF PIPE TO CENTER OF PIPE
   o O/O – DENOTES OUTSIDE OF PIPE TO OUTSIDE OF PIPE
4. ACCEPTABLE VARIANCES:
   A) WHERE HORIZONTAL SEPARATION IS NOT ATTAINABLE, DUCTILE IRON PIPE OR CONCRETE ENCASEMENT MUST BE USED FOR AT LEAST ONE OF THE PIPES. DUCTILE IRON OR CONCRETE ENC. MUST BE USED UNTIL MINIMUM SEPARATION IS REGAINED.
   B) WHERE VERTICAL SEPARATION IS NOT ATTAINABLE AT CROSSINGS, USE ONE FULL LENGTH OF DUCTILE IRON PIPE OR ENCASED PIPE CENTERED AT THE POINT OF CROSSING. SPECIAL SUPPORT MAY BE REQUIRED
   C) IF 36" MINIMUM DEPTH OF COVER IS NOT MAINTAINED, SPECIAL PROTECTION OR PIPE MATERIAL UPGRADE MAY BE REQUIRED
5. NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SEWER OR STORM MANHOLE OR STRUCTURE

(THE WORD "MAY", AS USED HERE, INDICATES CITY ENGINEER'S DISCRETION TO BE TAKEN ON A CASE BY CASE BASIS)

REVISIONS

DR:	CK:	DR:	CK:	DR:	CK:	DR:	CK:	DR:	CK:	DR:	CK:	DR:	CK:	DR:	CK:	DR:	CK:	DR:	CK:
KDH	MSL	KDH	MSL	KDH	MSL	KDH	MSL	KDH	WCH	KDH	MSL	KDH	MSL						
1/9/96	1/9/96	8/27/96	8/27/96	4/3/92	5/1/92	2/1/93	2/1/93	1/10/96	1/16/96	11/14/96	5/9/96	5/9/96							
REV. NO. A	AP: MSL	REV. NO. B	AP: MSL	REV. NO. C	AP: MSL	REV. NO. D	AP: MSL	REV. NO. E	AP: MSL	REV. NO. F	AP: MSL	REV. NO.	AP:						

DESCRIPTION: ADDED THE ROD TO GATE VALVE DETAIL; ADDED INSECT SCREEN TO AIR/VACUUM VALVE

DESCRIPTION: ADDED PIPE NOTES; ADDED CONCRETE SPEC. TO THRUST BLOCKS

DESCRIPTION: ADDED NOTE 4 TO BEDDING & TRENCHING NOTES; CHANGED FH DETAIL, CHANGED TITLE BLOCK (CERT)

DESCRIPTION: ADD PE TUBING SPECIFICATION; TO DETAILS

DESCRIPTION: REDRAWN TO INCL. ORANGE CO. STANDARD DETAILS SEE DWG. D-11002 – D-11005 SEE DWG. D-12001 – D-12005

DESCRIPTION: MOVED MAIN PIPE NOTE 10 & 11 TO SERVICE DETAIL

DESCRIPTION:

DESCRIPTION:

DRAWN	Ken Hughes	8/1/88
CHECKED	MSL	11-23-88
APPRVD.	MSL	11-23-88

CAD FILENAME: D:\WATER\WAAAAC.DWG

SCALE: AS SHOWN

DRAWING NUMBER: D-11001

SHEET OF

CITY OF ST. CLOUD
CIVIL ENGINEERING DIVISION
PUBLIC WORKS DEPARTMENT
2901 SEVENTEENTH ST., ST. CLOUD, FL 34769
(407) 957-7283

STANDARD DETAILS
WATER, SEWER, DRAINAGE & RECLAIMED
SUB 01-95

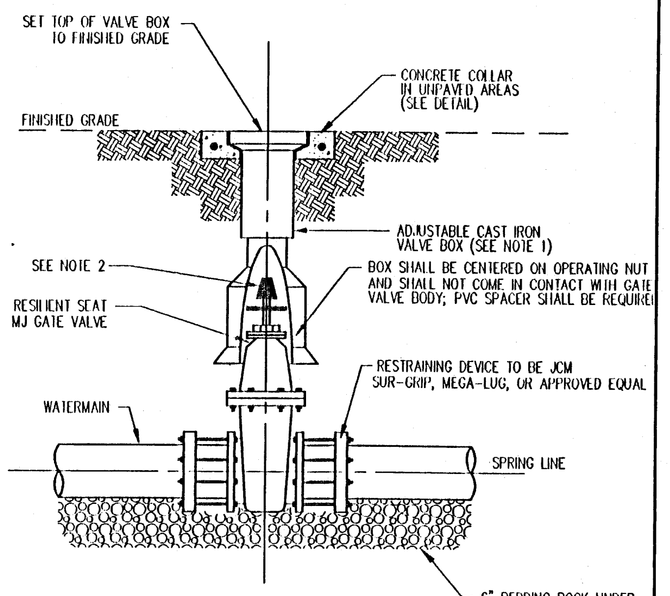
CERTIFIED

MARK S. LUTHIE, P.E.
FL REG. No. 40173
CITY ENGINEER

VARIATIONS, DETAILS OR NOTES ON THIS SHEET MAY HAVE BEEN DESIGNED BY OTHERS. ANY USE OF THESE VARIATIONS, DETAILS OR NOTES FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY WERE PREPARED IS AT THE SOLE RISK OF THE PARTY USING OR RELYING UPON THEM WITHOUT LIABILITY TO THE ENGINEER OF RECORD. THE USE OF THESE VARIATIONS, DETAILS OR NOTES BY ANY PARTY SHALL CONSTITUTE AN AGREEMENT TO INDEMNIFY AND HOLD HARMLESS THE ENGINEER OF RECORD FROM ANY AND ALL LIABILITY, CLAIMS, OR LAWSUITS ARISING OUT OF OR IN CONNECTION WITH THE USE OF SAID DESIGN, AND THE GOVERNING STANDARDS, CODES AND REGULATIONS SHALL BE THE LATEST EDITION IN EFFECT AT THE TIME OF PREPARATION OF THE PLANS.

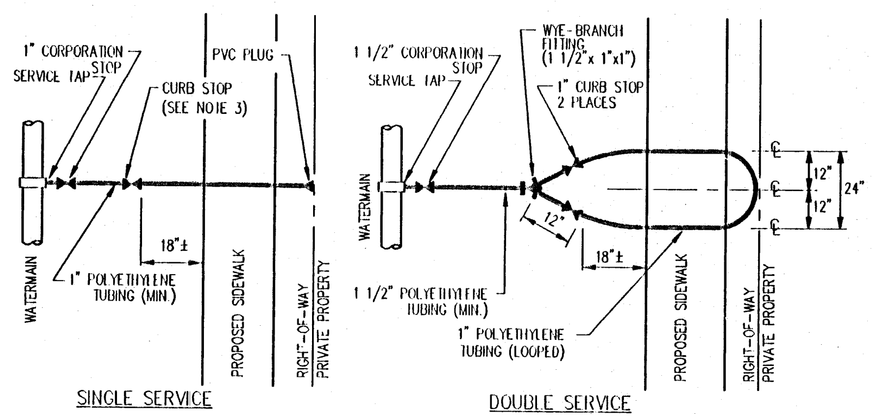
APPROVED BY: _____ DATE: 8/29/96

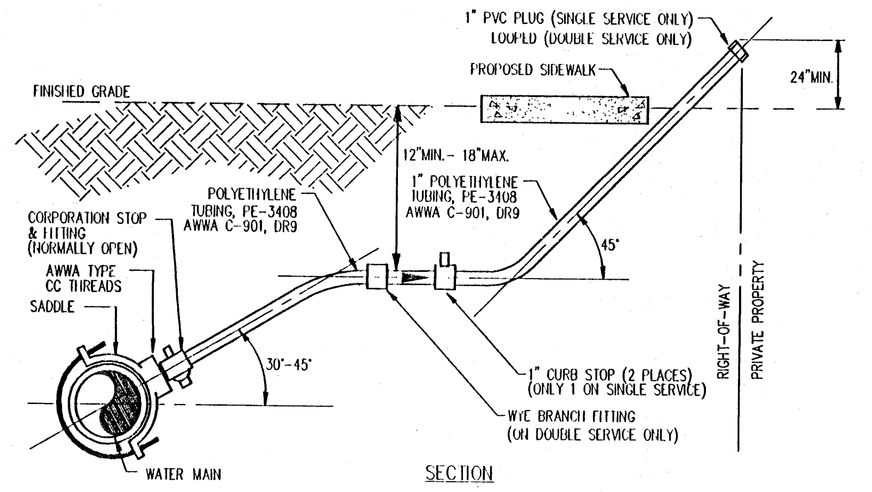
Page 380 of 1191
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GATE VALVE NOTES:
1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
2. THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO COME UP TO 4 FOOT DEPTH BELOW FINISHED GRADE.
3. ALL GATE VALVES SHALL BE ANCHORED TO THE WATERMAIN WITH AN APPROVED RESTRAINING DEVICE
4. ROCK TO BE PLACED UNDER VALVE 6" DEEP AND UP TO SPRING LINE OF PIPE IN AN AREA EXTENDING 2' ALL AROUND THE ASSEMBLY

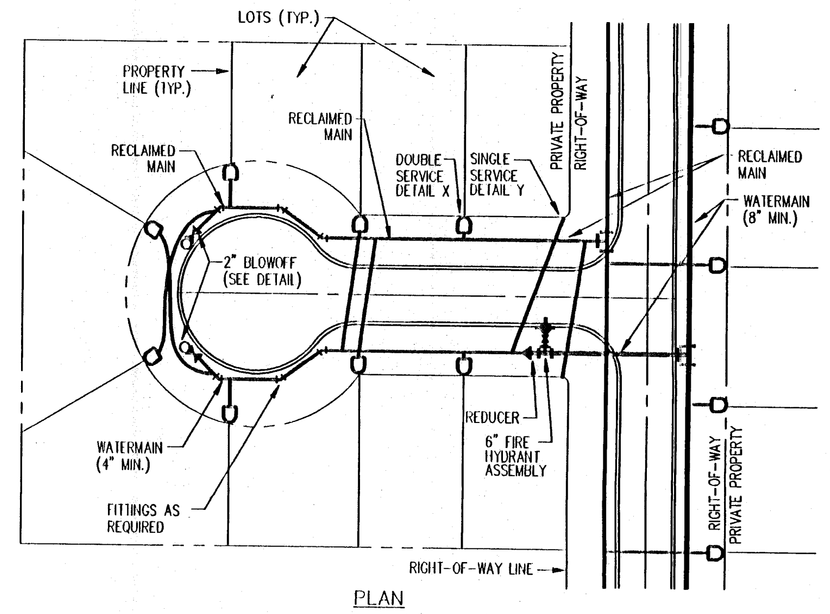
INLINE GATE VALVE AND BOX DETAIL

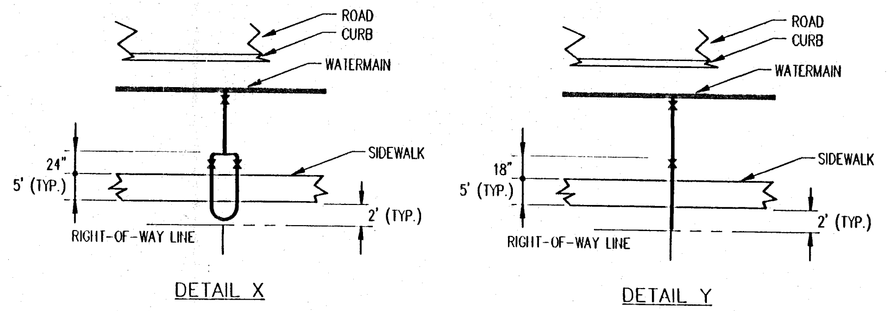




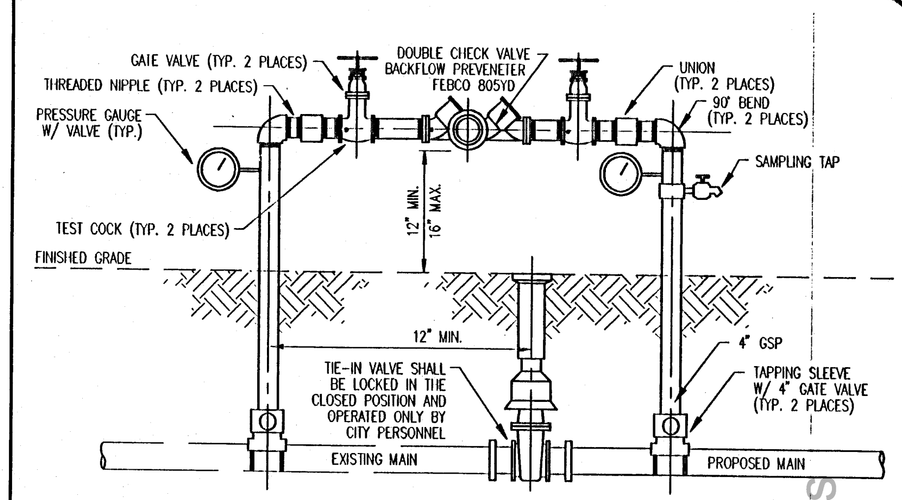
WATER SERVICE NOTES:
1. ALL FITTINGS SHALL BE BRASS WITH COMPRESSION/PACK JOINT TYPE CONNECTIONS & BEVELED EDGE INSERTS
2. NO SERVICE LINE SHALL TERMINATE UNDER A DRIVEWAY.
3. EACH SERVICE SHALL TERMINATE AT PROPERTY LINE AS SHOWN
4. METER BOXES SHALL BE INSTALLED BY CITY UNLESS OTHERWISE APPROVED BY THE CITY
5. WATER SERVICE PIPE:
   SIZE: 1" OR 1 1/2" POLYETHYLENE TUBING, PE 3408, ASTM D2737, AWWA C-901, DR-9
   COLOR: BLACK CONSTRUCTION PER AWWA C-80
6. RECLAIMED WATER SERVICE PIPE:
   SIZE: 1" OR 1 1/2" POLYETHYLENE TUBING, PE 3408, ASTM D2737, AWWA C-901, DR-9
   COLOR: PURPLE CONSTRUCTION PER AWWA C-80
7. COVER ON ROW VALVE BOX TO BE LOCKING LID, SOLID PURPLE COLOR, AND LETTERED AS FOLLOWS: " RECLAIMED WATER – DO NOT DRINK "
8. METER BOX (FORD YS241-243 OR APPROVED EQUAL) TO BE INSTALLED BY CITY

WATER SERVICE CONNECTION DETAILS

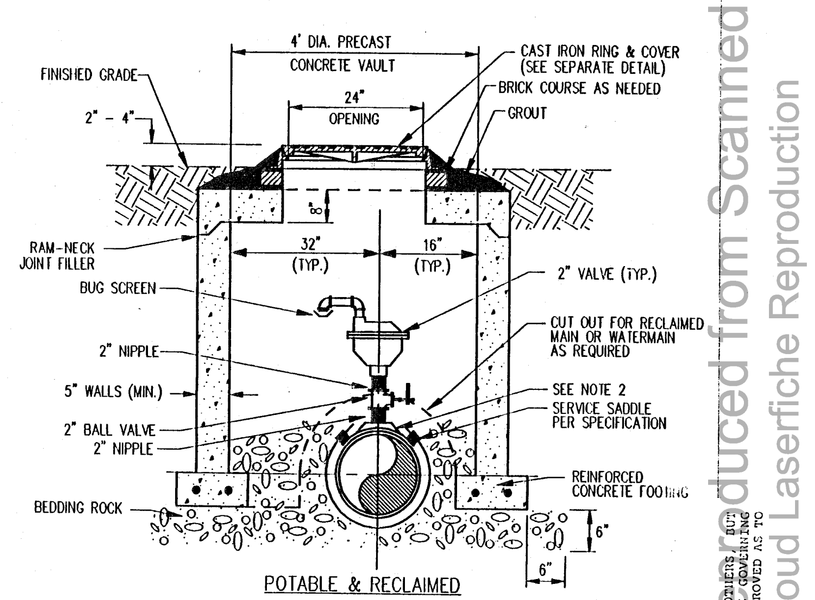




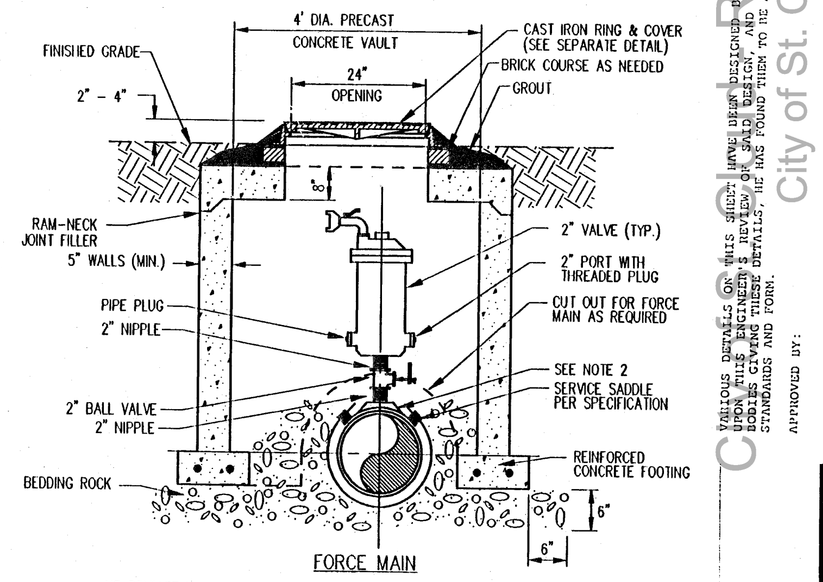
WATER AND RECLAIMED SERVICE LOCATION DETAIL



TEMPORARY JUMPER CONNECTION DETAIL



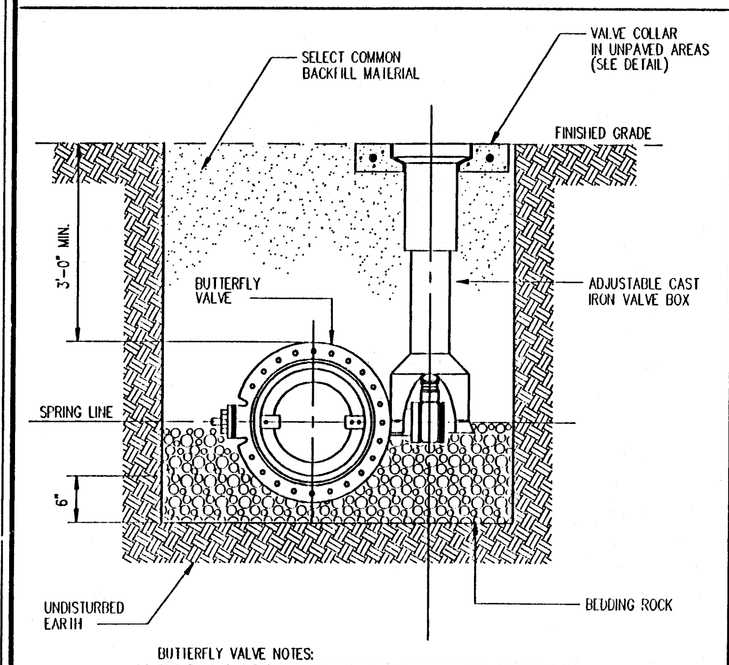
POTABLE & RECLAIMED



FORCE MAIN

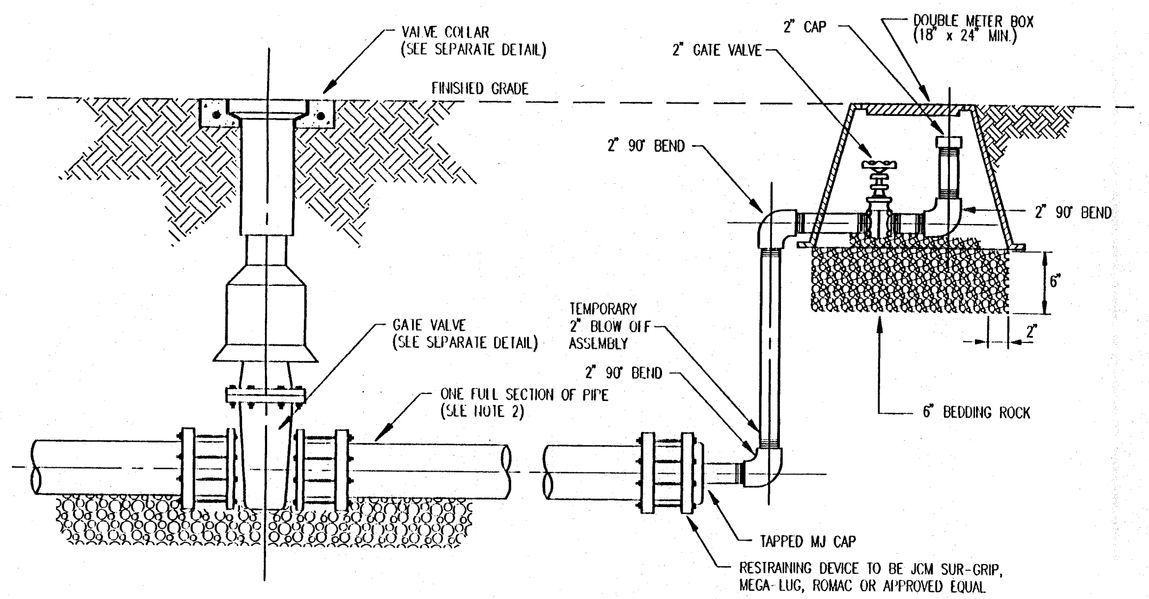
AIR RELEASE VALVE NOTES:
1. ABOVE DETAIL IS BASED ON 2" COMBINATION AIR/VACUUM RELEASE VALVE. CHANGE PIPE AND FITTINGS ACCORDINGLY FOR OTHER VALVE SIZES AND TYPES. VALVE SIZES TO BE DETERMINED BY THE ENGINEER AND APPROVED BY THE CITY PRIOR TO INSTALLATION.
2. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 4.0 FEET.
3. PIPE & FITTINGS FOR AIR/VACUUM RELEASE VALVE SHALL BE BRASS

AIR OR COMBINATION AIR/VACUUM RELEASE VALVE DETAIL



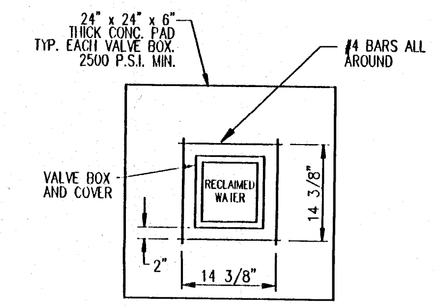
BUTTERFLY VALVE NOTES:
1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION
2. ALL WATER SHUT-OFF VALVES SIXTEEN (16) INCHES AND LARGER SHALL BE BUTTERFLY VALVES.

OFF-SET VALVE AND BOX DETAIL

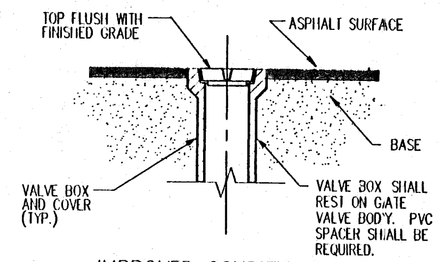


DEAD END NOTES:
1. ALL 2" PIPE AND FITTINGS SHALL BE SCHEDULE 40 GALVANIZED STEEL OR BRASS WITH THREADED (NPT) JOINTS
2. ALL TEMPORARY DEAD ENDS MUST BE TERMINATED WITH A GATE VALVE AND A FULL SECTION OF PIPE. TEMPORARY BLOW OFF SHALL BE INSTALLED IN CAP AT DEAD END OF WATERMAIN.
3. DOUBLE METER BOX USED ON POTABLE WATER SYSTEMS SHALL BE BLACK IN COLOR.
4. DOUBLE METER BOX USED ON RECLAIMED WATER SYSTEMS SHALL BE PURPLE IN COLOR (NOT PAINTED) WITH LID LABELED, " RECLAIMED WATER – DO NOT DRINK "

TEMPORARY DEAD END DETAIL



UNIMPROVED CONDITIONS



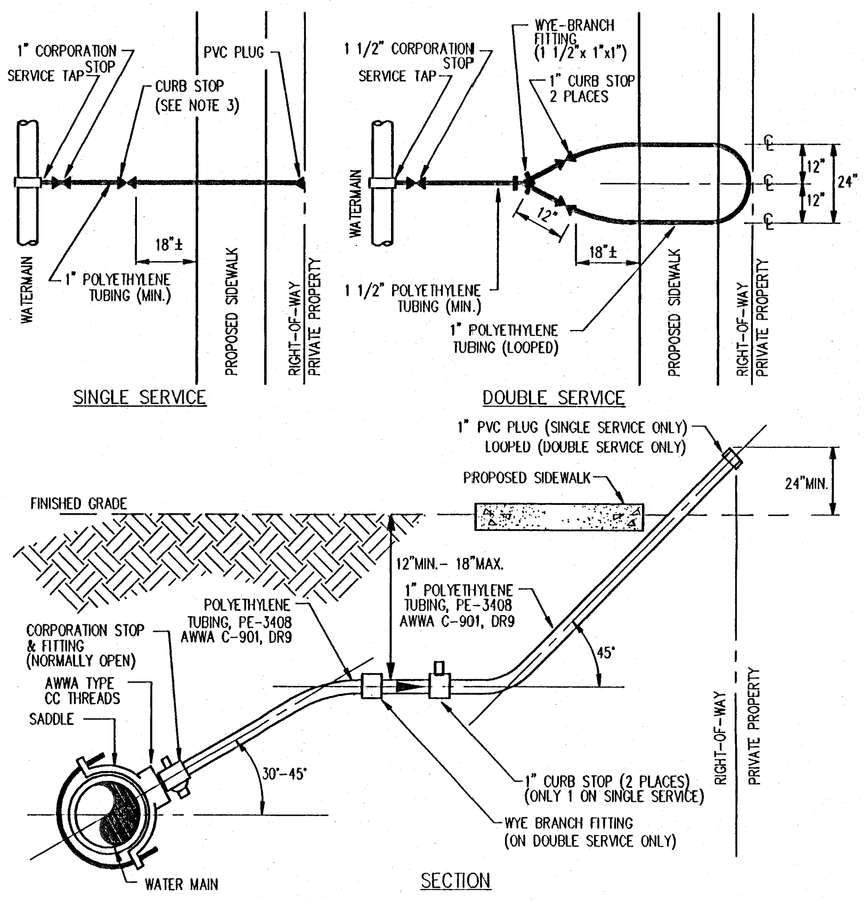
IMPROVED CONDITIONS

RECLAIMED WATER VALVE COLLAR

REVISIONS																							
DR: KDH 9/25/93	CK: RPM 9/29/93	DR: KDH 8/14/94	CK: MSL 8/3/94	DR: KDH 11/14/94	CK: MSL 11/16/94	DR: KDH 8/19/92	CK: WCH 8/19/92	DR:	CK:	DR:	CK:	DR:	CK:	DR:	CK:	DRAWN	Ken Hughes	5/17/91	DRAWING NUMBER:	CITY OF ST. CLOUD	STANDARD DETAILS	CERTIFIED
REV. NO. A	AP: MSL 9/29/93	REV. NO. B	AP: MSL 8/3/94	REV. NO. C	AP: MSL 11/16/94	REV. NO. D	AP: MSL 8/19/92	REV. NO.	AP:	REV. NO.	AP:	REV. NO.	AP:	REV. NO.	AP:	CHECKED	W. HALL	6/19/93	D-11002	CIVIL ENGINEERING DIVISION	WATER & RECLAIMED	
DESCRIPTION: CHANGED DETAILS FOR DOUBLE CHECK ASSY, REDUCED PRESSURE BACKFLOW PREVENTER, & DUAL CHECK VLV. ASSY. W/ METER		DESCRIPTION: ELIMINATE USE OF DOUBLE METER BOX; "DEVELOPER" WAS "CONTRACTOR" IN SERVICE NOTE 6; REMOVE "BOX SHALL NOT REST" NOTE IN GATE VAR; CHANGE DUAL CHECK ASSY; USE ONLY DUAL METER BOX		DESCRIPTION: REVISED SERVICE CONNECTION DETAILS; ADDED TEMPORARY JUMPER CONNECTION DETAIL		DESCRIPTION: MOVED DETAILS FOR RED. PRES. BF. PREVENTER DBL. CHECK & DUAL CHECK TO D11004 (WAAABM) PERMANENT BO. HYDRANT TO D11003 (WAAAA1)		DESCRIPTION:		DESCRIPTION:		DESCRIPTION:		DESCRIPTION:		APPRVD.	M. LUTHIE	6/19/93		2901 SEVENTEENTH ST., ST. CLOUD, FL 34769 (407) 957-7283	SUB 01-95	MARK S. LUTHIE, P.E. FL REG. No. 40173
																CAD FILENAME: D:\WATER\WAAAAS.DWG						
																SCALE: NONE			SHEET OF			

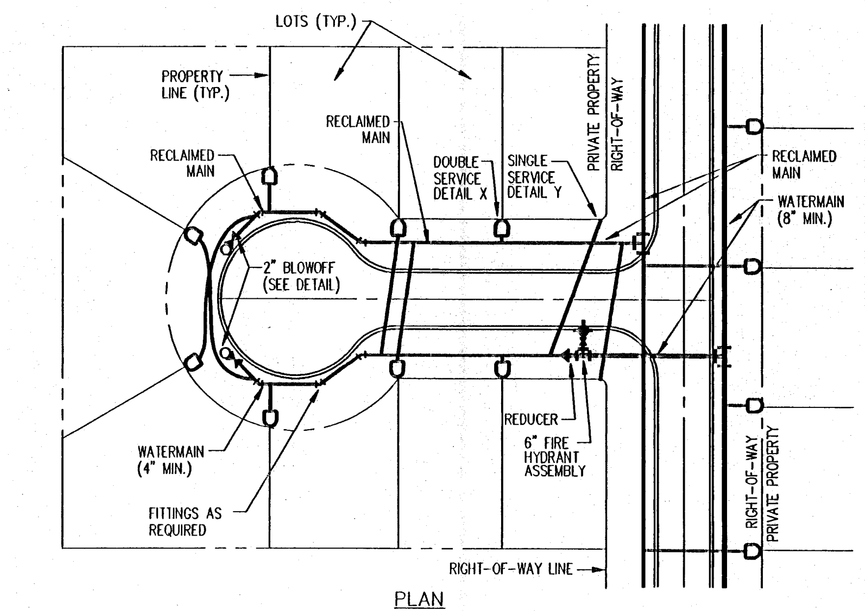
Document produced from Scanned Images
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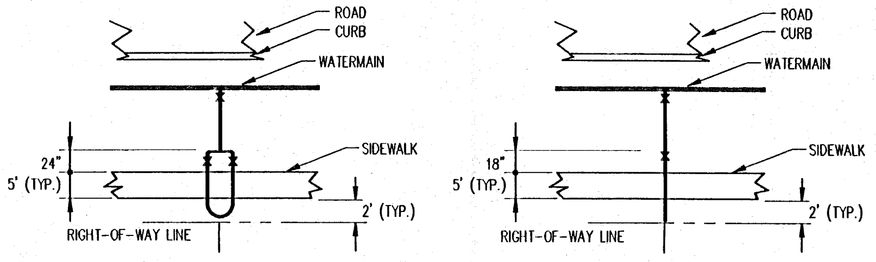
VARIOUS DETAILS ON THIS SHEET HAVE BEEN DESIGNED BY OTHERS AND UPON THIS ENGINEER'S INSPECTION AND REVIEW, ARE SHOWN FOR GENERAL GUIDELINES GIVING THESE DETAILS THE HAS FOUND THEM TO BE ACCEPTABLE AND CONFORM TO STANDARD AND COMMON.
APPROVED BY: RON HOWSE, P.E. #39516



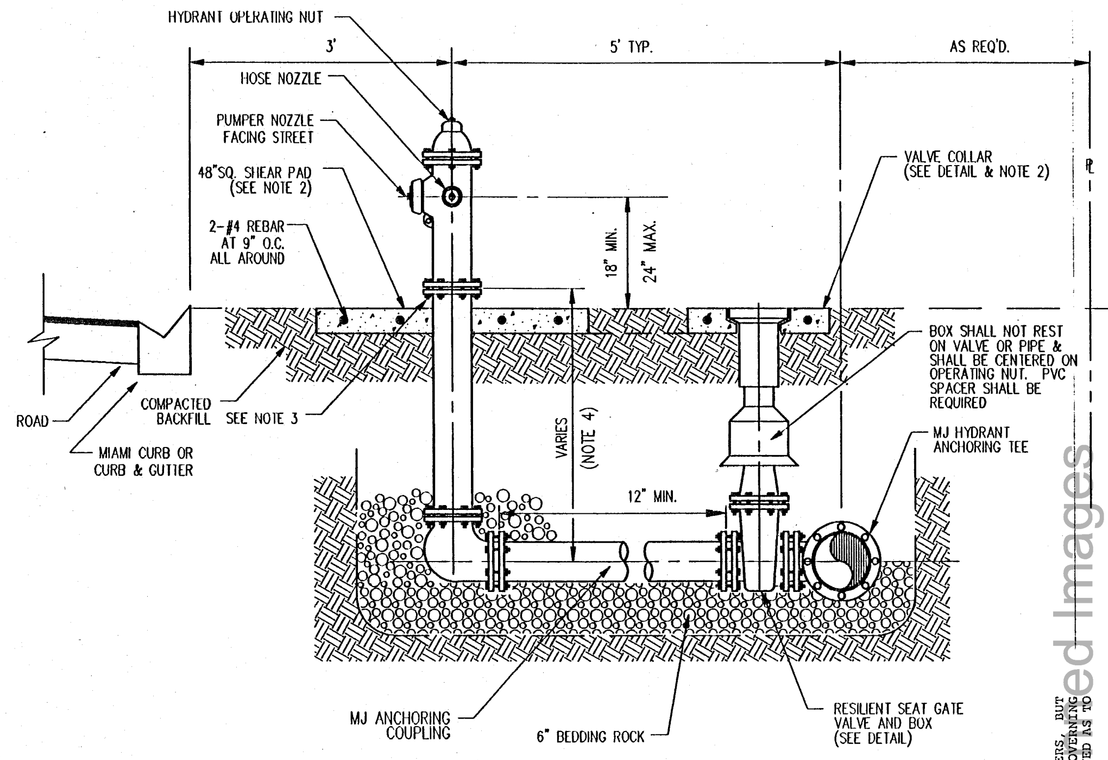
WATER SERVICE NOTES:
1. ALL FITTINGS SHALL BE BRASS WITH COMPRESSION/PACK JOINT TYPE CONNECTIONS & BEVELED EDGE INSERTS
2. NO SERVICE LINE SHALL TERMINATE UNDER A DRIVEWAY.
3. EACH SERVICE SHALL TERMINATE AT PROPERTY LINE AS SHOWN
4. METER BOXES SHALL BE INSTALLED BY CITY UNLESS OTHERWISE APPROVED BY THE CITY
5. WATER SERVICE PIPE:
   SIZE: 1" OR 1 1/2" POLYETHYLENE TUBING, PE 3408, ASTM D2737, AWWA C-901, DR-9
   COLOR: BLACK CONSTRUCTION PER AWWA C-80
6. RECLAIMED WATER SERVICE PIPE:
   SIZE: 1" OR 1 1/2" POLYETHYLENE TUBING, PE 3408, ASTM D2737, AWWA C-901, DR-9
   COLOR: PURPLE CONSTRUCTION PER AWWA C-80
7. COVER ON ROW VALVE BOX TO BE LOCKING LID, SOLID PURPLE COLOR, AND LETTERED AS FOLLOWS: " RECLAIMED WATER – DO NOT DRINK "
8. METER BOX (FORD YS241-243 OR APPROVED EQUAL) TO BE INSTALLED BY CITY

WATER SERVICE CONNECTION DETAILS



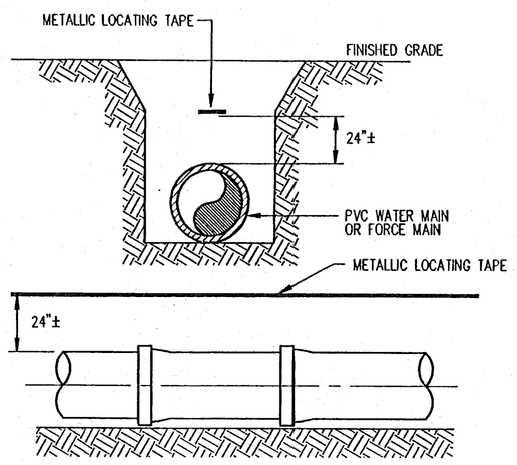


WATER AND RECLAIMED SERVICE LOCATION DETAIL



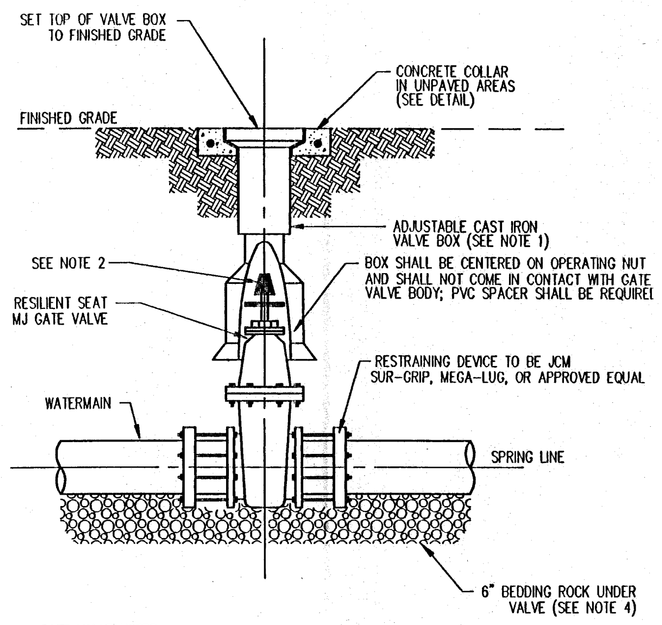
FIRE HYDRANT ASSEMBLY DETAIL

HYDRANT NOTES:
1. FIRE HYDRANT SHALL BE SUPPLIED WITHOUT A WEEP HOLE, OR WITH A PERMANENTLY PLUGGED WEEP HOLE.
2. CONCRETE SHEAR PAD SHALL BE 48"x48"x6" THICK AND BE MADE OF 2500 P.S.I. MINIMUM CONCRETE. WHEN ℄ OF FIRE HYDRANT AND ℄ OF HYDRANT VALVE ARE 48" OR LESS APART, THE SHEAR PAD AND VALVE COLLAR PAD SHALL BE A CONTIGUOUS SINGLE SLAB.
3. CLEARANCE BETWEEN BOTTOM OF BOLTS AND TOP OF SHEAR PAD SHALL BE 4" MINIMUM
4. GROUND COVER OVER ALL PIPES SHALL BE 36" MINIMUM
5. FIRE HYDRANT ASSEMBLY SHALL BE PLACED 3' TO 12' FROM THE EDGE OF PAVEMENT ON UNCURBED STREETS AND BACK OF CURB ON CURBED STREETS
6. VALVE IN HYDRANT ASSEMBLY SHALL BE 5 1/4" DIAMETER
7. HYDRANT IN HYDRANT ASSEMBLY SHALL BE MUELLER A-423



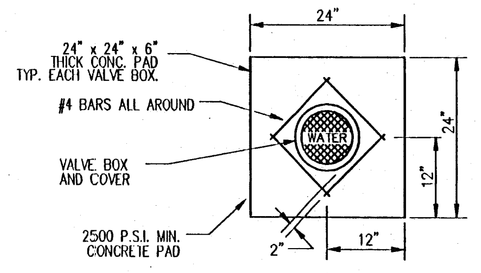
LOCATING TAPE NOTES:
1. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING TAPE (2" WIDE) CAPABLE OF DETECTION BY A METAL DETECTOR AND SHALL BE BURIED DIRECTLY ABOVE THE CENTERLINE OF THE PIPE.
2. LOCATING TAPE SHALL TERMINATE AT THE TOP OF EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION.

PVC PIPE LOCATING TAPE DETAIL



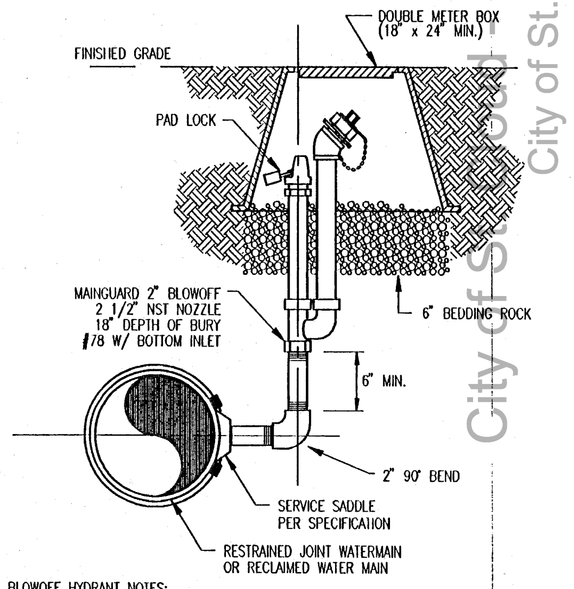
GATE VALVE NOTES:
1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
2. THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO COME UP TO 4 FOOT DEPTH BELOW FINISHED GRADE.
3. ALL GATE VALVES SHALL BE ANCHORED TO THE WATERMAIN WITH AN APPROVED RESTRAINING DEVICE
4. ROCK TO BE PLACED UNDER VALVE 6" DEEP AND UP TO SPRING LINE OF PIPE IN AN AREA EXTENDING 2' ALL AROUND THE ASSEMBLY

INLINE GATE VALVE AND BOX DETAIL



WATER VALVE COLLAR DETAIL

IN UNIMPROVED CONDITIONS



BLOWOFF HYDRANT NOTES:
1. ALL 2" PIPE AND FITTINGS SHALL BE SCHEDULE 40 GALVANIZED STEEL OR BRASS WITH THREADED (NPT) JOINTS.
2. ALL BLOWOFF HYDRANTS USED ON RECLAIMED WATER SYSTEMS TO BE PAINTED PURPLE. ALL BLOWOFF HYDRANTS USED ON POTABLE WATER SYSTEMS TO BE PAINTED BLUE.
3. KEYS FOR POTABLE WATER BLOWOFF HYDRANTS TO BE MADE AVAILABLE TO SCFD. KEYS FOR RECLAIMED WATER BLOWOFF HYDRANTS TO BE KEPT SECURELY BY ENV. SERV.
4. DOUBLE METER BOX USED ON POTABLE WATER SYSTEMS SHALL BE BLACK IN COLOR.
5. DOUBLE METER BOX USED ON RECLAIMED WATER SYSTEMS SHALL BE PURPLE IN COLOR (NOT PAINTED) WITH LID LABELED, "RECLAIMED WATER – DO NOT DRINK"

PERMANENT BLOWOFF DETAIL

REVISIONS																					
DR: KDH 5/25/93	CK: RPM 5/25/93	DR: KDH 4/14/94	CK: MSL 5/3/94	DR: KDH 4/19/93	CK: WCH 4/19/93	DR:	CK:	DR:	CK:	DR:	CK:	DR:	CK:	DR:	CK:	DR:	CK:	DR:	CK:	DR:	CK:
REV. NO. A	AP: MSL 5/25/93	REV. NO. B	AP: MSL 5/3/94	REV. NO. C	AP: MSL 4/19/93	REV. NO.	AP:	REV. NO.	AP:	REV. NO.	AP:	REV. NO.	AP:	REV. NO.	AP:	REV. NO.	AP:	REV. NO.	AP:	REV. NO.	AP:
DESCRIPTION: CHANGED DETAILS FOR VACUUM BREAKERS, FIRE LINE DOUBLE CHK. & RED. PRESS AND PARALLEL & SINGLE BACKFLOW PREVENTER		DESCRIPTION: CHANGED DIM'S IN HYDRANT DETAIL; ADDED DIM'S IN PLANS; ADDED MEGA-LUG TO DETAILS; REVISED METER IN ALL DETAILS; SHOW PIPE SLEEVES		DESCRIPTION: MOVED CROSS-CONNECT DETAILS TO D11004 (WAAABM); ADDED ARV & WV COLAR DETAILS		DESCRIPTION:		DESCRIPTION:		DESCRIPTION:		DESCRIPTION:		DESCRIPTION:		DESCRIPTION:		DESCRIPTION:	

DRAWN	Ken Hughes	5/17/91	DRAWING NUMBER:
CHECKED	W. HALL	4/19/93	D-11003
APPRVD.	M. LUTHIE	4/19/93	
CAD FILENAME: C:\D\WATER\WAAAAT.DWG			
SCALE: AS SHOWN			SHEET OF

CITY OF ST. CLOUD
CIVIL ENGINEERING DIVISION
PUBLIC WORKS DEPARTMENT
2901 SEVENTEENTH ST., ST. CLOUD, FL 34769
(407) 957-7283

STANDARD DETAILS

POTABLE WATER

SUB 01-95

CERTIFIED

MARK S. LUTHIE, P.E.
FL REG. No. 40173
CITY ENGINEER

VARIOUS DETAILS ON THIS SHEET HAVE BEEN DESIGNED BY OTHERS, BUT UPON THIS ENGINEER'S REVIEW OF SAID DESIGN, AND THE GOVERNING STANDARDS AND CODES, DETAILS, AS THIS FORMAT, IS HEREBY APPROVED BY:

RON HOWSE, P.E. #39516

City of St. Cloud Archived Images
Page 382 of 1191
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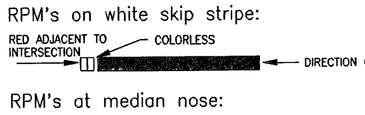
All pavement markings shall be in accordance with the "Osceola County Roadway Construction Specifications", the "Manual on Uniform Traffic Control Devices", and, unless modified on this detail sheet, the FDOT "Roadway and Traffic Design Standards" manual.

All striping shall be thermoplastic or an approved preformed plastic 90 mil minimum thickness.

Except as noted, lane line width shall be 6" on roadways with posted speeds of 50 or 55 mph, and traffic volume exceeding 4000 ADT, and 4" on all other roadways.

Raised pavement markers (RPM's) should be placed on or in line with stripes, or may be placed immediately adjacent to solid stripe. RPM's shall be applied with thermoplastic or epoxy adhesive, or where not placed on the stripe, with bitumen adhesive.

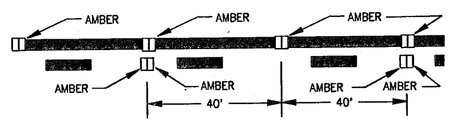
RPM's on white skip stripe:



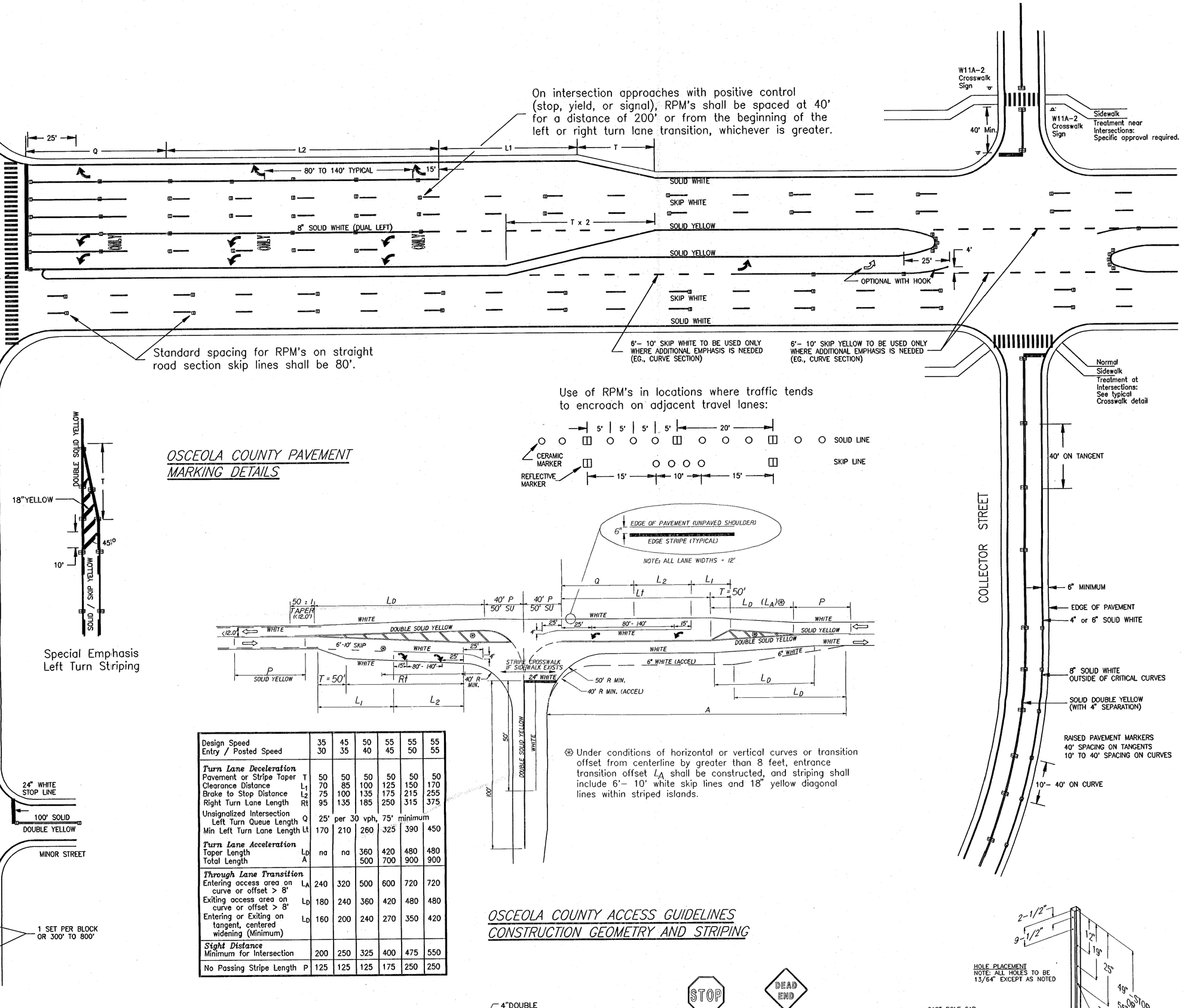
RPM's at median nose:

All medians shall be outlined with yellow stripe. Edge lines will not be used adjacent to curb on the outside of roadways except where curb is intermittant.

RPM's on yellow stripe:



On intersection approaches with positive control (stop, yield, or signal), RPM's shall be spaced at 40' for a distance of 200' or from the beginning of the left or right turn lane transition, whichever is greater.



Standard spacing for RPM's on straight road section skip lines shall be 80'.

6"– 10' SKIP WHITE TO BE USED ONLY WHERE ADDITIONAL EMPHASIS IS NEEDED (EG., CURVE SECTION)

6"– 10' SKIP YELLOW TO BE USED ONLY WHERE ADDITIONAL EMPHASIS IS NEEDED (EG., CURVE SECTION)

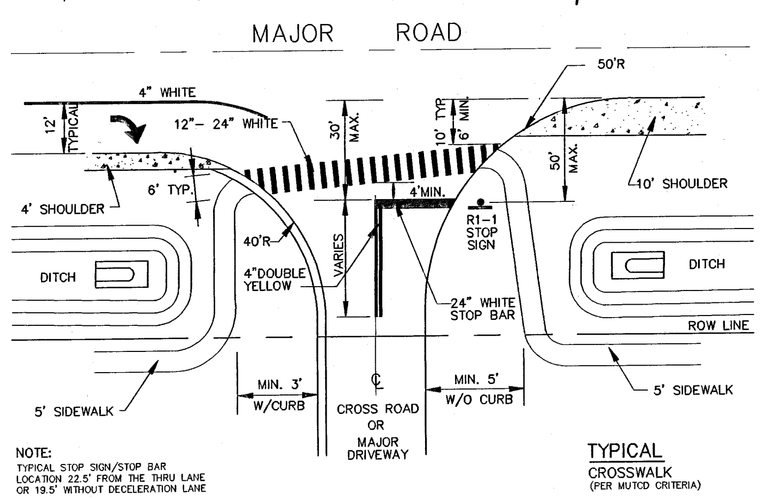
Use of RPM's in locations where traffic tends to encroach on adjacent travel lanes:

OSCEOLA COUNTY PAVEMENT MARKING DETAILS

Special Emphasis Left Turn Striping

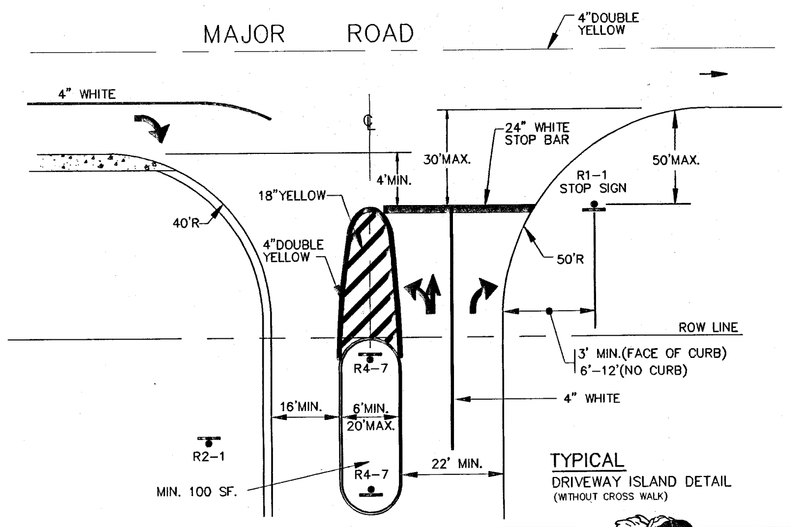
Design Speed	35	45	50	55	55	55
Entry / Posted Speed	30	35	40	45	50	55
Turn Lane Deceleration						
Pavement or Stripe Taper T	50	50	50	50	50	50
Clearance Distance L_1	70	85	100	125	150	170
Brake to Stop Distance L_2	75	100	135	175	215	255
Right Turn Lane Length Rt	95	135	185	250	315	375
Unsignalized Intersection Left Turn Queue Length Q	25' per 30 vph, 75' minimum					
Min Left Turn Lane Length Lt	170	210	260	325	390	450
Turn Lane Acceleration						
Taper Length Lp	na	na	360	420	480	480
Total Length A			500	700	900	900
Through Lane Transition						
Entering access area on curve or offset > 8' L_A	240	320	500	600	720	720
Exiting access area on curve or offset > 8' Lp	180	240	360	420	480	480
Entering or Exiting on tangent, centered widening (Minimum) Lo	160	200	240	270	350	420
Sight Distance						
Minimum for Intersection	200	250	325	400	475	550
No Passing Stripe Length P	125	125	125	175	250	250

⊕ Under conditions of horizontal or vertical curves or transition offset from centerline by greater than 8 feet, entrance transition offset L_A shall be constructed, and striping shall include 6'– 10' white skip lines and 18" yellow diagonal lines within striped islands.



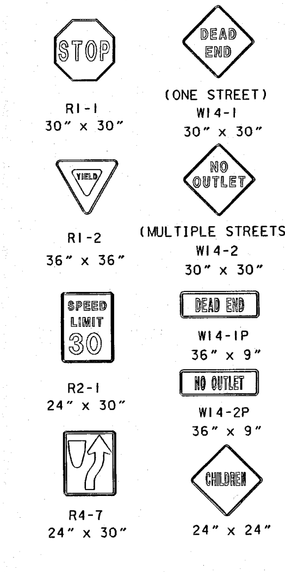
NOTE: TYPICAL STOP SIGN/STOP BAR LOCATION 22.5' FROM THE THRU LANE OR 19.5' WITHOUT DECELERATION LANE

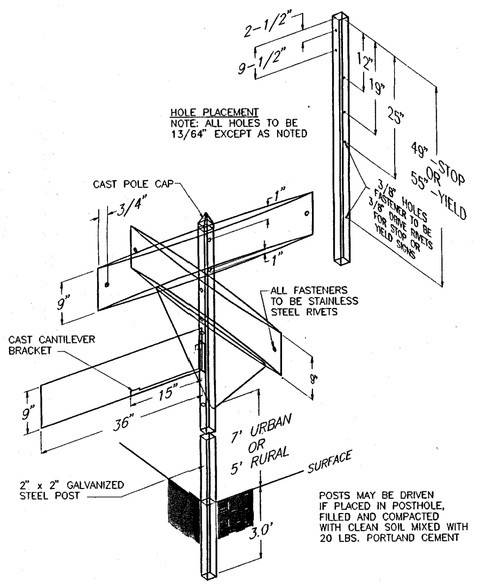
TYPICAL CROSSWALK (PER MUTCD CRITERIA)



TYPICAL DRIVEWAY ISLAND DETAIL (WITHOUT CROSS WALK)

OSCEOLA COUNTY ACCESS GUIDELINES CONSTRUCTION GEOMETRY AND STRIPING





STREET NAME SIGN ASSEMBLIES

SECTION 1. Plastic Traffic Stripes and Markings

1.1 The work under this section consists of placing traffic stripes and markings in substantial compliance with the Osceola County Pavement Marking Details, (See Figure). The Manual on Uniform Traffic Control Devices, and according to details shown in the plans, using a thermoplastic compound or preformed materials meeting the requirements specified herein. Preformed materials shall not be used for longitudinal stripes unless approved by the Engineer in writing. The color shall be yellow or white according to MUTCD. Preformed materials shall be stored in a cool, dry place and be used within one year of manufacture.

1.2 Materials: Thermoplastic Compound: This material shall meet the requirements of AASHTO M 249-79 (1986) with this addition: Alkyd resin type shall be used. Alkyd binder shall consist of a mixture of synthetic resins, at least one of which is solid at room temperature, and high boiling point plasticisers. At least one-third of the binder composition shall be the solid maleic-modified glycerol ester of wood resin and shall be no less than eight percent by weight of the entire material formulation. The binder shall not contain petroleum based hydrocarbon resins, tall oil resins, blends of tall oil and wood resin or similar derivatives.

All glass spheres shall conform to Section 971-14 of the Florida Department of Transportation Standard Specifications for Road and Bridge Construction.

1.3 Preformed materials: Retroreflective pliant polymer marking plastic shall be 90 mils (without adhesive), except that when inlaid into new bituminous surfaces, 60 mils (without adhesive) may be provided. It will provide a cushioned resilient substrate that reduces bead crushing and loss. It shall be weather resistant and through normal traffic wear, shall show no appreciable fading , lifting or shrinkage throughout the life of the marking, and show no significant tearing, rollback or other signs of poor adhesion. Markings which show more than five percent poor adhesion (separating from the pavement of its own accord or by manually pulling from the pavement without tools) within the first 45 days under traffic shall be replaced in their entirety at the Contractor's expense.

Preformed material shall be capable of conforming to pavement contours, breaks, faults, etc., through the action of traffic at normal pavement temperatures. The film shall have reseating characteristics such that it is capable of fusing with itself and previously applied marking film of the same composition under normal conditions of use.

Preformed material shall have a minimum tensile strength of 40 pounds per square inch of cross section when tested according to ASTM D-638. A test specimen six inches by one inch by 0.06 inch minimum thickness shall be tested at a temperature range of 70 to 80 degrees F, using a jaw spred of 0.25 inch. This same specimen size shall support a dead weight of four pounds for not less than five minutes at the same temperature range. It shall have a minimum elongation of 50% when tested according to ASTM D-638.

The surface of preformed material shall provide a minimum skid resistance value of 35 BPN when tested according to ASTM E 303-667.

Glass beads shall be colorless and have a minimum index of refraction of 1.50 when tested using the liquid oil immersion method. Bead adhesion shall be such that beads are not easily removed from the film surface when scratched firmly with a thumbnail. No more than 10% of the beads shall be entropped to less than 40% of their diameter.

1.4 Application: Thermoplastic materials shall be applied according to Section 711-3 and 711-4 of the Florida Department of Transportation Standard Specifications for Road and Bridge Construction.

Preformed materials shall be placed on asphaltic and/or portland cement concrete pavement surface which is clean and free of moisture, soil or other deleterious substances. Compressed air and brooming, if required, shall be utilized to clean the pavement surface. Preformed materials should be placed in new bituminous pavement before final rolling is completed.

Protection of newly applied stripes and of traffic shall be according to Section 710-7 of the Florida Department of Transportation Standard Specifications for Road and Bridge Construction.

SECTION 2. Pavement Marker Units

2.1 This work shall consist of furnishing and placing pavement markers in substantial compliance with the specifications and the details shown on the plans or the Osceola County Pavement Markings Detail. (See Figure), and the locations designated in the plans.

Type 2: Two way red/clear reflective marker
Type 3: Two way red/yellow reflective marker
Type 4: One way yellow reflective marker
Type 5: One way clear reflective marker
Type 6: Circular yellow nonreflective marker
Type 7: Circular white nonreflective marker
Size N: Normal 5" max. width or 4" diameter, 0.75" height
Size L: Large: 6" width or diameter, 1" height or 1.75" crown (circular)

2.2 Materials: Materials shall be according to Section 70-2 of the Florida Department of Transportation Standard Specifications for Road and Bridge Construction, with the following additions:

Nonreflective pavement markers shall, and the shell of reflective pavement markers may, consist of a heat-fired vitreous ceramic base and a heat-fired opaque glazed surface to produce the properties of these provisions. The markers shall be thoroughly and evenly matured and shall be free from defects which affect appearance or serviceability. The bottoms of the ceramic markers shall be free from glass or glaze and shall have a number of integrally formed protrusions approximately 0.050 inch in height projecting from the surface in a uniform pattern of parallel rows. Each protrusion shall have a face parallel to the bottom of the marker. The area of each parallel face shall be between 0.010 and 0.065 square inch. The protrusions shall be circular.

Tests performed on ceramic markers shall be verified by a certificate of compliance from the manufacturer and shall conform to the following requirements:

TEST	REQUIREMENT
Adhesive bond strength to bottom surface of the marker	700 psi minimum
Glaze thickness	0.007 inch minimum
Hardness (Moh)	6 minimum
Directional reflectance – white glaze	75 minimum
Yellow index – white glaze	0.07 maximum
Color – yellow: dominant wave length	579 to 585 mu.
purity	76% to 96%
total luminous reflectance	
Y value	0.41 minimum
Autoclave resistance:	glaze shall not spall, craze or peel
Strength	1.500 lbs. minimum

2.3 Installation and Replacement: Placement of pavement markers, and replacement of failed pavement markers, shall be according to Section 706-3 and 706-4 of the Florida Department of Transportation Standard Specifications for Road and Bridge Construction.

SECTION 3. Roadway Sign Assemblies

3.1 This work consists of furnishing and erecting aluminum or fiberglass reinforced plastic reflectorized roadway signs with supporting posts. Fiberglass reinforced plastic sign material shall be approved by the Engineer, and shall be used only for sign panels of 5 square feet or less.

Sign assemblies shall be installed at locations indicated on the plans and in substantial compliance with the Manual on Uniform Traffic Control Devices. They shall be assembled as described on the plans or as follows:

Street name assembly – 9" height single faced aluminum sign with length sufficient to accommodate "5" U.C./ 3.75" L.C. series C lettering and white border per Standard Alphabets for Highway Signs (minimum 24"), spaces expanded not more than 25% nor condensed more than 10%, to be mounted in pairs, back to back, 30" R1-1" Stop" or 36" R1-2 "Yield" mounted immediately below street names but 7' minimum above ground to bottom of sign (5' rural areas). 36"x12" W14-1 "Dead End" or "No Outlet" sign where indicated on the plans, mounted with a 14.5" minimum cast aluminum cantilever bracket fabricated for this purpose. Post shall be 2"x2" square 14 guage hot dipped galvanized steel with a cast pyramid cap, of sufficient length to embed 36" below grade. See Street Name Sign Assembly figure.

Regulatory and warning signs up to 7.5 square feet shall be mounted 7' minimum above grade in pedestrian areas, 5' minimum in rural areas. per FDOT index 17302, The Florida Department of Transportation, Standard Specifications for Road and Bridge Construction.

3.2 Materials: Aluminum sign panels shall meet the requirements of the Aluminum Association Alloy 6061-T6 (ASTM B209, B221, or B308). Panels are to be degreased, etched, neutralized and treated with Alodine 1200, Bonderite 721, Iridite 14-2. Sign panel thickness shall be:

9" street name signs	0.065"
all other signs up to 7.5 square feet	0.080"
signs 7.5 or more square feet	0.100"

Sign posts shall be 2"x2" square 14 gauge hot dipped galvanized steel posts, except that for signs other than street name assemblies or other intersection signs, 3 lb./ft. galvanized steel flanged channel posts be used. Hot dip galvanizing shall be according to ASTM A 123 or A 153.

Bolt, nut and washer materials shall conform to the requirements of ASTM A 325 and shall be zinc plated (Class 50 of ASTM B 695). 0.50" nom. bolts shall be used for fastening street name panels to posts or each other; 0.625" nom. bolts shall be used for fastening all other signs to posts.

Encapsulated lens sheeting shall conform to the requirements of FSS L-S-300C and according to Section 994 of the Florida Department of Transportation Standard Specifications for Road and Bridge Construction. Signs shall have Type III sheeting, except that regulatory (white background) signs placed for roadways with speeds of 40 mph or less may have a Type III minimum sheeting.

3.3 Erection: Posts shall be placed at locations shown on the plans. Underground utilities should be located prior to placing. Posts may be driven or placed in post holes. Postholes shall be filled with clean dirt mixed with 20 pounds of portland cement, and uniformly compacted, tamped in 4" layers.

Signs or sign assemblies of 5 feet width or greater OR 7.5 square feet or more shall be assembled and erected as indicated on the plans.

Aluminum bolts, nuts and hardware shall be used to fasten aluminum panels to aluminum. For all other parts galvanized steel will be allowed. Hot dip galvanizing shall be according to ASTM A 123 or A 153.

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
11/96	del	Street Name Sign Fasteners			

REVISIONS

	NAME	DATE
DRAWN BY	G.W.G.	
DESIGNED BY	D.E.L.	
CHECKED BY		

FILE: suorsg \signstrpg

SUB. 01-95

OSCEOLA COUNTY ENGINEERING DIV.
COURTHOUSE OFFICE COMPLEX
17 S. VERNON AVENUE, ROOM 249
KISSIMMEE, FLORIDA 34741-5488

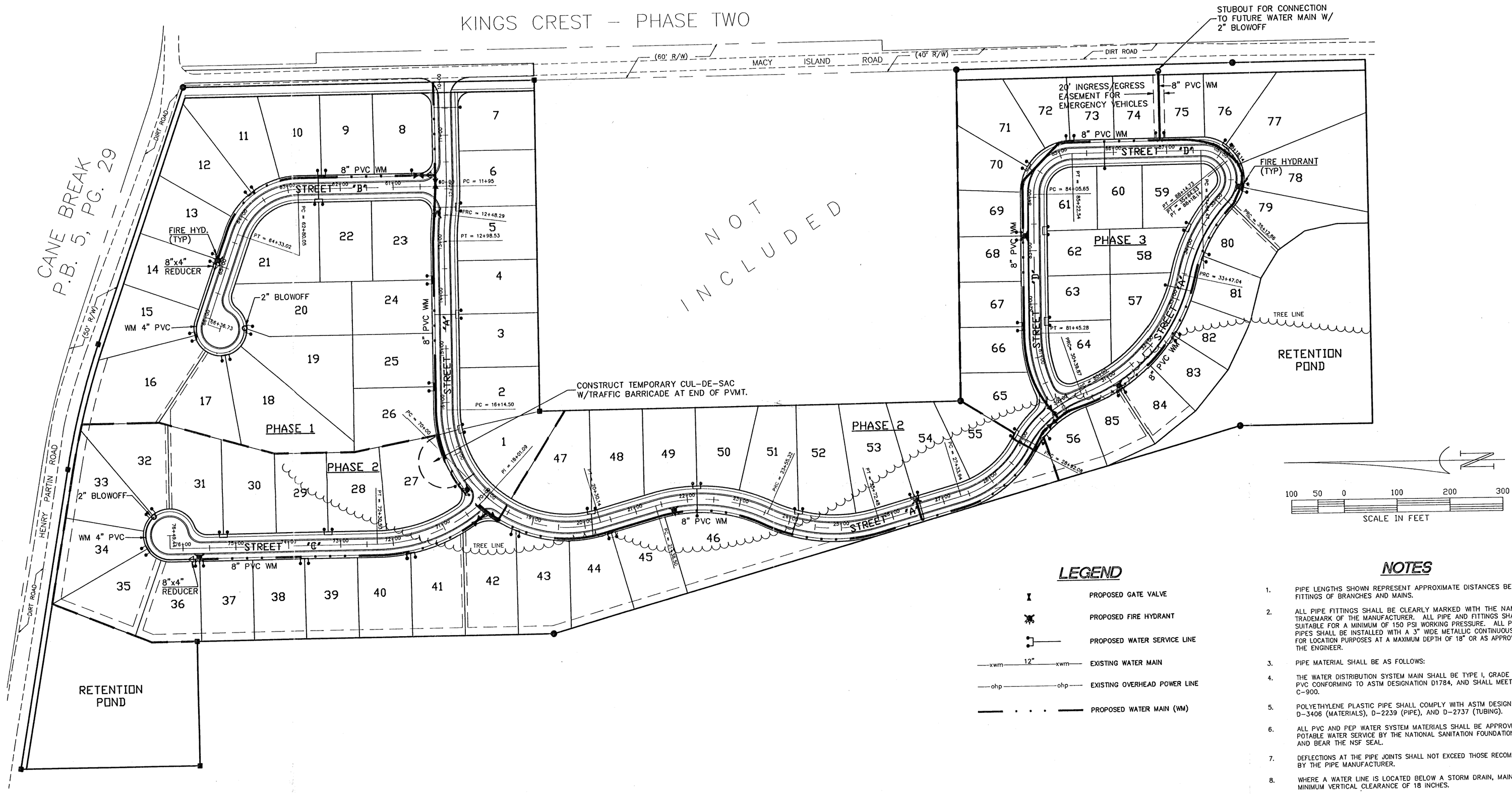
APPROVED BY

DATE February 15, 1996

SUBDIVISION SIGNING AND STRIPING

SHEET 12 OF 12

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KINGS CREST – PHASE TWO
MACY ISLAND ROAD
(60' R/W)
(40' R/W)
DIRT ROAD
CANE BREAK P.B. 5, PG. 29
HENRY PARTIN ROAD
100' R/W
NOT INCLUDED
STREET "A"
STREET "B"
STREET "C"
STREET "D"
PHASE 1
PHASE 2
PHASE 3
8" PVC WM
8"x4" REDUCER
FIRE HYD. (TYP)
FIRE HYDRANT (TYP)
2" BLOWOFF
WM 4" PVC
20' INGRESS/EGRESS EASEMENT FOR EMERGENCY VEHICLES
STUBOUT FOR CONNECTION TO FUTURE WATER MAIN W/ 2" BLOWOFF
CONSTRUCT TEMPORARY CUL-DE-SAC W/TRAFFIC BARRICADE AT END OF PVMT.
TREE LINE
RETENTION POND
RETENTION POND
PC = 11+95
PRC = 12+48.29
PT = 12+98.53
PC = 16+14.50
PT = 18+01.09
PC = 70+45.69
PT = 64+33.02
PC = 64+26.26
PT = 58+16.73
PC = 84+05.65
PT = 88+52.73
PRC = 88+52.73
PT = 89+44.47
PRC = 33+12.98
PRC = 33+47.04
PRC = 30+34.87
PT = 81+45.28
PRC = 28+85.09
PC = 22+43.94
PRC = 23+56.02
PC = 20+30.74
PT = 22+34.50
PC = 24+26.26
PT = 24+26.26
PC = 24+26.26
PT = 24+26.26
PC = 24+26.26
PT = 24+26.26

Woods at King's Crest

94-100799 1994 NOV 28 PM 4:13

THE WOODS at KING'S CREST

A REPLAT OF A PORTION OF FLORIDA DRAINED LANDS SUBDIVISION No. 1 SECTION 31, TOWNSHIP 25 SOUTH, RANGE 30 EAST AND SECTION 6, TOWNSHIP 26 SOUTH, RANGE 30 EAST OSCEOLA COUNTY, FLORIDA

CURVE TABLE SHEET 1

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C01	25.00'	39.27'	25.00'	35.36'	N 44°34'50" E	90°00'03"
C02	25.00'	39.27'	25.00'	35.36'	S 45°25'10" E	90°00'00"
C03	150.00'	36.28'	18.23'	36.19'	N 07°20'53" W	13°51'26"
C04	150.00'	59.54'	30.17'	59.15'	N 25°38'55" W	22°44'38"
C05	150.00'	59.36'	30.07'	58.98'	N 48°21'28" W	22°40'28"
C06	150.00'	28.39'	14.24'	28.34'	N 65°06'59" W	10°50'33"
C07	50.00'	28.62'	14.71'	28.23'	N 86°56'01" W	32°47'35"
C08	50.00'	36.77'	19.26'	35.95'	S 55°36'03" W	42°08'17"
C09	50.00'	38.36'	20.18'	37.43'	S 12°33'08" W	43°57'32"
C10	50.00'	35.00'	18.25'	34.29'	S 29°28'50" E	40°06'25"
C11	50.00'	35.00'	18.25'	34.29'	S 69°35'15" E	40°06'25"
C12	50.00'	44.88'	24.08'	43.39'	N 64°38'47" E	51°25'31"
C13	25.00'	30.77'	17.68'	28.87'	N 74°11'53" E	70°31'44"
C14	100.00'	122.38'	70.17'	114.88'	S 35°28'42" E	70°07'05"
C15	25.00'	42.40'	28.35'	37.50'	S 48°10'20" W	97°11'03"
C16	425.00'	50.04'	25.05'	50.01'	N 86°36'31" W	06°44'45"
C17	250.00'	47.61'	23.88'	47.54'	S 84°33'45" W	10°54'45"
C18	250.00'	107.62'	54.66'	106.80'	S 66°46'24" W	24°39'57"
C19	25.00'	40.12'	25.87'	35.95'	N 79°34'56" W	91°57'17"
C20	275.00'	141.07'	72.12'	139.53'	N 18°54'32" W	29°23'31"
C21	275.00'	18.21'	9.11'	18.21'	N 02°18'56" W	03°47'41"
C23	25.00'	30.77'	17.68'	28.87'	N 34°50'45" E	70°31'45"
C24	50.00'	61.16'	35.06'	57.41'	N 35°04'16" E	70°04'43"
C25	50.00'	34.52'	17.98'	33.84'	N 19°44'48" W	39°33'26"
C26	50.00'	35.00'	18.25'	34.29'	N 59°34'43" W	40°06'25"
C27	50.00'	35.00'	18.25'	34.29'	S 80°18'52" W	40°06'25"
C28	50.00'	35.00'	18.25'	34.29'	S 40°12'27" W	40°06'25"
C29	50.00'	17.95'	9.07'	17.86'	S 09°52'04" W	20°34'21"
C30	325.00'	62.07'	31.13'	61.97'	S 05°53'22" E	10°56'31"
C31	325.00'	107.17'	54.08'	106.68'	S 20°48'25" E	18°53'36"
C32	325.00'	24.72'	12.37'	24.72'	S 32°25'58" E	04°21'31"
C33	50.00'	56.21'	31.49'	53.29'	S 02°24'28" E	64°24'30"
C34	250.00'	28.92'	14.48'	28.91'	S 26°28'54" W	06°37'45"
C35	200.00'	201.83'	110.45'	193.38'	S 61°06'30" W	57°49'14"
C36	200.00'	33.12'	16.60'	33.08'	S 27°27'12" W	09°29'20"
C37	250.00'	2.00'	1.00'	2.00'	S 22°56'17" W	00°27'30"
C38	200.00'	36.66'	18.38'	36.61'	N 84°46'04" E	10°30'06"
C39	375.00'	47.10'	23.58'	47.07'	S 86°23'00" E	07°11'45"
C40	425.00'	17.07'	8.54'	17.07'	S 83°56'10" E	02°18'04"
C41	425.00'	39.56'	19.79'	39.54'	S 87°45'11" E	05°19'58"
C42	25.00'	39.27'	25.00'	35.36'	N 45°25'10" W	90°00'00"
C43	1460.00'	77.10'	38.56'	77.09'	S 78°29'09" E	03°01'32"
C44	1460.00'	11.08'	5.54'	11.08'	S 76°45'20" E	00°26'05"
C45	1460.00'	125.20'	62.64'	125.16'	S 74°04'54" E	04°54'47"
C46	1460.00'	27.71'	13.86'	27.71'	S 71°04'53" E	01°05'15"

CENTER LINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C200	125.00'	152.97'	87.72'	143.61'	N 35°28'42" W	70°07'05"
C201	400.00'	53.29'	26.69'	53.26'	N 86°36'09" W	07°38'02"
C202	400.00'	50.24'	25.15'	50.20'	N 86°23'00" W	07°11'45"
C203	225.00'	186.60'	99.04'	181.30'	S 66°15'36" W	47°31'01"
C204	300.00'	230.53'	121.29'	224.90'	N 22°25'55" W	44°01'38"
C205	225.00'	77.73'	39.25'	77.34'	S 32°36'19" W	19°47'34"

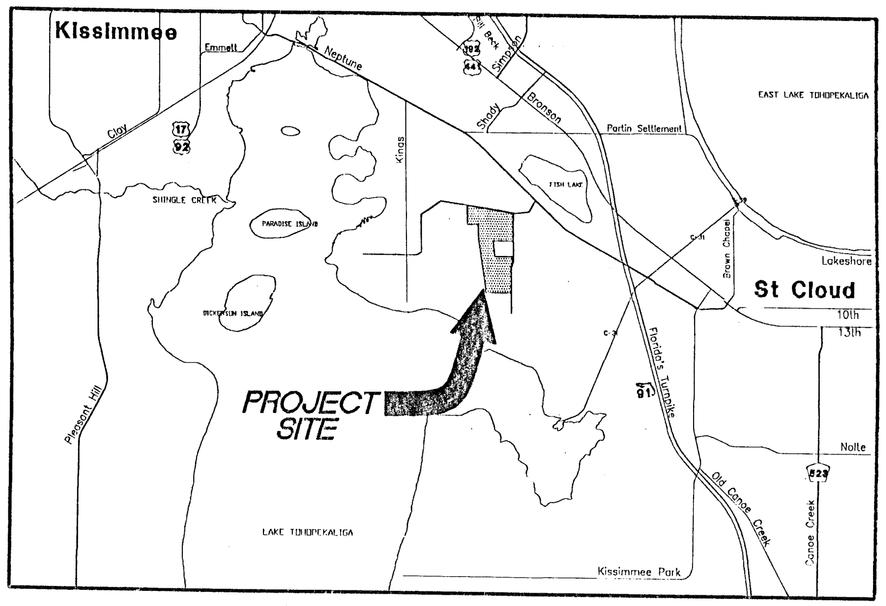
LINE TABLE

LINE	DIRECTION	DISTANCE
L01	S 89°34'50" W	20.00'
L02	S 19°27'45" W	25.00'
L03	S 19°27'45" W	44.92'
L04	S 70°32'15" E	18.66'
L05	N 89°34'54" E	25.00'
L06	S 28°52'14" W	50.00'

LEGAL DESCRIPTION FOR
PHASE I AND PHASE 2 OF KINGS CREST III

BEGINNING AT THE SOUTHWEST CORNER OF THE INTERSECTION OF RIGHTS-OF-WAY LINES OF HENRY PARTIN ROAD AND MACY ISLAND ROAD, RUN THENCE SOUTH 00° 25' 10" EAST A DISTANCE OF 664.18 FEET, THENCE RUN NORTH 89° 58' 53" WEST A DISTANCE OF 619.95 FEET, THENCE RUN SOUTH 00° 25' 10" EAST A DISTANCE OF 796.20 FT, THENCE RUN SOUTH 31° 57' 47" WEST A DISTANCE OF 119.91 FEET, THENCE RUN ALONG A CURVE. SAID CURVE HAS A RADIUS OF 225.00 FEET AND A LENGTH OF 10.33 FEET WITH A CHORD DISTANCE OF 10.33 FEET AND A CHORD BEARING OF NORTH 59° 48' 52" WEST. THENCE RUN SOUTH 28° 52' 14" WEST A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE. SAID CURVE HAS A RADIUS OF 175.00 FEET, AND A LENGTH OF 129.32 FEET WITH A CHORD DISTANCE OF 126.39 FEET AND A CHORD BEARING OF SOUTH 39° 57' 37" EAST. RUN THENCE SOUTH 71° 12' 33" WEST A DISTANCE OF 118.59 FEET, THENCE RUN NORTH 15° 49' 26" WEST A DISTANCE OF 1093.14 FEET, THENCE RUN NORTH 00° 25' 06" WEST A DISTANCE OF 675.29 FEET, THENCE RUN SOUTH 89° 45' 18" WEST A DISTANCE OF 232.80 FEET, THENCE RUN NORTH 00° 15' 50" WEST A DISTANCE OF 339.34 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF HENRY PARTIN ROAD. THENCE RUN ALONG SAID RIGHT-OF-WAY LINE SOUTH 79° 59' 55" EAST A DISTANCE OF 569.60 FEET TO A PLACE WHERE THE RIGHT-OF-WAY CURVES. SAID CURVE IS TANGENTIAL AND HAS A RADIUS OF 1470.00 FEET WITH AN ARC LENGTH OF 242.74 FEET, AN INCLUDED ANGLE OF 09° 27' 40" A CHORD BEARING OF SOUTH 75°16'05" EAST AND A CHORD DISTANCE OF 242.46 FEET. THENCE CONTINUE TANGENTIALLY ALONG SAID RIGHT-OF-WAY SOUTH 70° 32' 15" EAST A DISTANCE OF 507.85 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 28.04 ACRES, MORE OR LESS.

VICINITY MAP



THIS PLAT PREPARED BY:

POLARIS LAND SURVEYING, INC.
642 Beverly Drive
Lake Wales, Florida 33853
(813) 676-8750

SHEET 1 OF 2

PLAT BOOK 8 PAGE 81

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner in fee simple of the lands described in the foregoing caption to this plat, do hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicate the RIGHT OF WAYS AND ALL EASEMENTS & TRACT 'B' shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, The undersigned CHERYL BORNETT; WAYNE SCHOOLFIELD hereunto set THEIR hand and seal on 11-14-94

WITNESSES:

RONALD S. HOWSE

DARREN J. FAHLBUSCH

RONALD S. HOWSE

DARREN J. FAHLBUSCH

Cheryl Barnett, trustee
CHERYL BARNETT, TRUSTEE

Wayne Schoolfield
WAYNE SCHOLFIELD
MANAGING PARTNER
CRS INVESTORS, A Florida General Partnership

STATE OF FLORIDA COUNTY OF OSCEOLA

THIS IS TO CERTIFY, That on 11-14-94 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared CHERYL BARNETT AND WAYNE SCHOOLFIELD to me known to be the person described in and who executed the foregoing dedication and severally acknowledged the the execution thereof to be THEIR free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

RONALD SOLON HOWSE
My Commission CC041398
Expires Aug. 21, 1998
Bonded by HAI
800-422-1555

RONALD S. HOWSE CC041398
NOTARY PUBLIC
My Commission Expires 8-21-94

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on 11-15-94 he completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a correct representation of the lands therein described and platted or subdivided; that permanent reference monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes; & by Osceola Co. Minimum Land Subdivision Regulations, & that said land is located in Sec. 31, T25S, R30E

RALPH H. WHISLER, III, P.L.S. #5248 NOVEMBER 11, 1994 DATE

CERTIFICATE OF APPROVAL BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on December 21, 1994 the Board of County Commissioners of Osceola County approved the foregoing plat.

CHAIRMAN OF THE BOARD

CERTIFICATE OF APPROVAL COUNTY ENGINEER

EXAMINED AND APPROVED Wheeler W. Worthington, Jr. 11-28-94

Ass't. COUNTY ENGINEER DATE

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

THIS IS TO CERTIFY, That on 11-17-94 the Zoning Commission of the above Municipality approved the foregoing plat.

Chairman.

CERTIFICATE OF COUNTY CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, & the Osceola County Minimum Land Subdivision Regs. and was filed for record on 11/28/94 at 4:13 p.m. File No. 94-100799

CLERK OF THE CIRCUIT COURT
In and for Osceola County, Fla.

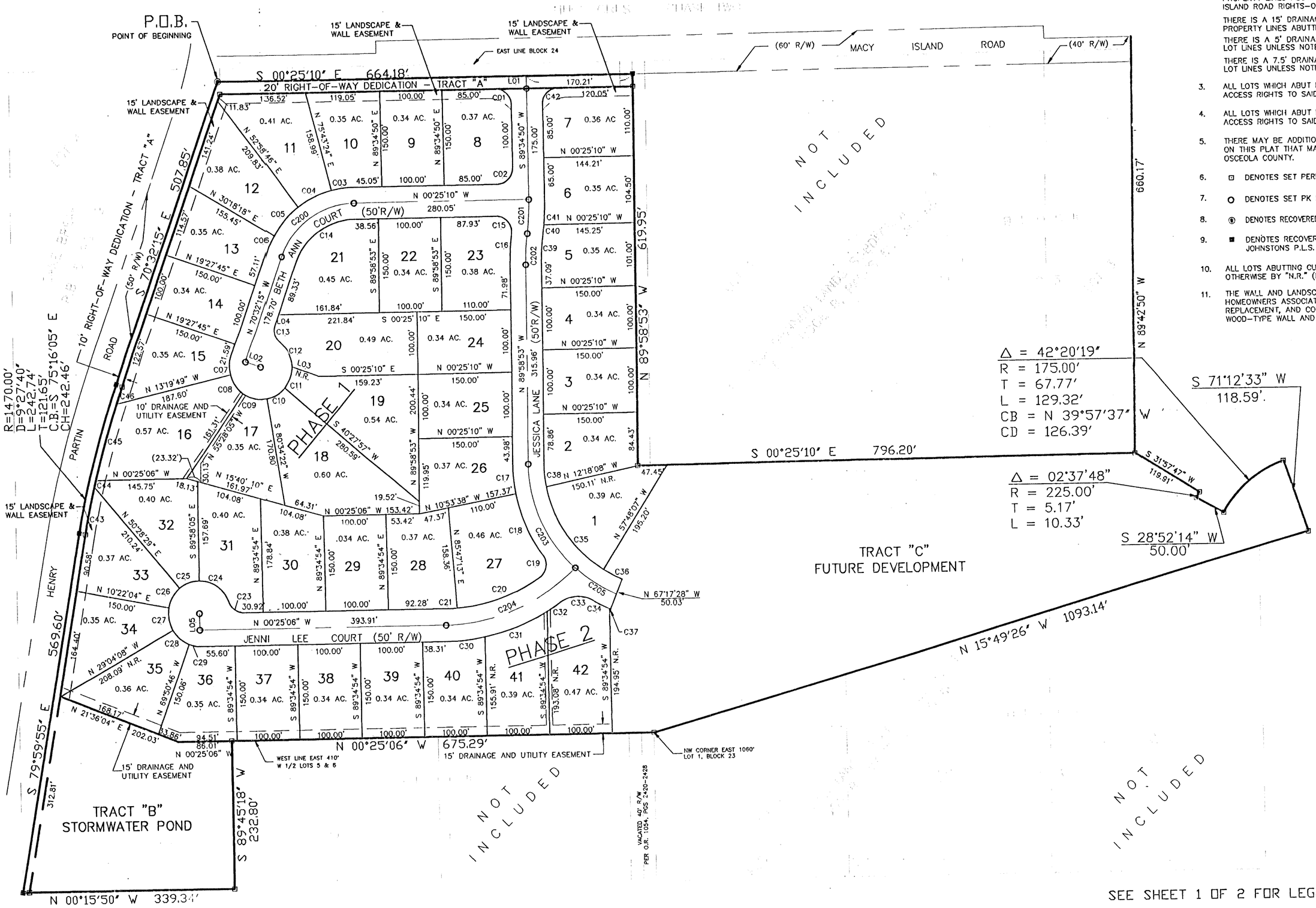
By D.C.

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THE WOODS at KING'S CREST

PHASES 1 AND 2

PLAT BOOK 8
PAGE 82



NOTES

1. BEARINGS ARE ASSUMED BASED ON THE EAST LINE OF THE SOUTH-WEST 1/4 OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 30 EAST AS N 00°25'10" W.
2. THERE IS A 15' DRAINAGE AND UTILITY EASEMENT ON ALL PROPERTY LINES ABUTTING HENRY PARTIN ROAD AND MACY ISLAND ROAD RIGHTS-OF-WAY.
   THERE IS A 15' DRAINAGE, UTILITY AND SIDEWALK EASEMENT ON ALL PROPERTY LINES ABUTTING INTERNAL ROAD RIGHTS-OF-WAY.
   THERE IS A 5' DRAINAGE AND UTILITY EASEMENT ON ALL SIDE LOT LINES UNLESS NOTED OTHERWISE.
   THERE IS A 7.5' DRAINAGE AND UTILITY EASEMENT ON ALL REAR LOT LINES UNLESS NOTED OTHERWISE.
3. ALL LOTS WHICH ABUT HENRY PARTIN ROAD SHALL HAVE NO ACCESS RIGHTS TO SAID HENRY PARTIN ROAD.
4. ALL LOTS WHICH ABUT MACY ISLAND ROAD SHALL HAVE NO ACCESS RIGHTS TO SAID MACY ISLAND ROAD.
5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF OSCEOLA COUNTY.
6. ⊡ DENOTES SET PERMANENT REFERENCE MONUMENT.(P.R.M.-P.L.S. #5248)
7. O DENOTES SET PK NAIL WITH DISC.(P.C.P.-P.L.S. #5248)
8. ◉ DENOTES RECOVERED 5/8" IRON ROD WITH PLASTIC CAP LS #5270
9. ■ DENOTES RECOVERED 4" x 4" CONCRETE MONUMENT JOHNSTONS P.L.S. # 935
10. ALL LOTS ABUTTING CURVES ARE RADIAL UNLESS NOTED OTHERWISE BY "N.R." (NON-RADIAL)
11. THE WALL AND LANDSCAPE EASEMENTS ARE DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF MAINTENANCE, REPLACEMENT, AND CONSTRUCTION OF AN 8-FOOT MASONRY OR WOOD-TYPE WALL AND ADJACENT LANDSCAPING

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION

THIS PLAT PREPARED BY:
POLARIS LAND SURVEYING, INC.
642 BEVERLY DRIVE
LAKE WALES, FLORIDA 33853
(813) 676-8750

100 50 0 100 200 300
SCALE IN FEET

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PETITION FOR ANNEXATION

The undersigned, being all of the owners of the real property located in an unincorporated area of Osceola County, Florida, contiguous to the City of St. Cloud, Florida, and described as:

SEE EXHIBIT "A"

do hereby petition the City Council of the City of St. Cloud, Florida, that said property be annexed to the City of St. Cloud, Florida, and classified as a/an R-2 district on the City Zoning Map.

The undersigned hold fee simple title to the said property by virtue of warranty deed, dated #1 9/22/93* #2 8/19/83* and recorded on #1 10/7/93* in Official Records Book #1 1149*, Page #1 2094*, public records of Osceola County, Florida. Attached hereto is a Certificate of Title of even date herewith certifying to said title. * #2 DATED 8/19/93, FILED 8/23/93 in O.R. BOOK 1140, PAGE 2297

Dated this 5th day of January 1994

PROPERTY OWNERS:

Signature

Wayne Schoolfield
Type/Print Name

101 Park Place Blvd., Suite 3
Kissimmee, FL 34741
Address

Signature

Dianne Schoolfield
Type/Print Name

101 Park Place Blvd., Suite 3
Kissimmee, FL 34741
Address

Signature

Cheryl Barnett, Trustee
Type/Print Name

10 Park Place Blvd., Suite 3
Kissimmee, FL 34741
Address

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WITNESSES:

Diana L. Krug
Signature

DIANA L. KRUG
Type/Print Name

Elenora B. Rader
Signature

ELENORA B. RADER
Type/Print Name

STATE OF: Florida

COUNTY OF: Osceola

The foregoing instrument was acknowledged before me this 5th day of January, 19 94, by Wayne Schoolfield, Dianne Schoolfield and Cheryl Barnett, Trustee who is personally known to me or who has produced _____ personally known as identification and who ~~did~~/did not take an oath.

Diana L. Krug
NOTARY PUBLIC

TYPED/PRINTED NAME: DIANA L. KRUG

MY COMMISSION NUMBER: CC242036

MY COMMISSION EXPIRES: July 19, 1995

(SEAL)

DIANA L. KRUG
Notary Public, State of Florida
My comm. expires July 19, 1995
Comm. No. CC 242036

THIS INSTRUMENT WAS PREPARED BY THE CITY OF ST. CLOUD CITY MANAGER, 1300 9TH STREET, ST. CLOUD, FLORIDA - 34769

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EXHIBIT "A"

THAT PORTION OF LOT 4, BLOCK 24, LYING SOUTH OF HENRY PARTIN ROAD AND THE EAST 410 FEET OF THE WEST HALF OF LOTS 5 AND 6, THE EAST HALF OF LOTS 5 AND 6, INCLUSIVE, BLOCK 24, AND THE EAST 700 FEET OF THE NORTH 245 FEET OF LOT 5, INCLUSIVE, BLOCK 23, LYING WEST OF MACY ISLAND ROAD, AND THAT PORTION OF LOTS 1, 2, 3, AND 4, INCLUSIVE, BLOCK 23, LYING EAST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHWEST CORNER OF THE EAST 1,060 FEET OF SAID LOT 1, BLOCK 23, RUN SOUTHEASTERLY TO THE SOUTHWEST CORNER OF THE EAST 700 FEET OF LOT 4, BLOCK 23, AND THERE TERMINATING SAID DESCRIBED LINE. ALL BEING IN THE FLORIDA DRAINED LAND COMPANY'S SUBDIVISION NO. 1, AS RECORDED IN PLAT BOOK B, PAGES 65 AND 66 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, IN SECTION 31-25-30 AND SECTION 6-26-30.

LESS AND EXCEPT:

THE EAST ONE-HALF OF LOTS 1 AND 2 AND THE NORTH 139.29 FEET OF THE EAST ONE-HALF OF LOT 3, BLOCK 23, FLORIDA DRAINED LAND COMPANY'S SUBDIVISION NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS FILED AND RECORDED IN PLAT BOOK B, PAGES 65 AND 66 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. TOGETHER WITH THAT PORTION OF THE SOUTH ONE-HALF OF THE VACATED 40.0 FEET PLATTED ROAD RIGHT OF WAY ABUTTING THE NORTH LINE OF SAID EAST ONE-HALF OF LOT 1, BLOCK 23, AS VACATED IN O.R. BOOK 1054, PAGES 2420 THROUGH 2428 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

SAID PARCEL CONTAINS 39 ACRES, MORE OR LESS.

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NOTICE OF ENCUMBRANCE TO ANNEX TO CITY OF ST. CLOUD

THIS INSTRUMENT, Made this 5th day of January 19 94, Between Wayne Schoolfield and Dianne Schoolfield, husband and wife, and Cheryl Barnett, Trustee of the County of Osceola, State of Florida Grantor*, and THE CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee;

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below-described into the corporate limits of the City of St. Cloud; and Wayne Schoolfield, and Dianne Schoolfield, husband and wife, and Cheryl Barnett, Trustee

GRANTOR, for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged,

DOES HEREBY ENCUMBER the below-described real property situate, lying and being in Osceola County, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those minsterial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal.

The subject property is described as:

SEE EXHIBIT "A"

*Grantor is used for singular or plural, as the context requires.
IN WITNESS WHEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES (two required):

Diana L. Krug
Signature

DIANA L. KRUG
Type/Print Name

Elenora B Rader
Signature

ELENORA B. RADER
Type/Print

PROPERTY OWNERS:

Signature

Wayne Schoolfield
Type/Print

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WITNESSES (two required):

Diana L. Krug
Signature

DIANA L. KRUG
Type/Print

Elenora B. Rader
Signature

ELENORA B. RADER
Type/Print

PROPERTY OWNERS:

Dianne Schoolfield
Signature

Dianne Schoolfield
Type/Print

Diana L. Krug
Signature

DIANA L. KRUG
Type/Print

Elenora B. Rader
Signature

ELENORA B. RADER
Type/Print

Cheryl Barnett
Signature

Cheryl Barnett, Trustee
Type/Print

STATE OF: FLORIDA

COUNTY OF: OSCEOLA

The foregoing instrument was acknowledged before me on this 5th day of January, 1994, by Wayne Schoolfield, Dianne Schoolfield, eryl Barnett, rustee who is personally known to me or who has produced _____ personally known as identification and who did/did not take an oath.

Diana L. Krug
Notary Public

Typed/Printed Name: DIANA L. KRUG

Commission Number: CC242036

My Commission Expires: July 19, 1995

(SEAL) DIANA L. KRUG
Notary Public, State of Florida
My comm. expires July 19, 1995
Comm. No. CC 242036

THIS INSTRUMENT WAS PREPARED BY THE CITY OF ST. CLOUD CITY MANAGER, 1300 9TH STREET, ST. CLOUD, FLORIDA - 34769

City of St. Cloud - Reproduced from Scanned Images
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EXHIBIT "A"

THAT PORTION OF LOT 4, BLOCK 24, LYING SOUTH OF HENRY PARTIN ROAD AND THE EAST 410 FEET OF THE WEST HALF OF LOTS 5 AND 6, THE EAST HALF OF LOTS 5 AND 6, INCLUSIVE, BLOCK 24, AND THE EAST 700 FEET OF THE NORTH 245 FEET OF LOT 5, INCLUSIVE, BLOCK 23, LYING WEST OF MACY ISLAND ROAD, AND THAT PORTION OF LOTS 1, 2, 3, AND 4, INCLUSIVE, BLOCK 23, LYING EAST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHWEST CORNER OF THE EAST 1,060 FEET OF SAID LOT 1, BLOCK 23, RUN SOUTHEASTERLY TO THE SOUTHWEST CORNER OF THE EAST 700 FEET OF LOT 4, BLOCK 23, AND THERE TERMINATING SAID DESCRIBED LINE. ALL BEING IN THE FLORIDA DRAINED LAND COMPANY'S SUBDIVISION NO. 1, AS RECORDED IN PLAT BOOK B, PAGES 65 AND 66 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, IN SECTION 31-25-30 AND SECTION 6-26-30.

LESS AND EXCEPT:

THE EAST ONE-HALF OF LOTS 1 AND 2 AND THE NORTH 139.29 FEET OF THE EAST ONE-HALF OF LOT 3, BLOCK 23, FLORIDA DRAINED LAND COMPANY'S SUBDIVISION NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS FILED AND RECORDED IN PLAT BOOK B, PAGES 65 AND 66 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. TOGETHER WITH THAT PORTION OF THE SOUTH ONE-HALF OF THE VACATED 40.0 FEET PLATTED ROAD RIGHT OF WAY ABUTTING THE NORTH LINE OF SAID EAST ONE-HALF OF LOT 1, BLOCK 23, AS VACATED IN O.R. BOOK 1054, PAGES 2420 THROUGH 2428 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

SAID PARCEL CONTAINS 39 ACRES, MORE OR LESS.

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CERTIFICATE OF TITLE

THE UNDERSIGNED, RAYELYNNE WOESTE, AN AUTHORIZED SIGNATORY OF APPROVED TITLE, INC., DOES HEREBY CERTIFY THAT SHE HAS EXAMINED THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA WITH REGARD TO THE FOLLOWING DESCRIBED REAL PROPERTY:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF.

AND THAT BASED UPON SAID EXAMINATION SHE DOES HEREBY CERTIFY THAT FEE SIMPLE TITLE TO THE DESCRIBED REAL PROPERTY IS VESTED IN #1: WAYNE SCHOOLFIELD and DIANNE SCHOOLFIELD, husband and wife #2 CHERYL BARNETT, Trustee, BY VIRTUE OF WARRANTY DEEDS DATED #1 9/22/93 *, FILED #1 10/7/93, * IN O.R. BOOK #1 1149*, PAGE #1 2094*, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, AS OF THE DATE HEREOF AND SAID REAL PROPERTY IS NOT SUBJECT TO ANY RESTRICTIONS, MORTGAGES, LIENS OR ENCUMBRANCES OF ANY KIND WHICH AFFECT IN ANY MANNER THE RIGHT OF THE SAID OWNER TO ANNEX SAID PROPERTY TO THE CITY OF ST. CLOUD, FLORIDA, OR ANY OTHER MUNICIPALITY. * #2 DATED 8/19/93, FILED 8/23/93 IN O.R. BOOK 1140, PAGE 2297

DATED THIS 11th DAY OF OCTOBER, 1993 XXXXX

APPROVED TITLE, INC.
1609 13th Street
St. Cloud, FL 34769
(407) 957-9000

BY: _____
RAYELYNNE WOESTE
MANAGER - ST. CLOUD

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EXHIBIT "A"

THAT PORTION OF LOT 4, BLOCK 24, LYING SOUTH OF HENRY PARTIN ROAD AND THE EAST 410 FEET OF THE WEST HALF OF LOTS 5 AND 6, THE EAST HALF OF LOTS 5 AND 6, INCLUSIVE, BLOCK 24, AND THE EAST 700 FEET OF THE NORTH 245 FEET OF LOT 5, INCLUSIVE, BLOCK 23, LYING WEST OF MACY ISLAND ROAD, AND THAT PORTION OF LOTS 1, 2, 3, AND 4, INCLUSIVE, BLOCK 23, LYING EAST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHWEST CORNER OF THE EAST 1,060 FEET OF SAID LOT 1, BLOCK 23, RUN SOUTHEASTERLY TO THE SOUTHWEST CORNER OF THE EAST 700 FEET OF LOT 4, BLOCK 23, AND THERE TERMINATING SAID DESCRIBED LINE. ALL BEING IN THE FLORIDA DRAINED LAND COMPANY'S SUBDIVISION NO. 1, AS RECORDED IN PLAT BOOK B, PAGES 65 AND 66 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, IN SECTION 31-25-30 AND SECTION 6-26-30.

LESS AND EXCEPT:

THE EAST ONE-HALF OF LOTS 1 AND 2 AND THE NORTH 139.29 FEET OF THE EAST ONE-HALF OF LOT 3, BLOCK 23, FLORIDA DRAINED LAND COMPANY'S SUBDIVISION NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS FILED AND RECORDED IN PLAT BOOK B, PAGES 65 AND 66 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. TOGETHER WITH THAT PORTION OF THE SOUTH ONE-HALF OF THE VACATED 40.0 FEET PLATTED ROAD RIGHT OF WAY ABUTTING THE NORTH LINE OF SAID EAST ONE-HALF OF LOT 1, BLOCK 23, AS VACATED IN O.R. BOOK 1054, PAGES 2420 THROUGH 2428 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

SAID PARCEL CONTAINS 39 ACRES, MORE OR LESS.

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STATEMENT OF INTENDED USE

The undersigned, being the petitioners for annexation of certain real property to the City of St. Cloud, Florida, said Petition being filed herewith, do hereby certify that, if said property is annexed to the City, our intentions with regard to the use of said property are as follows:

1. Type of use (industrial, commercial, professional, single-family residential, multi-family residential, etc.):

Single family residential

2. The number, type and use of all improvements to be constructed upon the property are as follows:

Less than 100

3. A copy of a plat, if available, or site development plan showing the locations of improvements to be constructed is attached.

4. The following special or extraordinary requirements for City service are anticipated in connection with the intended use:

Water

The undersigned do hereby certify that the above and foregoing, including any attachments or exhibits hereto, constitute our intended use of the property which we propose to annex to the City of St. Cloud, and we, and our successors in interest in the subject property, do recognize and agree that in the event of annexation by the City, the City shall be under no obligation to provide City services of any kind to development upon the subject property imposing greater demands upon such City services than those reasonably to be anticipated for the use described in this Statement.

Dated this 5th day of January, 19 94.

PROPERTY OWNERS:

Signature — Wayne Schoolfield
Type/Print Name

Signature — Dianne Schoolfield
Type/Print Name

Signature — Cheryl Barnett, Trustee
Type/Print Name

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City of St. Cloud Laserfiche Reproduction

MEL WILLS, JR.
CLERK OF THE CIRCUIT COURT
OSCEOLA COUNTY, FLORIDA

BOOK 1364 PAGE 0247
INSTRUMENT # 96-096360
DATE 12/02/96 TIME 11:15
VERIFIED BY SWT

FOR RECORDING USE ONLY

NOTICE OF ENCUMBRANCE TO ANNEX TO CITY OF ST. CLOUD

THIS INSTRUMENT, Made this 22 day of November 1996, Between Ashley Reserve, a FL General Partnership of the County of Osceola, State of Florida Grantor*, and THE CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee;

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below-described into the corporate limits of the City of St. Cloud; and

GRANTOR, for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged,

DOES HEREBY ENCUMBER the below-described real property situate, lying and being in Osceola County, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal.

The subject property is described as:

See Exhibit "A" attached

*Grantor is used for singular or plural, as the context requires. IN WITNESS WHEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S): Ashley Reserve, A Florida General Partnership

1.
SIGNATURE
C.N. Gross, Jr.
TYPE/PRINT NAME

WITNESSES (two required):
SIGNATURE
Brian Cole
TYPE/PRINT NAME
SIGNATURE
ANTONY BAINBRIDGE
TYPE/PRINT NAME

2.
SIGNATURE
C.N. Gross, III
TYPE/PRINT NAME

SIGNATURE
Brian Cole
TYPE/PRINT NAME
SIGNATURE
ANTONY BAINBRIDGE
TYPE/PRINT NAME

STATE OF: Florida
COUNTY OF: Osceola

The foregoing instrument was acknowledged before me on this 22 day of November 19 96, by C.N. Gross, Jr. and C.N. Gross, III who is personally known to me or who has produced _____ as identification and who did / did not take an oath.

NOTARY PUBLIC
Laura E Snider
TYPE/PRINT NAME

LAURA E SNIDER
My Commission CC459777
Expires Aug. 24, 1998
Bonded by HAI
800-422-1555
COMMISSION NUMBER
COMMISSION EXPIRES

Pursuant to Section 695.26(3)(f): This instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer; J. Paul Wetzel, City of St. Cloud, Florida 34769.

EXHIBIT "A"

LEGAL DESCRIPTION

PORTIONS OF LOTS 1, 2, AND 3 OF THE FLORIDA DRAINED LANDS SUBDIVISION NO. 1, AS RECORDED IN PLAT BOOK "B", PAGES 65 AND 66 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF LOT 1 AND THE WESTWARDLY RIGHT-OF-WAY LINE OF MACY ISLAND ROAD, THENCE RUN SOUTH 0°25'10" EAST ALONG LAST SAID RIGHT-OF-WAY A DISTANCE OF 799.10 FEET; DEPARTING SAID RIGHT-OF-WAY, THENCE RUN NORTH 89°42'50" WEST A DISTANCE OF 620.17 FEET; THENCE RUN NORTH 00°25'10" WEST A DISTANCE OF 796.20 FEET; THENCE RUN SOUTH 89°58'53" EAST A DISTANCE OF 620.14 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINS 11.36 ACRES, MORE OR LESS.

REF:RR96006\RR-MI-02.LCL

CITY OF ST. CLOUD, FL

DEC 11 2013

PLANNING DEPARTMENT

CFN 2013194640
Bk 4545 Pg 162 (1 Pgs)
DATE: 12/13/2013 09:45:34 AM
ARMANDO RAMIREZ, CLERK OF COURT
OSCEOLA COUNTY
RECORDING FEES $10.00
FOR RECORDING USE ONLY

Notice of Encumbrance To Annex to City of St. Cloud

City of St. Cloud (Planning & Zoning)
1300 9th Street
St. Cloud, FL 34769

THIS INSTRUMENT, Made this 9 day of DEC 2013, between Karla+Rosario Callao of the County of Osceola, State of Florida Grantor*, and the CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee:

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below described into the corporate limits of the City of St. Cloud, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 ($1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledges, DOES HEREBY ENCUMBER the below – described real property situate, lying and being in Osceola County, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. Properties located outside the St. Cloud Future Annexation Area are encumbered but final annexation is subject to both the traditional requirements for annexation and receipt of County approval. The subject property is described as:

LOT 21, LOVELAND ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 104 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA

Case # 13-20.09 Parcel ID 31 25 30 3990 0001 0210

*Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):

1. _____
Signature

ROSARIO CALILAO
Type or print name

2. _____
Signature

Kala Calilao
Type or print name

WITNESSES (Two required):

1. _____
Signature

Ulysses Escobar
Type or print name

2. _____
Signature

Danielle Baez
Type or print name

STATE OF: Florida COUNTY OF: Osceola

The foregoing instrument was acknowledged before me on this 9 day of Dec, 20 13, by Rosario Calilao Karla Calilao who is personally known to me or who has produced _____ as identification and who did not take an oath.

SEAL:

KATHRYN T. SHIRAH
Notary Public - State of Florida
My Comm. Expires Sep 10, 2016
Commission # EE 833826
Bonded Through National Notary Assn.

Notary Public _____

Type/print name _____

Pursuant to Section 695.26(3)(f): This instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer, City Manager, City of St. Cloud, Florida 34769.

OR
BK0892 PG0367

This instrument was prepared by:
H. R. THORNTON, JR., P.O. Box 245
1010 Penn. Ave, St. Cloud, Fla
(305) 892-2176 File No:

NOTICE OF AND ENCUMBRANCE
TO ANNEX TO CITY OF ST CLOUD

THIS INSTRUMENT, Made this 29th day of July 1988, Between
CENTRAL FLORIDA DEVELOPMENT CORPORATION

of the County of Osceola, State of Florida,

Grantor*, and THE CITY OF ST. CLOUD, FLORIDA, a Municipal Corporation, Grantee;
WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below-described into the corporate limits of the City of St. Cloud; and
GRANTOR, for and inconsideration of the sum of ONE and NO/100 ($1.00) DOLLAR and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged,
DOES HEREBY ENCUMBER the below-described real property situate, lying and being in Osceola County, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,
GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal.
The subject property is described as:

SEE EXHIBIT "A" ATTACHED

*Grantor is used for singular or plural, as the context requires.
IN WITNESS WHEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Debbie A. Tuck
witness

PRESIDENT (SEAL)

Central Florida Development Corp

Susan Simpson
witness

(SEAL)

Susan Simpson
witness

(SEAL)

witness (two are required)

(SEAL)

FILED, RECORDED AND
RECORD VERIFIED
MEL WILLS, JR. CLK CIR CT
OSCEOLA COUNTY
BY Kaf D.C.

STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY, THAT ON THIS DAY, before me, a notary public, personally appeared RAUL STERN, President to me known to be the person(s) described in and who executed the foregoing instrument and (t)(s)he(y) acknowledged before me that (t)(s)he(y) executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 29th day of JULY, 1988.

My Commission Expires:
(IMPRESSION SEAL)

Susan Saxon
Notary Public Notary Public, State of Florida at Large
My Commission Expires January 9, 1992
Bonded thru Brown & Brown, Inc.

Parcel 1
From the Southeast corner of Section 31, Township 25 South, Range 30 East, Osceola County, Florida, run S89°58'20"W, along the South line of said Section 31, 1000.00 feet to the Point of Beginning; run thence N00°55'00"W, 868.07 feet to the Southeast corner of the Melba Tregre Lands; run thence S89° 58'55"W, 712.72 feet to the Southwest corner of said Lands; run thence N 00° 01'05"W, along the West line of said Lands, 416.32 feet; run thence S89°57'46"W, 362.44 feet; run thence S00°01'05"E, 624.36 feet; run thence N89°57'46"E 76.72 feet to the Northeast corner of SW 1/4 of SW 1/4 of SE 1/4 of said Section 31; run thence S00°18'49"E, 660.0 feet to the Southwest corner of the SE 1/4 of SW 1/4 of SE 1/4 of said Section 31; run thence N89°58'20"E, 980.82 feet to the Point of Beginning..

Parcel 2
From the Southeast corner of Section 31, Township 25 South, Range 30 East, Osceola County, Florida, run West along the South line of said Section 31, 1000.00 feet; run thence North 00°55' East 868.10 feet, to the point of beginning; continue North 00°55' East 317.94 feet, to the Southerly right of way line of State Road #525; run thence N46°35'W along said right-of-way line 817.69 feet; run thence South 14°56' West 480.35 feet; run thence South 00°01' East 416.10 feet; run thence North 89°59' East 713.0 feet to the point of beginning.

EXHIBIT "A"

FILED, RECORDED AND
RECORD VERIFIED
MEL WILLS, JR. CLK CIR CT
OSCEOLA COUNTY
BY Kf D.C.

8800046445
1988 SEP 21 AM 9:12

ORBK0915 PG0447

This instrument was prepared by:
H. R. THORNTON, JR., P.O. Box 245
1010 Penn. Ave, St. Cloud, Fla
(305) 892-2176 File No:

NOTICE OF AND ENCUMBRANCE
TO ANNEX TO CITY OF ST CLOUD

THIS INSTRUMENT, Made this 16th day of March 19 89 , Between

CENTRAL FLORIDA RESIDENTIAL PROPERTIES, INCORPORATED

of the County of Orange , State of Florida ,

Grantor*, and THE CITY OF ST. CLOUD, FLORIDA, a Municipal Corporation, Grantee;

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below-described into the corporate limits of the City of St. Cloud; and

GRANTOR, for and inconsideration of the sum of ONE and NO/100 ($1.00) DOLLAR and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged,

DOES HEREBY ENCUMBER the below-described real property situate, lying and being in Osceola County, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal.

The subject property is described as:

Lot 28, CANEBRAKE, according to the Official Plat thereof as recorded in Plat Book 5, pages 28 through 30, Public Records of Osceola County, Florida.

*Grantor is used for singular or plural, as the context requires.

IN WITNESS WHEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

witness _____ _____ (SEAL)

witness _____ _____ (SEAL)

witness _____ _____ (SEAL)

witness (two are required) _____ _____ (SEAL)

STATE OF Florida
COUNTY OF Osceola

I HEREBY CERTIFY THAT ON THIS DAY, before me, a notary public, personally appeared _____ to me known to be the person(s) described in and who executed the foregoing instrument and (t)(s)he(y) acknowledged before me that (t)(s)he(y) executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 16th day of March , 1989 .

My Commission Expires:
(IMPRESSION SEAL)

_____
Notary Public

Notary Public, State of Florida
My Commission Expires Jan. 10, 1993
Bonded Thru Troy Fain - Insurance Inc.

PETITION FOR ANNEXATION

The undersigned, being all of the owners of the real property located in an unincorporated area of Osceola County, Florida, contiguous to the City of St. Cloud, Florida, and described as:

Lot 28, CANE BRAKE, according to the Official Plat thereof as recorded in Plat Book 5, pages 28 through 30, Public Records of Osceola County, Florida.

do hereby petition the City Council of the City of St. Cloud, Florida, that said property be annexed to the City of St. Cloud, Florida, and classified as an R1 district on the City Zoning Map.

The undersigned hold fee simple title to the said property by virtue of Warranty deed dated January 31, 1989 and recorded on February 6, 1989 in Official Records Book 0909, page 1895, public records of Osceola County, Florida. Attached hereto is a Certificate of Title of even date herewith certifying to said title.

Dated this 16th day of March, 1989.

Witnesses:

Property Owner

Property Owner

Property Owner

STATE OF FLORIDA,
COUNTY OF OSCEOLA, SS:

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared to me known to be the person described in and who executed the foregoing Petition For

Annexation and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the county and state last aforesaid this 16th day of March, 1987.

Sallie J. Carman

Notary Public

My Commission Expires: Notary Public, State of Florida My Commission Expires Jan. 10, 1990 Bonded Thru Troy Fain - Insurance Inc.

SALLIE J. C... NOTARY SEAL ... PUBLIC ... STATE

CERTIFICATE OF TITLE

The undersigned, OSCEOLA TITLE, INC., does hereby certify that he has examined an abstract of title current to the date hereof, or the public records of Osceola County, Florida, to the date hereof, with regard to the following described real property:

Lot 28, CANE BRAKE, according to the Official Plat thereof as recorded in Plat Book 5, pages 28 through 30, Public Records of Osceola County, Florida.

and that based upon said examination he does hereby certify that fee simple title to the described real property is vested in CENTRAL FLORIDA RESIDENTIAL PROPERTIES, INC. as of the date hereof, and said real property is not subject to any restrictions, mortgages, liens or encumbrances of any kind which affect in any manner the right of the said owner to annex the said property to the City of St. Cloud, Florida, or any other municipality.

Dated this 15th day of March, 1989.

ADDRESS: OSCEOLA TITLE, INC.
316 N. Bermuda Ave., Ste. #14
P.O. Box 3397
Kissimmee, FL 32742-3397

Telephone: (407) 933-1212

CITY ORDINANCE AND OR POLICY PROHIBITS THE CITY ATTORNEY FROM MAKING THIS CERTIFICATION.

STATEMENT OF INTENDED USE

The undersigned, being the petitioners for annexation of certain real property to the City of St. Cloud, Florida, said Petition being filed herewith, do hereby certify that, if said property is annexed to the City, our intentions with regard to the use of said property are as follows:

1. Type of use (industrial, commerical, professional, single-family residential, multi-family residential, etc.):

Single Family Residential

2. The number, type and use of all improvements to be constructed upon the property are as follows:

One Single Family Residence

3. A copy of a plat, if available, or site development plan showing the locations of improvements to be constructed is attached.

4. The following special or extraordinary requirements for City service are anticipated in connection with the intended use:

The undersigned do hereby certify that the above and foregoing, including any attachments or exhibits hereto, constitute our intended use of the property which we propose to annex to the City of St. Cloud, and we, and our successors in interest in the subject property, do recognize and agree that in the event of annexation by the City, the City shall be under no obligation to provide City services of any kind to development upon the subject property imposing greater demands upon such City services than those reasonably to be anticipated from the use described in this Statement.

Dated this 16th day of March, 1989.

X _____
Property Owner

_____
Property Owner

_____
Property Owner

FILED, RECORDED AND
RECORD VERIFIED
MEL WILLS, JR. CLK CIR CT
OSCEOLA COUNTY
BY _____ D.C.

Return to: (enclose self-addressed stamped envelope)

Name: RETURN TO
OSCEOLA TITLE INC
Address: P O BOX 3397
KISSIMMEE, FL 32742-3397

This Instrument Prepared by:
This instrument was prepared incidental to the writing of a title insurance policy by
Elizabeth A. McGinley of Osceola Title, Inc.
P.O. Box 3397, Kissimmee, FL 32742

Property Appraisers Parcel Identification (Folio) Number(s):

ORBK0915 PG0452 ORBK0909 PG1895

WARRANTY DEED (FROM CORPORATION)

ARMCO FORM 33

Copyright Payne & Dunning Co., Inc. 1987

FILED
FEB 6'89 11:50

890071

SPACE ABOVE THIS LINE FOR PROCESSING DATA — SPACE ABOVE THIS LINE FOR RECORDING DATA

STAMPS 115.50

This Warranty Deed *Made and executed the* 31st *day of* January *A. D.* 19 89 *by*

R & B PROPERTIES, a Florida General Partnership

~~corporation~~ *existing under the laws of* Florida *, and having its principal place of business at* ~~1984 Kings Highway, Kissimmee, FL 32743~~ *hereinafter called the grantor, to* 1984 Kings Highway, Kissimmee, FL 32743

CENTRAL FLORIDA RESIDENTIAL PROPERTIES, INC., a Florida Corporation

whose postoffice address is 1650 Sand Lake Road, Orlando, Florida 32809

hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: *That the grantor, for and in consideration of the sum of* $ 10.00 *and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in* Osceola *County, Florida, viz:*

Lot 28, CANE BRAKE, according to the Official Plat thereof as recorded in Plat Book 5, pages 28 through 30, Public Records of Osceola County, Florida.

FILED, RECORDED AND
RECORD VERIFIED
MEL WILLS, JR, CLK CIR CT
OSCEOLA COUNTY
BY

890017233 89 MAR 22 PM 2:43 890007903 89 FEB -6 PM 2:30

Together *with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.*

To Have and to Hold, *the same in fee simple forever.*

And *the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances* except taxes accruing subsequent to December 31, 1988; easements and restrictions of record.

~~(CORPORATE SEAL)~~

In Witness Whereof *the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.*

~~ATTEST:~~ ~~Secretary~~

R & B PROPERTIES

Signed, sealed and delivered in the presence of:

By JOHN ROBINSON, general partner ~~President~~

MICHAEL D. BAST, general partner

STATE OF FLORIDA
COUNTY OF OSCEOLA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared JOHN ROBINSON & MICHAEL D. BAST, general partners of R & B PROPERTIES a Florida general partnership well known to me to be the ~~President and~~ persons ~~Secretary respectively~~ named as grantor in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said ~~corporation~~ partnership.

WITNESS my hand and official seal in the County and State last aforesaid this 31st day of January A. D. 1989.

My Commission Expires: 11-15-91

NOTARY PUBLIC, STATE OF FLORIDA

ARMANDO RAMIREZ OSCEOLA COUNTY, DATE 11/06/2013 11:55:07 AM
FILE # 2013175150 Bk 4528 Pgs 753-754 (2 Pgs)REC FEES $18.50

Notice of Encumbrance To Annex to City of St. Cloud

City of St. Cloud (Planning & Zoning)
1300 9th Street
St. Cloud, FL 34769

FOR RECORDING USE ONLY

THIS INSTRUMENT, Made this 4th day of NOV 20 13, between Albert Hon hang chan FONG TING YA of the County of Osceola, State of FL Grantor*, and the CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee:

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below described into the corporate limits of the City of St. Cloud, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 ($1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledges, DOES HEREBY ENCUMBER the below – described real property situate, lying and being in Osceola County, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. Properties located outside the St. Cloud Future Annexation Area are encumbered but final annexation is subject to both the traditional requirements for annexation and receipt of County approval. The subject property is described as:

SEE Attached

Case # 13-20.08 Parcel ID 31253D 399000001 02.00

*Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):

1. Albert Hon hang Chan
Signature

ALBERT, HON-HANG CHAN
Type or print name

2. Fong Ting Ya
Signature

FONG TING YA
Type or print name

WITNESSES (Two required)

1. [signature]
Signature

Marty Hobbs
Type or print name

2. Lisa Marion
Signature

Lisa Marion
Type or print name

STATE OF: Florida COUNTY OF: Osceola

The foregoing instrument was acknowledged before me on this 4th day of November, 20 13, by Chan Albert Hon Hang & Chan Ting Ya Fong who is personally known to me or who has produced drivers license as identification and who did not take an oath.

SEAL:

Notary Public Heather Barber

Type/print name Heather Barber

Pursuant to Section 695.26(3)(f): This instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer, City Manager, City of St. Cloud, Florida 34769.

HEATHER BARBER
Notary Public - State of Florida
My Comm. Expires Dec 8, 2017
Commission # FF 046797

EXHIBIT A

Lot 20, Loveland Estates, according to the official plat thereof, as recorded in plat book 1, page 104 of the Public Records of Osceola County, Florida

MEL WILLS, JR.
CLERK OF THE CIRCUIT COURT
OSCEOLA COUNTY, FLORIDA

BOOK 1299 PAGE 0566
INSTRUMENT # 95-115517
DATE 12/21/95 TIME 12:23
VERIFIED BY KKH

FOR RECORDING USE ONLY

NOTICE OF ENCUMBRANCE TO ANNEX TO CITY OF ST. CLOUD

THIS INSTRUMENT, Made this 13th day of December, 19 95,
Between CHERYL BARNETT, Trustee of
the County of Osceola, State of Florida Grantor*, and
THE CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee;

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below-described into the corporate limits of the City of St. Cloud; and

GRANTOR, for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged,

DOES HEREBY ENCUMBER the below-described real property situate, lying and being in Osceola County, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal.

The subject property is described as:
A parcel of land being a portion of Lots 5, 6, and 7 of Block 23 of the Florida Drained Lands Subdivision No. 1, as recorded in Plat Book "B", Pages 65 and 66 of the Public Records of Osceola County, Florida, more particularly described as:

Commence at the Southeast corner of the Southwest 1/4 of Section 31, Township 25 South, Range 30 East, thence run South 00°18'06" East a distance of 199.72 feet; thence run South 89°41'54" West a distance of 40.00 feet to the Westerly right-of-way line of Macy Island Road, said point is also the Point of Beginning; thence South 00°18'06" East a distance of 7.50 feet; thence North 89°41'54" East a distance of 138.00 feet to a point on the Westerly right-of-way line of Macy Island Road; thence South 00°18'06" East along said right-of-way line a distance of 73.74 feet to a point on a curve concaving Northwesterly with a delta angle of 15°39'06" and a radius of 288.62 feet; thence along said curve a distance of 81.85 feet; thence South 15°14'21" West a distance of 315.24 feet to the point of curvature of a curve concaving Southeasterly having a delta angle of 18°24'37" and a radius of 339.62 feet; thence along said curve a distance of 109.13 feet; thence South 03°10'16" East a distance of 224.73 feet; thence depart last said right-of-way line and run South 89°46'43" West a distance of 586.53 feet; thence North 00°10'09" West a distance of 737.90 feet; run thence North 89°46'43" East a distance of 374.98 feet; thence North 00°18'06" West a distance of 60.06 feet; thence North 89°41'54" East a distance of 168.00 feet, to the Point of Beginning. Said parcel contains 10.79 acres, more or less.

*Grantor is used for singular or plural, as the context requires. IN WITNESS WHEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):

1. Cheryl Barnett, Trustee
SIGNATURE
CHERYL BARNETT, Trustee
TYPE/PRINT NAME

WITNESSES (two required):

Rebekah L. Cleveland
SIGNATURE
Rebekah L. Cleveland
TYPE/PRINT NAME
Diana L Krug
SIGNATURE
Diana L. Krug
TYPE/PRINT NAME

2.

SIGNATURE
TYPE/PRINT NAME

SIGNATURE
TYPE/PRINT NAME
SIGNATURE
TYPE/PRINT NAME

STATE OF: FLORIDA
COUNTY OF: OSCEOLA

The foregoing instrument was acknowledged before me on this 13th day of December, 19 95,
by CHERYL BARNETT, Trustee who is personally known to me or who has produced
personally known as identification and who did /did not take an oath.

Diana L. Krug
NOTARY PUBLIC
Diana L. Krug
TYPE/PRINT NAME

COMMISSION NUMBER
COMMISSION EXPIRES

DIANA L. KRUG
MY COMMISSION # CC481777 EXPIRES
July 19, 1999
BONDED THRU TROY FAIN INSURANCE, INC

Pursuant to Section 695.26(3)(f): This instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer; J. Paul Wetzel, City of St. Cloud, Florida 34769.

RETURN TO: CITY OF ST. CLOUD
PLANNING DIVISION
2901 17th STREET
ST. CLOUD, FL 34769

LARRY WHALEY 1P
OSCEOLA COUNTY, FLORIDA
CLERK OF CIRCUIT COURT

CL 2000088152 OR 1746/2094
SKS Date 06/15/2000 Time 13:44:10

FOR RECORDING USE ONLY

NOTICE OF ENCUMBRANCE TO ANNEX TO CITY OF ST. CLOUD

THIS INSTRUMENT, Made this 12th day of June 20 00,
Between Louise H Cole of the County of Osceola, State of Florida Grantor*, and THE CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee;

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below-described into the corporate limits of the City of St. Cloud; and

GRANTOR, for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, DOES HEREBY ENCUMBER the below-described real property situate, lying and being in Osceola County, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal.

The subject property is described as:

The East 40 feet of Lot 8 and all of Lots 9 and 10, Block F, Flora Heights Subdivision according to the plat thereof, as recorded in Plat Book 1, Page 250 of the Public Records of Osceola County, Florida

*Grantor is used for singular or plural, as the context requires. IN WITNESS WHEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):

1. Louise H. Cole
SIGNATURE

TYPE/PRINT NAME

WITNESSES (two required):

Denise Marion
SIGNATURE
Denise Marion
TYPE/PRINT NAME
Lisa-Ann G. Walsh
SIGNATURE
LISA-ANN G. WALSH
TYPE/PRINT NAME

2. SIGNATURE
TYPE/PRINT NAME

SIGNATURE
TYPE/PRINT NAME
SIGNATURE
TYPE/PRINT NAME

3. SIGNATURE
TYPE/PRINT NAME

SIGNATURE
TYPE/PRINT NAME
SIGNATURE
TYPE/PRINT NAME

4. SIGNATURE
TYPE/PRINT NAME

SIGNATURE
TYPE/PRINT NAME
SIGNATURE
TYPE/PRINT NAME

STATE OF: Florida
COUNTY OF: Osceola

The foregoing instrument was acknowledged before me on this 12th day of June, 20 00,
by Louise Cole who is personally known to me ~~or who has produced~~ NA
as identification and who ~~did / did not~~ take an oath.

Martha Hobbs
NOTARY PUBLIC
Martha Hobbs
TYPE/PRINT NAME

Martha Hobbs
Notary Public, State of Florida
My Comm. Expires Feb 23, 2002
Comm. No. CC870756

Pursuant to Section 695.26(3)(f): This instrument exempt from Chapter 695, F.S.; Prepared by Public Officer, City Manager, City of St. Cloud, Florida 34769.

City of ST. CLOUD FLORIDA Soldier City 1911

Celebrating Small Town Life

CFN 2009114786
Bk 03865 Pgs 1026 - 1027; (2pgs)
DATE: 07/22/2009 03:35:31 PM
MALCOM THOMPSON, CLERK OF COURT
OSCEOLA COUNTY
RECORDING FEES 18.50

ty Clerk's Office

nda P. Jaworski, CMC
ty Clerk

July 21, 2009

y M. De La Cruz
eputy City Clerk

eb Clark
ecording Secretary

I HEREBY CERTIFY that the attached is a true and correct copy of a Notice of Encumbrance to Annex to City of St. Cloud. Between David Donat and the City of St. Cloud made on January 27th, 2004. Location: Cane Brake Lot 22.

nna Hair
ecords Specialist

By: Linda P. Jaworski
Linda P. Jaworski, CMC
City Clerk

(SEAL)

1300 Ninth Street, St. Cloud Florida 34769 407+957-7334 (OFFICE) 407+957-8410 (FAX)

04-00002016

Notice of Encumbrance to Annex to City of St. Cloud

FOR RECORDING USE ONLY

City of St. Cloud (Planning & Zoning)
2901 17th St.
St. Cloud, FL 34769

THIS INSTRUMENT, Made this 27th day of JANUARY 2004, between DAVID DONAT of the County of Osceola, State of Florida Grantor*, and the CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee:

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below described into the corporate limits of the City of St. Cloud, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 ($1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledges, DOES HEREBY ENCUMBER the below – described real property situate, lying and being in Osceola Count, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. The subject property is described as:

Legal Description: Lot 22, Cane Brake, According to the plat thereof, As Recorded in Plat Book 5, Page 28-30 of the Public Records of Osceola County, Florida

Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):

1. David Donat
Signature
DAVID DONAT
Type or print name

2. _____
Signature
_____
Type or print name

WITNESSES (Two required):

1. Wendy Dunham
Signature
Wendy Dunham
Type or print name

2. Debbie Hallett
Signature
Debbie Hallett
Type or print name

COPY

STATE OF Florida COUNTY OF Osceola

The foregoing instrument was acknowledged before me on this 28th day of January 2004, by David Lee Donat who is personally known to me or who has produced N/A as identification and who did not take an oath.

D530-172-53-406-0

SEAL:

Kathy A. Killmon
Notary Public, State of Florida
My Comm. Expires April 19, 2004
Comm. No. DD020406

Notary Public Kathy A. Killmon Type/print name Kathy A. Killmon

Pursuant to Section 695.26(3)(f): This instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer, City Manager, City of St. Cloud, Florida 34769.

NOTICE OF ENCUMBRANCE TO ANNEX TO CITY OF ST. CLOUD

LARRY WHALEY 1P
CLERK OF CIRCUIT COURT
OSCEOLA COUNTY, FLORIDA

CL 98050317 OR 1493/1547
GNN Rec. Date 05/01/98 Time 10:34

FOR RECORDING USE ONLY

THIS INSTRUMENT, Made this 2nd day of April 19 98, Between William H. Dukes and Marjorie C. Dukes of the County of Osceola, State of Florida Grantor*, and THE CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee;

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below-described into the corporate limits of the City of St. Cloud; and

GRANTOR, for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged,

DOES HEREBY ENCUMBER the below-described real property situate, lying and being in Osceola County, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal.

The subject property is described as:

Lot 491, SEMINOLE LAND AND INVESTMENT COMPANY'S (INC.), Subdivision Map of Section 34, Township 25 South, Range 30 East, as recorded in Plat Book B, Pages 61 - 64, of the Public Records of Osceola County, Florida, TOGETHER WITH AND SUBJECT TO ingress and egress easement over the East 35 Feet of Lot 470 of said subdivision.

*Grantor is used for singular or plural, as the context requires. IN WITNESS WHEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):	WITNESSES (two required):
1. William H Dukes SIGNATURE William H Dukes TYPE/PRINT NAME	Kimberly Mulders SIGNATURE Kimberly Mulders TYPE/PRINT NAME Doris L. Gifford SIGNATURE Doris L. Gifford TYPE/PRINT NAME
2. Marjorie C Dukes SIGNATURE Marjorie C. Dukes TYPE/PRINT NAME	Kimberly Mulders SIGNATURE Kimberly Mulders TYPE/PRINT NAME Doris L. Gifford SIGNATURE Doris L. Gifford TYPE/PRINT NAME
3. _____ SIGNATURE _____ TYPE/PRINT NAME	_____ SIGNATURE _____ TYPE/PRINT NAME _____ SIGNATURE _____ TYPE/PRINT NAME

STATE OF: Florida
COUNTY OF: Osceola

The foregoing instrument was acknowledged before me on this 2nd day of April 1998, by William H. Dukes & Marjorie C. Dukes who is personally known to me or who has produced _____ as identification and who did / did not take an oath.

Doris L. Gifford
NOTARY PUBLIC
Doris L. Gifford
TYPE/PRINT NAME

COMMISSION NUMBER
COMMISSION EXPIRES

NOTARY PUBLIC STATE OF FLORIDA
OFFICIAL NOTARY SEAL
DORRIS L GIFFORD
COMMISSION NUMBER
CC574435
MY COMMISSION EXPIRES
AUG. 4,2000

Pursuant to Section 695.26(3)(f): This instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer; J. Paul Wetzel, City of St. Cloud, Florida 34769.

LARRY WHALEY 2P
OSCEOLA COUNTY, FLORIDA
CLERK OF CIRCUIT COURT

CL 2003069497 OR 2237/2051
DLB Date 04/24/2003 Time 15:02:58

NOTICE OF ENCUMBRANCE TO ANNEX TO CITY OF ST. CLOUD

CASE NUMBER 3-54.01

City of St. Cloud (Planning & Zoning)
2901 17th St.
St. Cloud, FL 34769

FOR RECORDING USE ONLY

PHYLLIS J. DURRANCE &
KENNETH B. WHEELER, Trustee

THIS INSTRUMENT, Made this 13th day of March 20 03, Between ~~of the County~~ of Osceola State of Florida Grantor*, and the CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee:

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below described into the corporate limits of the City of St. Cloud, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 ($1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledges, DOES HEREBY ENCUMBER the below – described real property situate, lying and being in Osceola Count, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. The subject property is described as:

SEE ATTACHED EXHIBIT "A"

*Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):

1. Phyllis J. Durrance AKA Phyllis J. Davis
Signature
PHYLLIS J. DURRANCE AKA PHYLLIS J. DAVIS
Type or print name

Before me Phyllis J. Davis
Sandra Walsh
4-2-03

2. Kenneth B. Wheeler Trustee
Signature
KENNETH B. WHEELER, Trustee
Type or print name

WITNESSES (Two required):

Lillian A. Windall
Signature
Lillian A. Windall
Type or print name

Jason Anderson
Signature
Jason Anderson
Type or print name

Sheila El-Mesrati
Signature
SHEILA EL-MESRATI
Type or print name

Kristin Lippens
Signature
Kristin Lippens
Type or print name

NOTARY:
STATE OF: FLORIDA COUNTY OF: ~~OSCEOLA~~ Orange

The foregoing instrument was acknowledged before me on this ~~13th~~ 3rd day of ~~March~~ April, 20 03, by PHYLLIS J. DAVIS & KENNETH B. WHEELER, Trust who is personally known to me or who has produced _____ as identification and who did not take an oath.

SEAL:

CHRISTEL WIGHT
MY COMMISSION # DD 155921
EXPIRES: December 13, 2006
1-800-3-NOTARY FL Notary Service & Bonding, Inc.

Notary Public Christel Wight

Type/print name Christel Wight

Pursuant to Section 695.26(3)(f): This instrument exempt from Chapter 695, F S.; Prepared by a Public Officer, City Manager, City of St. Cloud, Florida 34769.

EXHIBIT "A"

PARCEL I: UNIT 2901, BUILDING A, BIG SKY PROFESSIONAL CENTER, A CONDOMINIUM, PHASE I, ACCORDING TO THE DECLARATION OF CONDOMINIUM, RECORDED IN CONDO EXHIBIT BOOK 2, PAGES 85 AND 86 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

PARCEL II: UNIT 2901-D, BIG SKY PROFESSIONAL CENTER, PHASE I, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM FILED IN O.R. BOOK 881, PAGE 2671, AS FURTHER DESCRIBED IN CONDOMINIUM EXHIBIT BOOK 2, PAGE 85 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

RETURN TO: CITY OF ST. CLOUD
PLANNING DIVISION
2901 17th STREET
ST. CLOUD, FL 34769

LARRY WHALEY 1P
OSCEOLA COUNTY, FLORIDA
CLERK OF CIRCUIT COURT

CL 2000117176 OR 1767/2072
SEB Date 08/11/2000 Time 08:59:43

FOR RECORDING USE ONLY

NOTICE OF ENCUMBRANCE TO ANNEX TO CITY OF ST. CLOUD

THIS INSTRUMENT, Made this 4th day of August 2000,
Between Edna M. Folsom of the County of Osceola, State of Florida Grantor*, and THE CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee;

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below-described into the corporate limits of the City of St. Cloud; and

GRANTOR for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, DOES HEREBY ENCUMBER the below-described real property situate, lying and being in Osceola County, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal.

The subject property is described as:

S.F. Residance @ 2369 Neptune Rd, Kiss. Fl.

Lot 14, Loveland Estates, according to the plat thereof, as recorded in Plat Book 1, Page 104 of the Public Records of Osceola County, Florida.

*Grantor is used for singular or plural, as the context requires. IN WITNESS WHEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):

1. Edna Folsom
SIGNATURE
Edna Mae Folsom
TYPE/PRINT NAME

WITNESSES (two required):

Betty Gentle
SIGNATURE
Betty Gentle
TYPE/PRINT NAME

Denise Marion
SIGNATURE
Denise Marion
TYPE/PRINT NAME

2. _____ SIGNATURE
_____ TYPE/PRINT NAME

_____ SIGNATURE
_____ TYPE/PRINT NAME
_____ SIGNATURE
_____ TYPE/PRINT NAME

3. _____ SIGNATURE
_____ TYPE/PRINT NAME

_____ SIGNATURE
_____ TYPE/PRINT NAME
_____ SIGNATURE
_____ TYPE/PRINT NAME

4. _____ SIGNATURE
_____ TYPE/PRINT NAME

_____ SIGNATURE
_____ TYPE/PRINT NAME
_____ SIGNATURE
_____ TYPE/PRINT NAME

STATE OF: Florida
COUNTY OF: Osceola

The foregoing instrument was acknowledged before me on this 4th day of August, 20 00.
by Edna M. Folsom who is personally known to me or who has produced _____ as identification and who did did not take an oath.

Martha Hobbs
NOTARY PUBLIC
Martha Hobbs
TYPE/PRINT NAME

Martha Hobbs
Notary Public, State of Florida
My Comm. Expires Feb 23, 2002
Comm. No. CC707561

Pursuant to Section 695.26(3)(f): This instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer, City Manager, City of St. Cloud, Florida 34769

NOTICE OF ENCUMBRANCE TO ANNEX TO CITY OF ST. CLOUD

CASE NUMBER 3-36.01

LARRY WHALEY 1P
OSCEOLA COUNTY, FLORIDA
CLERK OF CIRCUIT COURT

CL 2003010272 OR 2180/62
SKS Date 01/17/2003 Time 16:42:50

THIS INSTRUMENT, Made this 7th day of JANUARY 20 03, Between Moheidin Hanafi of the County of OSCEOLA, State of FLORIDA Grantor*, and the CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee:

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below described into the corporate limits of the City of St. Cloud, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 ($1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledges, DOES HEREBY ENCUMBER the below – described real property situate, lying and being in Osceola Count, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. The subject property is described as:

Lot 1, HANAFI SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 96, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

*Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S)

1. Moheidin Hanafi
Signature
MOHEIDIN HANAFI
Type or print name

2. _____
Signature
_____
Type or print name

WITNESSES (Two required)

_____
Signature
DEBORAH M. HENDERSON
Type or print name

_____
Signature
JAMI MAXSON
Type or print name

_____
Signature
_____
Type or print name

_____
Signature
_____
Type or print name

NOTARY:
STATE OF: FLORIDA COUNTY OF: OSCEOLA

The foregoing instrument was acknowledged before me on this 7th day of JANUARY, 20 03, by _____ who is personally known to me or who has produced _____ as identification and who did not take an oath.

SEAL:

NOTARY PUBLIC STATE OF FLORIDA
DEBORAH M. HENDERSON
MY COMMISSION # CC 952290
EXPIRES: Jul 2, 2004
1-800-3-NOTARY FL Notary Service & Bonding, Inc.

Notary Public _____
DEBORAH M. HENDERSON
Type/print name _____

Pursuant to Section 695.26(3)(f): This instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer, City Manager, City of St. Cloud, Florida 34769.

City of St. Cloud
1300 17th St.
St. Cloud, FL 34769

NOTICE OF ENCUMBRANCE TO ANNEX TO CITY OF ST. CLOUD

CASE NUMBER 3-84.01

LARRY WHALEY 1P
OSCEOLA COUNTY, FLORIDA
CLERK OF CIRCUIT COURT

CL 2003152571 OR 2319/2458
DLB Date 08/20/2003 Time 10:38:36

FOR RECORDING USE ONLY

City of St. Cloud (Planning & Zoning)
2901 17th St.
St. Cloud, FL 34769

THIS INSTRUMENT, Made this 22nd day of July 2003, Between Moheidin Hanafi of the County of Osceola, State of Florida Grantor*, and the CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee:

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below described into the corporate limits of the City of St. Cloud, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 ($1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledges, DOES HEREBY ENCUMBER the below – described real property situate, lying and being in Osceola Count, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. The subject property is described as:

Lots 2 & 3, Hanafi Subdivision, according to the official plat thereof as recorded in Plat Book 13, Page 96, Public Records of Osceola County, Florida

*Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):

1. Signature
Moheidin Hanafi
Type or print name

2. Signature
Type or print name

WITNESSES (Two required):

Signature
Megan Berkau
Type or print name

Signature
Marla Hedstrom
Type or print name

Signature
Type or print name

Signature
Type or print name

Signature
Type or print name

NOTARY:
STATE OF: Florida COUNTY OF: Osceola

The foregoing instrument was acknowledged before me on this 22nd day of July, 2003, by Moheidin Hanafi who is personally known to me ~~or who has produced~~ ~~as identification~~ and who did not take an oath.

SEAL:
MARTHA HOBBS
Notary Public, State of Florida
Comm. Expires February 23, 2006
Comm. No. DD 086569

Notary Public
Type/print name Martha Hobbs

Pursuant to Section 695.26(3)(f): This instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer, City Manager, City of St. Cloud, Florida 34769.

This instrument was prepared by:
H. R. THORNTON, JR., P.O. Box 245
1010 Penn. Ave, St. Cloud, Fla
(305) 892-2176 File No:

P.A. Recd D

NOTICE OF AND ENCUMBRANCE
TO ANNEX TO CITY OF ST CLOUD

THIS INSTRUMENT, Made this 31st day of July 1991, Between
Heartland Worship Center
of the County of Osceola, State of Florida,

11.50 D

Grantor*, and THE CITY OF ST. CLOUD, FLORIDA, a Municipal Corporation, Grantee;

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below-described into the corporate limits of the City of St. Cloud; and

GRANTOR, for and inconsideration of the sum of ONE and NO/100 ($1.00) DOLLAR and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged,

DOES HEREBY ENCUMBER the below-described real property situate, lying and being in Osceola County, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal.

The subject property is described as:

See attached Legal Description

ORBK 1036 PG 0012

*Grantor is used for singular or plural, as the context requires.

IN WITNESS WHEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Lois M Keene — Gary Smith (SEAL)
witness — GARY SMITH
Lois M. Keene

Kathy Harkema — (SEAL)
witness
Kathy Harkema

witness — (SEAL)

witness (two are required) — (SEAL)

Pursuant to Section 695.26 (3) (f), this instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer: H.R. Thornton, Jr. City Atty., City of St. Cloud, Fl. 34769

STATE OF FLORIDA
COUNTY OF OSCEOLA

I HEREBY CERTIFY THAT ON THIS DAY, before me, a notary public, personally appeared, GARY SMITH to me known to be the person(s) described in and who executed the foregoing instrument and (t)(s)he(y) acknowledged before me that (t)(s)he(y) executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 31st day of July, 1991

My Commission Expires:
(IMPRESSION SEAL)

Kathryn Swart
Notary Public
Kathryn Swart
Notary Public
My Commission

EXHIBIT "A"

PARCEL B

From the Northeast corner of Section 5, T 26 S, R 30 E, Osceola County, Florida, run West along the North line of said Section 5, 575.74 ft. to the Southerly Right of Way line of U.S. Highway No. 441: run thence S 52° 48'30" E, along said Right of Way line, 33.08 ft. to the South Right of Way line of Ames Haven Road; run thence West, along Ames Haven Road Right of Way, 226.35 ft.; run thence South 79.30 ft. to the Point of Beginning; run thence S 52°48'30" E, parallel to the centerline of U.S. Highway No. 441, 208.71 ft; run thence S 37°11'30" W, 417.42 ft; run thence N 52°48'30" W, 208.71 ft; run thence N 37°11'30 E, 417.42 ft, to the Point of Beginning.

FILED, RECORDED AND
RECORD VERIFIED
MEL WILLS, JR., CLK CIR. CT.
OSCEOLA COUNTY
BY M.M.

91006033

1991 OCT 17 PM 2:42

05-00002047

LARRY WHALEY 1P
OSCEOLA COUNTY, FLORIDA
CLERK OF CIRCUIT COURT

CL 2005156765 OR 2836/1012
JSS Date 07/12/2005 Time 09:58:36

FOR RECORDING USE ONLY

Notice of Encumbrance to Annex to City of St. Cloud

City of St. Cloud (Planning & Zoning)
2901 17th St.
St. Cloud, FL 34769

THIS INSTRUMENT, Made this 25 day of August 2004, between Nicke Felicia Kelley of the County of Osceola, State of Florida Grantor*, and the CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee:

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below described into the corporate limits of the City of St. Cloud, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 ($1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledges, DOES HEREBY ENCUMBER the below – described real property situate, lying and being in Osceola Count, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. The subject property is described as:

Lot 9, LOVELAND ESTATES, according to the Official Plat thereof, as recorded in Plat Book 1, Page 104(A) of the Public Records of Osceola County, Florida.
Street Address: 2339 Neptune Road, Kissimmee, Florida 34744

Grantor is used for singular or plural, as the context requires and seal the day and year first above written.

IN WITNESS THEREOF, GRANTOR has hereunto set Grantor's hand

PROPERTY OWNER(S):

1. Signature: Nick Kelley
   Type or print name: Nick Kelley
2. Signature: Felicia Kelley
   Type or print name: Felicia Kelley

WITNESSES (Two required):

1. Signature: Michelle Elliott
   Type or print name: Michelle Elliott
2. Signature:
   Type or print name: Dennis Jarvis

STATE OF Florida COUNTY OF Osceola

The foregoing instrument was acknowledged before me on this 24th day of Aug., 2004, by Nicke, Felicia Kelley who is personally known to me or who has produced FL D/L as identification and who did not take an oath.

SEAL:

MICHELLE ELLIOTT
Notary Public, State of Florida
My comm expires Feb 21, 2005
No CC998217
Bonded thru Ashton Agency, Inc (800)451-4854

Notary Public Michelle Elliott Type/print name Michelle Elliott

Pursuant to Section 695.26(3)(f): This instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer, City Manager, City of St. Cloud, Florida 34769.

RETURN TO: CITY OF ST. CLOUD
PLANNING DIVISION
2901 17th STREET
ST. CLOUD, FL 34769

LARRY WHALEY 1P
OSCEOLA COUNTY, FLORIDA
CLERK OF CIRCUIT COURT

CL 2002043900 OR 2017/2015
DLB Date 03/14/2002 Time 14:09:21

FOR RECORDING USE ONLY

NOTICE OF ENCUMBRANCE TO ANNEX TO CITY OF ST. CLOUD

THIS INSTRUMENT, Made this 28th day of February 2002,
Between Joseph W. Kent of the County of Osceola, State of FLorida Grantor*, and THE CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee;

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below-described into the corporate limits of the City of St. Cloud; and

GRANTOR, for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, DOES HEREBY ENCUMBER the below-described real property situate, lying and being in Osceola County, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal.

The subject property is described as:

Lot 13, Loveland Estates, according to the plat thereof, as recorded in Plat Book 1, Page 104 of the Public Records of Osceola County, Florida

*Grantor is used for singular or plural, as the context requires. IN WITNESS WHEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):

1. Joseph W Kent
SIGNATURE
Joseph W. Kent
TYPE/PRINT NAME

WITNESSES (two required):

David C. Nearing
SIGNATURE
David C. Nearing
TYPE/PRINT NAME

Sherry L. Taylor
SIGNATURE
Sherry L. TAYLOR
TYPE/PRINT NAME

2. _____ SIGNATURE
_____ TYPE/PRINT NAME

_____ SIGNATURE
_____ TYPE/PRINT NAME

_____ SIGNATURE
_____ TYPE/PRINT NAME

3. _____ SIGNATURE
_____ TYPE/PRINT NAME

_____ SIGNATURE
_____ TYPE/PRINT NAME

_____ SIGNATURE
_____ TYPE/PRINT NAME

4. _____ SIGNATURE
_____ TYPE/PRINT NAME

_____ SIGNATURE
_____ TYPE/PRINT NAME

_____ SIGNATURE
_____ TYPE/PRINT NAME

STATE OF: Florida
COUNTY OF: Osceola

The foregoing instrument was acknowledged before me on this 6th day of March, 2002,
by Joseph W. Kent who ~~is personally known to me~~ or who has produced FDL # K530-499-11-3040 as identification and who ~~did~~ / did not take an oath.

Martha Hobbs
NOTARY PUBLIC
Martha Hobbs
TYPE/PRINT NAME

MARTHA HOBBS
Notary Public, State of Florida
Comm. Expires February 23, 2006
Comm. No. DD 088589

Pursuant to Section 695.26(3)(f): This instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer, City Manager, City of St. Cloud, Florida 34769.

05-00002008

LARRY WHALEY 2P
OSCEOLA COUNTY, FLORIDA
CLERK OF CIRCUIT COURT

CL 2005165621 OR 2846/2368
BIW Date 07/21/2005 Time 10:19:30
FOR RECORDING USE ONLY

Notice of Encumbrance to Annex to City of St. Cloud

City of St. Cloud (Planning & Zoning)
2901 17th St.
St. Cloud, FL 34769

THIS INSTRUMENT, Made this 30th day of Dec. 2004, between THOMAS E. LAGUE of the County of OSCEOLA, State of FLORIDA Grantor*, and the CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee:

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below described into the corporate limits of the City of St. Cloud, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 ($1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledges, DOES HEREBY ENCUMBER the below – described real property situate, lying and being in Osceola Count, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. The subject property is described as:

LOT 6, LOVELAND ESTATES PLAT BOOK 1 PAGE 104 PUBLIC RECORDS OSCEOLA COUNTY, FLORIDA RUN THENCE N 41° 35.01 E ALONG NORTH LINE OF SAID LOT 6, 121.26' TO THE POINT OF BEGINNING CONTINUE THENCE N 41° 35'01" W ALONG SAID NORTH LINE, 53.28' RUN THENCE S 48° 24'59" E 17.24' RUN THENCE S 41°35'01" W, 53.28', THENCE N 48° 24'59" W 17.24' TO BEGINNING

Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written (ALSO SEE ATTACHED EXHIBIT)

PROPERTY OWNER(S):

1. _____
Signature
THOMAS E. LAGUE
Type or print name

2. _____
Signature
_____
Type or print name

WITNESSES (Two required):

1. _____
Signature
_____
Type or print name

2. _____
Signature
_____
Type or print name

STATE OF FLORIDA COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me on this 30th day of Dec., 2004, by THOMAS E. LAGUE who is personally known to me or who has produced _____ as identification and who did not take an oath.

SEAL:

LENORA A. LOTHIAN
Notary Public, State of Florida
My comm. expires Sept. 29, 2005
No. DD057018

Notary Public Lenora A. Lothian Type/print name LENORA A. LOTHIAN

Pursuant to Section 695.26(3)(f): This instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer, City Manager, City of St. Cloud, Florida 34769.

Schedule A

Lot 6 of LOVELAND ESTATES, according to the Plat thereof as recorded in Plat Book 1, Page(s) 104, of the Public Records of Osceola County, Florida, less and except the following:

Commencing at the Northwest corner of Lot 6, LOVELAND ESTATES, according to the Official Plat thereof as recorded in Plat Book 1, Page 104 of the Public Records of Osceola County, Florida, run thence N 41°35'01" E, along the North line of said Lot 6, 121.26 feet to the Point of Beginning; continue thence N 41°35'01" E, along said North line, 53.28 feet; run thence S 48°24'59" E, 17.24 feet; run S 41°35'01" W, 53.28 feet; run thence N 48°24'59" W, 17.24 feet to the Point of Beginning.

NOTICE OF ENCUMBRANCE TO ANNEX TO CITY OF ST. CLOUD

CASE NUMBER 3-54-61

LARRY WHALEY 2P
OSCEOLA COUNTY, FLORIDA
CLERK OF CIRCUIT COURT

CL 2003069496 OR 2237/2049
DLB Date 04/24/2003 Time 15:02:58

City of St. Cloud (Planning & Zoning)
2901 17th St.
St. Cloud, FL 34769

FOR RECORDING USE ONLY

THIS INSTRUMENT, Made this 13th day of March 20 03, Between J. MICHAEL LAYTON & VIRGINIA L.LAYTON of the County of Osceola, State of Florida Grantor*, and the CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee:

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below described into the corporate limits of the City of St. Cloud, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 ($1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledges, DOES HEREBY ENCUMBER the below – described real property situate, lying and being in Osceola Count, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. The subject property is described as:

SEE ATTACHED EXHIBIT "A"

*Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):

1. _____
Signature
J. MICHAEL LAYTON
Type or print name

2. _____
Signature
VIRGINIA L. LAYTON
Type or print name

WITNESSES (Two required):

_____
Signature
LINDA S SPARKS
Type or print name

_____
Signature
Vivian Tetwo
Type or print name

_____
Signature
Kristel Quarti
Type or print name

_____
Signature
Tina D Willoughby
Type or print name

NOTARY:
STATE OF: FLORIDA COUNTY OF: OSCEOLA

The foregoing instrument was acknowledged before me on this 13th day of March, 2003, by J. MICHAEL LAYTON & * who is personally known to me or who has produced _____ as identification and who did not take an oath.
*VIRGINIA L. LAYTON

SEAL:

LINDA S. SPARKS
Notary Public, State of Florida
My comm. expires Oct. 17, 2005
No. DD065537

Notary Public _____

Type/print name LINDA S SPARKS

Pursuant to Section 695.26(3)(f): This instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer, City Manager, City of St. Cloud, Florida 34769.

EXHIBIT "A"

PARCEL I: UNIT 2901 B, BIG SKY OFFICES, A PHASED CONDOMINIUM, PHASE I, ACCORDING TO THE DECLARATION OF CONDOMINIUM SET FORTH IN O.R. BOOK 881, PAGE 2671, AND AMENDMENTS THERETO AND AS SHOWN ON CONDOMINIUM BOOK 2, PAGES 85 AND 86, ALL AMONG THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS ATTACHING THERETO ACCORDING TO THE AFOREMENTIONED DECLARATION.

PARCEL II: UNIT 2901, C, BIG SKY PROFESSIONAL CENTER, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, RECORDED IN OFFICIAL RECORDS BOOK 881, PAGE 2761, AND ALL VALID AMENDMENTS THERETO AS SHOWN ON CONDOMINIUM EXHIBIT BOOK 2, PAGES 85 AND 86, ALL AMONG THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN THE EXHIBITS TO SAID DECLARATION OF CONDOMINIUM AND EXHIBITS THERETO.

MEL WILLS JR., CLERK OF THE CIRCUIT COURT - OSCEOLA CTY BK 1263
06/07/95 09:35 VERIFIED: KKH INSTR # 95-057751 PG 0993

15

PETITION FOR ANNEXATION

The undersigned, being all of the owners of the real property located in an unincorporated area of Osceola County, Florida, contiguous to the City of St. Cloud, Florida, and described as:

THAT PORTION OF LOTS 12 thru 16 FIONA HEIGHTS SUBDIVISION AS RECORDED IN PLAT BOOK 1 PAGE 20 PUBLIC RECORDS OF OSCEOLA CO., FL. LYING SOUTH OF U.S. HIGHWAY 192-441. TOGETHER WITH THAT PORTION OF VACATED MISSOURI AV. AS VACATED PER RESOLUTION RECORDED IN OR BOOK 39 PAGE 243, PUBIC RECORDS OF OSCEOLA CO. FL.

do hereby petition the City Council of the City of St. Cloud, Florida, that said property be annexed to the City of St. Cloud, Florida, and classified as a/an _____ district on the City Zoning Map.

The undersigned hold fee simple title to the said property by virtue of CERT. OF TITLE deed, dated 28th FEB 1995 and recorded on 3/1/95 in Official Records Book 1243 Page 2581, Public Records of Osceola County, Florida. Attached hereto is a Certificate of Title of even date herewith certifying to said title.

Dated this 19 day of APRIL, 19 95.

PROPERTY OWNERS:

Frank Lidik, PERSONAL REP. — 1775 Cunningham Dr
SIGNATURE Francis — ADDRESS
Frank Lidik — St. Cloud, Fl 34771
TYPE / PRINT NAME

Claire M. Lidik — 1775 Cunningham Dr.
SIGNATURE — ADDRESS
Claire Lidik — St Cloud Fla 34771
TYPE / PRINT NAME

_____ — _____
SIGNATURE — ADDRESS

_____ — _____
TYPE / PRINT NAME

WITNESSES:

Yvonne P. Meal — YVONNE P. MEAL
SIGNATURE — TYPE / PRINT NAME
David G Meal — DAVID G. MEAL
SIGNATURE — TYPE / PRINT NAME

STATE OF: Florida

COUNTY OF: Osceola

The foregoing instrument was acknowledged before me on this 21st day of April, 19 95, by FRANK L. & CLAIRE LIDIK who is personally known to me or who has produced _____ as identification and who did / did not take an oath.

Callie M Matteson — CALLIE M MATTESON
NOTARY PUBLIC — COMMISSION NO.
Callie M. Matteson — My Commission CC350676 Expires Feb. 27, 1998 Bonded by HAI 800-422-1555
TYPE/PRINT NAME — COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY THE CITY OF ST. CLOUD CITY MANAGER, 1300 9TH STREET, ST. CLOUD, FLORIDA 34769.

NOTICE OF ENCUMBRANCE TO ANNEX TO CITY OF ST. CLOUD

THIS INSTRUMENT, Made this 22nd day of April 19 95, Between Francis J. and Claire M. Lidik of the County of Osceola, State of Florida Grantor*, and THE CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee;

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below-described into the corporate limits of the City of St. Cloud; and

GRANTOR, for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged,

DOES HEREBY ENCUMBER the below-described real property situate, lying and being in Osceola County, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal.

The subject property is described as:

That Portion of Lots 12 through 16, Flora Heights Subdivision as recorded in Plat Book 1, page 250 Public Records of Osceola County, Florida, lying South of U.S. Highway 192-441. Together with that portion of vacated Missouri Avenue as vacated per Resolution recorded in Official Record Book 39, Page 243 Public Record of Osceola County, Florida

*Grantor is used for singular or plural, as the context requires. IN WITNESS WHEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

WITNESSES (two required)

David G. Meal
SIGNATURE
DAVID G. MEAL
TYPE/PRINT NAME

Yvonne P Meal
SIGNATURE
YVONNE P. MEAL
TYPE/PRINT NAME

SIGNATURE
TYPE/PRINT NAME

SIGNATURE
TYPE/PRINT NAME

PROPERTY OWNERS:

Frank Lidik, Personal Rep.
SIGNATURE
Frank Lidik
TYPE/PRINT NAME
Francis

Claire M. Lidik
SIGNATURE
Claire Lidik
TYPE/PRINT NAME

STATE OF: Florida
COUNTY OF: Osceola

The foregoing instrument was acknowledged before me on this 21st day of April 19 95, by Frank Lidik & Claire Lidik who is personally known to me or who has produced _____ as identification and who did / did not take an oath.

Callie M Matteson
NOTARY PUBLIC
CALLIE M MATTESON
TYPE/PRINT NAME

COMMISSION NUMBER
COMMISSION EXPIRES
CALLIE M MATTESON
My Commission CC350578
Expires Feb. 27, 1998
Bonded by HAI
800-422-1555

THIS INSTRUMENT WAS PREPARED BY THE CITY OF ST. CLOUD CITY MANAGER, 1300 9TH STREET, ST. CLOUD, FLORIDA 34769.

CERTIFICATE OF TITLE

The undersigned, Frank M Townsend, an attorney at law and duly licensed to practice law in the State of Florida or an officer of a duly licensed title insurance company, does hereby certify that he/she has examined an abstract of title current to the date hereof, or the public records of Osceola County, Florida, to the date hereof, with regard to the following described real property:

That Portion of Lots 12 thru 16, Flora Heights Subdivision as Recorded in Plat Book 1 Page 25 Public Records of Osceola County, Fl. lying South of U.S. Highway 192-441, Together with That Portion of Vacated Missouri Av. per Resolution Recorded in OR Book 39 Page 243, Public Records of Osceola Co. Fl.

and that based upon said examination he/she does hereby certify that fee simple title to the described real property is vested in Estate of Frank Joseph Lidia as of the date hereof, and said real property is not subject to any restrictions, mortgages, liens or encumbrances of any kind which affect in any manner the right of the said owner to annex the said property to the City of St. Cloud, Florida, or any other municipality.

Dated this 19 day of April, 19 95.

Frank Townsend
SIGNATURE

TYPE/PRINT NAME FRANK TOWNSEND

P.O. Box 847
ADDRESS 34742

Kissimmee, Fl. (846-2500)
PHONE NUMBER

CITY ORDINANCE AND/OR POLICY PROHIBITS THE CITY ATTORNEY FROM MAKING THIS CERTIFICATION.

THIS DOCUMENT WAS PREPARED BY THE CITY OF ST. CLOUD CITY MANAGER, 1300 9TH STREET, ST. CLOUD, FLORIDA 34769.

CFN 2014099638
Bk 4636 Pg 653 (1 Pgs)
DATE: 07/15/2014 02:10:55 PM
ARMANDO RAMIREZ, CLERK OF COURT
OSCEOLA COUNTY
RECORDING FEES $10.00

Notice of Encumbrance To Annex to City of St. Cloud

City of St. Cloud (Planning & Zoning)
1300 9th Street
St. Cloud, FL 34769

FOR RECORDING USE ONLY

THIS INSTRUMENT, Made this 27th day of May 2014, between Tim/Diane Lytle of the County of Osceola, State of FLORIDA Grantor*, and the CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee:

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below described into the corporate limits of the City of St. Cloud, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 ($1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledges, DOES HEREBY ENCUMBER the below – described real property situate, lying and being in Osceola County, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. Properties located outside the St. Cloud Future Annexation Area are encumbered but final annexation is subject to both the traditional requirements for annexation and receipt of County approval. The subject property is described as:

Lot 4, Loveland Estates, accordingly to the map or plat thereof, as recorded in Plat Book 1, Page(s) 104, of the Public Records of Osceola County, Florida.

Case # 14-20.19 Parcel ID R312530-399000010040

*Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):

1. _____ Signature
Timothy Lytle
Type or print name

2. Diane H Lytle Signature
Diane H. Lytle
Type or print name

STATE OF: FLORIDA

WITNESSES (Two required):

1. Barbara E. Knapp Signature
Barbara E. Knapp
Type or print name

2. Kathryn Everett Signature
Katheryn Everett
Type or print name

COUNTY OF: OSCEOLA

The foregoing instrument was acknowledged before me on this 27 day of MAY, 20 14, by TIM & DIANE LYTLE who is personally known to me or who has produced FL DL as identification and who did not take an oath. L340-810-74-207-2 / L340-168-72-799-0

Notary Public _____

SEAL:

KELLY R WATFORD
MY COMMISSION # EE060753
EXPIRES March 12, 2015
(407) 398-0153 FloridaNotaryService.com

Type/print name _____

*Pursuant to Section 695.26(3)(f), this instrument exempt from Chapter 695, F.S., Prepared by a Public Officer, City Manager, City of St. Cloud, Florida 34769.

03/01/11 Rev

ARMANDO RAMIREZ OSCEOLA COUNTY, DATE 04/09/2014 02:07:19 PM
FILE # 2014050043 Bk 4593 Pgs 1680-1681 (2 Pgs)REC FEES $18.50

Notice of Encumbrance To Annex to City of St. Cloud

City of St. Cloud (Planning & Zoning)
1300 9th Street
St. Cloud, FL 34769

FOR RECORDING USE ONLY

THIS INSTRUMENT, Made this 31st day of December 2013, between 2381 Neptune Trust of Kissimmee the County of Osceola, State of Florida Grantor*, and the CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee:

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below described into the corporate limits of the City of St. Cloud, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 ($1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledges, DOES HEREBY ENCUMBER the below – described real property situate, lying and being in Osceola County, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. Properties located outside the St. Cloud Future Annexation Area are encumbered but final annexation is subject to both the traditional requirements for annexation and receipt of County approval. The subject property is described as:

SEE Exhibit A

Case # 14-2001 Parcel ID 31-25-30-3990-0001-0160

*Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):

X1. ahmed aidoo
Signature

Ahmed Aidoo (grantor)
Type or print name

2. Abdul K. Razak
Signature

ABDUL K. RAZAK
Type or print name

STATE OF: Florida

WITNESSES (Two required):

X1. E Dennerle
Signature

Eric Dennerle
Type or print name

X2.
Signature

Tiffany Vath
Type or print name

COUNTY OF: Osceola

The foregoing instrument was acknowledged before me on this 31 day of December, 2013, by Ahmed Aidoo who is personally known to me or who has produced FL DL as identification and who did not take an oath.

SEAL: Eneily J. Oliveras

Notary Public Eneily J. Oliveras

Type/print name

ENEILY J. OLIVERAS
Notary Public, State of Florida
Commission# FF 61163
My comm. expires Oct. 8, 2017

Pursuant to Section 695.26(3)(f): This instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer, City Manager, City of St. Cloud, Florida 34769.

FL DL: A300-000-70-3940
Exp: 10-24-2021

EXHIBIT A

Lot 16, Loveland Estates, according to the map or plat thereof as recorded in Plat Book 1, Page 104, Public Records of Osceola County, Florida.

ARMANDO RAMIREZ OSCEOLA COUNTY, DATE 11/19/2015 03:23:11 PM
FILE # 2015174334 Bk 4875 Pgs 249-250 (2 Pgs)REC FEES $18.50

Notice of Encumbrance To Annex to City of St. Cloud

City of St. Cloud (Planning & Zoning)
1300 9th Street
St. Cloud, FL 34769

FOR RECORDING USE ONLY

THIS INSTRUMENT, Made this 1 day of October 20 15, between Don and Michelle Owens of the County of Osceola, State of FL Grantor*, and the CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee:

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below described into the corporate limits of the City of St. Cloud, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 ($1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledges, DOES HEREBY ENCUMBER the below – described real property situate, lying and being in Osceola County, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. Properties located outside the St. Cloud Future Annexation Area are encumbered but final annexation is subject to both the traditional requirements for annexation and receipt of County approval. The subject property is described as:

See Exhibit A

Case # 15-20.29 Parcel ID(s) 31-25-30-3990-0001-0070

*Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):

1. Signature
Stephanie Manofsky
Type or print name

2. Signature
Type or print name

WITNESSES (two required):

1. Signature
Amy Buehler
Type or print name

2. Signature
Michelle Owens
Type or print name

1. Signature
Type or print name

2. Signature
Type or print name

STATE OF FL COUNTY OF Osceola.

The foregoing instrument was acknowledged before me on this 1 day of October, 20 15, by Stephanie Manofsky who is personally known to me or who has produced a d. as identification and who did not take an oath.

SEAL: AMY BUEHLER MY COMMISSION # FF 904967 EXPIRES: August 13, 2019 Bonded Thru Notary Public Underwriters

Notary Public

Type/print name

Pursuant to Section 695.26(3)(f): This instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer, City Manager, City of St. Cloud, Florida 34769.
Revised April 2015

EXHIBIT A

LEGAL DESCRIPTION

Lot 7, Loveland Estates, according to the Official Plat thereof, as recorded in Plat Book 1, Page 104 of the Public Records of Osceola County, Florida.

This instrument was prepared by:
H. R. THORNTON, JR., P.O. Box 245
1010 Penn. Ave, St. Cloud, Fla
(305) 892-2176 File No:

NOTICE OF AND ENCUMBRANCE
TO ANNEX TO CITY OF ST CLOUD

ORBK 1039 PG 0010

15.50
4 Extra
Names

THIS INSTRUMENT, Made this 18th day of July September 1991, Between BARBARA PARTIN JUSTESEN, JANIE PARTIN PICKERING, LIDA PARTIN LAMPMAN, LUCINDA PARTIN SULLIVAN, DIANE PARTIN HEABERLIN, DAVID EARL PARTIN & EARL PARTIN of the County of Osceola, State of Florida,

Grantor*, and THE CITY OF ST. CLOUD, FLORIDA, a Municipal Corporation, Grantee;

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below-described into the corporate limits of the City of St. Cloud; and

GRANTOR, for and inconsideration of the sum of ONE and NO/100 ($1.00) DOLLAR and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged,

DOES HEREBY ENCUMBER the below-described real property situate, lying and being in Osceola County, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal.

The subject property is described as:

SEE ATTACHED EXHIBIT "A"

*Grantor is used for singular or plural, as the context requires.

IN WITNESS WHEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence: Barbara Partin Marshall

Witness

Witness

Witness

Witness (two are required)

Barbara Partin Justesen (SEAL)
BARBARA PARTIN JUSTESEN

JANIE PARTIN PICKERING

Lida Partin Lampman (SEAL)
LIDA PARTIN LAMPMAN

LUCINDA PARTIN SULLIVAN

Diane Partin (SEAL)
DIANE PARTIN HEABERLIN

David Earl Partin
DAVID EARL PARTIN

Earl Partin (SEAL)
EARL PARTIN

Pursuant to Section 695.26 (3) (f), this instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer H.R. Thornton, Jr. City Atty., City of St. Cloud, Fl 34769

STATE OF FLORIDA
COUNTY OF OSCEOLA

I HEREBY CERTIFY THAT ON THIS DAY, before me, a notary public, personally appeared, the above mentioned individuals to me known to be the person(s) described in and who executed the foregoing instrument and (t)(s)he(y) acknowledged before me that (t)(s)he(y) executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 18th day of ~~July~~ September, 1991

My Commission Expires:
(IMPRESSION SEAL)

Notary Public

5/23/94

X

EXHIBIT "A"

A PORTION OF SECTION 5, TOWNSHIP 26 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 26 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA; THENCE RUN WEST ALONG THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 575.74 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 192-441; THENCE RUN SOUTH 52°48'30" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 33.08 FEET TO A POINT; SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF AMES HAVEN ROAD; THENCE RUN WEST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 226.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WEST A DISTANCE OF 795.05 FEET TO A POINT; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE RUN SOUTH 52°48'30" EAST, A DISTANCE OF 681.28 FEET TO A POINT; THENCE RUN NORTH 37°11'30" EAST, A DISTANCE OF 417.42 FEET TO A POINT; THENCE RUN NORTH, A DISTANCE OF 79.30 FEET TO THE POINT OF BEGINNING.

FILED, RECORDED AND
RECORD VERIFIED
MEL WILLS, JR., CLK CIR. CT.
OSCEOLA COUNTY
BY M. M. D.C

91006303Z

OSW OCT 17 PM 2:42

X

ORBK0921 PG0653

This instrument was prepared by:
H. R. THORNTON, JR., P.O. Box 245
1010 Penn. Ave, St. Cloud, Fla
(305) 892-2176 File No:

NOTICE OF AND ENCUMBRANCE
TO ANNEX TO CITY OF ST CLOUD

1150

THIS INSTRUMENT, Made this 9 day of May 1989, Between

of the County of Osceola, State of FLORIDA,

Grantor*, and THE CITY OF ST. CLOUD, FLORIDA, a Municipal Corporation, Grantee;

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below-described into the corporate limits of the City of St. Cloud; and

GRANTOR, for and inconsideration of the sum of ONE and NO/100 ($1.00) DOLLAR and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged,

DOES HEREBY ENCUMBER the below-described real property situate, lying and being in Osceola County, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal.

The subject property is described as: LANE BANKS subdivision

See Attached

REF. OR 873 PG 2985 & Or 911 PG 1253

*Grantor is used for singular or plural, as the context requires.

IN WITNESS WHEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year ~~first~~ above written.

Signed, sealed and delivered in our presence:

H & B. Properties

BY: _____ (SEAL)
Michael D. Burt Partner

witness

witness _____ (SEAL)

witness _____ (SEAL)

witness (two are required) _____ (SEAL)

STATE OF Florida
COUNTY OF Osceola

I HEREBY CERTIFY THAT ON THIS DAY, before me, a notary public, personally appeared Michael D. Burt for H & B. Properties to me known to be the person(s) described in and who executed the foregoing instrument and (t)(s)he(y) acknowledged before me that (t)(s)he(y) executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 9 day of May, 1989.

My Commission Expires:
(IMPRESSION SEAL)

Notary Public
Notary Public, State of Florida at Large
My Commission Expires July 31, 1989

DESCRIPTION

Lots 1, 2 , 3 and part of Lot 4, Block 24 of THE FLORIDA DRAINED LAND COMPANY'S SUBDIVISION NO. 1 and that portion of the abandoned St. Cloud-Sugar Belt Railroad adjoining said Lot 1 as recorded in Plat Book B pages 65 and 66 of the Public Records of Osceola County, Florida and that part of the Southeast 1/4 of Section 31, Township 25 South, Range 30 East lying north and west of Henry Partin Road and more particularly described as follows:

Begin at the Northwest corner of the Southeast 1/4 of Section 31, Township 25 South, Range 30 East, Osceola County, Florida thence S89°25'53"E, 140.73 feet to the southwesterly right of way of Neptune Road, said right of way being a 50 foot platted right of way; thence S45°36'07"E, 583.25 feet along said right of way; thence S48°04'43"W, 37.16 feet to the Point of Curvature of a curve concave northerly having a radius of 635.00 feet; thence along said curve through a central angle of 62°18'56" for an arc distance of 690.63 feet to the Point of Tangency; thence N69°36'31"W, 442.50 feet to the Point of Curvature of a curve concave southerly having a radius of 1530.00 feet; thence along said curve through a central angle of 09°26'42" for an arc distance of 252.21 feet to the Point of Tangency; thence N79°03'03"W, 549.85 feet; thence N00°21'14"E, 1607.41 feet to the southwesterly right of way of aforesaid Neptune Road, said right of way being 100 feet wide; thence S45°49'06"E, 40.90 feet; thence continue along said right of way S45°36'07"E, 1668.87 feet to the end of the 100 foot right of way; thence N44°23'53"E, 25.00 feet to the southerly right of way of the aforementioned 50 foot platted right of way; thence S45°36'07"E, 90.81 feet along said right of way to the west line of the Northeast 1/4 of aforesaid Section 31; thence S00°29'15"E, 90.81 feet along said west line to the Point of Beginning.

Containing 38.99 Acres.

FILED, RECORDED AND
RECORD VERIFIED
MEL WILLS, JR., CLK CIR. CT.
OSCEOLA COUNTY
BY _____ D.C.

PART OR PARTS OF THIS INSTRUMENT
NOT OF QUALITY TO BE REPRODUCED
LEGIBLY. RECORDING CLERK

89 MAY 10 AM 11:14

8900271106

05-00002009

LARRY WHALEY 1P
OSCEOLA COUNTY, FLORIDA
CLERK OF CIRCUIT COURT

CL 2005156772 OR 2836/1019
JSS Date 07/12/2005 Time 09:58:36

FOR RECORDING USE ONLY

Notice of Encumbrance to Annex to City of St. Cloud

City of St. Cloud (Planning & Zoning)
2901 17th St.
St. Cloud, FL 34769

THIS INSTRUMENT, Made this 5 day of SEPTEMBER 2004, between DENNIS RASKU of the County of OSCEOLA, State of FLORIDA Grantor*, and the CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee:

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below described into the corporate limits of the City of St. Cloud, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 ($1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledges, DOES HEREBY ENCUMBER the below – described real property situate, lying and being in Osceola Count, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. The subject property is described as:

LOT 5, PLAT BOOK 1, PAGE 104 PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA COMMENCING AT NORTH CORNER OF LOT 6, LOVELAND ESTATES AS RECORDED PLAT BOOK 1, PAGE 104, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, RUN THENCE N 41° 35' 01" E, ALONG THE NORTH LINE OF LOT 6, 121.26', CONTINUE N 41° 35' 01" E ALONG NORTH LINE 53.28' RUN THENCE S 48° 24' 59" E, 17.24'; RUN THENCE S 41° 35' 01" W 53.28'; RUN THENCE N 48° 24' 59" W TO THE POINT OF BEGINNING

Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):

1. _____ Signature
DENNIS RASKU Type or print name

2. _____ Signature
_____ Type or print name

WITNESSES (Two required)

1. _____ Signature
MICHAEL I. SPEED Type or print name

2. Brenda Haskell Signature
Brenda Haskell Type or print name

STATE OF Florida COUNTY OF Broward

The foregoing instrument was acknowledged before me on this 5 day of Sep, 2004, by DENNIS RASKU who is personally known to me or who has produced N/A as identification and who did not take an oath.

SEAL:

Notary Public _____ Type/print name GERARD E. Sheridan

Gerard E. Sheridan
Commission #DD279312
Expires: Feb 17, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

Pursuant to Section 695.26(3)(f): This instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer, City Manager, City of St. Cloud, Florida 34769.

CFN 2020170840
Bk 5852 Pgs 1098-1102 (5 Pgs)
DATE: 12/16/2020 10:54:12 AM
ARMANDO RAMIREZ, CLERK OF COURT
OSCEOLA COUNTY
RECORDING FEES $44.00

Notice of Encumbrance to Annex to City of St. Cloud

FOR RECORDING USE ONLY

City of St. Cloud (Planning & Zoning)
1300 9th St.
St. Cloud, FL 34769

THIS INSTRUMENT, Made this 20 day of November 20 20, between Luis Rexach of the County of Osceola, State of Florida Grantor*, and the CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee:

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below described into the corporate limits of the City of St. Cloud, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 ($1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledges, DOES HEREBY ENCUMBER the below – described real property situate, lying and being in Osceola County, Florida with the absolute consent by GRANTOR that in accordance with applicable law, the real property may be annexed into the city limits of the City of St. Cloud upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. Properties located outside the St. Cloud Future Annexation Area are encumbered but final annexation is subject to both the traditional requirements for annexation and receipt of County approval. The subject property is described as:

Case# WAS20-00034 Parcel ID(s) 342530-332900010030

See Attached Exhibit "A" for Legal Description

Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):

1. _____
Signature
Luis Rexach
Type or print name

2. _____
Signature
_____
Type or print name

WITNESSES (Two required):

1. _____
Signature
_____
Type or print name

2. _____
Signature
_____
Type or print name

STATE OF Florida COUNTY OF Osceola

The foregoing instrument was acknowledged before me on this 20 day of Nov, 2020, by Luis Rexach who is personally known to me or who has produced FL DL as identification and who did not take an oath.

SEAL:

Notary Public _____ Type/print name Cara Lynn Brown

Pursuant to Section 695.26(3)(f): This instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer, City Manager, City of St. Cloud, Florida 34769.

CARA LYNN BROWN
Notary Public – State of Florida
Commission # GG 162511
My Comm. Expires Jan 24, 2022
Bonded through National Notary Assn.

ORBK 1071 PG2132

This instrument was prepared by:
H. R. THORNTON, JR., P.O. Box 245
1010 Penn. Ave, St. Cloud, Fla
(305) 892-2176 File No:

NOTICE OF AND ENCUMBRANCE
TO ANNEX TO CITY OF ST CLOUD

THIS INSTRUMENT, Made this 10th day of March 19 92 , Between

WAYNE SCHOOLFIELD

of the County of Osceola , State of Florida ,

Grantor*, and THE CITY OF ST. CLOUD, FLORIDA, a Municipal Corporation, Grantee;

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below-described into the corporate limits of the City of St. Cloud; and

GRANTOR, for and inconsideration of the sum of ONE and NO/100 ($1.00) DOLLAR and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged,

DOES HEREBY ENCUMBER the below-described real property situate, lying and being in Osceola County, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal.

The subject property is described as:

See Exhibit "A"

*Grantor is used for singular or plural, as the context requires.

IN WITNESS WHEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness ELENORA B. RADER _____ (SEAL)

Witness DIANA L. MILLER _____ (SEAL)
WAYNE SCHOOLFIELD, TRUSTEE

Witness GETAR ALI SunBank, N.A., as Trustee (SEAL)

Witness (two are required) JUDITH A. WEBB By: DONNA KAY AUSTIN (SEAL)

STATE OF FLORIDA
COUNTY OF OSCEOLA

I HEREBY CERTIFY THAT ON THIS DAY, before me, a notary public, personally appeared, Wayne Schoolfield, as Trustee to me known to be the person(s) described in and who executed the foregoing instrument and (he) (she) acknowledged before me that (he) (she) executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 11th day of March , 1992

My Commission Expires:
(IMPRESSION SEAL)

Notary Public

Signer is personally known to me and did not take an oath.

DIANA L. MILLER
Notary Public State of Florida
My Comm. Expires July 19, 1995
Comm. No. CC 124366

EXHIBIT "A"

LEGAL DESCRIPTION

Beginning at a point 251.20 ft., South 00°25'10" East from the Northwest corner of the SW 1/4 of the NW 1/4 of the SE 1/4 of Section 31, Township 25 South, Range 30 East, Osceola County, Florida; run South 00°25'10" East, 1069.45 ft. to the Southwest corner of the NW 1/4 of the SW 1/4 of the SE 1/4 of said Section 31; run thence North 89°57'46" East 304.82 ft., run thence North 00°01'05" West 624.36 ft.; run thence North 89°57'46" East 362.44 ft. to the West line of the Melba Tregre lands; run thence North 14°55'25" East, along the West line of said lands, 400.10 ft. to the Northwest corner of said Tregre lands; run thence North 46°36'26" West along the Southerly right of way line of Neptune Road, 628.95 ft. to the Southeasterly right of way line of Henry Partin Road; run thence South 55°20'40" West, along said right of way line 353.70 ft. to the Northeast corner of the Shinall lands; run thence South 00°19'46" East 251.18 ft. to the Southeast corner of the Shinall lands; run thence North 89°52'07" West, 332.00 ft. to the Point of Beginning.

AND:

Begin at the Northeast corner of the Southwest one-quarter of the Southwest one-quarter of the Southeast one-quarter of Section 31, Township 25 South, Range 30 East, Osceola County, Florida; thence South 89°57'46" West, a distance of 76.77 feet; thence, North 00°01'05" West, a distance of 624.36 feet; thence North 89°57'46" East, a distance of 46.41 feet; thence South 00°02'14" East, a distance of 74.36 feet; thence South 06°00'46" East, a distance of 50.27 feet; thence South 00°25'10" East, a distance of 300.01 feet; thence South 24°39'43" East, a distance of 55.00 feet; thence South 00°02'14" East, a distance of 150.00 feet to the Point of Beginning.

LESS AND EXCEPT:

A parcel of land being a portion of Lots 36, 37, 38, 39, 43 and 44, "KINGS CREST" according to the Plat thereof, as recorded in Plat Book 6 at Page 20 of the Public Records of Osceola County, Florida, more particularly described as follows:

Commence at the Northerly most corner of Lot 44 of said Plat; thence South 22 degrees 11 minutes 23 seconds East, a distance of 57.97 feet to the Point of Beginning; thence South 14 degrees 55 minutes 25 seconds West, a distance of 418.58 feet; thence South 89 degrees 57 minutes 46 seconds West, a distance of 319.21 feet; thence North 00 degrees 02 minutes 14 seconds West, a distance of 75.63 feet; thence North 89 degrees 57 minutes 46 seconds East, a distance of 293.14 feet; thence North 12 degrees 45 minutes 25 seconds East, a distance of 151.51 feet; thence North 47 degrees 18 minutes 45 seconds East, a distance of 57.92 feet; thence North 22 degrees 11 minutes 23 seconds East a distance of 153.17 feet to the Point of Beginning.

PART OR PARTS OF THIS INSTRUMENT
NOT CLEARLY LEGIBLE FOR BE REPRODUCED
RECORDING CLERK

FILED, RECORDED AND
RECORD VERIFIED
MEL WILLS, JR. CLK CIR CT
OSCEOLA COUNTY
BY _____ D.C.

92004698
1992 JUN 10 AM 11:26

15

MEL WILLS JR., CLERK OF THE CIRCUIT COURT - OSCEOLA CTY BK 1181
04/07/94 13:40 VERIFIED: KRK INSTR # 94-026900 PG 0367

NOTICE OF ENCUMBRANCE TO ANNEX TO CITY OF ST. CLOUD

THIS INSTRUMENT, Made this 5th day of January

19 94, Between Wayne Schoolfield and Dianne Schoolfield, husband and wife, and Cheryl Barnett, Trustee

of the County of Osceola, State of Florida

Grantor*, and THE CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee;

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below-described into the corporate limits of the City of St. Cloud; and Wayne Schoolfield, and Dianne Schoolfield, husband and wife, and Cheryl Barnett, Trustee

GRANTOR, for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged,

DOES HEREBY ENCUMBER the below-described real property situate, lying and being in Osceola County, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those minsterial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal.

The subject property is described as:

SEE EXHIBIT "A"

*Grantor is used for singular or plural, as the context requires.
IN WITNESS WHEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES (two required):

Diana L. Krug
Signature

DIANA L. KRUG
Type/Print Name

Elenora B Rader
Signature

ELENORA B. RADER
Type/Print

PROPERTY OWNERS:

Signature

Wayne Schoolfield
Type/Print

WITNESSES (two required):

Diana L. Krug
Signature

DIANA L. KRUG
Type/Print

Elenora B. Rader
Signature

ELENORA B. RADER
Type/Print

PROPERTY OWNERS:

Dianne Schoolfield
Signature

Dianne Schoolfield
Type/Print

Diana L. Krug
Signature

DIANA L. KRUG
Type/Print

Cheryl Barnett
Signature

Cheryl Barnett, Trustee
Type/Print

Elenora B. Rader
Signature

ELENORA B. RADER
Type/Print

STATE OF: FLORIDA

COUNTY OF: OSCEOLA

The foregoing instrument was acknowledged before me on this 5th day of January, 1994, by Wayne Schoolfield, Dianne Schoolfield, Cheryl Barnett Trustee who is personally known to me or who has produced _____ personally known as identification and who did/did not take an oath.

Diana L. Krug
Notary Public

Typed/Printed Name: DIANA L. KRUG

Commission Number: CC242036

My Commission Expires: July 19, 1995

(SEAL) DIANA L. KRUG
Notary Public, State of Florida
My comm. expires July 19, 1995
Comm. No. CC 242036

THIS INSTRUMENT WAS PREPARED BY THE CITY OF ST. CLOUD CITY MANAGER, 1300 9TH STREET, ST. CLOUD, FLORIDA - 34769

EXHIBIT "A"

THAT PORTION OF LOT 4, BLOCK 24, LYING SOUTH OF HENRY PARTIN ROAD AND THE EAST 410 FEET OF THE WEST HALF OF LOTS 5 AND 6, THE EAST HALF OF LOTS 5 AND 6, INCLUSIVE, BLOCK 24, AND THE EAST 700 FEET OF THE NORTH 245 FEET OF LOT 5, INCLUSIVE, BLOCK 23, LYING WEST OF MACY ISLAND ROAD, AND THAT PORTION OF LOTS 1, 2, 3, AND 4, INCLUSIVE, BLOCK 23, LYING EAST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHWEST CORNER OF THE EAST 1,060 FEET OF SAID LOT 1, BLOCK 23, RUN SOUTHEASTERLY TO THE SOUTHWEST CORNER OF THE EAST 700 FEET OF LOT 4, BLOCK 23, AND THERE TERMINATING SAID DESCRIBED LINE. ALL BEING IN THE FLORIDA DRAINED LAND COMPANY'S SUBDIVISION NO. 1, AS RECORDED IN PLAT BOOK B, PAGES 65 AND 66 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, IN SECTION 31-25-30 AND SECTION 6-26-30.

LESS AND EXCEPT:

THE EAST ONE-HALF OF LOTS 1 AND 2 AND THE NORTH 139.29 FEET OF THE EAST ONE-HALF OF LOT 3, BLOCK 23, FLORIDA DRAINED LAND COMPANY'S SUBDIVISION NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS FILED AND RECORDED IN PLAT BOOK B, PAGES 65 AND 66 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. TOGETHER WITH THAT PORTION OF THE SOUTH ONE-HALF OF THE VACATED 40.0 FEET PLATTED ROAD RIGHT OF WAY ABUTTING THE NORTH LINE OF SAID EAST ONE-HALF OF LOT 1, BLOCK 23, AS VACATED IN O.R. BOOK 1054, PAGES 2420 THROUGH 2428 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

SAID PARCEL CONTAINS 39 ACRES, MORE OR LESS.

RETURN TO: CITY OF ST. CLOUD
PLANNING DIVISION
2901 17th STREET
ST. CLOUD, FL 34769

LARRY WHALEY 1P
OSCEOLA COUNTY, FLORIDA
CLERK OF CIRCUIT COURT

CL 2000075362 OR 1737/2120
DLB Date 05/17/2000 Time 13:37:21

FOR RECORDING USE ONLY

NOTICE OF ENCUMBRANCE TO ANNEX TO CITY OF ST. CLOUD

THIS INSTRUMENT, Made this 21 day of April 20 00.
Between Max Siegel + Mary Bissen of the County of Osceola, State of Florida Grantor, and THE CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee;

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below-described into the corporate limits of the City of St. Cloud; and

GRANTOR, for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, DOES HEREBY ENCUMBER the below-described real property situate, lying and being in Osceola County, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee.

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal.

The subject property is described as:

Lot 12, Loveland Estates, according to the Official Plat thereof, as recorded in Plat Book 1, Page 104A of the Public Records of Osceola County, Florida.

*Grantor is used for singular or plural, as the context requires. IN WITNESS WHEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):

1. Mary G. Bissen
SIGNATURE
Mary G. Bissen
TYPE/PRINT NAME

2. Max L. Siegel
SIGNATURE
Max L. Siegel
TYPE/PRINT NAME

3. _____
SIGNATURE
_____
TYPE/PRINT NAME

4. _____
SIGNATURE
_____
TYPE/PRINT NAME

WITNESSES (two required):

Carol A Burgess
SIGNATURE
Carol A Burgess
TYPE/PRINT NAME
Lisa-Ann G. Walsh
SIGNATURE
Lisa-Ann G. Walsh
TYPE/PRINT NAME

Carol A Burgess
SIGNATURE
Carol A Burgess
TYPE/PRINT NAME
Lisa-Ann G. Walsh
SIGNATURE
Lisa-Ann G. Walsh
TYPE/PRINT NAME

_____ SIGNATURE
_____ TYPE/PRINT NAME
_____ SIGNATURE
_____ TYPE/PRINT NAME

_____ SIGNATURE
_____ TYPE/PRINT NAME
_____ SIGNATURE
_____ TYPE/PRINT NAME

STATE OF: Florida
COUNTY OF: Osceola

The foregoing instrument was acknowledged before me on this 21st day of April, 20 00.
by Mary G. Bissen / Max L. Siegel who ~~is personally known to me~~ or who has produced FDL# B255587627030
FDL# 524055266228 61 as identification and who ~~did~~ / did not take an oath.

Martha Hobbs
NOTARY PUBLIC
Martha Hobbs
TYPE/PRINT NAME

Martha Hobbs
Notary Public, State of Florida
My Comm. Expires Feb 23, 2002
Comm. No. CC707561

Pursuant to Section 695.26(3)(f): This instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer: City Manager, City of St. Cloud, Florida 34769.

CFN 2013104512
Bk 4469 Pg 260 (1 Pgs)
DATE: 07/10/2013 01:59:12 PM
ARMANDO RAMIREZ, CLERK OF COURT
OSCEOLA COUNTY
RECORDING FEES $10.00

Notice of Encumbrance To Annex to City of St. Cloud

FOR RECORDING USE ONLY

City of St. Cloud (Planning & Zoning)
1300 9th Street
St. Cloud, FL 34769

THIS INSTRUMENT, Made this 19th day of June 2013, between Joseph Skalamera of the County of Osceola, State of FL Grantor*, and the CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee:

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below described into the corporate limits of the City of St. Cloud, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 ($1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledges, DOES HEREBY ENCUMBER the below – described real property situate, lying and being in Osceola County, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. Properties located outside the St. Cloud Future Annexation Area are encumbered but final annexation is subject to both the traditional requirements for annexation and receipt of County approval. The subject property is described as:

Lot 17, Loveland Estates, according to the Official Plat thereof, as recorded in Plat Book 1, Page 104 of the Public Records of Osceola County, Florida.

Case # 13-20-06 Parcel ID 31-25-30-3990-0001-017-0

*Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):

1. Joseph Skalamera
Signature
Joseph SKALAMERA
Type or print name

2. _____
Signature
_____
Type or print name

WITNESSES (Two required):

1. Marty Hobbs
Signature
Marty Hobbs
Type or print name

2. Megan Holmberg
Signature
Megan Holmberg
Type or print name

STATE OF: Florida COUNTY OF: Osceola

The foregoing instrument was acknowledged before me on this 19 day of June, 2013, by Joseph Antra who is personally known to me or who has produced FL License as identification and who did not take an oath.

Notary Public Lisa Campisano

SEAL:

LISA CAMPISANO
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE012747
Expires 7/28/2014

Type/print name _____

Pursuant to Section 695.26(3)(f): This instrument exempt from Chapter 695, F S , Prepared by a Public Officer, City Manager, City of St. Cloud, Florida 34769.

03/01/11 Rev

OR BK 1036 PG 0008

This instrument was prepared by:
H. R. THORNTON, JR., P.O. Box 245
1010 Penn. Ave, St. Cloud, Fla
(305) 892-2176 File No:

NOTICE OF AND ENCUMBRANCE
TO ANNEX TO CITY OF ST CLOUD

THIS INSTRUMENT, Made this 3rd day of July 1997, Between
Heartland Worship Center
of the County of Osceola, State of Florida,

11.50

Grantor*, and THE CITY OF ST. CLOUD, FLORIDA, a Municipal Corporation, Grantee;
WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below-described into the corporate limits of the City of St. Cloud; and
GRANTOR, for and inconsideration of the sum of ONE and NO/100 ($1.00) DOLLAR and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged,
DOES HEREBY ENCUMBER the below-described real property situate, lying and being in Osceola County, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,
GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal.
The subject property is described as:

See attached legal description

*Grantor is used for singular or plural, as the context requires.
IN WITNESS WHEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Lois M Keene — Gary Smith (SEAL)
witness — GARY SMITH
Lois M. Keene

Kathy Harkema — (SEAL)
witness
Kathy Harkema

witness — (SEAL)

witness — (SEAL)

witness (two are required)

Pursuant to Section 695.26 (2) (f), this instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer: H.R. Thornton, Jr. City Atty., City of St. Cloud, Fl. 3 769

STATE OF FLORIDA
COUNTY OF OSCEOLA
I HEREBY CERTIFY THAT ON THIS DAY, before me, a Notary public, personally appeared GARY SMITH to me known to be the person(s) described in and who executed the foregoing instrument and (t)(s)he(y) acknowledged before me that (t)(s)he(y) executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 3rd day of July, 1997.

My Commission Expires:
(IMPRESSION SEAL)

Kathryn A. Swart
Notary Public
Kathryn A. Swart
Notary Public, State of Florida
My Commission Expires Oct. 14, 1998
Bonded Thru Troy Fain-Insurance Inc.

PARCEL A

EXHIBIT "A"

PARCEL A

From the N.E. corner of section 5-T26 S-R30 East, Osceola County, Florida, run West along the North line of Section 5, 575.75 feet to the Southerly Right of Way line of U.S. Highway 441; run thence South 52°, 48', 30" East, along said Right of Way line, 33.08feet to the point of beginning; continue South 52°, 48', 30" East, 250.0 feet; run thence South 37°, 11', 30" West 200 feet run thence North 52°, 48', 30" West, 382.38 feet; run thence North 79.30 feet to the North line of Block 33 of Florida Drainland Company Subdivision #1; thence East along said North line 226.35 feet to the point of beginning being a portion of lots 2 & 3 of Block 33 1.66 acers.

FILED, RECORDED AND
RECORD VERIFIED
MEL WILLS, JR., CLK CIR. CT.
OSCEOLA COUNTY
BY _____ D.C.

91006303 1
1991 OCT 17 PM 2:42

04-00002043

LARRY WHALEY 2P
OSCEOLA COUNTY, FLORIDA
CLERK OF CIRCUIT COURT

CL 2004180648 OR 2595/2532
BIW Date 09/15/2004 Time 09:48:06
FOR RECORDING USE ONLY

Notice of Encumbrance to Annex to City of St. Cloud

City of St. Cloud (Planning & Zoning)
2901 17th St.
St. Cloud, FL 34769

THIS INSTRUMENT, Made this 30 day of July 20 04, between Richard Tattoli & Nancy Tattoli of the County of Osceola, State of FL Grantor*, and the CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee:

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below described into the corporate limits of the City of St. Cloud, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 ($1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledges, DOES HEREBY ENCUMBER the below – described real property situate, lying and being in Osceola Count, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. The subject property is described as:

See attached

Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):

1. Richard Tattoli
Signature
Richard Tattoli
Type or print name

2. Nancy Tattoli
Signature
Nancy Tattoli
Type or print name

WITNESSES (Two required):

1. [signature]
Signature
Lori B. Taylor
Type or print name

2. Christine Passatume
Signature
Christine Passatume
Type or print name

STATE OF FLORIDA COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me on this 30th day of July, 20 04, by _____ who is personally known to me or who has produced _____ as identification and who did not take an oath.

LORI B. TAYLOR
MY COMMISSION # DD 309383
EXPIRES: April 11, 2008
Bonded Thru Notary Public Underwriters

Notary Public _____ SEAL:

Type/print name _____

Pursuant to Section 695.26(3)(f): This instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer, City Manager, City of St. Cloud, Florida 34769.

A portion of Lots 437, 460 and 469, Seminole Land & Investment Company (Incorporated) Map of Lakefront Addition to Town of St. Cloud as recorded in Plat Book B, Pages 61 and 62 of the Public Records of Osceola County, Florida, being more particularly described as follows:

Begin at the Southeast corner of said Lot 469; thence South 89°31'12" West along the South line of said Lot 469, a distance of 185.00 feet; thence North 00°07'16" West a distance of 480.80 feet; thence South 56°02'40" East, parallel with and 15.00 feet Southerly (as measured at right angles) of the Southerly Right-of-Way line of Lakeshore Boulevard, a distance of 149.89 feet to the Point of Curvature of a curve concave to the Northeast, having a radius of 10151.10 feet and a central angle of 0°24'49"; thence Southeasterly along said curve an arc distance of 73.28 feet to a point on the East line of aforesaid Lot 437; thence South 00°07'16" East a distance of 354.82 feet to the Point of Beginning.

SM/ag

NOTICE OF ENCUMBRANCE TO ANNEX TO CITY OF ST. CLOUD

LARRY WHALEY 2P
CLERK OF CIRCUIT COURT
OSCEOLA COUNTY, FLORIDA

CL 98079317 OR 1514/1952
CSM Rec. Date 07/10/98 Time 14:42

THIS INSTRUMENT, Made this 22nd day of JUNE 19 98, Between MIGUEL A. VAZQUEZ & VICTORIA G. VAZQUEZ of the County of OSCEOLA, State of FLORIDA Grantor*, and THE CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee;

FOR RECORDING USE ONLY

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below-described into the corporate limits of the City of St. Cloud; and

GRANTOR, for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged,

DOES HEREBY ENCUMBER the below-described real property situate, lying and being in Osceola County, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal.

The subject property is described as:

SEE ATTACHED EXHBIT "A"

*Grantor is used for singular or plural, as the context requires. IN WITNESS WHEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):

1. SIGNATURE
MIGUEL A. VAZQUEZ
TYPE/PRINT NAME

2. SIGNATURE
VICTORIA G. VAZQUEZ
TYPE/PRINT NAME
VICTORA G. VAZQUEZ

3. SIGNATURE
TYPE/PRINT NAME

WITNESSES (two required):

1. SIGNATURE
DEBORAH M. HENDERSON
TYPE/PRINT NAME

X SIGNATURE
TYPE/PRINT NAME

2. SIGNATURE
PAIGE M. HEIFNER
TYPE/PRINT NAME

X SIGNATURE
TYPE/PRINT NAME

SIGNATURE
TYPE/PRINT NAME

SIGNATURE
TYPE/PRINT NAME

STATE OF: FLORIDA

COUNTY OF: OSCEOLA

The foregoing instrument was acknowledged before me on this 22nd day of JUNE 19 98, by MIGUEL A. VAZQUEZ AND VICTORIA G. VAZQUEZ who is personally known to me or who has produced DRIVERS LICENSE/ID CARD as identification and who did / did not take an oath.

NOTARY PUBLIC

DEBORAH M. ANDERSON HENDERSON
TYPE/PRINT NAME

COMMISSION NUMBER

COMMISSION EXPIRES

Deborah M. Anderson
Notary Public, State of Florida
My Comm. Expires Jun 24, 2000
Comm No CC653326

Pursuant to Section 695.26(3)(f): This instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer; J. Paul Wetzel, City of St. Cloud, Florida 34769.

EXHIBIT "A"

Commence at the Southwest corner of Lot 3, Block "F", Flora Heights Subdivision, as recorded in Plat Book 1, Page 250, of the Public Records of Osceola County, Florida; run thence East along the South line of said Block "F", a distance of 160.00 feet, to the Southwest corner of the East 40.00 feet of Lot 6 of said Block "F"; run thence North parallel to the West line of said Block "F", a distance of 135.09 feet; run thence S 89°56'38" E, 124.00 feet to the Point of Beginning. Continue to run thence S 89°56'38" E, 222.16 feet to a point on the Southwest right-of-way line of U.S. Highway 192 (S.R. 500); run thence N 52°43'18" W, 179.50 feet along said right-of-way line; run thence S 72° 37' 54" W, 83.04 feet; run thence S 00°03'22" W, 83.72 feet to the Point of Beginning.

Commence at the Southwest corner of Lot 3, Block "F", Flora Heights Subdivision, as recorded in Plat Book 1, Page 250, of the Public Records of Osceola County, Florida; run thence East along the South line of said Block "F", a distance of 160.00 feet, to the Southwest corner of the East 40.00 feet of Lot 6 of said Block "F"; run thence North parallel to the West line of said Block "F", a distance of 135.09 feet; run thence S 89°56'38" E, 346.16 feet to a point on the Southwest right-of-way line of U.S. Highway 192 (S.R. 500); run thence N 52°43'18" W, along said right-of-way line, 179.50 feet to the Point of Beginning; thence continue along said right-of-way N52°43'18" W, 25.00 feet to the P.C. of a curve to the right; thence along said curve having a central angle of 00° 21' 34" and a radius of 9565.44 feet, a distance of 60.00 feet; thence S 37° 16'42" W, 25.19 feet; thence S 52°43'18" E, 67.26 feet; thence N 72°37'54" E, 30.65 feet to the Point of Beginning.

Zone 2: Encumbrance Annexation Notices of Encumbrance

CFN 2024135906
Bk 6684 Pgs 1726-1728 (3 Pgs)
DATE: 10/25/2024 08:48:36 AM
KELVIN SOTO, ESQ., CLERK OF COURT
OSCEOLA COUNTY
RECORDING FEES $27.00

Notice of Encumbrance To Annex to City of St. Cloud

City of St. Cloud (Planning & Zoning)
1300 9th Street
St. Cloud, FL 34769

FOR RECORDING USE ONLY

THIS INSTRUMENT, Made this 11 day of SEPTEMBER 2024, between ELITE METRO CORP. of the County of OSCEOLA, State of FLORIDA Grantor*, and the CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee:

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below described into the corporate limits of the City of St. Cloud, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 ($1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledges, DOES HEREBY ENCUMBER the below – described real property situate, lying and being in Osceola County, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. Properties located outside the St. Cloud Future Annexation Area are encumbered but final annexation is subject to both the traditional requirements for annexation and receipt of County approval. The subject property is described as:

Case # NOE24-00009 Parcel ID(s) 17-26-30-4950-0001-0990
17-26-30-4950-0001-1090
17-26-30-4950-0001-1150
17-26-30-4950-0001-1265
Elite Estates

*Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):	WITNESSES (two required):	
1. _____ Signature	1. V. A. Signature	2. _____ Signature
JOSE MARTINEZ Type or print name	Viviana Angulo Type or print name	Rayza Ramirez De Cruz Type or print name
2. _____ Signature	1. _____ Signature	2. _____ Signature
_____ Type or print name	_____ Type or print name	_____ Type or print name

STATE OF FLORIDA COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me on this 11TH day of SEPTEMBER, 2024, by JOSE MARTINEZ who is personally known to me or who has produced _____ as identification and who did not take an oath.

SEAL:

Notary Public _____
Type/print name JEFFERY ERROL SNOW

JEFFERY ERROL SNOW
Commission # HH 161245
Expires August 22, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

Pursuant to Section 695.26(3)(f): This instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer, City Manager, City of St. Cloud, Florida 34769.
Revised April 2015

CERTIFICATE OF TITLE

The undersigned, Michelle L. Rivera, Esq., an attorney duly licensed to practice law in the State of Florida, does hereby certify that she has examined a current title insurance company report current to the date hereof, or the public records of Osceola County, Florida, to the date hereof, with regard to the following described real property:

SEE **EXHIBIT "A"** ATTACHED HERETO AND MADE A PART HEREOF.

And that based upon said examination, she does hereby certify and render her opinion, in conformity to Section 177.041(2), Florida Statutes that fee simple title to the described real property is vested in **ELITE METRO CORP**, a Florida corporation, as of the date hereof, and said real property is subject to the following:

Type of Instrument:	O.R. Book:	Page:
Plat of Seminole Land and Investment Company's Subdivision of Section 17, Township 26 S., Range 30 E.	B	55
Utility Easement in favor of Orlando Utilities Commission	3423	1179
A fifteen foot Access Easement in Warranty Deed	2580	51
City of St. Cloud, Florida Ordinance No. 2015-23	4863	957
Temporary Access and Construction Easement in favor of Southern Development & Construction, Inc.	6348	1605

Dated this 20th day of September, 2024.

Michelle L. Rivera

Michelle L. Rivera, Esq.
Overstreet Law, P.A.
100 Church Street
Kissimmee, FL 34741
(407) 847-5151
Florida Bar No: 85325

EXHIBIT "A"

Legal Description:

PARCEL 1

Lots ninety nine (99) and one hundred ten (110), of Section Seventeen (17), Township Twenty Six (26) South, Range Thirty (30) East, according to the Seminole Land and Investment Company's Subdivision of said Section Seventeen, as filed and recorded in Plat Book B, Page 55, of the Public Records of Osceola County, Florida.

PARCEL 2

Lot one hundred fifteen (115), of Section Seventeen (17), Township Twenty Six (26) South, Range Thirty (30) East, according to the Seminole Land and Investment Company's Subdivision of said Section Seventeen, as filed and recorded in Plat Book B, Page 55, of the Public Records of Osceola County, Florida.

PARCEL 3

The West 1/2 of Lot 126, the Seminole Land and Investment Company's Subdivision of Section 17, Township 26 South, Range 30 East according to the official plat thereof, as filed and recorded in Plat Book B, Page 55, of the Public Records of Osceola County, Florida.

LESS AND EXCEPT that portion conveyed to Osceola County by Deed of Dedication (Clay Whaley Road 47 ft Right-of-Way) recorded in Official Records Book 6442, Page 56.

PARCEL 4:

Lots 109, 116 and 125, according to The Seminole Land and Investment Company's Subdivision of Section 17, Township 26 South, Range 30 East, according to the map or plat thereof as recorded in Plat Book B, Page 55, of the Public Records of Osceola County, Florida.

Zone 4: Encumbrance Annexation Notices of Encumbrance

ST STAMPS
$ .50

This instrument was prepared by:
H. R. THORNTON, JR., P.O. Box 245
1010 Penn. Ave, St. Cloud, Fla
(305) 892-2176 File No:

NOTICE OF AND ENCUMBRANCE
TO ANNEX TO CITY OF ST CLOUD

THIS INSTRUMENT, Made this 13 day of January 1986, Between Felice Caiazzo

of the County of Osceola, State of Florida,

Grantor*, and THE CITY OF ST. CLOUD, FLORIDA, a Municipal Corporation, Grantee;

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below-described into the corporate limits of the City of St. Cloud; and

GRANTOR, for and inconsideration of the sum of ONE and NO/100 ($1.00) DOLLAR and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged,

DOES HEREBY ENCUMBER the below-described real property situate, lying and being in Osceola County, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal.

The subject property is described as:

Lot 90 of the Seminole Land & Investment Company's (Inc.) Subdivision of Section 7, Township 26 South, Range 31 East, according to the Plat thereof as filed and recorded in Plat Book B, Page 23, Public Records of Osceola County, Florida.

OSCEOLA COUNTY 148552
STATE OF FLORIDA DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
JAN27'86
00.50

*Grantor is used for singular or plural, as the context requires.

IN WITNESS WHEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Cheryl M. Clark
witness

Felice Caiazzo (SEAL)

witness (SEAL)

witness (SEAL)

witness (two are required) (SEAL)

FILED, RECORDED AND RECORD VERIFIED
MEL ... CLK CIR CT
OSCEOLA COUNTY
BY K.S. D.C.

STATE OF Florida
COUNTY OF Osceola

I HEREBY CERTIFY THAT ON THIS DAY, before me, a notary public, personally appeared, Felice Caiazzo to me known to be the person(s) described in and who executed the foregoing instrument and (t)(s)he(y) acknowledged before me that (t)(s)he(y) executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 13 day of January, 1986.

My Commission Expires:
(IMPRESSION SEAL)

Notary Public
Notary Public, State of Florida at Large
My Commission Expires July 31, 1989

86000310 1 RCD JAN 27 AM 10:33

WATER & WASTEWATER SERVICE AGREEMENT

This document constitutes an agreement between the City of St. Cloud, hereinafter referred to as **CITY**, a municipality of the State of Florida, and **Church Alive Inc.** a **Corporation** (individual, corporation, partnership) and its successors or assigns, hereby referred to as **OWNER.**

WITNESSETH

Whereas, OWNER is proposing to develop **Hickory Tree Charter School**, which is located on real property (the "Property") described on Exhibit 'A', attached hereto and by this reference made a part hereof; and

Whereas, the Property is located in the unincorporated area of Osceola County and the OWNER is requesting water and sewer service from the CITY; and

Whereas, as a condition of CITY providing said water and sewer service to the Property, OWNER is to extend water and sewer lines to serve the Property and lines and appurtenances must be sized and constructed in accordance with the minimum requirements of CITY Land Development Regulations and to meet the flow demands for the development; and

Whereas, the CITY may, at the sole option of the CITY, elect to enlarge or oversize the water and/or sewer lines and appurtenances in order to provide additional capacity to other properties; and

Whereas, as a condition of the provision of water and sewer service to the Property by the CITY, OWNER agrees that this Agreement shall constitute an unconditional application to annex the Property into the City of St. Cloud, if CITY chooses to do so; and

Whereas, OWNER and CITY are entering into this Agreement to set forth the terms and conditions under which water and sewer service shall be extended and sized.

NOW THEREFORE, in consideration of the mutual promises and covenants hereinafter contained, the parties do hereby agree as follows:

Section 1. OFF-SITE WATER/SEWER – Each and all of the foregoing premises are incorporated into and constitute a part of this Agreement.

1.1 CITY shall provide water and sewer service for the Property.

1.2 OWNER shall connect to the existing City water and reclaim system at connection point or points approved by CITY.

1.3 The route of any off site lines shall be according to engineering plans produced by OWNER and approved by the CITY.

1.5 The OWNER shall construct the facilities, lines and appurtenances necessary to serve the development and provide such documentation necessary for the CITY to ascertain that the lines shall meet the minimum line size requirements as specified by the CITY Land Development Regulations.

CFN 2019012593
Bk 5470 Pgs 1312-1327 (16 Pgs)
DATE: 01/31/2019 11:33:43 AM
ARMANDO RAMIREZ, CLERK OF COURT
OSCEOLA COUNTY
RECORDING FEES $137.50

1.6 The OWNER shall be responsible for providing water to the contractor and/or sub-contractors through the rental of a jumper meter during construction of the aforementioned development. Should any theft of water occur during construction, the City has the right to terminate all water services to the development and/or assess a penalty as may be authorized by City policy or ordinance.

1.7 The OWNER shall be responsible for the construction of all on site and off site lines and appurtenances to serve the project. No building permits shall be applied for or issued until water and sewer are provided to the site or until a bond or letter of credit, acceptable to CITY, is in place to guarantee completion of off-site improvements. No Certificate of Occupancy shall be applied for or issued until water and sewer extensions have been completed and accepted by the CITY.

1.8 The OWNER shall be responsible for all costs of onsite and offsite improvements, including but not limited to design, material, permitting and installation of sufficient size lines, lift stations and other appurtenances necessary to allow the CITY to serve the Property.

1.9 If the CITY chooses to oversize lines the OWNER and CITY shall agree on the cost difference, which will be the responsibility of the CITY, prior to commencement of construction.

1.10 The OWNER shall be responsible for all costs including design, permitting, materials and construction of the water and sewer lines and appurtenances, both on site and off site, required to serve the Property.

Section 2. DEVELOPMENT STANDARDS

The project will be designed and developed according to Osceola County LDC consistent with the approved SDP18-0189 from the County.

Section 3. ANNEXATION

3.1 OWNER agrees that CITY may annex the Property into the City of St. Cloud, if CITY, in its sole discretion, chooses to do so. In conjunction herewith, OWNER shall provide to CITY a Notice of Encumbrance to Annex Property in a form substantially in compliance with the form set forth in Exhibit "B", attached hereto and incorporated herein. The CITY shall record this Notice in the public records of Osceola County whereupon it is agreed it shall serve as an enforceable encumbrance on the real property described in Exhibit "A". The Notice of Encumbrance shall be executed by all owners of the real property described in Exhibit "A" and shall be accompanied, at OWNER'S expense, by a current certificate of title or opinion letter acceptable to CITY and issued by a licensed title company or attorney identifying all owners in interest of the real property. All land transfers by OWNER shall contain a deed restriction or covenant noting the existence of this encumbrance to annex, such restriction to be recorded as a covenant to run with the land.

3.2 This agreement shall be recorded in the Public Records of Osceola County, Florida at cost to OWNER, and this agreement, upon recording, shall constitute an irrevocable application by the undersigned owner to annex the property described on Exhibit 'A', attached hereto, into the City of St. Cloud, which right to annex the City may exercise at any time in the future.

Section 4. SEVERABILITY

In the event that any provision of this agreement shall be held invalid or unenforceable, the provision shall be deleted from this agreement without affecting in any respect whatsoever the validity of the remainder of this agreement.

Section 5. NOTICES

All notices, demands, or other writings required to be given or made or sent in this Agreement, or which may be given or made or sent, by either party to the other, shall be deemed to have been fully given or made or sent when in writing and addressed as follows:

CITY	**OWNER**
City of St. Cloud City Manager 1300 Ninth Street St. Cloud, Fl 34769	Church Alive, Inc. PMB300 4417 13th St. St. Cloud, FL 34769

Section 6. AMENDMENTS

Any amendment to this agreement is not effective unless the amendment is in writing and signed by all parties.

Section 7. VENUE AND ATTORNEY FEES

The parties expressly agree that in the event that any litigation arising out of tis agreement shall be exclusively filed in Osceola County Circuit Court. Further that in the event of such litigation, the prevailing party shall be entitled to recover its reasonable attorney fees at all levels including appeal and bankruptcy.

Section 8. EFFECTIVE DATE

The effective date of this agreement shall be the date that it is last executed by a party as set forth below.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the date listed below. CITY through its City Manager, authorized to execute same by City Council action, and OWNER through David Clark, Jr.; Church Alive, Inc.

DATED this 28th day of January, 2019.

CITY OF ST. CLOUD

ATTEST:

William E. Sturgeon
William Sturgeon, City Manager

Linda P. Jaworski
Linda Jaworski, City Clerk

OWNER

David Clark, Jr., Church Alive, Inc.

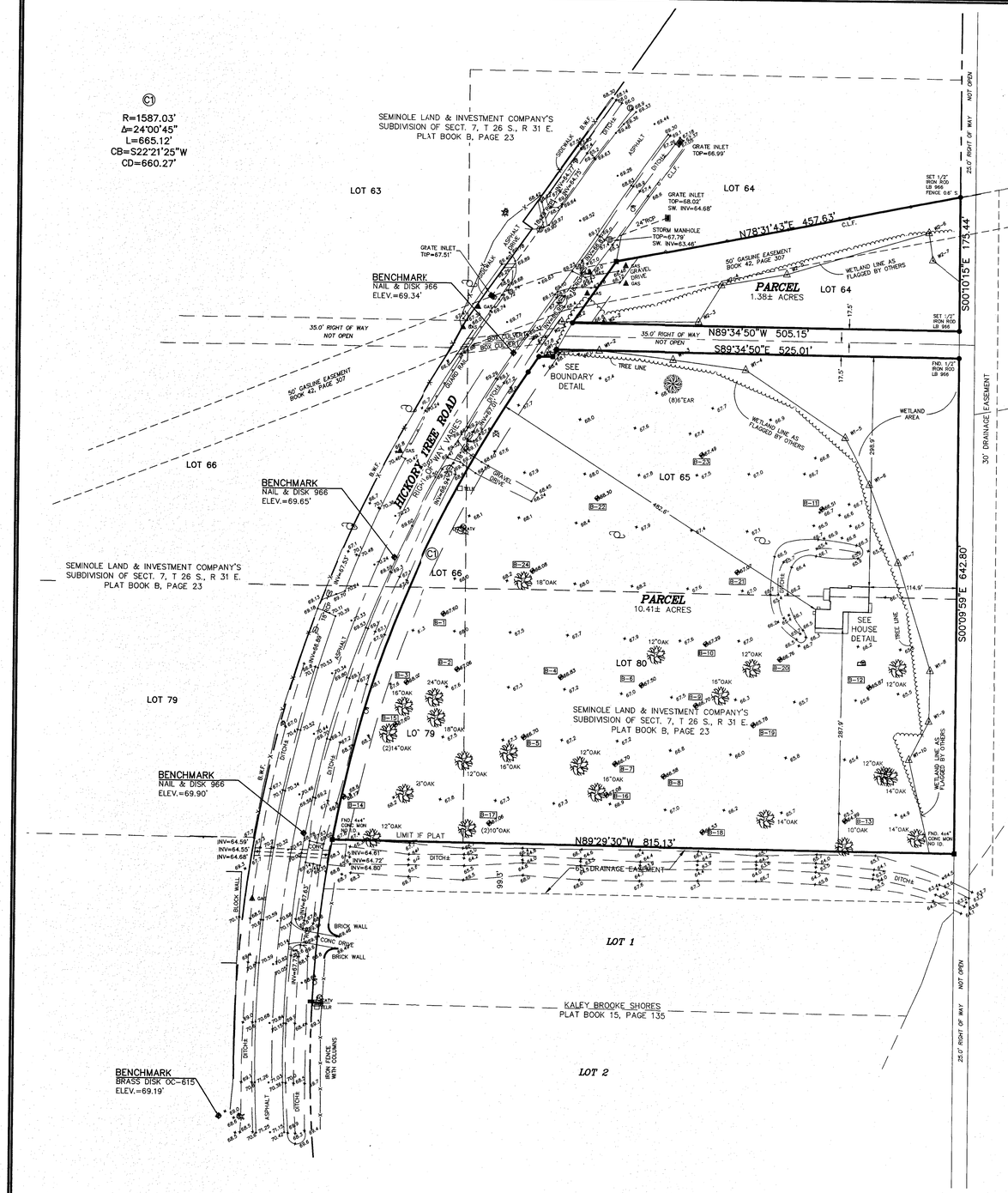
STATE OF Florida
COUNTY OF Orange

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared David Clark, as CEO of Church Alive, Inc., who provided identification in the form of _____ or who is personally known to be the person described in and who executed the foregoing, and that he acknowledged before me that he executed the same.

Witness my hand and official seal this 13th day of December, 2018.

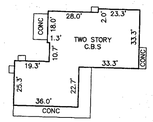
Notary Public State of Florida
Tracy L Buck
My Commission GG 154908
Expires 10/25/2021

Tracy Kugh Buck
Notary Public



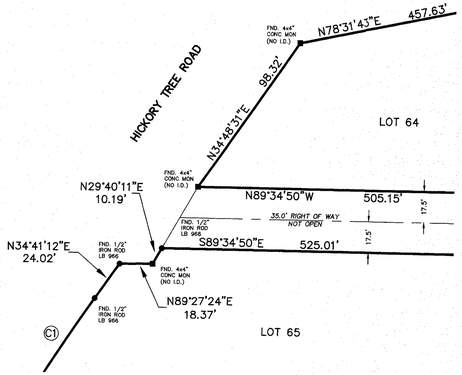
HOUSE DETAIL:

NOT TO SCALE



BOUNDARY DETAIL:

NOT TO SCALE



GRAPHIC SCALE

80 0 40 80 160

IN FEET
1 INCH = 80 FEET

LEGAL DESCRIPTION:

(AS PROVIDED BY THE CLIENT)

LOTS 64, 65, 66, 79 AND 80, SECTION 7, TOWNSHIP 26 SOUTH, RANGE 31 EAST, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INC.) SUBDIVISION OF SAID SECTION 7, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 23, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, LYING EAST OF HICKORY TREE ROAD, LESS ROAD RIGHT OF WAY AND LESS PORTIONS OF LOTS 64, 65, 66 AND 79 WEST OF ROAD RIGHT OF WAY PURSUANT TO ORDER OF TAKING OF PARCEL 16212 DESCRIBED IN OFFICIAL RECORDS BOOK 1918, PAGE 2958 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

SURVEYOR'S NOTES:

ELEVATIONS SHOWN HEREON ARE BASED ON N.A.V.D. 1988 DATUM. REFERENCE BENCHMARK IS OSCEOLA COUNTY BENCHMARK OC-615, A BRASS DISK IN THE NORTHEAST CORNER OF CONTROL STRUCTURE LOCATED IN RETENTION POND 750± FEET EAST OF THE INTERSECTION OF JAN-LAN BOULEVARD AND GRIFF-LAN COURT, ELEVATION = 69.19'.

BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. (NAD 83, 1990 ADJUSTMENT) AS DETERMINED FROM GLOBAL POSITIONING SYSTEM (GPS).

UNLESS OTHERWISE NOTED, PLAT INFORMATION IS EQUAL TO FIELD MEASURED DATA.

NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ROOF OVERHANGS HAVE BEEN LOCATED EXCEPTS AS NOTED HEREON.

THE SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHTS-OF-WAY OF RECORD.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 12097C0280 G DATED JUNE 18, 2013, THE LAND AND THE IMPROVEMENTS AS SHOWN HEREON ARE PARTIALLY WITHIN A 100-YEAR FLOOD HAZARD ZONE. THE LAND IS IN ZONE "AE" AND ZONE "X".

POINT ELEVATIONS WITH TWO DECIMAL PRECISION DENOTE PAVEMENT, CONCRETE AND TOP OF WATER SHOTS. ONE DECIMAL PRECISION DENOTES NATURAL GROUND OR A SOFT SHOT, ALL OTHERS ARE AS NOTED.

CERTIFICATION:

I HEREBY CERTIFY TO:

SOUTHCREST MANAGEMENT, LLC

W. TURNER WALLIS, IV, P.S.M.
STATE OF FLORIDA
REGISTRATION NO. 3967
(NOT VALID WITHOUT EMBOSSED SEAL)

9-04-18
DATE

ABBREVIATIONS

P.B. PLAT BOOK
D.B. DEED BOOK
BK. BOOK
PG. PAGE
SECT. SECTION
TWP. TOWNSHIP
RGE. RANGE
COR. CORNER
AC. ACRES
P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
BM BENCHMARK
C.B.S. CONCRETE BLOCK & STUCCO
(C) CALCULATED
(P) PLAT
(D) DESCRIBED
(M) MEASURED
CB. CHORD BEARING
CH. CHORD
R. RADIUS
L. LENGTH
Δ DELTA
T TANGENT
C/L CENTERLINE
° DEGREES
' MINUTES
" SECONDS
± MORE OR LESS
L.B. LICENSED BUSINESS
L.S. LICENSED SURVEYOR
B.M.F. BARBED WIRE FENCE
H.W.F. HOG WIRE FENCE
C.L.F CHAIN LINK FENCE
W.F. WOOD FENCE
EP EDGE OF PAVEMENT
FRM. FRAME
O/S OFFSET
ALL PROPERTY CORNERS AS NOTED.
D.U.E. DRAINAGE AND UTILITY EASEMENT
ID IDENTIFICATION
P.C.P. PERMANENT CONTROL POINT
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
F/F FINISH FLOOR ELEVATION
L.F.E. LOWEST FLOOR ELEVATION
G/F GARAGE FLOOR ELEVATION
R/W RIGHT OF WAY
O.R. OFFICIAL RECORDS
STY. STORY
CONC. CONCRETE
EL. ELEVATION
P.T. POINT OF TANGENCY
P.C. POINT OF CURVE
P.R.C. POINT OF REVERSE CURVE
P.I. POINT OF INTERSECTION
N.&T. NAIL AND TAB
C.M.P. CORRUGATED METAL PIPE
R.C.P. REINFORCED CONCRETE PIPE
INV. INVERT
FD. FOUND
P.R.M. PERMANENT REFERENCE MONUMENT
TX TRANSFORMER

LEGEND

BENCHMARK
WOOD POWER POLE
CONCRETE POWER POLE
GUY WIRE ANCHOR
LIGHT POLE
SIGN
FIRE HYDRANT
SANITARY SEWER M.HOLE
STORM SEWER M.HOLE
GAS VALVE
TELEPHONE RISER BOX
METAL LIGHT POLE
CLEAN OUT (SEWER)
GAS METER
UNDERGROUND GAS MARKER
FIBER OPTIC MARKER
WATER VALVE
WATER METER
CABLE TELEVISION RISER BOX
WOOD LIGHT POLE
WELL
ELECTRIC CONTROL BOX
ELECTRIC TRANSFORMER
FIBERGLASS LIGHT POLE
UNDERGROUND POWER LINE
OVERHEAD POWER LINE
BURIED TELEPHONE LINE
BURIED GAS MAIN
BURIED WATER LINE
BURIED SANITARY SEWER LINE

BOUNDARY & TOPOGRAPHIC SURVEY

HICKORY TREE CHARTER SCHOOL SITE

REVISIONS	REVISIONS
F.B 1150 PGS. 14-18	
CAD FILE# 18-205-BNDRY-TOPO.DWG	
DATE OF SURVEY 8/28/18	JOB #18-205

NAVD 1988
VERTICAL DATUM

SECT. 7 TWP. 26 S. RGE. 31 E.

SCALE: 1"=80' | DRAWN BY: KGB | CHECKED BY: ROB

JOHNSTON'S SURVEYING INC.
900 Shady Lane, Kissimmee, Florida 34744-8695
(407) 847-2179 • Fax (407) 847-6140

SHEET 1 OF 1

S-2732

EXHIBIT “A”

LEGAL DESCRIPTION

CASE: # 18-00002019

CASE NAME: HICKORY TREE CHARTER SCHOOL

PROJECT TYPE: WATER/SEWER REQUEST (MAJOR)

LOTS 64, 65, 66, 79 AND 80, SECTION 7, TOWNSHIP 26 SOUTH, RANGE 31 EAST, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INC.) SUBDIVISION OF SAID SECTION 7, ACCORDING TO THE MAP OR PLAY THEREOF AS RECORDED IN PLAT BOOK B, PAGE 23, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, LYING EAST OF HICKORY TREE ROAD, LESS ROAD RIGHT OF WAY AND LESS PORTIONS OF LOTS 64, 65, 66 AND 79 WEST OF ROAD RIGHT OF WAY PURSUANT TO ORDER OF TAKING OF PARCEL 16212 DESCRIBED IN OFFICIAL RECORDS BOOK 1918, PAGE 2958 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

EXHIBIT "B"

Notice of Encumbrance to Annex to City of St. Cloud

CFN 2019012592
Bk 5470 Pg 1311 (1 Pgs)
DATE: 01/31/2019 11:33:43 AM
ARMANDO RAMIREZ, CLERK OF COURT
OSCEOLA COUNTY
RECORDING FEES $10.00

FOR RECORDING USE ONLY

City of St. Cloud (Planning & Zoning)
1300 9th St.
St. Cloud, FL 34769

THIS INSTRUMENT, Made this 30 day of November 2018, between Church Alive of the County of Osceola, State of Florida Grantor*, and the CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee:

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below described into the corporate limits of the City of St. Cloud, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 ($1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledges, DOES HEREBY ENCUMBER the below – described real property situate, lying and being in Osceola County, Florida with the absolute consent by GRANTOR that in accordance with applicable law, the real property may be annexed into the city limits of the City of St. Cloud upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. Properties located outside the St. Cloud Future Annexation Area are encumbered but final annexation is subject to both the traditional requirements for annexation and receipt of County approval. The subject property is described as:

Case# 18-19.08 Parcel ID(s) 072631495000010650

See Attached Exhibit "A" for Legal Description

Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):

1. _____
Signature
Hubert Bauknight III
Type or print name

2. _____
Signature
_____
Type or print name

WITNESSES (Two required):

1. _____
Signature
Paul + Hardy
Type or print name

2. _____
Signature
DAVID CLARK
Type or print name

STATE OF Florida COUNTY OF Osceola

The foregoing instrument was acknowledged before me on this 30th day of November, 2018, by Hubert Bauknight III who is personally known to me or who has produced _____ as identification and who did not take an oath.

SEAL:

MELISSA ZIMISH
Notary Public - State of Florida
Commission # FF 898977
My Comm. Expires Jul 13, 2019
Bonded through National Notary Assn.

Notary Public _____ Type/print name _____

Pursuant to Section 695.26(3)(f): This instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer, City Manager, City of St. Cloud, Florida 34769.

EXHIBIT "C"

Certificate of Title

The undersigned, Amy Buehler, an Officer of a duly licensed title insurance company, does hereby certify that he/she has examined an abstract of title or current title insurance company report current to the date hereof, or the public records of Osceola County, Florida, to the date hereof, with regard to the following described real property:

Lots 64, 65, 66, 79, and 80, of the Seminole Land & Investment Company's Subdivision of Section 7, Township 26 South, Range 31 East, according to the map or plat thereof as recorded in Plat Book "B", Page 23, Public Records of Osceola County, Florida, lying East of Hickory Tree Road, less road right of way and less portions of Lots 64, 65, 66, and 79 West of road right of way pursuant to Order of Taking of Parcel 16212 described in Official Records Book 1918, Page 2958, of the Public Records of Osceola County, Florida.

And that based upon said examination, he/she does hereby certify that fee simple title to the described real property is vested in **Church Alive, Inc., a Florida corporation not for profit**, as of the date hereof, (deed executed on the 21st day of December, 2012 and recorded on the 27th day of December, 2012 in O.R. Book 4372, Page 195-196, Public Records of Osceola County, Florida and said real property is not subject to any restriction, mortgages, liens or encumbrances of any kind which affect in any manner the right of the said owner to annex the said property to the City of St. Cloud, Florida, or any other municipality.

Dated this 1st day of November, 2018.

Signature

Amy Buehler
Type or print name

Classic Title Solutions, Inc.
Company/Firm

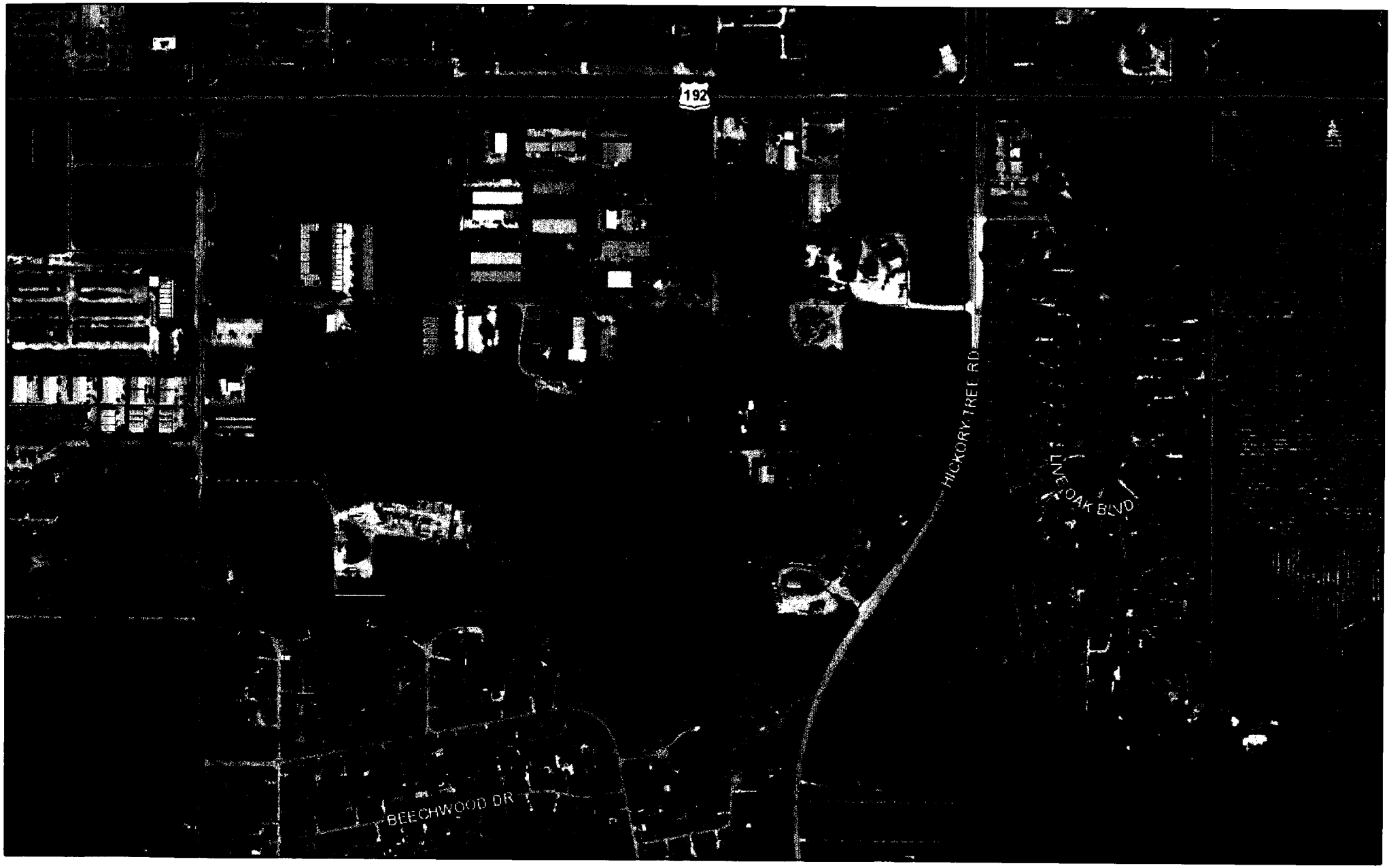
1341 E. Irlo Bronson Mem. Hwy, St. Cloud, FL 34771
Address

407-498-3100
Phone

CITY ORDINANCE AND/OR POLICY PROHIBITS THE CITY ATTORNEY FROM MAKING THIS CERTIFICATION. THIS FORM WAS PREPARED BY THE CITY OF ST. CLOUD, CITY MANAGER, 1300 9TH STREET, ST. CLOUD, FL 34769

EXHIBIT "D"

Legend
Hickory Tree Charter School
City_Limits
County
N
E
S
W
910 455 0 910 Feet
LAKE LIZZI
SPRING LAKE
LIVE OAK
BEECHWOOD
ENGLEWOOD
OAKWAND
OLD HICKORY TREE
QUOTATION
DORI
WILFRED
INTERIOR
ROSEDALE
ORANGE
13TH
TRLO BRONSON MEM
PINE
LIZA
KELLY
DEAN



Church Alive, Inc.

Hickory Tree Charter School

Date Generated: 12/17/2018

0 340 680 ft

N
W E
S

This map was prepared for the Osceola County Property Appraiser's Office. It is maintained for the function of this office only. It is not intended for conveyance, nor is it a survey

Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser

EXHIBIT "E"

AGENT AUTHORIZATION FORM

I, (print property owner name) DAVID CLARK, as the owner of the real property described as follows 07-26-31-4950-0001-0650 do hereby authorize to act as my agent (print agent's name) Mark Ezzard, to execute any petitions or other documents necessary to effect the application approval requested and more specifically described as follows, _____, and to appear on my behalf before any administrative or legislative body in the City considering this application, and to act in all respects as my agent in all matters pertaining to the application.

Date: 10/16/18

Signature of Property Owner

DAVID CLARK
Print Name of Property Owner

STATE OF FLORIDA FL :
COUNTY OF Osceola :

I certify that the foregoing instrument was acknowledged before me this 16th day of October, 2018 by David Clark. He/she is personally known to me or has produced _____ as identification and did/did not take an oath.

KAYLEIGH N. KELLEY
MY COMMISSION # GG030881
EXPIRES September 15, 2020

(Notary Stamp)

Kayleigh N Kelley
Signature of Notary Public

My Commission Expires: _____

Legal Description(s) or Parcel ID(s) are required:

07-26-31-4950-0001-0650

Notice of Encumbrance to Annex to City of St. Cloud

CFN 2019012592
Bk 5470 Pg 1311 (1 Pgs)
DATE: 01/31/2019 11:33:43 AM
ARMANDO RAMIREZ, CLERK OF COURT
OSCEOLA COUNTY
RECORDING FEES $10.00

FOR RECORDING USE ONLY

City of St. Cloud (Planning & Zoning)
1300 9th St.
St. Cloud, FL 34769

THIS INSTRUMENT, Made this 30 day of November 2018, between Church Alive of the County of Osceola, State of Florida Grantor*, and the CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee:

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below described into the corporate limits of the City of St. Cloud, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 ($1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledges, DOES HEREBY ENCUMBER the below – described real property situate, lying and being in Osceola County, Florida with the absolute consent by GRANTOR that in accordance with applicable law, the real property may be annexed into the city limits of the City of St. Cloud upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. Properties located outside the St. Cloud Future Annexation Area are encumbered but final annexation is subject to both the traditional requirements for annexation and receipt of County approval. The subject property is described as:

Case# 18-19.08 Parcel ID(s) 072631495000010650

See Attached Exhibit "A" for Legal Description

Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):

1. _____
Signature
Hubert Bauknight III
Type or print name

2. _____
Signature
_____
Type or print name

WITNESSES (Two required):

1. _____
Signature
Paul + Hardy
Type or print name

2. _____
Signature
DAVID CLARK
Type or print name

STATE OF Florida COUNTY OF Osceola

The foregoing instrument was acknowledged before me on this 30th day of November, 2018, by Hubert Bauknight III who is personally known to me or who has produced _____ as identification and who did not take an oath.

SEAL:

MELISSA ZIMISH
Notary Public - State of Florida
Commission # FF 898977
My Comm. Expires Jul 13, 2019
Bonded through National Notary Assn.

Notary Public _____ Type/print name _____

Pursuant to Section 695.26(3)(f): This instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer, City Manager, City of St. Cloud, Florida 34769.

ARMANDO RAMIREZ OSCEOLA COUNTY, DATE 10/02/2018 10:20:31 AM
FILE # 2018147640 Bk 5410 Pg 2054 (1 Pgs)REC FEES $10.00

Notice of Encumbrance to Annex to City of St. Cloud

FOR RECORDING USE ONLY

City of St. Cloud (Planning & Zoning)
1300 9th St.
St. Cloud, FL 34769

THIS INSTRUMENT, Made this 29th day of August 2018, between Fred H. Cumbie Jr. of the County of Osceola, State of Florida Grantor*, and the CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee:

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below described into the corporate limits of the City of St. Cloud, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 ($1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledges, DOES HEREBY ENCUMBER the below – described real property situate, lying and being in Osceola County, Florida with the absolute consent by GRANTOR that in accordance with applicable law, the real property may be annexed into the city limits of the City of St. Cloud upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. Properties located outside the St. Cloud Future Annexation Area are encumbered but final annexation is subject to both the traditional requirements for annexation and receipt of County approval. The subject property is described as:

Case# _____ Parcel ID(s) 18-26-31-4950-0001-0650

See Attached Exhibit "A" for Legal Description

Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):

1. _____
Signature
Fred H. Cumbie, Jr.
Type or print name

2. _____
Signature
_____
Type or print name

WITNESSES (Two required):

1. Tiffany Lebron
Signature
Tiffany Lebron
Type or print name

2. Toni L. Morgan
Signature
Toni L. Morgan
Type or print name

STATE OF Florida COUNTY OF Osceola

The foregoing instrument was acknowledged before me on this 29th day of August, 2018, by Fred H. Cumbie, Jr. who is personally known to me or who has produced _____ as identification and who did not take an oath.

SEAL:

TONI L. MORGAN
Commission # GG 151808
Expires February 16, 2022
Bonded Thru Budget Notary Services

Notary Public Toni L Morgan Type/print name Toni L. Morgan

Pursuant to Section 695.26(3)(f): This instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer, City Manager, City of St. Cloud, Florida 34769.

ARMANDO RAMIREZ OSCEOLA COUNTY, DATE 12/16/2020 10:54:12 AM
FILE # 2020170841 Bk 5852 Pgs 1103-1105 (3 Pgs)REC FEES $27.00

Notice of Encumbrance to Annex to City of St. Cloud

FOR RECORDING USE ONLY

City of St. Cloud (Planning & Zoning)
1300 9th St.
St. Cloud, FL 34769

THIS INSTRUMENT, Made this 30 day of NOV 2020, between Wilson Daza of the County of Osceola, State of FL Grantor*, and the CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee:

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below described into the corporate limits of the City of St. Cloud, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 ($1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledges, DOES HEREBY ENCUMBER the below – described real property situate, lying and being in Osceola County, Florida with the absolute consent by GRANTOR that in accordance with applicable law, the real property may be annexed into the city limits of the City of St. Cloud upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. Properties located outside the St. Cloud Future Annexation Area are encumbered but final annexation is subject to both the traditional requirements for annexation and receipt of County approval. The subject property is described as:

Case# VAS20-00033 Parcel ID(s) 07263135900001 0070

See Attached Exhibit "A" for Legal Description

Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):

1. Wilson Daza
Signature
Wilson Daza
Type or print name

2. Sandra Daza
Signature
Sandra Daza
Type or print name

WITNESSES (Two required):

1. [redacted]
Signature
Ana Cordero
Type or print name

2. [redacted]
Signature
Stephanie Pérez Serrano
Type or print name

STATE OF Florida COUNTY OF Orange

The foregoing instrument was acknowledged before me on this 30 day of November, 2020, by Wilson & Sandra Daza who is personally known to me or who has produced Personal Identification and who did not take an oath.

SEAL:

ADRIANA VELAZQUEZ
MY COMMISSION # GG 289714
EXPIRES: January 22, 2023
Bonded Thru Notary Public Underwriters

Notary Public [redacted] Type/print name [redacted]

Pursuant to Section 695.26(3)(f): This instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer, City Manager, City of St. Cloud, Florida 34769.

EXHIBIT A

LEGAL DESCRIPTION

KALEY BROOKE SHORES PB 15 PG 135 LOT 7

CERTIFICATE OF TITLE

The undersigned, Vicki Callen, an attorney at law and duly licensed to practice law in the State of Florida or an officer of a duly licensed title insurance company, does hereby certify that he/she has examined an abstract of title or current title insurance company report current to the date hereof, or the public records of Osceola County, Florida, to the date hereof, with regard to the following described real property:

Lot 7, Kaley Brooke Shores, according to the plat thereof, as recorded in Plat Book 15, Page 135, of the Public Records of Osceola County, Florida.

2575 Hickory Tree Road, St. Cloud, FL 34772

And that based upon said examination, he/she does hereby certify that fee simple title to the described real property is vested in Wilson Daza and Sandra Daza, husband and wife, as of the date hereof, **(deed executed on** 11th **day of** August, 2020, **and Recorded on** 12th **day of** August, 2020 **in OR Book #** 5772, **Page #** 2560) and said real property is not subject to any restriction, mortgages, liens or encumbrances of any kind which affect in any manner the right of the said owner to annex the said property to the City of St. Cloud, Florida, or any other municipality.

Dated this 18th day of November, 2020.

Vicki Callen
Signature

Vicki Callen
Type or print name

Land Title Professionals, LLC
Company/Firm

1341 E. Irlo Bronson Memorial Hwy
Street

St. Cloud FL 34771
City State Zip

321-248-6333
Phone Number

CITY ORDINANCE AND/OR POLICY PROHIBITS THE CITY ATTORNEY FROM MAKING THIS CERTIFICATION.
THIS FORM WAS PREPARED BY THE CITY OF ST. CLOUD, CITY MANAGER, 1300 9TH STREET, ST. CLOUD, FL 34769.

KELVIN SOTO, ESQ. OSCEOLA COUNTY, DATE 11/08/2023 10:45:11 AM
FILE # 2023147526 Bk 6502 Pgs 1103-1104 (2 Pgs)REC FEES $18.50

Notice of Encumbrance To Annex to City of St. Cloud

FOR RECORDING USE ONLY

City of St. Cloud (Planning & Zoning)
1300 9th Street
St. Cloud, FL 34769

THIS INSTRUMENT, Made this 17 day of August 2023, between LPG ALLIGATOR LAKE, LLC of the County of OSCEOLA, State of FLORIDA Grantor*, and the CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee:

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below described into the corporate limits of the City of St. Cloud, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 ($1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledges, DOES HEREBY ENCUMBER the below – described real property situate, lying and being in Osceola County, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. Properties located outside the St. Cloud Future Annexation Area are encumbered but final annexation is subject to both the traditional requirements for annexation and receipt of County approval. The subject property is described as:

Case # NOE23-00008 Garden Green Reserve Parcel ID(s) 20-26-31-4950-0001-0475

*Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):

1. _____ Signature
DAVAD LAGAT, AMBR
Type or print name

2. _____ Signature
_____
Type or print name

WITNESSES (two required):

1. MChapoy Signature
Maria Chapoy Type or print name

2. _____ Signature
TINA JAMASIN Type or print name

1. _____ Signature
_____ Type or print name

2. _____ Signature
_____ Type or print name

STATE OF TEXAS COUNTY OF TARRANT

The foregoing instrument was acknowledged before me on this 17 day of October, 2023, by DAVID LAGAT who is personally known to me or who has produced DRIVER'S LICENSE as identification and who did not take an oath.

Notary Public _____ SEAL:
Type/print name Shonte Eiland

Shonte Ellis Eiland
My Commission Expires
01/15/2024
ID No 132314574

Pursuant to Section 695.26(3)(f): This instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer, City Manager, City of St. Cloud, Florida 34769.
Revised April 2015

CERTIFICATE OF TITLE

The undersigned, Celia Thacker Dorn, an attorney at law and duly licensed to practice law in the State of Florida or an officer of a duly licensed title insurance company, does hereby certify that he/she has examined an abstract of title or current title insurance company report current to the date hereof, or the public records of Osceola County, Florida, to the date hereof, with regard to the following described real property:

Parcel Legal:

Lot 47, less the East 330.285 feet and less right-of-way, in Section 20, Township 26 South, Range 31 East, according to the Seminole Land and Investment Company's Plat of said Section filed among the Public Records of Osceola County, Florida.

and

Lot 50, less the East 330.285 feet and less right-of-way, in Section 20, Township 26 South, Range 31 East, according to the Seminole Land and Investment Company's Plat of said Section filed among, the Public Records of Osceola County, Florida.

and

That portion of Lot 63 of Section 20, Township 26 South, Range 31 East, Osceola County, Florida, lying Northerly of State Road No. 534-A, less the Easterly 330.28 feet thereof.

And that based upon said examination I do hereby certify that fee simple title to the described real property is vested in LPG Alligator Lake, LLC, as of the date hereof, **(deed executed on the 27th day of July, 2022, and recorded on the 29th day of July, 2022 in OR Book # 6260, Page # 1251)** and said real property is not subject to any restriction, mortgages, liens, or encumbrances of any kind which affect in any manner the right of the said owner to annex the said property to the City of St. Cloud, Florida, or any other municipality.

Dated this 14th day of August, 2023.

Signature

Celia Thacker Dorn
Type of print name

Nelson Mullins Riley & Scarborough, LLP
Company/Firm

LARRY WHALEY 2P
OSCEOLA COUNTY, FLORIDA
CLERK OF CIRCUIT COURT

CL 2006175568 OR 3212/1550
JSS Date 07/11/2006 Time 10:52:17

FOR RECORDING USE ONLY

Notice of Encumbrance to Annex to City of St. Cloud

City of St. Cloud (Planning & Zoning)
2901 17th St.
St. Cloud, FL 34769

THIS INSTRUMENT, Made this 1st day of June 2006, between Alan & Billie Heap of the County of Osceola, State of Florida Grantor*, and the CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee:

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below described into the corporate limits of the City of St. Cloud, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 ($1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledges, DOES HEREBY ENCUMBER the below – described real property situate, lying and being in Osceola Count, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. The subject property is described as:

See Attachment "A"

Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):

1. Alan R. Heap
Signature
Alan R. Heap
Type or print name

2. Billie Heap
Signature
Billie J. Heap
Type or print name

WITNESSES (Two required):

1. Evelyn Mejia
Signature
Evelyn Mojica
Type or print name

2. B
Signature
Brandon Mockus
Type or print name

STATE OF Florida COUNTY OF Orange

The foregoing instrument was acknowledged before me on this 1st day of June, 2006, by Alan R. Heap who is personally known to me or who has produced Florida DL as identification and who did not take an oath.

PRITESH SHAH SEAL
Notary Public - State of Florida
My Commission Expires May 6, 2010
Commission # DD 549885
Bonded By National Notary Assn.

Notary Public Printed name

Notary Public - State of Florida
My Commission Expires May 6, 2010
Commission # DD 549885
Bonded By National Notary Assn.

Pursuant to Section 695.26(3)(f): This instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer, City Manager, City of St. Cloud, Florida 34769.

EXHIBIT 'A'

PARCEL 2:

Commence at the Southwest corner of Section 8, Township 26 South, Range 31 East, Osceola County, Florida; thence North 00 degrees 00 minutes 00 seconds East, 35.00 feet; thence North 37 degrees 29 minutes 03 seconds East, 26.82 feet; thence North 12 degrees 11 minutes 02 seconds East, 60.07 feet; thence North 74 degrees 44 minutes 39 seconds East, 246.42 feet; thence North 87 degrees 08 minutes 00 seconds East, 63.05 feet; thence South 88 degrees 04 minutes 56 seconds East, 43.19 feet; thence South 62 degrees 45 minutest 00 seconds East, 59.05 feet; thence South 47 degrees 05 minutes 38 seconds East, 30.12 feet; thence South 47 degrees 14 minutes 35 seconds East, 33.43 feet; thence South 24 degrees 35 minutes 21 seconds East, 83.17 feet; thence South 77 degrees 00 minutes 49 seconds East, 38.75 feet; thence South 71 degrees 16 minutes 47 seconds East, 26.71 feet; thence South 88 degrees 08 minutes 59 seconds West, 569.94 feet to the Point of Beginning.

AND

PARCEL 2A:

Commence at the Southwest corner of Section 8, Township 26 South, Range 31 East, Osceola County, Florida; thence North 88 degrees 08 minutes 59 seconds East along the South line of said Section 8, a distance of 569.94 feet to the Point of Beginning; thence North 71 degrees 16 minutes 47 seconds West, a distance of 26.71 feet; thence North 77 degrees 00 minutes 49 seconds West, a distance of 38.75 feet; thence North 24 degrees 35 minutes 21 seconds West, a distance of 83.17 feet; thence North 47 degrees 14 minutes 35 seconds West, a distance of 33.43 feet; thence North 47 degrees 05 minutes 38 seconds West, a distance of 30.12 feet; thence North 62 degrees 45 minutes 00 seconds West, a distance of 59.05 feet; thence North 56 degrees 05 minutes 37 seconds East, a distance of 65.5 feet, more or less to the shoreline of Live Oak Lake; thence Southerly along the meandering line of said shoreline to a point on the aforesaid South line of Section 8; thence South 88 degrees 08 minutes 59 seconds West, a distance of 28 feet, more or less to the Point of Beginning.

CFN 2021199518
Bk 6116 Pgs 1168-1175 (8 Pgs)
DATE: 12/27/2021 02:06:00 PM
KELVIN SOTO, ESQ., CLERK OF COURT
OSCEOLA COUNTY
RECORDING FEES $69.50

Notice of Encumbrance to Annex to City of St. Cloud

FOR RECORDING USE ONLY

City of St. Cloud (Planning & Zoning)
1300 9th St.
St. Cloud, FL 34769

a Florida limited liability company

THIS INSTRUMENT, Made this 24th day of November 2021, between Tommy & LJ Holdings, LLC ~~of the County of _____, State of _____~~ Grantor*, and the CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee:

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below described into the corporate limits of the City of St. Cloud, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 ($1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledges, DOES HEREBY ENCUMBER the below – described real property situate, lying and being in Osceola County, Florida with the absolute consent by GRANTOR that in accordance with applicable law, the real property may be annexed into the city limits of the City of St. Cloud upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. Properties located outside the St. Cloud Future Annexation Area are encumbered but final annexation is subject to both the traditional requirements for annexation and receipt of County approval. The subject property is described as:

Case# WAS21-00059 Parcel ID(s) 18-26-31-4950-0001-0810 and 18-26-31-4950-0001-0950

See Attached Exhibit "A" for Legal Description

Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):
TOMMY & LJ HOLDINGS, LLC

1. _____
Signature as its Authorized Agent

Peter C. Vilmos
Type or print name

2. _____
Signature

_____
Type or print name

WITNESSES (Two required):

1. Nancy Wilson-Mosley
Signature

Nancy Wilson-Mosley
Type or print name

2. Deanne Claiborne
Signature

Deanne Claiborne
Type or print name

STATE OF Florida COUNTY OF Orange

The foregoing instrument was acknowledged before me on this 24th day of November, 2021, by _____ who is personally known to me or who has produced _____ as identification and who did not take an oath.

SEAL:

Notary Public Deanne Claiborne Type/print name Deanne Claiborne

Deanne Claiborne
Comm.: HH 148233
My Commission Expires:
July 1, 2025

Pursuant to Section 695.26(3)(f): This instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer, City Manager, City of St. Cloud, Florida 34769.

EXHIBIT "C"

BURR • • • FORMAN LLP

results matter

James R. Pratt
jpratt@burr.com
Direct Dial: (407) 540-6655
Direct Fax: (407) 540-6656

200 South Orange Avenue
Suite 800
Orlando, FL 32801

Main (407) 540-6600
Fax (407) 540-6601

BURR.COM

November 24, 2021

VIA EMAIL (afarmer@stcloud.org)
VIA HAND DELIVERY

City of St. Cloud
1300 9th Street
St. Cloud, FL 34769

Re: Hickory Tree Reserve Water & Wastewater SErvice Agreement
OPINION and CERTIFICATE OF TITLE

TO WHOM IT MAY CONCERN:

We have examined the record title to the real property located in Osceola County, Florida more fully described in Exhibit "A" attached hereto and incorporated herein by reference (the "**Property**"). We examined record title for the Property through November 22, 2021 at 8:00 AM. (the "**Effective Date**").

Based on our examination of record title, we are of the opinion that as of the Effective Date fee simple title to the Property, clear of all other matters or encumbrances except those discussed below, was vested as follows:

TOMMY & LJ HOLDINGS, LLC, a Florida limited liability company (the "**Record Owner**").

The Record Owner's record title to the Property as of the Effective Date is subject to the following matters:

1. Any rights, interests, or claims of parties in possession of the land not shown by the public records.

2. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Property that would be disclosed by an accurate and complete land survey of the land.

3. Construction liens and lien claims, if any, to the extent no notice thereof appears of record.

4. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the Property, and any adverse claim to all or part of the Property that is, at the Effective Date, or was previously under water.

5. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at the Effective Date.

6. Taxes and assessments for the year 2021 and subsequent years.

7. Claims adverse to Record Owner's title to any part of the Property lying below the Mean or Ordinary High Water Line of the abutting body of water, if any.

8. Any lien provided by Chapter 159, Florida Statutes, in favor of any city, town, village, or port authority for unpaid service charges for service by any water, sewer, or gas supply system supplying service to the Property.

9. Orlando Utilities Commission Utility Easement recorded April 11, 2005 in Book 2752, beginning at Page 1168.

10. Temporary Construction and Access Easement in favor of the City of St. Cloud, a Florida municipal corporation, recorded January 6, 2011 in Book 4081, beginning at Page 1215.

11. Developer's Agreement recorded September 24, 2021 in Official Records Book 6050, beginning at Page 2547.

ALL OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

These opinions are given solely for your benefit and for the benefit of your successors and assigns, and may not be quoted in whole or in part, referred to, or otherwise used or relied on by any other person or entity, or for any other purpose without our prior written consent.

These opinions are rendered as of the date hereof, and we undertake no obligation to advise you of any changes in the status of the title to the Property after the Effective Date.

Kindest Regards,

Jim Pratt

James R. Pratt
Partner

JRP

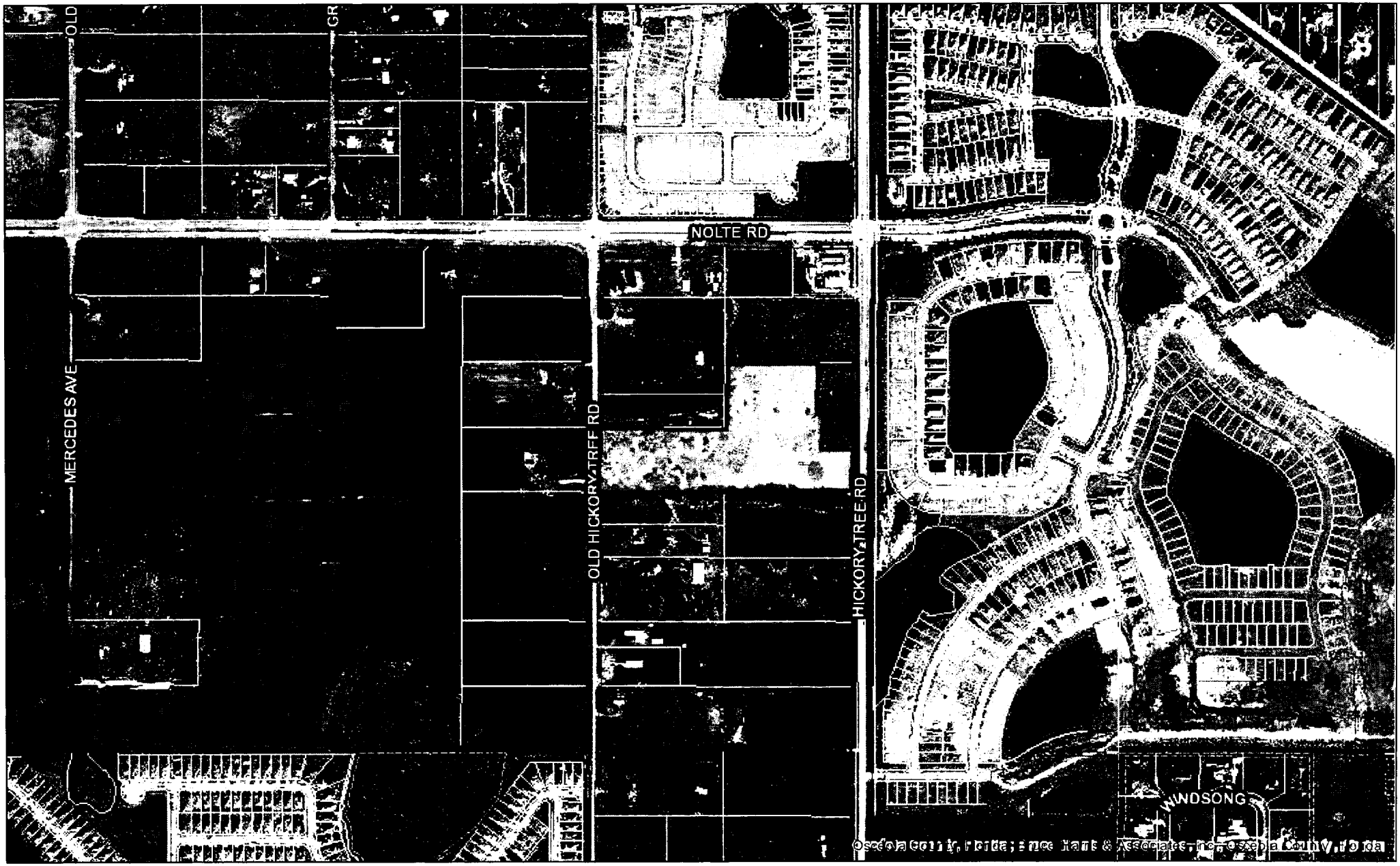
EXHIBIT "A"

A parcel of land being a portion of Lots 81, 95 and 96, SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 18, TOWNSHIP 26 SOUTH, RANGE 31 EAST, according to the plat thereof, as recorded in Plat Book B, Page 24 of the Public Records of Osceola County, Florida, and being more particularly described as follows:

Begin at the Southeast corner of said Lot 96; thence run N89°40'47"W along the South line of Lots 95 and 96, a distance of 1,265.32 feet to a point on the East Right of Way line of Old Hickory Tree Road; thence run N00°37'55"W along said East Right of Way line, a distance of 330.00 feet to a point on the North line of said Lot 95; thence run S89°40'56"E along said North line of Lot 95, a distance of 630.23 feet to a point on the West line of said Lot 81; thence run N00°13'54"E along said West line, a distance of 329.98 feet to a point on the North line of said Lot 81; thence run S89°41'06"E along said North line, a distance of 437.76 feet; thence departing said North line, run S00°17'39"W, a distance of 250.34 feet; thence run S89°42'21"E, a distance of 23.94 feet; thence run S00°17'39"W, a distance of 212.98 feet; thence run S89°42'31"E, a distance of 176.06 feet; thence run N44°59'15"E, a distance of 3.99 feet to a point on the West Right of Way line of Hickory Tree Road; thence run S00°13'49"W along said West Right of Way line, a distance of 199.61 feet to the Point of Beginning.

EXHIBIT "D"

Book6116/Page1174 CFN#202119518 Page 7 of 8



Tommy & LJ Holdings, LLC

Hickory Tree Reserve

Date Generated: 11/24/2021

0 340 680 ft

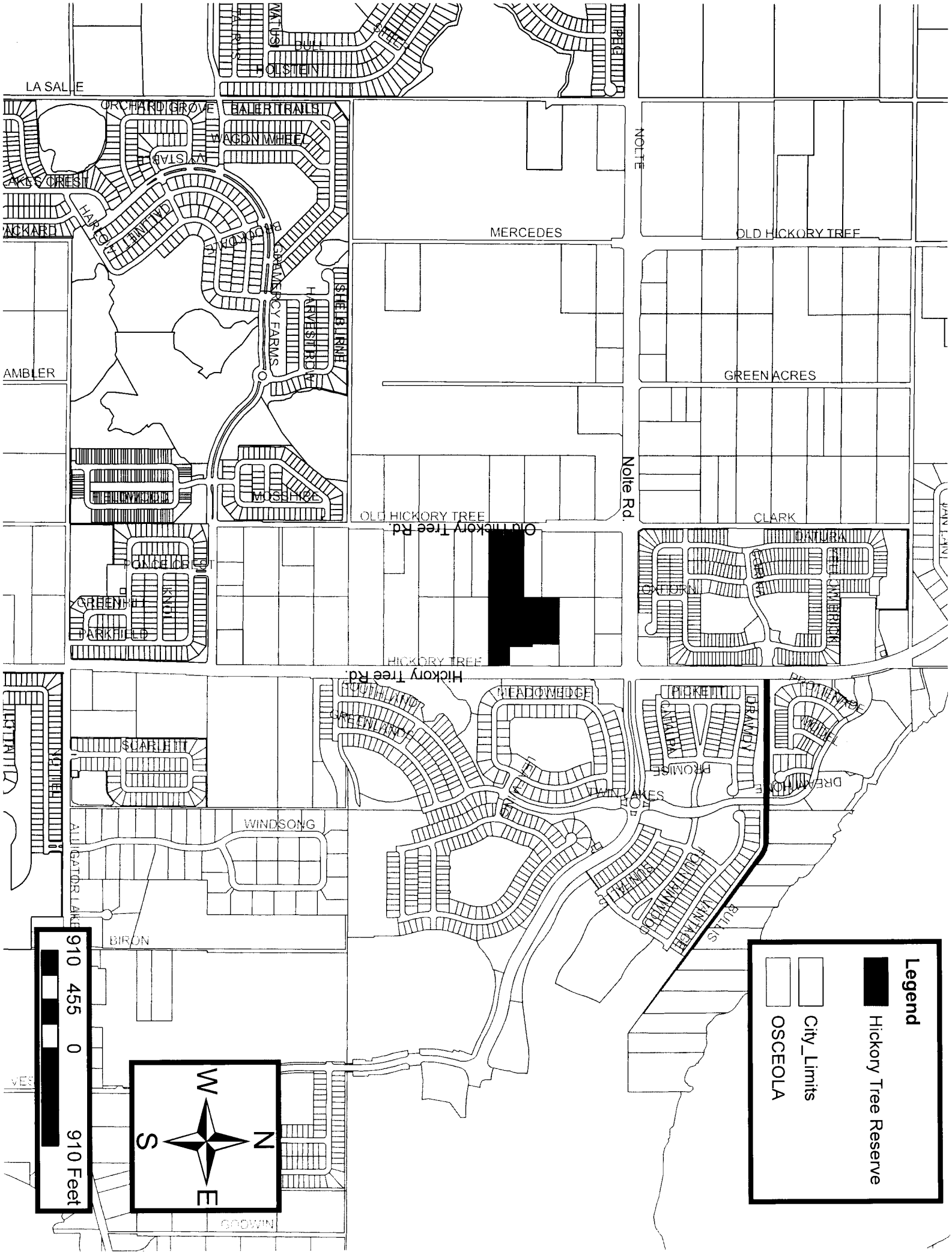
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This map was prepared for the Osceola County Property Appraiser's Office. It is maintained for the function of this office

OSCEOLA COUNTY PROPERTY APPRAISER

Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser

Page 7 of 8 Page 181 of 1191


LA SALLE
ORCHARD GROVE
BALER TRAILS
WAGON WHEEL
LAKES CREST
MERCEDES
OLD HICKORY TREE
NOLTE
AMBLER
GREEN ACRES
Nolte Rd.
Old Hickory Tree Rd.
CLARK
HICKORY TREE
Hickory Tree Rd.
MEADOWEDGE
SCARLETT
WINDSONG
ALLIGATOR LAKE
BIRON
TWIN LAKES
PICKETT
PROMISE
DREAMWOOD
VANTAGE
COUNTRYWOOD
TENNIS
BULLS
GROWIN
910 455 0 910 Feet
W
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E
Legend
Hickory Tree Reserve
City_Limits
OSCEOLA

KELVIN SOTO, ESQ. OSCEOLA COUNTY, DATE 01/19/2024 08:47:39 AM
FILE # 2024007841 Bk 6536 Pgs 1217-1219 (3 Pgs)REC FEES $27.00

Notice of Encumbrance
To Annex to City of St. Cloud

City of St. Cloud (Planning & Zoning)
1300 9th Street
St. Cloud, FL 34769

FOR RECORDING USE ONLY

THIS INSTRUMENT, Made this 12 day of October 2023, between St. Cloud Storage FL, LLC of the City of Virginia Beach, State of Virginia Grantor*, and the CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee:

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below described into the corporate limits of the City of St. Cloud, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 ($1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledges, DOES HEREBY ENCUMBER the below – described real property situate, lying and being in Osceola County, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. Properties located outside the St. Cloud Future Annexation Area are encumbered but final annexation is subject to both the traditional requirements for annexation and receipt of County approval. The subject property is described as:

Case # NOE23-00010 Hickory Tree Storage Parcel ID(s) 182631495000010815

*Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):

1. _____
Signature
St. Cloud Storage FL, LLC
By: TMPR, LLC, its Manager
By: Raymond L. Gottlieb, Manager, TMPR, LLC
Type or print name

2. _____
Signature
Type or print name

WITNESSES (two required):

1. Tammie Stabbert
Signature
Tammie S Stabbert
Type or print name

2. Vicki Hardin
Signature
Vicki Hardin
Type or print name

1. _____
Signature
Type or print name

2. _____
Signature
Type or print name

STATE OF Virginia CITY OF Virginia Beach

The foregoing instrument was acknowledged before me on this 12 day of October, 2023, by Raymond L. Gottlieb who is personally known to me or who has produced _____ as identification and who did not take an oath.

Notary Public Cynthia G. Shank
Type/print name Cynthia G. Shank

SEAL:

Cynthia G. Shank
Notary Public
REG. # 213972
Commonwealth of Virginia
MY COMMISSION EXPIRES OCTOBER 31, 2024

Pursuant to Section 695.26(3)(f): This instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer, City Manager, City of St. Cloud, Florida 34769.
Revised April 2015

CERTIFICATE OF TITLE

The undersigned, Alexandre M. Mestdagh, an attorney at law and duly licensed to practice law in the State of Florida or an officer of a duly licensed title insurance company, does hereby certify that he/she has examined an abstract of title or current title insurance company report current to the date hereof, or the public records of Osceola County, Florida, to the date hereof, with regard to the following described real property: **See Exhibit A, attached hereto and made a part hereof.**

And that based upon said examination, he/she does hereby certify that fee simple title to the described real property is vested in St. Cloud Storage FL, LLC, a Virginia limited liability company, as of the date hereof, **(deed executed on 24th day of July, 2023, and Recorded on 26th day of July, 2023 in OR Book # 6446, Page # 2238)** and said real property is not subject to any restriction, mortgages, liens or encumbrances of any kind which affect in any manner the right of the said owner to annex the said property to the City of St. Cloud, Florida, or any other municipality.

Dated this 27th day of October, 2023.

Signature

Alexandre M. Mestdagh

Type or print name

Mestdagh, Wall & Hamilton, P.A.

Company/Firm

280 W. Canton Ave, Suite 110

Street

Winter Park FL 32789

City State Zip

407 702 6702

Phone Number

CITY ORDINANCE AND/OR POLICY PROHIBITS THE CITY ATTORNEY FROM MAKING THIS CERTIFICATION.
THIS FORM WAS PREPARED BY THE CITY OF ST. CLOUD, CITY MANAGER, 1300 9TH STREET, ST. CLOUD, FL 34769.

Exhibit "A"

Legal Description:

A PARCEL OF LAND BEING A PORTION OF LOTS 81 AND 96, SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 18, TOWNSHIP 26 SOUTH, RANGE 31 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 24 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 81; THENCE RUN NORTH 89 DEGREES 41'06" WEST ALONG THE NORTH LINE OF SAID LOT 81, A DISTANCE OF A DISTANCE OF 202.28 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00 DEGREES 17'39" WEST, A DISTANCE OF 250.34 FEET; THENCE RUN SOUTH 89 DEGREES 42'21" EAST, A DISTANCE OF 23.94 FEET; THENCE RUN SOUTH 00 DEGREES 17'39" WEST, A DISTANCE OF 212.98 FEET; THENCE RUN SOUTH 89 DEGREES 42'31" EAST, A DISTANCE OF 176.06 FEET; THENCE RUN NORTH 44 DEGREES 59'15" EAST, A DISTANCE OF 3.99 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF HICKORY TREE ROAD; THENCE RUN NORTH 00 DEGREES 13'49" EAST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 460.40 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH
DRAINAGE, ACCESS, AND UTILITY EASEMENTS PROVIDED IN THE DEVELOPMENT AGREEMENT AND GRANT OF EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 6171, PAGE 2588, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, SUBJECT TO AND AS LIMITED BY THE TERMS OF SAID AGREEMENT.

Notice of Encumbrance to Annex to City of St. Cloud

LARRY WHALEY 1P
OSCEOLA COUNTY, FLORIDA
CLERK OF CIRCUIT COURT

FOR RECORDING USE ONLY CL 2005243768 OR 2953/2546
HGP Date 11/04/2005 Time 10:20:12

City of St. Cloud (Planning & Zoning)
2901 17th St.
St. Cloud, FL 34769

THIS INSTRUMENT, Made this 17th day of October 2005, between Bracy Builders, Inc. of the County of Osceola, State of Florida Grantor*, and the CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee:

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below described into the corporate limits of the City of St. Cloud, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 ($1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledges, DOES HEREBY ENCUMBER the below – described real property situate, lying and being in Osceola Count, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. The subject property is described as:

All of Kaley Brooke Shores, according to the Plat thereof, recorded in Plat Book 15, Page 135, Public Records of Osceola County, Florida

Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):

1. _____ Signature
Pete Bracy Type or print name

2. _____ Signature
Brian Bracy Type or print name

WITNESSES (Two required):

1. _____ Signature
Lisa M. Gandia Type or print name

2. _____ Signature
Warren Murray Type or print name

STATE OF Florida COUNTY OF Osceola

The foregoing instrument was acknowledged before me on this 17th day of October, 2005, by Pete Bracy + Brian Bracy who is personally known to me or who has produced _____ as identification and who did not take an oath.

SEAL: Melinda L. Murray
My Commission DD287406
Expires February 22, 2008

Notary Public Melinda L. Murray Type/print name Melinda L. Murray

Pursuant to Section 695.26(3)(f): This instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer, City Manager, City of St. Cloud, Florida 34769.

CFN 2019102774
Bk 5570 Pgs 2390-2394 (5 Pgs)
DATE: 08/09/2019 10:02:16 AM
ARMANDO RAMIREZ, CLERK OF COURT
OSCEOLA COUNTY
RECORDING FEES $44.00

Notice of Encumbrance to Annex to City of St. Cloud

FOR RECORDING USE ONLY

City of St. Cloud (Planning & Zoning)
1300 9th St.
St. Cloud, FL 34769

THIS INSTRUMENT, Made this 17th day of July 2019, between Kent Custom Homes of the County of Osceola, State of Florida Grantor*, and the CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee:

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below described into the corporate limits of the City of St. Cloud, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 ($1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledges, DOES HEREBY ENCUMBER the below – described real property situate, lying and being in Osceola County, Florida with the absolute consent by GRANTOR that in accordance with applicable law, the real property may be annexed into the city limits of the City of St. Cloud upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. Properties located outside the St. Cloud Future Annexation Area are encumbered but final annexation is subject to both the traditional requirements for annexation and receipt of County approval. The subject property is described as:

Case# 19-2010 Parcel ID(s) 192631495000010313

See Attached Exhibit "A" for Legal Description

Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):

1. _____
Signature
Harry Rodriguez
Type or print name

2. _____
Signature
_____
Type or print name

WITNESSES (Two required):

1. Justina Bauknight
Signature
Justina Bauknight
Type or print name

2. _____
Signature
_____
Type or print name

STATE OF Florida COUNTY OF Osceola

The foregoing instrument was acknowledged before me on this 19th day of July, 2019, by _____ who is personally known to me or who has produced JUSTINA RENEE BAUKNIGHT MY COMMISSION # GG019675 EXPIRES August 09, 2020 as identification and who did not take an oath.

SEAL:

Notary Public Justina Bauknight Type/print name Justina Bauknight

Pursuant to Section 695.26(3)(f): This instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer, City Manager, City of St. Cloud, Florida 34769.

JUSTINA RENEE BAUKNIGHT
MY COMMISSION # GG019675
EXPIRES August 09, 2020

Certificate of Title

The undersigned, Rayelynne Ketchum, an Officer of a duly licensed title insurance company, does hereby certify they have examined an abstract of title or title insurance company report, current to the date hereof, or the public records of Osceola County, Florida, to the date hereof, with regard to the following described property:

The East 100.0 feet of the land described as follows:

Beginning at the Northeast corner of Lot 31, the Seminole land and Investment Comany's Subdivision of Section 19, Township 26 South, Range 31 East, as recorded in Plat Book B, Page(s) 25, of the Public Records of Osceola County, Florida; thence run South 00 degrees 30 minutes 10 seconds West, along the East line of said Lot 31, a distance of 249.09 feet to a Point being 43.00 feet, North 00 degrees 30 minutes 10 seconds East of the North right of way line of Old Hickory Tree Road; thence run North 89 degrees 38 minutes 39 seconds West, a distance of 313.90 feet; thence run North 00 degrees 30 minutes 09 seconds East, a distance of 249.27 feet to a Point on the North line of said Lot 31; thence run South 89 degrees 36 minutes 38 seconds East, along said North line a distance of 313.90 feet to the Point of Beginning.

And that based upon said examination, the undersigned hereby certifies that fee simple title to the described real property is vested in **Aramides Rodriguez, Sr. and Ivelisse Rolon, husband and wife** as of the date hereof, by virtue of Deed dated 06/03/2019, recorded 06/10/2019 in Official Records Book 5538, Page 233, Public Records of Osceola County, Florida; and said real property is not subject to any restriction, mortgages, liens or encumbrances of any kind which affect in any manner the fight of said owner to annex said property to the City of St. Cloud, Florida, or any other municipality.

Dated 23rd day of July, 2019.

Land Title Professionals, LLC
1341 E. Irlo Bronson Memorial Highway
St. Cloud, Florida 34771
321-248-6333
Agency License A479429

By: 

Rayelynne Ketchum

City Ordinance and/or policy prohibits the City Attorney from making this certification. This form was prepared by the City of St. Cloud City Manager, 1300 9th Street, St. Cloud, FL 34769

This instrument prepared incidental to the
writing of title insurance policy(ies) by:
Amy C. Buehler
Land Title Professionals, LLC
6900 Tavistock Lakes Blvd.,, Suite 400
Orlando, FL 32827
(321) 248-6333
File No 2019-1179A

Parcel Identification No: 192631495000010313

WARRANTY DEED

This indenture made the 3rd day of June, 2019 between **Dru Thomas Housworth and Marriah Housworth, Husband and Wife**, whose post office address is: 3091 Old Hickory Tree Road, St. Cloud, FL 34772, Grantor, to **Aramides Rodriguez Sr and Ivelisse Rolon, husband and wife**, whose post office address is: 3101 Old Hickory Tree Rd. St Cloud, FL 34772 Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Osceola, Florida, to-wit:

PARCEL B:

The East 100.0 feet of the land described as follow:

Beginning at the Northeast corner of Lot 31, the Seminole land and Investment Comany's Subdivision of Section 19, Township 26 South, Range 31 East, as recorded in Plat Book B, Page(s) 25, of the Public Records of Osceola County, Florida; thence run South 00 degrees 30 minutes 10 seconds West, along the East line of said Lot 31, a distance of 249.09 feet to a Point being 43.00 feet, North 00 degrees 30 minutes 10 seconds East of the North right of way line of Old Hickory Tree Road; thence run North 89 degrees 38 minutes 39 seconds West, a distance of 313.90 feet; thence run North 00 degrees 30 minutes 09 seconds East, a distance of 249.27 feet to a Point on the North line of said Lot 31; thence run South 89 degrees 36 minutes 38 seconds East, along said North line a distance of 313.90 feet to the Point of Beginning.

Subject property is not the homestead of the Grantor herein under Article X Section 4 of the Florida Constitution.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

Recorded in Osceola County, FL ARMANDO RAMIREZ, CLERK OF COURT 06/10/2019 12:17:19 PM RECEIPT # 2186014
Rec Fees 18.50 DEED DOC 553.00 EXTRA NAMES
CFN# 2019074261 BK 5538 PG 233 PAGE 1 OF 2

This instrument prepared incidental to the
writing of title insurance policy(ies) by:
Amy C. Buehler
Land Title Professionals, LLC
6900 Tavistock Lakes Blvd.,, Suite 400
Orlando, FL 32827
(321) 248-6333
File No 2019-1179A

Parcel Identification No: 192631495000010313

WARRANTY DEED

This indenture made the 3rd day of June, 2019 between **Dru Thomas Housworth and Marriah Housworth, Husband and Wife**, whose post office address is: 3091 Old Hickory Tree Road, St. Cloud, FL 34772, Grantor, to **Aramides Rodriguez Sr and Ivelisse Rolon, husband and wife**, whose post office address is: 3101 Old Hickory Tree Rd. St Cloud, FL 34772
Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Osceola, Florida, to-wit:

PARCEL B:

The East 100.0 feet of the land described as follow:

Beginning at the Northeast corner of Lot 31, the Seminole land and Investment Comany's Subdivision of Section 19, Township 26 South, Range 31 East, as recorded in Plat Book B, Page(s) 25, of the Public Records of Osceola County, Florida; thence run South 00 degrees 30 minutes 10 seconds West, along the East line of said Lot 31, a distance of 249.09 feet to a Point being 43.00 feet, North 00 degrees 30 minutes 10 seconds East of the North right of way line of Old Hickory Tree Road; thence run North 89 degrees 38 minutes 39 seconds West, a distance of 313.90 feet; thence run North 00 degrees 30 minutes 09 seconds East, a distance of 249.27 feet to a Point on the North line of said Lot 31; thence run South 89 degrees 36 minutes 38 seconds East, along said North line a distance of 313.90 feet to the Point of Beginning.

Subject property is not the homestead of the Grantor herein under Article X Section 4 of the Florida Constitution.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

FURTHER, the Grantor here by covenants with said Grantee that the Grantor is lawfully seized of said real property in fee simple; that the Grantor has good right and lawful authority to sell and convey said real property; that the Grantor hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons whomsoever; and that said real property is free from all encumbrances; except taxes and assessments for the December 31, 2018 and all subsequent years, and all conditions, restrictions, reservations, limitations, easements of record, if any, zoning and other governmental regulations and other matters of record, provided however, this reference shall not serve to reimpose same.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS Amy Buehler

WITNESS Kim Lesch

Dru Thomas Housworth

Marriah Housworth

STATE OF FLORIDA
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me this 3rd day of June, 2019, by **Dru Thomas Housworth and Marriah Housworth, Husband and Wife.**

Signature of Notary Public
Print, Type/Stamp Name of Notary

AMY BUEHLER
MY COMMISSION # FF 904967
EXPIRES: August 13, 2019
Bonded Thru Notary Public Underwriters

Personally Known:_____ OR Produced Identification: ✓
Type of Identification
Produced: dl

CFN 2018041023
Bk 5300 Pgs 504-510 (7 Pgs)
DATE: 03/13/2018 10:22:04 AM
ARMANDO RAMIREZ, CLERK OF COURT
OSCEOLA COUNTY
RECORDING FEES $61.00

Notice of Encumbrance to Annex to City of St. Cloud

FOR RECORDING USE ONLY

City of St. Cloud (Planning & Zoning)
1300 9th St.
St. Cloud, FL 34769

THIS INSTRUMENT, Made this _____ day of March 20 18, between _____ of the County of Osceola, State of Florida Grantor", and the CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee:

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below described into the corporate limits of the City of St. Cloud, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 ($1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledges, DOES HEREBY ENCUMBER the below – described real property situate, lying and being in Osceola County, Florida with the absolute consent by GRANTOR that in accordance with applicable law, the real property may be annexed into the city limits of the City of St. Cloud upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. Properties located outside the St. Cloud Future Annexation Area are encumbered but final annexation is subject to both the traditional requirements for annexation and receipt of County approval. The subject property is described as:

Case# 18-2003 Parcel ID(s) 18-26-31-4950-0001-0160

See Attached Exhibit "A" for Legal Description

Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):

1. _____
Signature

Bunhuor Lim
Type or print name

2. _____
Signature

Kuchreath Lim
Type or print name

WITNESSES (Two required):

1. _____
Signature

Kathy J Keebler
Type or print name

2 _____
Signature

Tiffany Price
Type or print name

STATE OF FLORIDA COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me on this _____ day of March, 20 18, by Bunhuor Lim & Kuchreath Lim who is personally known to me or who has produced driver's license as identification and who did not take an oath.

SEAL

LAURA GARCIA
Notary Public, State of Florida
Commission# FF 193513
My comm. expires Jan. 31, 2019

Notary Public _____ Type/print name Laura Garcia

Pursuant to Section 695.26(3)(f): This instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer, City Manager, City of St. Cloud, Florida 34769.

CFN 2011088442
Bk 04146 Pgs 1006 - 1008F (3pgs)
DATE: 06/29/2011 08:27:44 AM
MALCOM THOMPSON, CLERK OF COURT
OSCEOLA COUNTY
RECORDING FEES 27.00
DEED DOC 1,085.00

Prepared By and Return To:
Kathy Wharton
Quality Title & Escrow, LLC
1905 Lee Road, Suite 205
Winter Park, FL 32789

File No. QT000000609

Property Appraiser's Parcel I.D. (folio) Number(s)
R182631-495000010160

WARRANTY DEED

THIS WARRANTY DEED dated June 14, 2011, by Jose Aponte and Virginia Aponte, husband and wife, whose post office address is 3735 Conroy Road Apt 2234, Orlando, FL 32809, hereinafter called the grantor, to Bunhuor Lim and Kuch Reath Lim, husband and wife, whose post office address is 5001 Haywood Ruffin Road, Saint Cloud, FL 34771, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of $ and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee all the certain land situated in Osceola County, Florida, to wit:

Subject to easements, restrictions, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2010

St. Cloud Florida 34769
City State Zip

(407)957-9000
Phone Number

___Celebration Office
File Number

CITY ORDINANCE AND/OR POLICY PROHIBITS THE CITY ATTORNEY FROM MAKING THIS CERTIFICATION. THIS FORM WAS PREPARED BY THE CITY OF ST. CLOUD CITY MANAGER, 1300 9TH STREET, ST. CLOUD, FL 34769

WARRANTY DEED
(Continued)

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

(Witness Signature)
Kathy J. Wharton

(Witness Signature)
Heather Salvatoriello

Jose Aponte

Virginia Aponte

3735 Conroy Road Apt 2234
(Address)

Orlando, FL 32809
(Address)

COPY

STATE OF Florida

COUNTY OF Osceola

I, Kathy Wharton, a Notary Public of the County and State first above written, do hereby certify that Jose Aponte and Virginia Aponte, husband and wife, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 14th day of June, 2011.

KATHY WHARTON
MY COMMISSION # DD
EXPIRES: June 12,

Notary Public

My Commission Expires: 06/12/13

(SEAL)

Warranty Deed (Individual to Individual)

Legal Description

The land is described as follows:

Lot 16, Seminole Land and Investment Company s (Inc.), Subdivision of Section 18, Township 26 South, Range 31 East, according to the plat thereof, as recorded in Plat Book B, Page 24 of the Public Records of Osceola County, Florida.

Less and except the following described:

A portion of Lot 16, Seminole Land Investment Company s Subdivision of Section 18, Township 26 South, Range 31 East, according to the plat thereof, as recorded in Plat Book B , Page 24, of the Public Records of Osceola County, Florida, more particularly described as follow: Begin at the Northeast corner of said Lot 16, thence South 00b031 13 West, along the East line of said Lot, 330.05 feet; thence North 88b053 25 West, 2.94 feet to a Point on the arc of a non-tangent curve (radial line thru said Point bears South 87b012 33 West); thence Northerly along the arc of said curve, being concave to the West, having a radius of 1762.57 feet, a delta of 10b053 29 , an arc distance of 335.05 feet; thence South 88b049 02 East, 53.88 feet to the Point of Beginning. Said lands lying in Section 18, Township 26 South, Range 31 East, Osceola County, Florida.

COPY

CERTIFICATE OF TITLE

The undersigned, Lori Lynn Engel, an officer of a duly licensed title insurance company, does hereby certify that he/she has examined an abstract of title or current title insurance company report current to the date hereof, or the public records of Osceola County, Florida, to the date hereof, with regard to the following described real property:

Lot 16, Seminole Land and Investment Company's (Inc.), Subdivision of Section 18, Township 26 South, Range 31 East, according to the Plat thereof, as recorded in Plat Book B, Page 24 of the Public Records of Osceola County, Florida.

Less and except the following described:

A portion of Lot 16, Seminole Land and Investment Company's (Inc.), Subdivision of Section 18, Township 26 South, Range 31 East, according to the Plat thereof, as recorded in Plat Book B, Page 24 of the Public Records of Osceola County, Florida, more particularly described as follow: Begin at the Northeast corner of said Lot 16, thence South 00 degree 31'13" West, along the East line of said Lot 330.05 feet; thence North 88 degrees 53'25" West, 2.94 feet to a point on the arc of a non-tangent curve (radial line thru said point bears South 87 degrees 12'33" West); thence Northerly along the arc of said curve, being concave to the West, having a radius of 1762.57 feet, a delta of 10 degrees 53'29", an arc distance of 335.05 feet; thence South 88 degrees 49'02" East, 53.88 feet to the Point of Beginning. Said lands lying in Section 18, Township 26 South, Range 31 East, Osceola County, Florida.

And that based upon said examination, he/she does hereby certify that fee simple title to the described real property is vested in Bunhuor Lim and Kuch Reath Lim, as of the date hereof, (Deed executed on June 14, 2011, recorded June 29, 2011 in Official Records Book 4146, Page 1006) and said real property is not subject to any restriction, mortgages, liens or encumbrances of any kind which affect in any manner the right of the said owner to annex the said property to the City of St. Cloud, Florida, or any other municipality.

Dated this 27th day of February 2018.

_____
Authorized Signature

__Lori Lynn Engel_____
Type or Print name

Stewart Title_____
Company/Firm

1401 Budinger Avenue_____
Street

St. Cloud Florida 34769
City State Zip

(407)957-9000
Phone Number

___Celebration Office
File Number

CITY ORDINANCE AND/OR POLICY PROHIBITS THE CITY ATTORNEY FROM MAKING THIS CERTIFICATION. THIS FORM WAS PREPARED BY THE CITY OF ST. CLOUD CITY MANAGER, 1300 9TH STREET, ST. CLOUD, FL 34769

ORBK0997 PG1432

This instrument was prepared by:
H. R. THORNTON, JR., P.O. Box 245
1010 Penn. Ave, St. Cloud, Fla
(305) 892-2176 File No:

NOTICE OF AND ENCUMBRANCE
TO ANNEX TO CITY OF ST CLOUD

THIS INSTRUMENT, Made this 10th day of September 19 90, Between

Joan M. Murrell
of the County of Osceola , State of Florida ,

Grantor*, and THE CITY OF ST. CLOUD, FLORIDA, a Municipal Corporation, Grantee;

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below-described into the corporate limits of the City of St. Cloud; and

GRANTOR, for and inconsideration of the sum of ONE and NO/100 ($1.00) DOLLAR and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged,

DOES HEREBY ENCUMBER the below-described real property situate, lying and being in Osceola County, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal.

The subject property is described as:

Lot 103 of the Seminole Land and Investment Company's Subdivision of Section 7, Township 26 South, Range 31 East as recorded in the public records of Osceola County, Florida.

*Grantor is used for singular or plural, as the context requires.

IN WITNESS WHEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness _____ J. M. Murrell (SEAL)

Witness _____ _____ (SEAL)

Witness _____ _____ (SEAL)

Witness (two are required) _____ (SEAL)

STATE OF FLORIDA
COUNTY OF OSCEOLA

I HEREBY CERTIFY THAT ON THIS DAY, before me, a notary public, personally appeared ~~Said~~ J. M. MURRELL to me known to be the person(s) described in and who executed the foregoing instrument and (t)(s)he(y) acknowledged before me that (t)(s)he(y) executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 10th day of September, 1990

My Commission Expires:
(IMPRESSION SEAL)

Notary Public
Expires: 6/27/92

PETITION FOR ANNEXATION

The undersigned, being all of the owners of the real property located in an unincorporated area of Osceola County, Florida, contiguous to the City of St. Cloud, Florida, and described as:

Lot 103 of the Seminole Land and Investment Company's Subdivision of Section 7, Township 26 South, Range 31 East as recorded inthe public records of Osceola County, Florida.

do hereby petition the City Council of the City of St. Cloud, Florida, that said property be annexed to the City of St. Cloud, Florida, and classified as an R-2 district on the City Zoning Map.

The undersigned hold fee simple title to the said property by virtue of WARRANTY deed dated Apr / 79 and recorded on 4/79 in Official Records Book 431, page 92, public records of Osceola County, Florida. Attached hereto is a Certificate of Title of even date herewith certifying to said title.

Dated this 17 day of Sept, 1990

Witnesses:

Property Owner

Property Owner

Property Owner

STATE OF FLORIDA,
COUNTY OF OSCEOLA, SS:

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared J M Murrell to me known to be the person described in and who executed the foregoing Petition For

Annexation and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the county and state last aforesaid this 10 day of September, 1990.

Notary Public

My Commission Expires: 10/29/1992

(SEAL)

ORBK0997 PG1435

STATEMENT OF INTENDED USE

The undersigned, being the petitioners for annexation of certain real property to the City of St. Cloud, Florida, said Petition being filed herewith, do hereby certify that, if said property is annexed to the City, our intentions with regard to the use of said property are as follows:

1. Type of use (industrial, commerical, professional, single-family residential, multi-family residential, etc.):

single-family residential

2. The number, type and use of all improvements to be constructed upon the property are as follows:

Less than 20 lots

3. A copy of a plat, if available, or site development plan showing the locations of improvements to be constructed is attached.

4. The following special or extraordinary requirements for City service are anticipated in connection with the intended use:

The undersigned do hereby certify that the above and foregoing, including any attachments or exhibits hereto, constitute our intended use of the property which we propose to annex to the City of St. Cloud, and we, and our successors in interest in the subject property, do recognize and agree that in the event of annexation by the City, the City shall be under no obligation to provide City services of any kind to development upon the subject property imposing greater demands upon such City services than those reasonably to be anticipated from the use described in this Statement.

Dated this 10 day of September, 1990.

J. D. Burnell
Property Owner

Property Owner

Property Owner

ORBK0997 PG1436

CERTIFICATE OF TITLE

The undersigned, SAM E. MURRELL, JR., an attorney at law duly admitted to practice in the State of Florida, does hereby certify that he has examined an abstract of title current to the date hereof, or the public records of Osceola County, Florida, to the date hereof, with regard to the following described real property:

Lot 103 of the Seminole Land and Investment Company's Subdivision of Section 7, Township 26 South, Range 31 East as recorded in the public records of Osceola County, Florida.

and that based upon said examination he does hereby certify that fee simple title to the described real property is vested in JOHN M. MURRELL as of the date hereof, and said real property is not subject to any restrictions, mortgages, liens or encumbrances of any kind which affect in any manner the right of the said owner to annex the said property to the City of St. Cloud, Florida, or any other municipality.

Dated this 5TH day of September, 1990.

Sam E. Murrell Jr.

ADDRESS: 1 N. Rosalind Ave.
Orlando, FL 32802

Telephone: 407-843-8500

CITY ORDINANCE AND OR POLICY PROHIBITS THE CITY ATTORNEY FROM MAKING THIS CERTIFICATION.

FILED, RECORDED AND
RECORD VERIFIED
MEL WILLS, JR., CLK CIR. CT.
OSCEOLA COUNTY

BY _____ D.C.

0078892 1990 DEC 17 PM 3:01

FOR OFFICIAL USE ONLY	
Date Received:	4-21-16
Case #:	14-20.26

CITY OF ST. CLOUD
WATER / SEWER REQUEST
DEVELOPMENT REVIEW APPLICATION

PACKET UPDATED MARCH 2015

Failure to complete this form in its entirety will result in this application being returned without review. A separate application is required for each request.

Applicant:	Narcoossee Land Ventures, LLC	Agent:	Dewberry Engineers Inc.
Contact:	Robert Hutson	Contact:	Danielle Van De Loo, P.E.
Address:	370 Center Pointe Circle, Suite 1136	Address:	800 North Magnolia Avenue, Suite 1000
	Altamonte Springs, FL 32701		Orlando, FL 32801
Phone:	321-229-7581	Phone:	321-354-9711
Email:	rhutson@joneshomesusa.com	Email:	dvandeloo@dewberry.com

Legal Owner(s) of Property (List all recorded owners): Narcoossee Land Ventures, LLC

Owner Address: 370 Center Pointe Circle, Suite 1136, Altamonte Springs, FL 32701

Development Name: Northwest Lakeside Groves

Site Location/Address: Hickory Tree Road , St. Cloud, FL 34772

Area of Development (Acreage or Square Feet): 65.22 Acres (Outparcel removed from the project area)

Parcel Identification Number(s) (List all): 18-26-31-4950-0001-0010

Federal Tax Identification Number (FEIN):
***Required if Corporation**

I certify that I have reviewed the Land Development Code and that my submission meets all requirements. The only exceptions are those items to which I am requesting variances to or waivers from certain sections of the code and understand that they must be listed on the plans individually and on the attached transmittal. I understand that if an item does need a variance, it will be necessary to file through the appropriate governing body.

SIGNATURE MUST BE ORIGINAL – COPIES, SCANS, FAXES, OR EMAILS WILL NOT BE ACCEPTED

APPLICANT/AGENT **DATE** 4/12/16

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FOR OFFICIAL USE ONLY
Date Received: _____
Case #: _____

CITY OF ST. CLOUD
CONCURRENCY MANAGEMENT APPLICATION

Failure to complete this form in its entirety may result in a delay of processing.

As a condition of Water, Sewer and/or Reclaim Utility service from the City of St. Cloud, the property owner and/or tenant/utility customer acknowledges that compliance with all City codes, rules and other requirements pertaining to these services in effect at the time service is rendered is required. Failure to comply with applicable codes, rules, or requirements for utility service may result in enforcement action ranging from warnings to fines to discontinuation of service.

Applicant:	Narcoossee Land Ventures, LLC	Agent:	Dewberry Engineers Inc.
Contact:	Robert Hutson	Contact:	Danielle Van De Loo, P.E.
Address:	370 Center Pointe Circle, Suite 1136	Address:	800 North Magnolia Avenue, Suite 1000
	Altamonte Springs, FL 32701		Orlando, FL 32803
Phone:	321-229-7581	Phone:	321-354-9711
Email:	rhutson@joneshomesusa.com	Email:	dvandeloo@dewberry.com

Legal Owner(s) of Property (List all recorded owners): Narcoossee Land Ventures, LLC

Location/Address for meter installations: Hickory Tree Road, St. Cloud, FL 34772

Parcel Identification Number(s) (List all): 18-26-31-4950-0001-0010

General property use: Residential ☒ Commercial ☐ Total number of residential lots: 324

Will there be an amenity center? ☒ YES ☐ NO

If yes, describe: Pool and Cabana Area

Is project phased? ☐ YES ☒ NO **If yes, phasing plan and proposed schedule by phase MUST be attached.**

For which phase is the Certificate of Capacity being requested? Phase 1 and 1A

Proposed start year (estimate 1st CO): 2016 Proposed build out year (estimate last CO): 2018

Meter Size: Potable Water = 4-1" Meters Sanitary Sewer = 1-4" , 2-6" Serv.

COMMERCIAL ONLY: Specific use: _____ Building square footage: _____

Number and size meters to be installed (not including irrigation meter): _____

☐ Please process a concurrency test for the property indicated in this application **IMMEDIATELY.**

N/A

☐ Please **DEFER** processing of a concurrency test for the property indicated in this application until advised to do so by the undersigned.

I am aware that completion and acceptance of this application does ensure capacity availability and that all fees will be assessed at the rates established by Resolution and in Effect at the time of PAYMENT of the applicable fees.

APPLICANT/AGENT **DATE** 9/12/16

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ARMANDO RAMIREZ OSCEOLA COUNTY, DATE 05/04/2016 03:15:21 PM
FILE # 2016067296 Bk 4954 Pgs 1483-1485 (3 Pgs)REC FEES $27.00

Notice of Encumbrance To Annex to City of St. Cloud

City of St. Cloud (Planning & Zoning)
1300 9th Street
St. Cloud, FL 34769

FOR RECORDING USE ONLY

THIS INSTRUMENT, Made this 20 day of April 2016, between Narcoossee Land Ventures, LLC of the County of Seminole, State of Florida Grantor*, and the CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee:

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below described into the corporate limits of the City of St. Cloud, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 ($1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledges, DOES HEREBY ENCUMBER the below – described real property situate, lying and being in Osceola County, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. Properties located outside the St. Cloud Future Annexation Area are encumbered but final annexation is subject to both the traditional requirements for annexation and receipt of County approval. The subject property is described as:

(See Exhibit)

Case # 14-20.26 Parcel ID(s) 18-26-31-4950-0001-0010

*Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):	WITNESSES (two required):	
1. _____ Signature	1. _____ Signature	2. _____ Signature
Jonathan Claber, Narcoosee Land Ventures, LLC Type or print name	M Scott Stearns Type or print name	Diane m. Cherkaoui Type or print name
2. _____ Signature	1. _____ Signature	2. _____ Signature
_____ Type or print name	_____ Type or print name	_____ Type or print name

STATE OF Florida COUNTY OF Orange

The foregoing instrument was acknowledged before me on this 20 day of April, 2016, by Jonathan Claber who is personally known to me or who has produced _____ as identification and who did not take an oath.

SEAL:

TANIA MOHUN
Notary Public - State of Florida
Commission # FF 972860
My Comm. Expires Apr 8, 2020

Notary Public _____

Type/print name Tania Mohun

Pursuant to Section 695.26(3)(f): This instrument exempt from Chapter 695, F.S.; Prepared by a Public Street, City Hall, City of St. Cloud, Florida 34769.

Revised April 2015

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ALL OF LOTS 2, 15, 18, 31, 32, 33, 34, 47, 48, 50 AND A PORTION OF LOTS 1, 17, 49, 63, AND 64 OF SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION AS RECORDED IN PLAT BOOK B, PAGE 24 PUBLIC RECORDS OSCEOLA COUNTY, FLORIDA; SAID LANDS BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 26 SOUTH, RANGE 31 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE RUN N89°41'28"W ALONG THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 18, A DISTANCE OF 20.00 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°07'16"E A DISTANCE OF 111.03 FEET TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF NEW NOLTE ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 3953, PAGE 1342 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND THE WEST RIGHT OF WAY LINE OF HICKORY TREE ROAD PER PLAT BOOK B, PAGE 24 OF SAID PUBLIC RECORDS; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY THE FOLLOWING TWO COURSES: S57°18'43"W, A DISTANCE OF 66.28 FEET; THENCE RUN N89°37'55"W, A DISTANCE OF 217.77 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: N89°37'55"W, A DISTANCE OF 982.17 FEET; THENCE RUN N32°29'37"W, A DISTANCE OF 49.61 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF CLARK ROAD PER PLAT BOOK B, PAGE 24, AND THE WEST LINE OF THE AFOREMENTIONED LOT 63; THENCE RUN N00°09'22"E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 2505.85 FEET TO THE NORTHWEST CORNER OF LOT 2 AND A POINT ON THE SOUTH RIGHT OF WAY LINE OF HEARN ROAD (A 40' UNIMPROVED RIGHT OF WAY) PER PLAT BOOK B, PAGE 24; THENCE RUN S89°31'06"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 757.13 FEET TO THE WEST LINE OF THAT CERTAIN OSCEOLA COUNTY PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1918, PAGE 2958 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN ALONG THE WEST AND SOUTHERLY BOUNDARIES OF SAID OSCEOLA COUNTY PARCEL THE FOLLOWING THREE COURSES: S00°08'07"W, A DISTANCE OF 276.25 FEET; THENCE RUN S89°09'51"E, A DISTANCE OF 173.52 FEET; THENCE RUN N71°50'34"E, A DISTANCE OF 275.99 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF HICKORY TREE ROAD PER OSCEOLA COUNTY RIGHT OF WAY MAP FOR COUNTY ROAD 15 EXTENSION; SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1762.57 FEET, A CENTRAL ANGLE OF 04°05'59", A CHORD BEARING OF S16°02'06"E AND CHORD DISTANCE OF 126.09 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 126.12 FEET TO A POINT ON THE SOUTH LINE OF LOT 1 OF AFORESAID SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE RUN N89°32'24"W ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 586.13 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE RUN S00°08'19"W ALONG THE EAST LINE OF LOT 15 OF AFORESAID SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION, A DISTANCE OF 330.22 FEET TO THE SOUTHEAST CORNER OF SAID LOT 15; THENCE RUN S89°33'42"E ALONG THE NORTH LINE OF LOT 17 OF AFORESAID SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION, A DISTANCE OF 636.58 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF HICKORY TREE ROAD PER SAID OSCEOLA COUNTY RIGHT OF WAY MAP; SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1762.57 FEET, A CENTRAL ANGLE OF 03°14'58", A CHORD BEARING OF S01°29'01"E AND A CHORD DISTANCE OF 99.95 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 99.96 FEET TO THE END OF SAID CURVE; THENCE RUN S00°07'16"W ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1525.13 FEET; THENCE DEPARTING SAID WEST RIGHT OF

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WAY RUN N89°37'55"W, A DISTANCE OF 272.27 FEET; THENCE RUN S00°22'05"W, A DISTANCE OF 280.00 FEET TO THE POINT OF BEGINNING.

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Fidelity National Title Insurance Company

OWNERSHIP AND ENCUMBRANCE REPORT

Order No.: 5754180
Customer Reference: 29353-2

Certified Party:
GrayRobinson, P.A.
301 E. Pine Street, Suite 1400
Orlando, FL 32801
Phone: 407-843-8880
Fax: 407-244-5690

This will serve to certify that Fidelity National Title Insurance Company has caused to be made a search of the Public Records of Osceola County, Florida, ("Public Records") as contained in the office of the Clerk of the Circuit Court of said County, through April 13, 2016 at 5:00 PM, as to the following described real property lying and being in the aforesaid County, to-wit:

See attached Exhibit "B"

As of the effective date of this Report, the apparent record Fee Simple title owner(s) to the above-described real property is/are:

Narcoossee Land Ventures, LLC, a Florida limited liability company, by virtue of the Special Warranty Deed recorded December 18, 2015 in Official Records Book 4888, Page 224, Public Records of Osceola County, Florida.

The following liens against the said real property recorded in the aforesaid Public Records have been found:

None

Other matters found of record:

1. Utility Easement in favor of the City of St. Cloud, Florida, a Municipal corporation, recorded October 14, 1983 in Official Records Book 685, Page 794, Public Records of Osceola County, Florida.

2. Notice of Establishment of the Live Oak Lake Community Development District recorded November 2, 2015 in Official Records Book 4865, Page 1447 and together with and as affected by the Notice of Boundary Amendment of the Live Oak Lake Community Development District recorded February 11, 2016 in Official Records Book 4912, Page 1278 and together with the Amended and Restated Notice of Boundary Amendment of the Live Oak Lake Community Development District recorded March 18, 2016 in Official Records Book 4930, Page 105, all of the Public Records of Osceola County, Florida.

3. Assignment of Approvals, Licenses and Permits recorded December 18, 2015 in Official Records Book 4888, Page 227, Public Records of Osceola County, Florida.

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4. Water & Wastewater Service Agreement between the City of St. Cloud, a municipality of the State of Florida, and Narcoossee Land Ventures, LLC, a Florida limited liability company, recorded April 1, 2016 in Official Records Book 4937, Page 354, Public Records of Osceola County, Florida.

5. Memorandum of Agreement by and between Narcoossee Land Ventures LLC, a Florida corporation and Florida Public Utilities Company, a Florida corporation, a wholly owned subsidiary of Chesapeake Utilities Company, a Delaware corporation, recorded April 5, 2016 in Official Records Book 4939, Page 693, Public Records of Osceola County, Florida.

NOTE: 2015 Real Property Taxes in the gross amount of $38,445.92 are PAID, under Tax I.D. No. R182631-495000010010.

Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

This Report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; nor have the contents of any such documents been examined for references to other liens or encumbrances. This Report is not to be construed as an opinion, warranty, or guarantee of title, or as a title insurance policy; and its effective date shall be the date above specified through which the Public Records were searched. This Report is being provided for the use and benefit of the Certified Party only, and it may not be used or relied upon by any other party. This Report may not be used by a Fidelity National Title Insurance Company agent for the purpose of issuing a Fidelity National Title Insurance Company title insurance commitment or policy.

In accordance with Florida Statutes Section 627.7843, the liability Fidelity National Title Insurance Company may sustain for providing incorrect information in this Report shall be the actual loss or damage of the Certified Party named above up to a maximum amount of $1,000.00.

IN WITNESS WHEREOF, Fidelity National Title Insurance Company has caused this Report to be issued in accordance with its By-Laws.

Fidelity National Title Insurance Company

By: GrayRobinson, P.A.

Thomas R. Sullivan, Esq.

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Exhibit "B"

ALL OF LOTS 2, 15, 18, 31, 32, 33, 34, 47, 48, 50 AND A PORTION OF LOTS 1, 17, 49, 63, AND 64 OF SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION AS RECORDED IN PLAT BOOK B, PAGE 24 PUBLIC RECORDS OSCEOLA COUNTY, FLORIDA; SAID LANDS BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 26 SOUTH, RANGE 31 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE RUN N89°41'28"W ALONG THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 18, A DISTANCE OF 20.00 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°07'16"E A DISTANCE OF 111.03 FEET TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF NEW NOLTE ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 3953, PAGE 1342 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND THE WEST RIGHT OF WAY LINE OF HICKORY TREE ROAD PER PLAT BOOK B, PAGE 24 OF SAID PUBLIC RECORDS; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY THE FOLLOWING TWO COURSES: S57°18'43"W, A DISTANCE OF 66.28 FEET; THENCE RUN N89°37'55"W, A DISTANCE OF 217.77 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: N89°37'55"W, A DISTANCE OF 982.17 FEET; THENCE RUN N32°29'37"W, A DISTANCE OF 49.61 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF CLARK ROAD PER PLAT BOOK B, PAGE 24, AND THE WEST LINE OF THE AFOREMENTIONED LOT 63; THENCE RUN N00°09'22"E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 2505.85 FEET TO THE NORTHWEST CORNER OF LOT 2 AND A POINT ON THE SOUTH RIGHT OF WAY LINE OF HEARN ROAD (A 40' UNIMPROVED RIGHT OF WAY) PER PLAT BOOK B, PAGE 24; THENCE RUN S89°31'06"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 757.13 FEET TO THE WEST LINE OF THAT CERTAIN OSCEOLA COUNTY PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1918, PAGE 2958 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN ALONG THE WEST AND SOUTHERLY BOUNDARIES OF SAID OSCEOLA COUNTY PARCEL THE FOLLOWING THREE COURSES: S00°08'07"W, A DISTANCE OF 276.25 FEET; THENCE RUN S89°09'51"E, A DISTANCE OF 173.52 FEET; THENCE RUN N71°50'34"E, A DISTANCE OF 275.99 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF HICKORY TREE ROAD PER OSCEOLA COUNTY RIGHT OF WAY MAP FOR COUNTY ROAD 15 EXTENSION; SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1762.57 FEET, A CENTRAL ANGLE OF 04°05'59", A CHORD BEARING OF S16°02'06"E AND CHORD DISTANCE OF 126.09 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 126.12 FEET TO A POINT ON THE SOUTH LINE OF LOT 1 OF AFORESAID SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE RUN N89°32'24"W ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 586.13 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE RUN S00°08'19"W ALONG THE EAST LINE OF LOT 15 OF AFORESAID SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION, A DISTANCE OF 330.22 FEET TO THE SOUTHEAST CORNER OF SAID LOT 15; THENCE RUN S89°33'42"E ALONG THE NORTH LINE OF LOT 17 OF AFORESAID SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION, A DISTANCE OF 636.58 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF HICKORY TREE ROAD PER SAID OSCEOLA COUNTY RIGHT OF WAY MAP; SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1762.57 FEET, A CENTRAL ANGLE OF 03°14'58", A CHORD BEARING OF S01°29'01"E AND A CHORD DISTANCE OF 99.95 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 99.96 FEET TO THE END OF SAID CURVE; THENCE RUN S00°07'16"W ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1525.13 FEET; THENCE DEPARTING SAID WEST RIGHT OF

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WAY RUN N89°37'55"W, A DISTANCE OF 272.27 FEET; THENCE RUN S00°22'05"W, A DISTANCE OF 280.00 FEET TO THE POINT OF BEGINNING.

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LIMITATIONS OF LIABILITY

THIS REPORT IS LIMITED IN SCOPE. IT IS NOT A COMMITMENT, ABSTRACT OF TITLE, TITLE OPINION, CERTIFICATE OF TITLE OR PRELIMINARY TITLE REPORT, NOR IS IT A REPRESENTATION OF THE STATUS OF TITLE, AND ITS ACCURACY IS NOT INSURED. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, THE COMPANY MAKES NO REPRESENTATIONS AS TO ITS ACCURACY, DISCLAIMS ANY WARRANTIES AS TO THE REPORT, ASSUMES NO DUTIES TO YOU OR ANY THIRD PARTY, DOES NOT INTEND FOR YOU OR ANY THIRD PARTY TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THIS REPORT OR OTHERWISE. IN PROVIDING THIS REPORT, THE COMPANY IS NOT ACTING AS AN ABSTRACTOR OF TITLE. IF IT IS DESIRED THAT LIABILITY BE ASSUMED BY THE COMPANY, YOU MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE. CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT, THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT. IN NO EVENT WILL THE COMPANY, ITS SUBSIDIARIES, AFFILIATES, EMPLOYEES, SUBCONTRACTORS OR AGENTS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, DIRECT, INDIRECT, PUNITIVE, EXEMPLARY OR SPECIAL DAMAGES REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE OF THE COMPANY, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE.

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Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser
www.property-appraiser.org
Osceola County Government Center
2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744
Ph: (407) 742-5000 Fax:(407) 742-4900

Parcel: 18-26-31-4950-0001-0010



Owner Information

Owner Name	NARCOOSSEE LAND VENTURES LLC
Mailing Address	370 CENTERPOITNE CIR STE 1136 ALTAMONTE SPRINGS, FL 32701
Physical Address	HICKORY TREE RD, SAINT CLOUD FL 34772
Description	NO AG ACREAGE-IMP
Tax District	300 - OSCEOLA COUNTY

Tax Values

Current Values		Certified Values	
Current Value represents working appraised values as of 02/16/2016, which are subject to change prior to certification		**Certified Value represents certified values that appeared on the tax roll as of 10/05/2015**	
Land	$3,224,400	**Land**	$2,407,300
AG Benefit	$0	**AG Benefit**	$0
Extra Features	$800	**Extra Features**	$1,500
Buildings	$6,100	**Buildings**	$8,000
Appraised(just)	$3,231,300	**Appraised(just)**	$2,416,800
Assessed(estimated)	$2,658,480	**Assessed***	$2,416,800
Exemption(estimated)	$0	**Exemption**	$0
Taxable(estimated)	$2,658,480	**Taxable**	$2,416,800
*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**		*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**	

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	4888-0224	$4,700,000	2015-12-17	SW
1	4675-0172	$0	2013-07-29	NC
2	4465-2817	$6,750,000	2013-06-27	SW
3	3604-2149	$450,000	2007-11-28	WD
4	0605-0477	$29,000	1982-09-01	WD
5	0376-0225	$11,500	1978-03-01	WD
6	0342-0662	$195,000	1976-10-14	WD
7	0307-0468	$0	1975-01-01	WD

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Land Information - Total Acreage: 65.14

Land Description	Units	Depth	Land Type	Land Value
RURAL ACREAGE	65.14	0.00	AC	$3,224,400

Extra Features

Extra Feature	Units	Year Built	Feature Value
BARN FAIR	1600	1976	$520
BARN FAIR	780	1983	$254

Building Information

Building 1

Description	BARN/SHED	**Bedrooms**	
Year Built	1985	**Bathrooms**	0
Value	$6,100	**Fixtures**	
Actual Area	836	**Roof Cover**	4 COMPOSITE SHINGLE
Heated Area	0	**Exterior Wall**	(1.00) 4 SIDING BELOW AVERAGE

Building 1 subarea

Description	Code	Year Built	Total Sketched Area
DETACHED GARAGE FINISHED	DGF	1985	836

Legal Description

Legal Description

S L & I C PB B PG 24 LOTS 2, 15, 18, 31-34, 47,48, 50 & A PORTION OF LOTS 1, 17, 49, 63 & 64: COM AT SE COR OF NE 1/4 OF 18-26-31, W 20 FT, N 111.03 FT TO INTER OF N R/W LINE OF NEW NOLTE RD & W R/W LINE OF HICKORY TREE RD, S 57 DEG W 66.28 FT, W 217.77 FT TO POB; CONT W 982.17 FT, N 32 DEG W 49.61 FT, N 2505.85 FT, S 89 DEG E 757.13 FT, S 276.25 FT, S 89 DEG E 173.52 FT, N 72 DEG E 275.99 FT TO NON-TAN CURVE, CONC SWLY, RAD 1762.57 FT, CENT ANG 04 DEG, (CH BEARING S 16 DEG E 126.09 FT), SELY ALONG CURVE 126.12 FT, W 586.13 FT, S 330.22 FT, E 636.58 FT TO NON-TAN CURVE, CONC WLY, RAD 1762.57 FT, CENT ANG 03 DEG, (CH BEARING S 01 DEG E 99.95 FT), SLY ALONG CURVE 99.96 FT, S 1525.13 FT, W 272.27 FT, S 280 FT TO POB

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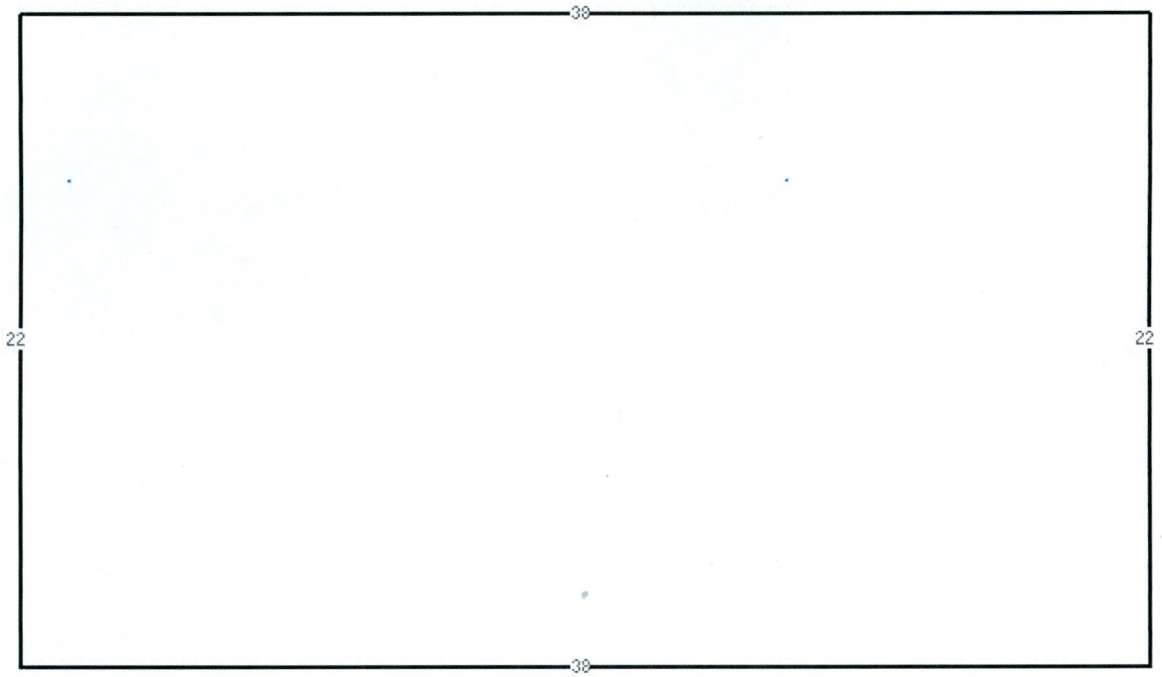
Building 1 Property Photo



18-26-31-4950-0001-0010 12/13/2007

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Building 1 Sketch



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THIS INSTRUMENT PREPARED BY AND SHOULD BE RETURNED TO:

Thomas R. Sullivan, Esq.
GrayRobinson, P.A.
301 E. Pine Street, Suite 1400
Orlando, FL 32801
(407) 843-8880

Parcel ID: 18-26-31-4950-0001-0010

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of the 17th day of December, 2015, by **JTD LAND AT LAKESIDE, LLC**, a Florida limited liability company, whose mailing address is 240 S. Hoagland Blvd., Kissimmee, FL 34741 (hereinafter referred to as "Grantor"), to **NARCOOSSEE LAND VENTURES, LLC**, a Florida limited liability company, whose mailing address is 371 CenterPointe Circle, Suite 1136, Altamonte Springs, FL 32701 (hereinafter referred to as "Grantee").

(All references to the parties herein shall include their heirs, personal and legal representatives, successors, and assigns; and when applicable the singular shall include the plural, and the masculine shall include the feminine and neuter.)

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to said Grantor, the receipt of which is hereby acknowledged, hereby grants, bargains, aliens, remises, releases, conveys and confirms unto the Grantee, all right, title and interest in and to that certain land situate in Osceola County, Florida ("Property"), more particularly described as follows:

See Exhibit "A"

SUBJECT TO all covenants, conditions, restrictions, reservations, limitations, easements of record and rights-of-way, if any, but this provision shall not operate to re-impose the same; and taxes and assessments for the year 2016 and thereafter.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but against none other.

Recorded in Osceola County, FL ARMANDO RAMIREZ, CLERK OF COURT 12/18/2015 02:57:05 PM RECEIPT # 1788868
Rec Fees 27.00 DEED DOC 32,900.00 EXTRA NAMES
CFN# 2015186865 BK 4888 PG 224 PAGE 1 OF 3

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IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the day and year first above written.

GRANTOR:

Signed, sealed and delivered
in the presence of:

JTD LAND AT LAKESIDE, LLC,
a Florida limited liability company

By: _____
Craig C. Harris, Manager

Print Name: _____

Print Name: _____

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 7th day of December, 2015, by Craig C. Harris, Manager of JTD Land at Lakeside, LLC, a Florida limited liability company.

_____
Signature of Notary Public
(Print Notary Name) Diana Bonilla

AFFIX NOTARY STAMP

Diana Bonilla
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF179057
Expires 11/24/2018

My Commission Expires: 11-24-18
Commission No.: FF179057
☒ Personally Known, or
☐ Produced Identification
Type of Identification Produced: _____

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EXHIBIT "A"

ALL OF LOTS 2, 15, 18, 31, 32, 33, 34, 47, 48, 50 AND A PORTION OF LOTS 1, 17, 49, 63, AND 64 OF SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION AS RECORDED IN PLAT BOOK B, PAGE 24 PUBLIC RECORDS OSCEOLA COUNTY, FLORIDA; SAID LANDS BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 26 SOUTH, RANGE 31 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE RUN N89°41'28"W ALONG THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 18, A DISTANCE OF 20.00 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°07'16"E A DISTANCE OF 111.03 FEET TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF NEW NOLTE ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 3953, PAGE 1342 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND THE WEST RIGHT OF WAY LINE OF HICKORY TREE ROAD PER PLAT BOOK B, PAGE 24 OF SAID PUBLIC RECORDS; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY THE FOLLOWING TWO COURSES: S57°18'43"W, A DISTANCE OF 66.28 FEET; THENCE RUN N89°37'55"W, A DISTANCE OF 217.77 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: N89°37'55"W, A DISTANCE OF 982.17 FEET; THENCE RUN N32°29'37"W, A DISTANCE OF 49.61 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF CLARK ROAD PER PLAT BOOK B, PAGE 24, AND THE WEST LINE OF THE AFOREMENTIONED LOT 63; THENCE RUN N00°09'22"E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 2505.85 FEET TO THE NORTHWEST CORNER OF LOT 2 AND A POINT ON THE SOUTH RIGHT OF WAY LINE OF HEARN ROAD (A 40' UNIMPROVED RIGHT OF WAY) PER PLAT BOOK B, PAGE 24; THENCE RUN S89°31'06"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 757.13 FEET TO THE WEST LINE OF THAT CERTAIN OSCEOLA COUNTY PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1918, PAGE 2958 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN ALONG THE WEST AND SOUTHERLY BOUNDARIES OF SAID OSCEOLA COUNTY PARCEL THE FOLLOWING THREE COURSES: S00°08'07"W, A DISTANCE OF 276.25 FEET; THENCE RUN S89°09'51"E, A DISTANCE OF 173.52 FEET; THENCE RUN N71°50'34"E, A DISTANCE OF 275.99 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF HICKORY TREE ROAD PER OSCEOLA COUNTY RIGHT OF WAY MAP FOR COUNTY ROAD 15 EXTENSION; SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1762.57 FEET, A CENTRAL ANGLE OF 04°05'59", A CHORD BEARING OF S16°02'06"E AND CHORD DISTANCE OF 126.09 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 126.12 FEET TO A POINT ON THE SOUTH LINE OF LOT 1 OF AFORESAID SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE RUN N89°32'24"W ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 586.13 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE RUN S00°08'19"W ALONG THE EAST LINE OF LOT 15 OF AFORESAID SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION, A DISTANCE OF 330.22 FEET TO THE SOUTHEAST CORNER OF SAID LOT 15; THENCE RUN S89°33'42"E ALONG THE NORTH LINE OF LOT 17 OF AFORESAID SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION, A DISTANCE OF 630.58 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF HICKORY TREE ROAD PER SAID OSCEOLA COUNTY RIGHT OF WAY MAP; SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1762.57 FEET, A CENTRAL ANGLE OF 03°14'58", A CHORD BEARING OF S01°29'01"E AND A CHORD DISTANCE OF 99.95 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 99.96 FEET TO THE END OF SAID CURVE; THENCE RUN S00°07'16"W ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1525.13 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY RUN N89°37'55"W, A DISTANCE OF 272.27 FEET; THENCE RUN S00°22'05"W, A DISTANCE OF 280.00 FEET TO THE POINT OF BEGINNING.

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CONCURRENCY MANAGEMENT **MARTY HOBBS 407-957-7285**

DRC COMMENTS

CASE NUMBER:	# 14-00002026
PROJECT NAME:	NORTHWEST LAKESIDE GROVES
PROJECT DESCRIPTION	WATER/SEWER REQUEST (MAJOR)

INFORMATION:

1. Water and sewer impact fees are based upon the potable water meter size installed to provide service to the site. The water meter size utilized for the residential lots is a standard ¾" **meter for 166 Duplex Units**, 1" water meter, 6" sanitary sewer for Cabana/Pool, 1" water meter, 4" sanitary for Guard House for Phase 1 and 1" water meter, 6" Sanitary for future community rec. area (Tract M).
2. The current ¾" ERU rate for properties outside the municipal boundaries of the City of St. Cloud are as follows:
   - Water Impact = $3,432.58 per ERU
   - Sewer Impact = $3,870.78 per ERU
3. The total impact fees for this project are estimated to be as follows:
   - Water = $ 592,737.92
   - Sewer = $ 661,942.08
4. It has been determined that a Certificate of Capacity is required for this project. The following reservation fees have been estimated and must be paid prior to issuance of that certificate:
   - Water Reservation = $170,000.00
   - Sewer Reservation = $422,500.00

   Additional impact fees may be assessed at the time of building permit issuance.
5. The balance of the water and sewer impact fees, along with applicable tap fees, must be submitted prior to issuance of water meters and sewer taps for the project.
6. All impact fees are subject to change and will be adjusted based upon that which is approved as final by the DRC and those impact fee rates in place at the time of permitting.
7. This estimate does not include irrigation system. An irrigation system permit will be required prior to issuance of irrigation meters for any lot or common area within the subdivision.

$66,000 (W) left.
$162,500 (S) left.
total OWE: 228,500 reservation left.
[Phase 1. - 166 lots.]

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From: Van de Loo, Danielle
Sent: Monday, March 28, 2016 3:25 PM
To: 'Erin Burnette' <eburnette@stcloud.org>
Cc: cclough@stcloud.org
Subject: RE: Twin Lakes Changes Case No. 15-20.10

Erin,

We are trying to get the revised fees for the Lakeside Groves Phase 1 utility reservations so we can get the check cut by the client. Below are the counts and meter sizes as coordinated with Corey.

Phase 1 counts:
166 **Duplex** Units
Cabana/Pool - 1" Water Meter, 6" Sanitary
Dog Park – 1" Water Meter, **No Sanitary**
Guard House – 1" Water Meter, 4" Sanitary
Tract M (future community rec area – building/use undetermined) - 1" Water Meter, 6" Sanitary
Liftstation – 2" but I don't think this gets included in the capacity reservation and it was not previously.

Previously Paid Units (Attached)
104 Units

Thanks,
Danielle

Danielle Van De Loo, P.E.
Project Manager
Dewberry
800 North Magnolia Ave., Suite 1000
Orlando, FL 32803
Office: 321.354.9711
Fax: 407.649.8664
www.dewberry.com

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City of St. Cloud
*** CUSTOMER RECEIPT ***

Batch ID: EBURN0844 4/21/16 01 Receipt no: 18568

Year	Number	Tp	Sv	Description	Qty	Amount
2014	2026	PZ		PLANNING & ZONING	1.00	$228500.00

NORTHWEST LAKESIDE GROVE
Trans number: 5940239
NARCOOSSEE LAND VENTURES LLC
9717 EAGLE CREEK CENTER BLVD
STE 200 ORLANDO, FL 32832
WATER/SEWER RESERVATION FEES
NORTHWEST LAKESIDE GROVES

Tender detail
CK Ref#: 829 $228500.00
Total tendered: $228500.00
Total payment: $228500.00

Trans date: 4/21/16 Time: 14:53:49

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City of St. Cloud
*** CUSTOMER RECEIPT ***

Batch ID: NANCYM 10/07/15 01 Receipt no: 831

Year	Number	Tp	Sv	Description	Qty	Amount
2014	2026	PZ		PLANNING & ZONING	1.00	$364000.00

Trans number: 5919827
JTD LAND COMPANY, LLC
P.O.BOX 422087
KISSIMMEE, FL 34742
WATER & SEWER RESERVATION FEES
104 LOTS FOR PHASE 1

Tender detail

CK Ref#:	2770	$364000.00
Total tendered:		$364000.00
Total payment:		$364000.00

Trans date: 10/07/15 Time: 16:50:26

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ARMANDO RAMIREZ OSCEOLA COUNTY, DATE 04/01/2016 11:52:57 AM
FILE # 201604754 Bk 4937 Pgs 354-359 (6 Pgs)REC FEES $52.50

WATER & WASTEWATER SERVICE AGREEMENT

This document constitutes an agreement between the City of St. Cloud, hereinafter referred to as **CITY**, a municipality of the State of Florida, and Narcoossee Land Ventures, LLC, a Florida limited liability company, its successors or assigns, hereby referred to as **OWNER.**

WITNESSETH

Whereas, OWNER is proposing to develop residential and nonresidential uses on certain real property described on Exhibit 'A' (the "Property"), attached hereto and by this reference made a part hereof; and

Whereas, the Property is located in the unincorporated area of Osceola County and the OWNER is requesting water and sewer service from the CITY; and

Whereas, as a condition of CITY providing said water and sewer service to the Property, OWNER is to extend water and sewer lines to serve the Property and lines and appurtenances must be sized and constructed in accordance with the minimum requirements of CITY Land Development Regulations and to meet the flow demands for the development; and

Whereas, the CITY may, at the sole option of the CITY, elect to enlarge or oversize the water and/or sewer lines and appurtenances in order to provide additional capacity to other properties; and

Whereas, as a condition of the provision of water and sewer service to the Property by the CITY, OWNER agrees that this Agreement shall constitute an application to annex the Property into the City of St. Cloud, if CITY chooses to do so and subject to the conditions of this Agreement; and

Whereas, OWNER and CITY are entering into this Agreement to set forth the terms and conditions under which water and sewer service shall be extended and sized.

NOW THEREFORE, in consideration of the mutual promises and covenants hereinafter contained, the parties do hereby agree as follows:

Section 1. OFF-SITE WATER/SEWER – Each and all of the foregoing premises are incorporated into and constitute a part of this Agreement.

1.1 CITY shall provide water and sewer service for the Property.

1.2 OWNER shall connect to the existing City system at connection point or points approved by CITY.

1.3 The route of any off site lines shall be according to engineering plans produced by OWNER and approved by the CITY.

1.4 The OWNER shall construct the facilities, lines and appurtenances necessary to serve the development and provide such documentation necessary for the CITY to ascertain that the lines shall meet the minimum line size requirements as specified by the CITY Land Development Regulations.

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1.5 In the event the CITY chooses to oversize the lines or appurtenances, the CITY shall provide to the OWNER the specifications regarding sizes to be included in the final improvement plans, subject to the provisions below.

1.6 The OWNER shall be responsible for the construction of all on site and off site lines and appurtenances to serve the Property. No building permits shall be applied for or issued until water and sewer are provided to the site or until a bond or letter of credit, acceptable to CITY, is in place to guarantee completion of off-site improvements. No Certificate of Occupancy shall be applied for or issued until water and sewer extensions have been completed and accepted by the CITY.

1.7 The OWNER shall be responsible for all costs of on site and off site improvements, including but not limited to design, material, permitting and installation of sufficient size lines, lift stations and other appurtenances necessary to allow the CITY to serve the Property.

1.8 The CITY shall be responsible for the difference in cost of materials to oversize the line if the CITY chooses to oversize based on plans and cost estimates provided by OWNER to CITY, and approved in advance by the CITY.

1.9 The OWNER shall provide to the CITY a cost estimate for materials for the minimum size lines and appurtenances and a cost estimate for materials for the approved oversize. Cost estimate shall be contractors bid as certified by OWNER'S project engineer. The CITY shall review and either approve or reject the costs.

1.10 If the CITY chooses to oversize lines the OWNER and CITY shall agree on the cost difference, which will be the responsibility of the CITY, prior to commencement of construction.

1.11 The OWNER shall be responsible for all costs including design, permitting, materials and construction of the water and sewer lines and appurtenances, both on site and off site, required to serve the Property, with reimbursement for the difference in costs as determined in Section 1.9 from the CITY in the form of Impact Fee Credits equal to the amount of such difference in costs.

1.12 The Impact Fee Credits shall be established subject to Sections 1.9, 1.10 and 1.11, and at the time of issuance of each building permit to OWNER or a builder at OWNER's request by applying the then current impact fee, which shall be deducted from OWNER's Impact Fee Credit balance until fully credited.

1.13 Impact Fee Credits may not be transferred outside of the Property described on Exhibit 'A' but may be assignable to any heirs, assigns or successors in interest or title to part or all of said Property.

Section 2. DEVELOPMENT STANDARDS

Upon the annexation of the Property into the CITY, the Property shall be developed according to the CITY Land Development Regulations, unless otherwise stipulated in this Agreements, subsequent amendments to this Agreement or a separate agreement entered into by the CITY and OWNER.

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Section 3. ANNEXATION

3.1 OWNER agrees that CITY may annex the Property into the City of St. Cloud, if CITY, in its sole discretion, chooses to do so. In conjunction herewith, OWNER shall provide to CITY a Notice of Encumbrance to Annex Property in a form substantially in compliance with the form set forth in Exhibit "B", attached hereto and incorporated herein. The CITY shall record this Notice in the public records of Osceola County whereupon it is agreed it shall serve as an enforceable encumbrance on the real property described in Exhibit "A". The Notice of Encumbrance shall be executed by OWNER and shall be binding on all owners of the real property described in Exhibit "A" and shall be accompanied, at OWNER'S expense, by a current certificate of title or opinion letter acceptable to CITY and issued by a licensed title company or attorney identifying all owners in interest of the real property. All land transfers by OWNER shall contain a deed restriction or covenant noting the existence of this encumbrance to annex, such restriction to be recorded as a covenant to run with the land.

3.2 This Agreement shall be recorded in the Public Records of Osceola County, Florida at cost to OWNER, and this Agreement, upon recording, shall constitute an irrevocable application by the undersigned owner to annex the property described on Exhibit 'A', attached hereto, into the City of St. Cloud, which right to annex the City may exercise at any time in the future, subject to the provisions of Section 3.3 below.

Section 4. SEVERABILITY

In the event that any provision of this Agreement shall be held invalid or unenforceable, the provision shall be deleted from this Agreement without affecting in any respect whatsoever the validity of the remainder of this Agreement.

Section 5. NOTICES

All notices, demands, or other writings required to be given or made or sent in this Agreement, or which may be given or made or sent, by either party to the other, shall be deemed to have been fully given or made or sent when in writing and addressed as follows:

CITY

City of St. Cloud
City Manager
1300 Ninth Street
St. Cloud, FL 34769

OWNER

Narcoossee Land Ventures, LLC
370 CenterPointe Circle
Suite 1136
Altamonte Springs, FL 32701

Section 6. AMENDMENTS

Any amendment to this Agreement is not effective unless the amendment is in writing and signed by all parties.

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Section 7. EFFECTIVE DATE

The effective date of this Agreement shall be the day of execution of this Agreement required hereunder.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the date listed below. CITY through its City Manager, authorized to execute same by City Council action, and OWNER through its Manager.

DATED this 14th day of March, 2016.

CITY OF ST. CLOUD

ATTEST:

Joseph Helfenberger
City Manager

Linda L. Jaworski
City Clerk

Narcoossee Land Ventures, LLC,
a Florida limited liability company

By: Tec Developments, LLC,
a Florida limited liability company, its Manager

By: Emerson International, Inc., its Manager

By: _____
Name: Jonathan Claber
Title: President

STATE OF FLORIDA

COUNTY OF SEMINOLE SS.:

The foregoing instrument was acknowledged before me this 4th day of March, 2016 by Jonathan Claber, as President of Emerson International, Inc., as Manager of Tec Developments, LLC, a Florida limited liability company, as Manager of Narcoossee Land Ventures, LLC, a Florida limited liability company, on behalf of said company. He is personally known to me or has produced _____ as identification.

Lindsey Talbert
Notary Public, State of Florida

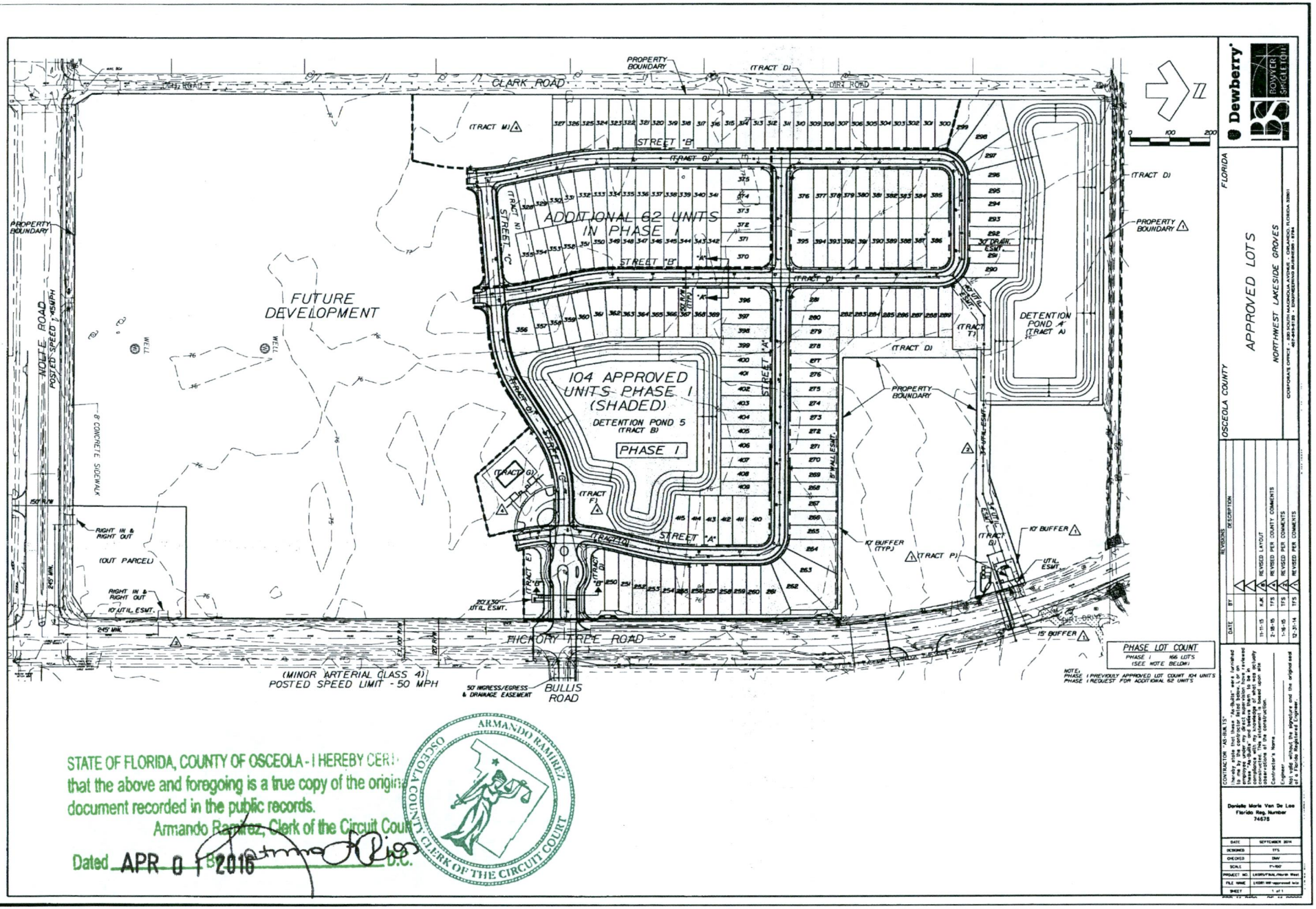
(Seal)

LINDSEY TALBERT
Notary Public - State of Florida
My Comm. Expires May 21, 201
Commission # FF 20013

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EXHIBIT “A”

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STATE OF FLORIDA, COUNTY OF OSCEOLA - I HEREBY CERT
that the above and foregoing is a true copy of the origin
document recorded in the public records.
Armando Ramirez, Clerk of the Circuit Cour
Dated APR 0 1 2016 B D.C.

ARMANDO RAMIREZ OSCEOLA COUNTY CLERK OF THE CIRCUIT COURT

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Book4937/Page359 CFN#20160475490 City of St. Cloud Laserfiche Reproduction Page 6 of 6
Page 540 of 1191

Celebrating Small Town Life

PUBLIC SERVICES

October 8, 2015

Dewberry / Bowyer-Singleton
520 South Magnolia Ave.
Orlando FL 32801

RE: Certificate of Capacity – Northwest Lakeside Groves Phase I

Dear Nicole P. Stalder, P.E.:

Please be advised that the City has found that capacity is available and shall be reserved for and allocated to the development identified by DRC Case #14-20.26 and known as Northwest Lakeside Groves Phase I. Enclosed please find a copy of the signed Certificate of Capacity.

This Certificate of Capacity is tied to the final development order pursuant to Article 14 of the Land Development Code.

For additional information or assistance relating to water and sewer service, please contact Public Services at (407) 957-7344.

Sincerely yours,

Ada A. Levy
Treatment Compliance/Training Coordinator

Enclosure

C:
Nancy Medina, Public Services
Corey Clough, Public Services
P.Svcs. File #14-2026

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CITY OF ST. CLOUD
CERTIFICATE OF CAPACITY

Case Number:	14-20.26
Project Known as:	Northwest Lakeside Groves – Phase I
Location:	4843 Bullis Road St. Cloud FL 34772
Parcel ID:	18-26-31-4950-0001-0010
Applicant:	JTD Land at Lakeside, LLC Craig Harris 210 South Hoagland Blvd. Kissimmee, FL 34741
Agent:	Dewberry / Bowyer-Singleton Nicole P Stalder, P.E. 520 South Magnolia Ave. Orlando FL 32801
Area of Development:	66.951 acres

Legal Description:

Northwest Lakeside Groves – Phase I

DESCRIPTION

ALL OF LOTS 2, 15, 18, 31, 32, 33, 34, 47, 48, 49, 50, AND A PORTION OF LOTS 1, 17, 63 AND 64 OF SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION AS RECORDED IN PLAT BOOK B, PAGE 24 PUBLIC RECORDS OSCEOLA COUNTY, FLORIDA; SAID LANDS BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 26, RANGE 31 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE RUN N89°41'28"W ALONG THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 18, A DISTANCE OF 20.00 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°07'16"E A DISTANCE OF 111.03 FEET TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF NEW NOLTE ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 3953, PAGE 1342 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND THE WEST RIGHT OF WAY LINE OF HICKORY TREE ROAD PER PLAT BOOK B, PAGE 24 OF SAID PUBLIC RECORDS; SAID POINT BEING THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING THREE COURSES: S57°18'43"W, A DISTANCE OF 66.28 FEET; THENCE RUN N89°37'55"W, A DISTANCE OF 1199.94 FEET; THENCE RUN N32°29'37"W, A DISTANCE OF 49.61 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF CLARK ROAD PER PLAT BOOK B, PAGE 24, AND THE WEST LINE OF THE AFOREMENTIONED LOT 63; THENCE RUN N00°09'22"E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 2505.85 FEET TO THE NORTHWEST CORNER OF LOT 2 AND A POINT ON THE SOUTH RIGHT OF WAY LINE OF HEARN ROAD (A 40' UNIMPROVED RIGHT OF WAY) PER PLAT BOOK B, PAGE 24;

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THENCE RUN S89°31'06"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 757.13 FEET TO THE WEST LINE OF THAT CERTAIN OSCEOLA COUNTY PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1918, PAGE 2958 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN ALONG THE WEST AND SOUTHERLY BOUNDARIES OF SAID OSCEOLA COUNTY PARCEL THE FOLLOWING THREE COURSES: S00°08'07"W, A DISTANCE OF 276.25 FEET; THENCE RUN S89°09'51"E, A DISTANCE OF 173.52 FEET; THENCE RUN N71°50'34"E, A DISTANCE OF 275.99 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF HICKORY TREE ROAD PER OSCEOLA COUNTY RIGHT OF WAY MAP FOR COUNTY ROAD 15 EXTENSION; SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1762.57 FEET, A CENTRAL ANGLE OF 04°05'59", A CHORD BEARING OF S16°02'06"E AND CHORD DISTANCE OF 126.09 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 126.12 FEET TO A POINT ON THE SOUTH LINE OF LOT 1 OF AFORESAID SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE RUN N89°32'24"W ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 586.13 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE RUN S00°08'19"W ALONG THE EAST LINE OF LOT 15 OF AFORESAID SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION, A DISTANCE OF 330.22 FEET TO THE SOUTHEAST CORNER OF SAID LOT 15; THENCE RUN S89°33'42"E ALONG THE NORTH LINE OF LOT 17 OF AFORESAID SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION , A DISTANCE OF 636.58 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF HICKORY TREE ROAD PER SAID OECEOLA COUNTY RIGHT OF WAY MAP; SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1762.57 FEET, A CENTRAL ANGLE OF 03°14'58", A CHORD BEARING OF S01°29'01"E AND A CHORD DISTANCE OF 99.95 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 99.96 FEET TO THE END OF SAID CURVE; THENCE RUN S00°07'16"W ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1768.98 FEET TO THE POINT OF BEGINNING.

CONTAINS: 66.951 ACRES MORE OR LESS.

RESIDENTIAL PARCEL

ALL OF LOTS 2, 15, 18, 31, 32, 33, 34, 47, 48, 50 AND A PORTION OF LOTS 1, 17, 49, 63, AND 64 OF SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION AS RECORDED IN PLAT BOOK B, PAGE 24 PUBLIC RECORDS OSCEOLA COUNTY, FLORIDA; SAID LANDS BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 26, RANGE 31 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE RUN N89°41'28"W ALONG THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 18, A DISTANCE OF 20.00 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°07'16"E A DISTANCE OF 111.03 FEET TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF NEW NOLTE ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 3953, PAGE 1342 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND THE WEST RIGHT OF WAY LINE OF HICKORY TREE ROAD PER PLAT BOOK B, PAGE 24 OF SAID PUBLIC RECORDS; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY THE FOLLOWING TWO COURSES: S57°18'43"W, A DISTANCE OF 66.28 FEET; THENCE RUN N89°37'55"W, A DISTANCE OF 217.77 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: N89°37'55"W, A DISTANCE OF 982.17 FEET; THENCE RUN N32°29'37"W, A DISTANCE OF 49.61 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF CLARK ROAD PER PLAT BOOK B, PAGE 24, AND THE WEST LINE OF THE AFOREMENTIONED LOT 63; THENCE RUN N00°09'22"E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 2505.85 FEET TO THE NORTHWEST CORNER OF LOT 2 AND A POINT ON THE SOUTH RIGHT OF WAY LINE OF HEARN ROAD (A 40' UNIMPROVED RIGHT OF WAY) PER PLAT BOOK B, PAGE 24; THENCE RUN S89°31'06"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 757.13 FEET TO THE WEST LINE OF THAT CERTAIN OSCEOLA COUNTY PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1918, PAGE 2958 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN ALONG THE WEST AND SOUTHERLY BOUNDARIES OF SAID OSCEOLA COUNTY PARCEL THE FOLLOWING THREE COURSES: S00°08'07"W, A DISTANCE OF 276.25 FEET; THENCE RUN S89°09'51"E, A DISTANCE OF 173.52 FEET; THENCE RUN N71°50'34"E, A DISTANCE OF 275.99 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF HICKORY TREE ROAD PER OSCEOLA COUNTY RIGHT OF WAY MAP FOR

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COUNTY ROAD 15 EXTENSION; SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1762.57 FEET, A CENTRAL ANGLE OF 04°05'59", A CHORD BEARING OF S16°02'06"E AND CHORD DISTANCE OF 126.09 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 126.12 FEET TO A POINT ON THE SOUTH LINE OF LOT 1 OF AFORESAID SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE RUN N89°32'24"W ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 586.13 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE RUN S00°08'19"W ALONG THE EAST LINE OF LOT 15 OF AFORESAID SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION, A DISTANCE OF 330.22 FEET TO THE SOUTHEAST CORNER OF SAID LOT 15; THENCE RUN S89°33'42"E ALONG THE NORTH LINE OF LOT 17 OF AFORESAID SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION , A DISTANCE OF 636.58 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF HICKORY TREE ROAD PER SAID OECEOLA COUNTY RIGHT OF WAY MAP; SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1762.57 FEET, A CENTRAL ANGLE OF 03°14'58", A CHORD BEARING OF S01°29'01"E AND A CHORD DISTANCE OF 99.95 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 99.96 FEET TO THE END OF SAID CURVE; THENCE RUN S00°07'16"W ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1525.13 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY RUN N89°37'55"W, A DISTANCE OF 272.27 FEET; THENCE RUN S00°22'05"W, A DISTANCE OF 280.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 65.220 ACRES MORE OR LESS.

FUTURE DEVELOPMENT PARCEL

A PORTION OF LOTS 49 AND 64 OF SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION AS RECORDED IN PLAT BOOK B, PAGE 24 PUBLIC RECORDS OSCEOLA COUNTY, FLORIDA; SAID LANDS BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 26, RANGE 31 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE RUN N89°41'28"W ALONG THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 18, A DISTANCE OF 20.00 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°07'16"E A DISTANCE OF 111.03 FEET TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF NEW NOLTE ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 3953, PAGE 1342 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND THE WEST RIGHT OF WAY LINE OF HICKORY TREE ROAD PER PLAT BOOK B, PAGE 24 OF SAID PUBLIC RECORDS; SAID POINT BEING THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY THE FOLLOWING TWO COURSES: S57°18'43"W, A DISTANCE OF 66.28 FEET; THENCE RUN N89°37'55"W, A DISTANCE OF 217.77 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN N00°22'05"W, A DISTANCE OF 280.00 FEET; THENCE RUN S89°37'55"W, A DISTANCE OF 272.27 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF AFORESAID HICKORY TREE ROAD; THENCE RUN S00°07'16"W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 243.85 FEET TO THE POINT OF BEGINNING.

CONTAINS: 1.731 ACRES MORE OR LESS.

ASSUMPTIONS/CRITERIA USED IN ASSESSING CAPACITY NEEDS

Square Feet – N/A, Dwelling Units – 104

Residents generated – 258, based on 2.48 Persons per Household

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Pursuant to Article XIV of the City of St. Cloud Land Development Code, a concurrency determination has been made for the above referenced development utilizing the assumptions noted above. The following

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reservations are assigned to the above referenced project with conditions and expirations as specified below, in accordance with provisions of Article XIV of the City of St. Cloud Land Development Code.

SANITARY SEWER:
An assessment has been made on the impacts of this development on the City's Sanitary Sewer Treatment and Effluent Disposal System, and sufficient capacity is available to service this development based upon level of service standards as adopted in the City of St. Cloud Comprehensive Plan in effect at the time of issuance of this certificate.

The determination of sufficient capacity is based on an estimate of 27,560 gallons per day generated by this development; based on Concurrency Management Level of Service Guidelines and calculated by:

- 104 ERU = 27,560 gpd

POTABLE WATER:
An assessment has been made on the impacts of this development on the City's Potable Water System, and sufficient capacity is available to service this development based upon level of service standards as adopted in the City of St. Cloud Comprehensive Plan in effect at the time of issuance of this certificate. The determination of sufficient capacity is based on an estimate of 31,200 gallons per day generated by this development; based on Concurrency Management Level of Service Guidelines and calculated by:

- 104 ERU = 31,200 gpd

CONDITIONS AND EXPIRATION OF RESERVED CAPACITY

This document shall act as a Certificate of Capacity and run with and be tied to the final development order or formal extension of said development order, and expires with the development order pursuant to Article XIV of the Land Development Code. Additional Conditions of Capacity Reservation are as follows:

1. Per Resolution 06-304R, the sewer and water reservation fees are required to be paid prior to the issuance of the Certificate of Capacity. The balance of the water and sewer impact fees and tap fees shall be due at the application for a meter.

2. The City of St. Cloud Development Review Committee is authorized to review and approve all construction plans for this development.

3. All information used in the assessment of capacity is based upon the best available data and Comprehensive Plan adopted Level of Service standards existing at the time of issuance of this certificate. Actual reservations and allocations of capacity are subject to modification in the event additional or more accurate data becomes available or the Comprehensive Plan adopted Level of Service standards are amended.

Signature

October 8, 2015
Date

Treatment Compliance/Training Coordinator
Title

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Veronica Miller
Public Services
Administrator

Chris Fasnacht
Deputy Public Services
Administrator

Kevin Felblinger, P.E.
Engineering Manager

Angela Farmer
Business Administration
Manager

04/22/2015

Dewberry
Nicole P. Stalder, P.E.
520 South Magnolia Avenue
Orlando Fl. 32801

RE: Notice of Public Services Approval
Water/Sewer Construction Plans
CASE # 14-20.26 Northwest Lakeside Groves -Modification

Dear Mrs. Stalder:

On March 22, 2015, the Public Services Department has reviewed and approved modified construction plans for the project indicated above. This is located on Hickory Tree Road. Be aware that water meters will not be set until the project is completely signed off; this includes addressing, complete record drawings, easements, completion of utilities, etc.

Please be advised that you must contact the Public Services Department to request scheduling of a pre-construction conference. Be advised that a 72 hour notice is required for scheduling any such meeting. Please contact Heather Barber at 407-957-7347.

If you have questions, please do not hesitate to contact

Sincerely,

Corey Clough, Engineering Assistant
Public Services, City of St. Cloud

c: Nicole P. Stalder, P.E., Dewberry
Kevin Felblinger, P.E., Engineering Manager
Planning and Zoning
Rick Mauro, Lines Division
Case File #

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Celebrating Small Town Life

Veronica Miller
Assistant City Manager/
Public Services
Administrator

Chris Fasnacht
Deputy Public Services
Administrator

Kevin Felblinger, P.E.
Engineering Manager

Angela Farmer
Business Administration
Manager

Jennifer Carver
Saint Cloud Utilities
Billing & Revenue
Supervisor

02/13/15

Dewberry
Nicole P. Stalder, P.E.

RE: Notice of Public Services Approval
Water/Sewer Construction Plans
CASE # 14-20.26 Northwest Lakeside Groves

Dear Mrs. Stalder:

On February 13, 2015, the Public Services Department has reviewed and approved construction plans for the project indicated above. This is located on Hickory Tree Road. Be aware that water meters will not be set until the project is completely signed off; this includes addressing, complete record drawings, easements, completion of utilities, etc.

Please be advised that you must contact the Public Services Department to request scheduling of a pre-construction conference. Be advised that a 72 hour notice is required for scheduling any such meeting. Please contact Heather Barber at 407-957-7347.

This water/sewer construction plan approval is governed by the time limit of approval authorized through issuance of a Certificate of Capacity. Specifically, Section 14.5 of the City's Land Development Code, provides that the Certificate of Capacity remains valid providing substantial development activity has occurred within one year of the issuance of the development order, i.e. approval of these construction plans. Please be governed accordingly.

If you have questions, please do not hesitate to contact

Sincerely,

Corey Clough, Engineering Assistant
Public Services, City of St. Cloud

c: Nicole P. Stalder, P.E., Dewberry
Kevin Felblinger, P.E., Engineering Manager
Planning and Zoning
Rick Mauro, Lines Division
Case File #

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FILE

REVISED DRC COMMENTS FEBRUARY 13, 2015
Case 14-20.26 – Northwest Lakeside Groves – Water/Sewer Request
PID #18-26-31-4950-0001-001-0

PLANNING DEPARTMENT **MARIA LEWICKA 407-957-8428**

CONDITIONS:

1. ~~Please amend the Notice of Encumbrance to include the correct legal description of the property.~~ Amended 02/09/2015
2. ~~Please confirm that the legal description of the "Exhibit A" to the Special Warranty Deed does match the legal description on the "Exhibit A" to the Certificate of Title Report, legal description shown on the survey, and Northwest Lakeside Groves Construction Plans~~. Resolved 02/09/2015

LINES DIVISION **COREY CLOUGH 407-957-7222**

CONDITIONS:

1. ~~In order to complete the planned upsizing and/or extension of the main, a Line Extension Agreement will need to be approved by the City Council. This agreement should be completed as soon as possible to avoid any potential timing issues of your project. The agreement will be required prior to receiving a Notice to Proceed. Please submit to the Environmental Utilities Department a certified engineer's cost estimate that specifies the cost of your portion of the project, and separately addresses the additional cost based upon the City's request. The offsite reclaim will need to be upsized to a 24".~~
2. ~~Sheet 4- uncross the general notes and as built sections~~
3. ~~On all profiles, show the slope percentages on the gravity sewer.~~
4. ~~Looping purposes- extens the existing 12" water and 8" reclaim that exist on clark road and connect in through the proposed drive off Clark. Add easements if necessary.~~
5. ~~Add a fire hydrant to the new line on Clark prior to entering into the subdivision and end with a blow off assembly. This will need to be constructed in phase 1~~
6. ~~Minimum reuse transmission lines are 8". The plans reflect a 6", this will affect the upsizing as described in comment 1.~~
7. ~~Shift the lift station 400' to the east. The city prefers not to have the station so far out for access purposes. There is not a way to turn around trucks when at the station. Show the water service off Hickory tree Road. Show new easements that will be needed.~~
8. ~~Install 2 fire hydrants north of the entrance way on Hickory Tree road and 2 south of the entrance way utilizing the spacing requirements. These will be on the existing water main.~~
9. ~~Phasing- the utilities, the sewer will end at the next manhole from the end of the phase and water and reuse will end at the next lot in the new phase. Utilize the temporary blow offs on these.~~
10. ~~Shift the internal hydrants away from the proposed service laterals. Check spacing~~
11. ~~County minimum is 42" and 36" bury is being shown. This will need to be corrected and reflected.~~
12. ~~Show the existing utility easement over the existing 20" force main. Ensure the reclaim is shown to be installed in this easement.~~
13. ~~Sheet 29- revise location of lift station and reflect the drive way according to the details on sheet 30.~~
14. ~~Add a 45 degree bend at the wet tap tee on the force main. The 45 will need to be with the flow (south)~~
15. ~~If the proposed open cut changes per the county, add a directional bore profile.~~
16. ~~The city has transitioned to AMI metering. A propagation study will need to be conducted for this site to see if an additional tower maybe required. This can be installed in the lift station site if found to be a good location. The study will need to be done through Neptune meter. The city will assist in making contact with Neptune and any cost incurred will be on the developer. Resolution 2014-099R.~~

INFORMATION:

1. A 10 foot (10') wide utility easement will be required on all property lines or tracts abutting a right of way.

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2. A minimum 15 foot (15') wide utility easement is required centered over the water main, fire hydrants and up to the water meters.
3. A minimum 20 foot (20') wide utility easement is required centered over the sanitary sewer main and service laterals up to the clean-outs.
4. All necessary paperwork for dedication to the City of required Utility Easements must be received prior to release of water meters for the property. Required documentation for all Utility Easements includes at a minimum suitable easement document, legal description and sketch of the easement, and a Certificate of Title for the parent parcel dated no more than 15 days prior to receipt of the easement paperwork.
5. All subdivisions, whether inside or outside the municipal boundaries of the City of St. Cloud, must submit a copy of the recorded plat to the Environmental Utilities Department for verification of easement and/or right-of-way dedication and location prior to requesting installations of water and/or sewer taps.
6. Any required changes from Osceola County that may alter these plans will require an additional review by the City of St. Cloud and may require revisions to the plans submitted.
7. Approved plans from Osceola County must be submitted to the City of St. Cloud prior to scheduling a preconstruction meeting.

FIRE DEPARTMENT **RICHARD TONKS 407-957-8484**

INFORMATION:

- No comments at this time.

PARKS & RECREATION **JACQUIE DOMBOVY 321-624-0623**

INFORMATION:

- There are no comments.

SCHOOL DISTRICT OF OSCEOLA COUNTY **LORI WALL 407-518-2916**

INFORMATION:

- No comments

OSCEOLA COUNTY 911 ADDRESSING **DENISE WILSON 407-742-5910**

INFORMATION:

- No comment

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Notice of Encumbrance

To Annex to City of St. Cloud

City of St. Cloud (Planning & Zoning)
1300 9th Street
St. Cloud, FL 34769

FOR RECORDING USE ONLY

THIS INSTRUMENT, Made this 6th day of February 2015, between JTD Land at Lakeside, LLC of the County of Osceola, State of Florida Grantor*, and the CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee:

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below described into the corporate limits of the City of St. Cloud, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 ($1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledges, DOES HEREBY ENCUMBER the below – described real property situate, lying and being in Osceola County, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. Properties located outside the St. Cloud Future Annexation Area are encumbered but final annexation is subject to both the traditional requirements for annexation and receipt of County approval. The subject property is described as:

See Exhibit "A" attached hereto and made a part hereof

Case # 14-20.26 Northwest Lakeside Groves

Parcel ID(s) 18-26-31-4950-0001-0010

*Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):

1. _____
Signature
Craig C. Harris, Manager of JTD Land at Lakeside, LLC
Type or print name

2. _____
Signature

_____
Type or print name

WITNESSES (two required):

1. _____
Signature
Carmen N Pearce
Type or print name

2. _____
Signature
Tina Kegel
Type or print name

STATE OF FLORIDA COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me on this 6th day of February, 2015, by Craig C. Harris, as Manager* who is personally known to me or who has produced _____ as identification and who did not take an oath.

*of JTD Land at Lakeside, LLC,

SEAL:

Notary Public _____
Type/print name Dawn R Queen

DAWN R. QUEEN
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF163558
Expires 9/25/2018

Pursuant to Section 695.26(3)(f). This instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer, City [illegible], St. Cloud, Florida 34769.

City of St. Cloud - Reproduced from Scanned Images
City of St. Cloud Laserfiche Reproduction

Revised July 2014

Exhibit A

ALL OF LOTS 2, 15, 18, 31, 32, 33, 34, 47, 48, 49, 50, AND A PORTION OF LOTS 1, 17, 63 AND 64 OF SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION AS RECORDED IN PLAT BOOK B, PAGE 24 PUBLIC RECORDS OSCEOLA COUNTY, FLORIDA; SAID LANDS BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 26 SOUTH, RANGE 31 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE RUN N89°41'28"W ALONG THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 18, A DISTANCE OF 20.00 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°07'16"E A DISTANCE OF 111.03 FEET TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF NEW NOLTE ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 3953, PAGE 1342 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND THE WEST RIGHT OF WAY LINE OF HICKORY TREE ROAD PER PLAT BOOK B, PAGE 24 OF SAID PUBLIC RECORDS; SAID POINT BEING THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING THREE COURSES: S57°18'43"W, A DISTANCE OF 66.28 FEET; THENCE RUN N89°37'55"W, A DISTANCE OF 1199.94 FEET; THENCE RUN N32°29'37"W, A DISTANCE OF 49.61 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF CLARK ROAD PER PLAT BOOK B, PAGE 24, AND THE WEST LINE OF THE AFOREMENTIONED LOT 63; THENCE RUN N00°09'22"E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 2505.85 FEET TO THE NORTHWEST CORNER OF LOT 2 AND A POINT ON THE SOUTH RIGHT OF WAY LINE OF HEARN ROAD (A 40' UNIMPROVED RIGHT OF WAY) PER PLAT BOOK B, PAGE 24; THENCE RUN S89°31'06"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 757.13 FEET TO THE WEST LINE OF THAT CERTAIN OSCEOLA COUNTY PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1918, PAGE 2958 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN ALONG THE WEST AND SOUTHERLY BOUNDARIES OF SAID OSCEOLA COUNTY PARCEL THE FOLLOWING THREE COURSES: S00°08'07"W, A DISTANCE OF 276.25 FEET; THENCE RUN S89°09'51"E, A DISTANCE OF 173.52 FEET; THENCE RUN N71°50'34"E, A DISTANCE OF 275.99 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF HICKORY TREE ROAD PER OSCEOLA COUNTY RIGHT OF WAY MAP FOR COUNTY ROAD 15 EXTENSION; SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1762.57 FEET, A CENTRAL ANGLE OF 04°05'59", A CHORD BEARING OF S16°02'06"E AND CHORD DISTANCE OF 126.09 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 126.12 FEET TO A POINT ON THE SOUTH LINE OF LOT 1 OF AFORESAID SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE RUN N89°32'24"W ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 586.13 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE RUN S00°08'19"W ALONG THE EAST LINE OF LOT 15 OF AFORESAID SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION, A DISTANCE OF 330.22 FEET TO THE SOUTHEAST CORNER OF SAID LOT 15; THENCE RUN S89°33'42"E ALONG THE NORTH LINE OF LOT 17 OF AFORESAID SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION , A DISTANCE OF 636.58 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF HICKORY TREE ROAD PER SAID OSCEOLA COUNTY RIGHT OF WAY MAP; SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1762.57 FEET, A CENTRAL ANGLE OF 03°14'58", A CHORD BEARING OF S01°29'01"E AND A CHORD DISTANCE OF 99.95 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 99.96 FEET TO THE END OF SAID CURVE; THENCE RUN S00°07'16"W ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1768.98 FEET TO THE POINT OF BEGINNING.

CONTAINS: 66.951 ACRES MORE OR LESS.

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Notice of Encumbrance

To Annex to City of St. Cloud

City of St. Cloud (Planning & Zoning)
1300 9th Street
St. Cloud, FL 34769

FOR RECORDING USE ONLY

THIS INSTRUMENT, Made this _____ day of February 2015, between JTD Land at Lakeside, LLC of the County of Osceola, State of Florida Grantor*, and the CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee:

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below described into the corporate limits of the City of St. Cloud, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 ($1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledges, DOES HEREBY ENCUMBER the below – described real property situate, lying and being in Osceola County, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. Properties located outside the St. Cloud Future Annexation Area are encumbered but final annexation is subject to both the traditional requirements for annexation and receipt of County approval. The subject property is described as:

See Exhibit "A" attached hereto and made a part hereof

Case # 14-20.26 Northwest Lakeside Groves

Parcel ID(s) 18-26-31-4950-0001-0010

*Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):

1. _____
Signature
Craig C. Harris, Manager of JTD Land at Lakeside, LLC
Type or print name

2. _____
Signature
_____
Type or print name

WITNESSES (two required):

1. _____
Signature
Mark Palmieri
Type or print name

2. _____
Signature
Lora-Ann McMillan
Type or print name

STATE OF FLORIDA COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me on this ____ day of February, 2015, by Craig C. Harris, as Manager* who is personally known to me or who has produced _____ as identification and who did not take an oath.

*of JTD Land at Lakeside, LLC,

Notary Public _____

Type/print name _____

SEAL
KRISTY LYNN KELLEY
MY COMMISSION #FF131420
EXPIRES September 27, 2018
(407) 398-0153 FloridaNotaryService.com

Pursuant to Section 695.26(3)(f): This instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer, City Manager, City of St. Cloud, Florida 34769.

Revised July 2014

CITY OF ST. CLOUD, FL
FEB 03 2015
PLANNING DEPARTMENT

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Exhibit "A"

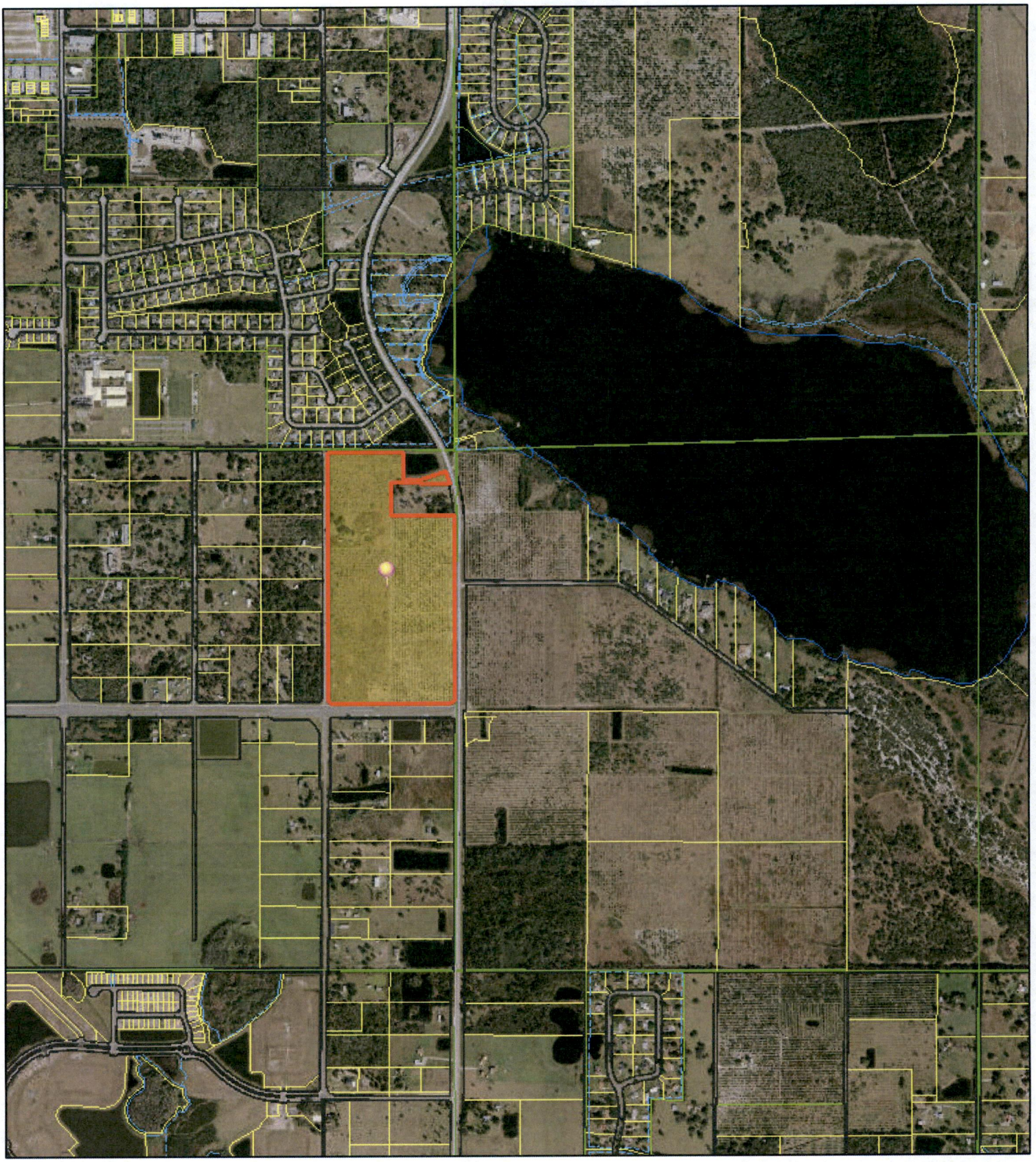
ALL OF LOTS 2, 15, 18, 31, 32, 33, 34, 47, 48, 50 AND A PORTION OF LOTS 1, 17, 49, 63, AND 64 OF SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION AS RECORDED IN PLAT BOOK B, PAGE 24 PUBLIC RECORDS OSCEOLA COUNTY, FLORIDA; SAID LANDS BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 26, RANGE 31 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE RUN N89°41'28"E ALONG THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 18, A DISTANCE OF 20.00 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°07'16"W, A DISTANCE OF 111.03 FEET TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF NEW NOLTE ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 3953, PAGE 1342 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND THE WEST RIGHT OF WAY LINE OF HICKORY TREE ROAD PER PLAT BOOK B, PAGE 24 OF SAID PUBLIC RECORDS; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY THE FOLLOWING TWO COURSES: S57°18'43"W, A DISTANCE OF 66.28 FEET; THENCE RUN N89°37'55"W, A DISTANCE OF 217.77 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: N89°37'55"W, A DISTANCE OF 982.17 FEET; THENCE RUN N32°29'37"W, A DISTANCE OF 49.61 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF CLARK ROAD PER PLAT BOOK B, PAGE 24, AND THE WEST LINE OF THE AFOREMENTIONED LOT 63; THENCE RUN N00°09'22"E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 2505.85 FEET TO THE NORTHWEST CORNER OF LOT 2 AND A POINT ON THE SOUTH RIGHT OF WAY LINE OF HEARN ROAD (A 40' UNIMPROVED RIGHT OF WAY) PER PLAT BOOK B, PAGE 24; THENCE RUN S89°31'06"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 757.13 FEET TO THE WEST LINE OF THAT CERTAIN OSCEOLA COUNTY PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1918, PAGE 2958 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN ALONG THE WEST AND SOUTHERLY BOUNDARIES OF SAID OSCEOLA PARCEL THE FOLLOWING THREE COURSES: S00°08'07"W, A DISTANCE OF 276.25 FEET; THENCE RUN S89°09'51"E, A DISTANCE OF 173.52 FEET; THENCE RUN N71°50'34"E, A DISTANCE OF 275.99 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID HICKORY TREE ROAD; SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1762.57 FEET, A CENTRAL ANGLE OF 04°06'59", A CHORD BEARING OF S16°02'06"E AND CHORD DISTANCE OF 126.09 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 126.12 FEET TO A POINT ON THE SOUTH LINE OF LOT 1 OF SAID SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE RUN N89°32'24"W ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 586.13 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE RUN S00°08'19"W ALONG THE EAST LINE OF SAID LOT 15, A DISTANCE OF 330.22 FEET TO THE SOUTHEAST CORNER OF SAID LOT 15; THENCE RUN S89°33'42"E ALONG THE NORTH LINE OF LOT 17, A DISTANCE OF 636.58 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF HICKORY TREE ROAD; SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1762.57 FEET, A CENTRAL ANGLE OF 03°14'58", A CHORD BEARING OF S01°29'01"E AND A CHORD DISTANCE OF 99.95 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 99.96 FEET TO THE END OF SAID CURVE; THENCE RUN S00°07'16"W ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1525.13 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY RUN N89°37'55"W, A DISTANCE OF 272.27 FEET; THENCE RUN S00°22'05"W, A DISTANCE OF 280.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 65.220 ACRES MORE OR LESS.

CITY OF ST. CLOUD, FL
FEB 03 2015
PLANNING DEPARTMENT

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Date Generated: 11/13/2014

0 630 1,260 ft

This map was prepared for the Osceola County Property Appraiser's Office. It is maintained for the function of this office only. It is not intended for conveyance, nor is it a survey.

Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser

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Dewberry

TRANSMITTAL

Date: February 6, 2015

Project Name: Lakeside Groves Northwest Parcel

Project #: 50067918

Reference: Revisions to Lakeside Groves Northwest Parcel (Case # 14.20-26)

To: Ms. Sandy Miville

City of St. Cloud
Planning and Zoning Department
1300 9th Street
Building A, Second Floor
St. Cloud, FL 34769

Phone: (407) 957-7255

CC: Craig Harris, JTD Land Development; Nicole P. Stalder, PE, Dewberry; Danielle Van De Loo, PE, Dewberry

We transmit	The following	For
☐ As per your request	☐ Prints	☒ Your approval
☐ Under separate cover	☐ Copies	☒ Your review and comment
☒ By messenger	☐ Studies	☐ Revision and submission

As requested by	As approved by	As submitted for approval by
Danielle Van De Loo, PE	Nicole P. Stalder , PE	Dawn R. Queen

Copies	Date	Number	Description
1	02/06/15		Revised Notice of Encumbrance to be recorded by the City of St. Cloud

Comments:

Enclosed is the revised Notice of Encumbrance to be recorded by the City of St. Cloud. If you need any additional information, please contact Danielle Van De Loo at 321-354-9711. Thank you.

Signed: Dawn R. Queen, Land Development Coordinator, Dewberry

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Dewberry

Dewberry Engineers Inc.
520 South Magnolia Avenue
Orlando, FL 32801

407.843.5120
407.649.8664 fax
www.dewberry.com

February 05, 2015

CITY OF ST. CLOUD, FL
FEB 06 2015
PLANNING DEPARTMENT

File No.: 50067918 (LKGR-1)

Ms. Sandy Miville
Development Coordinator
City of St. Cloud
Planning & Zoning Department
1300 9th Street
Building A, 2nd Floor
St. Cloud, Florida 34769

Subject: **Lakeside Groves Northwest Parcel**
Case # 14-20.26 Water /Sewer Request
Revised Comments for Planning -Response to DRC Comments

Dear Ms. Miville:

We offer the following information and supporting documentation in response to the DRC comments and concerns for Case# 14-20.26 expressed in your letter dated December 1, 2014, regarding the referenced project. Our revised responses correspond to the order your comments were presented and appear in bold type.

PLANNING DEPARTMENT CONDITIONS: MARIA LEWICKA 407-957-8428

1. Please amend the Notice of Encumbrance to include the correct legal description of the property.

   The revised Notice of Encumbrance will be submitted by JTD Land at Lakeside, LLC to be recorded.

2. Please confirm that the legal description of the "Exhibit A" to the Special Warranty Deed does match the legal description on the "Exhibit A" to the Certificate of Title Report, legal description shown on the survey, and Northwest Lakeside Groves Construction Plans.

   Exhibit A in both the warranty deed and certificate of title describe all of the Lakeside Groves holdings on the east and west side of Hickory Tree Road. The legal description shown on the Northwest Groves Survey and Construction Plans is wholly contained within the lands described in Exhibit A. All encumbrances contained within the Certificate of Title that affect the Northwest Groves development parcel have been plotted on said Boundary Survey and existing condition plan.

INFORMATION:

5. All subdivisions, whether inside or outside the municipal boundaries of the City of St. Cloud, must submit a copy of the recorded plat to the Environmental Utilities Department for verification of easement and/or right-of-way dedication and location prior to requesting installations of water and/or sewer taps.

   Boundary Survey of subject parcel denoting existing easements and right of ways provided together with preliminary subdivision plan and utility plans depicting future services and required easements. Plat to be completed and recorded upon plan approval.

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NARRATIVE OF CHANGES:

This narrative is to serve as an explanation of changes made since the previous submittal of plans made on January 9, 2015. Changes were made based on comments and discussions had with Osceola County, clouded as revision 2. Additional notes were added for the construction of the drainage system in the Hickory Tree right-of-way as discussed with the City of St. Cloud, clouded as revision 3.

Revisions affecting the City review include:

- The revision to the legal description on the Cover Sheet.
- The addition of Sheets 8, 10 and 11 to the review set. This includes the Grading Key Map (Sheet 8) and two Grading and Drainage Sheets (10 and 11). The addition and revisions made to the storm drainage system within the Hickory Tree right-of-way and the addition of notes for the construction of the storm system adjacent to the existing 12" water main, as coordinated with the City of St. Cloud. See Grading Sheets 10 and 11.
- The sample points on Sheet 14 were re-numbered to be consistent with the phasing of the project. See Sheet 14.

There have been no revisions to the utility layout or design from the plans that were submitted to the City of St. Cloud on January 9, 2015.

LEGAL:

A word formatted copy of the revised legal description is included on the CD submittal.

We believe this information sufficiently addresses your concerns, thereby allowing you to approve the Water / Sewer Request Case # 14-20.26. Should you have any questions or require additional information, please contact me at (321) 354-9707. Thank you.

Sincerely,

Nicole P. Stalder, P.E., LEED-AP
Associate Project Manager
Dewberry Engineers Inc.

NPS:drq
LKGR-1\Admin\Corr\4006
Enclosures

c: Danielle Van De Loo, PE, Dewberry | Bowyer-Singleton
Permit File

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Dewberry

TRANSMITTAL

CITY OF ST. CLOUD, FL
FEB 06 2015
PLANNING DEPARTMENT

Date: February 5, 2015

Project Name: Lakeside Groves Northwest Parcel

Project #: 50067918

Reference: Revisions to Lakeside Groves Northwest Parcel (Case # 14.20-26)

To: Ms. Sandy Miville

City of St. Cloud
Planning and Zoning Department
1300 9th Street
Building A, Second Floor
St. Cloud, FL 34769

Phone: (407) 957-7255

CC: Craig Harris, JTD Land Development; Nicole P. Stalder, PE, Dewberry; Danielle Van De Loo, PE, Dewberry

We transmit	The following	For
☐ As per your request	☐ Prints	☒ Your approval
☐ Under separate cover	☐ Copies	☒ Your review and comment
☒ By messenger	☐ Studies	☐ Revision and submission

As requested by	As approved by	As submitted for approval by
Danielle Van De Loo, PE	Nicole P. Stalder , PE	Dawn R. Queen

Copies	Date	Number	Description
1	02/05/15		Response to Comments Letter and Narrative of Changes
9	02/05/15		Revised Construction Plans (24x36 Signed and Sealed) -FOLDED
1	--		Revised Certificate of Title Report
1	02/05/15		Boundary Survey with revised legal description (24X36 Signed and Sealed)
1	02/05/15		CD of Submittal Items including word doc of legal description

Comments:

Enclosed is the revisions the Lakeside Groves Project (Case 14-20.26). The revised Notice of Encumbrance will be submitted under a separate cover to be recorded by the City of St. Cloud. If you need any additional information, please contact Danielle Van De Loo at 321-354-9711. Thank you.

Signed: Dawn R. Queen, Land Development Coordinator, Dewberry

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CITY OF ST. CLOUD, FL

FEB 06 2015

PLANNING DEPARTMENT

Fidelity National Title Insurance Company

Akerman LLP
420 South Orange Avenue, Suite 1200
Orlando, FL 32801
Phone: 407-423-4000
Fax: 407-843-6610

Fidelity National Title Insurance Company

CERTIFICATE OF TITLE REPORT

Order No.: 4982327
Customer Reference: Lakeside Groves (West Parcel)

Certified Party: City of St. Cloud

This will serve to certify that Fidelity National Title Insurance Company has caused to be made a search of the Public Records of Osceola County, Florida, ("Public Records") as contained in the office of the Clerk of the Circuit of said County, through September 22, 2014 at 5:00 PM, as to the following described real property lying and being in the aforesaid County, to-wit:

See Exhibit A attached hereto for Legal Description

As of the effective date of this report, the apparent record Fee Simple title owner to the above-described real property is:

JTD Land at Lakeside, LLC, a Florida limited liability company formerly known as Condev Lakeside LLC, a Florida limited liability company, by virtue of the Special Warranty Deed recorded July 2, 2013 in Official Records Book 4465, Page 2817, Public Records of Osceola County, Florida.

The following encumbrances against the said real property recorded in the aforesaid Public Records have been found:

1. Utility Easement in favor of the City of St. Cloud, Florida, a Municipal corporation, recorded October 14, 1983 in Official Records Book 685, Page 794, Public Records of Osceola County, Florida.

2. Terms, conditions, obligations and provisions as set forth and contained in that certain Stipulated Final Judgment as to Inverse Condemnation Claim styled Osceola County, Florida, a political subdivision of the State of Florida, and Thomas S. Tileston and Marilyn D. Tileston, husband and wife; Florida Gas Transmission Company, a Delaware corporation, f/k/a Houston Texas Gas & Oil Corporation; Lakeside Groves, Inc., a Florida corporation; Ronald K. Bischoff; Gust Adams; Jeffrey T. Aurand; Craig Scott Romaine, Jr. and Carol Fulton Romaine, husband and wife; SunTrust Bank, Central Florida, N.A. f/k/a SunBank, N.A.; Alice J. Thompson f/k/a Alice J. O'Brien; Patricia E. Gregory, Trustee of the Patricia E. Gregory Revocable Living Trust dated May 22, 1997, et al. in the Circuit Court of the 9th Judicial Circuit, in and for Osceola County, Florida under Case No. CI-01-ED-0980, and recorded June 21, 2006 in Official Records Book 3223, Page 1368, Public Records of Osceola County, Florida.

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3. Temporary Construction Easement as to Parcel 733 set forth and described in the Stipulated Final Judgment recorded February 25, 2010 in Official Records Book 3953, Page 1342 and further referenced in the Stipulated Order of Taking recorded April 9, 2010 in Official Records Book 3970, Page 2552, all of the Public Records of Osceola County, Florida.

NOTE: 2013 Real Property Taxes in the gross amount of $3,749.37 are PAID, under Tax I.D. No. R182631-495000010010.

Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

This report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; this report is being provided for the use and benefit of the Certified Party only, and it may not be used or relied upon by any other party. This report may not be used by a Fidelity National Title Insurance Company agent for the purpose of issuing a Fidelity National Title Insurance Company title insurance commitment or policy.

In accordance with Section 627.7843, Florida Statues the liability Fidelity National Title Insurance Company may sustain for providing incorrect information in this Report shall be the actual loss or damage of the Certified Party named above, up to a maximum amount of $1,000.00.

IN WITNESS WHEREOF, Fidelity National Title Insurance Company has caused this report to be issued in accordance with its By-Laws.

File No.: 4982327

Justin Lippard

By: _____

Justin Lippard
Fidelity National Title Insurance Company
Commercial Title Examiner

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Fidelity National Title Insurance Company

Exhibit "A"

ALL OF LOTS 2, 15, 18, 31, 32, 33, 34, 47, 48, 49, 50, AND A PORTION OF LOTS 1, 17, 63 AND 64 OF SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION AS RECORDED IN PLAT BOOK B, PAGE 24 PUBLIC RECORDS OSCEOLA COUNTY, FLORIDA; SAID LANDS BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 26 SOUTH, RANGE 31 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE RUN N89°41'28"W ALONG THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 18, A DISTANCE OF 20.00 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°07'16"E A DISTANCE OF 111.03 FEET TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF NEW NOLTE ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 3953, PAGE 1342 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND THE WEST RIGHT OF WAY LINE OF HICKORY TREE ROAD PER PLAT BOOK B, PAGE 24 OF SAID PUBLIC RECORDS; SAID POINT BEING THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING THREE COURSES: S57°18'43"W, A DISTANCE OF 66.28 FEET; THENCE RUN N89°37'55"W, A DISTANCE OF 1199.94 FEET; THENCE RUN N32°29'37"W, A DISTANCE OF 49.61 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF CLARK ROAD PER PLAT BOOK B, PAGE 24, AND THE WEST LINE OF THE AFOREMENTIONED LOT 63; THENCE RUN N00°09'22"E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 2505.85 FEET TO THE NORTHWEST CORNER OF LOT 2 AND A POINT ON THE SOUTH RIGHT OF WAY LINE OF HEARN ROAD (A 40' UNIMPROVED RIGHT OF WAY) PER PLAT BOOK B, PAGE 24; THENCE RUN S89°31'06"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 757.13 FEET TO THE WEST LINE OF THAT CERTAIN OSCEOLA COUNTY PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1918, PAGE 2958 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN ALONG THE WEST AND SOUTHERLY BOUNDARIES OF SAID OSCEOLA COUNTY PARCEL THE FOLLOWING THREE COURSES: S00°08'07"W, A DISTANCE OF 276.25 FEET; THENCE RUN S89°09'51"E, A DISTANCE OF 173.52 FEET; THENCE RUN N71°50'34"E, A DISTANCE OF 275.99 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF HICKORY TREE ROAD PER OSCEOLA COUNTY RIGHT OF WAY MAP FOR COUNTY ROAD 15 EXTENSION; SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1762.57 FEET, A CENTRAL ANGLE OF 04°05'59", A CHORD BEARING OF S16°02'06"E AND CHORD DISTANCE OF 126.09 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 126.12 FEET TO A POINT ON THE SOUTH LINE OF LOT 1 OF AFORESAID SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE RUN N89°32'24"W ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 586.13 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE RUN S00°08'19"W ALONG THE EAST LINE OF LOT 15 OF AFORESAID SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION, A DISTANCE OF 330.22 FEET TO THE SOUTHEAST CORNER OF SAID LOT 15; THENCE RUN S89°33'42"E ALONG THE NORTH LINE OF LOT 17 OF AFORESAID SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION, A DISTANCE OF 636.58 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF HICKORY TREE ROAD PER SAID OSCEOLA COUNTY RIGHT OF WAY MAP; SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1762.57 FEET, A CENTRAL ANGLE OF 03°14'58", A CHORD BEARING OF S01°29'01"E AND A CHORD DISTANCE OF 99.95 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 99.96 FEET TO THE END OF SAID CURVE; THENCE RUN S00°07'16"W ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1768.98 FEET TO THE POINT OF BEGINNING.

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FILE

REVISED DRC COMMENTS JANUARY 30, 2015
Case 14-20.26 – Northwest Lakeside Groves – Water/Sewer Request
PID #18-26-31-4950-0001-001-0

Upon receipt of revised submittals adequately addressing all conditions of the DRC, the case will proceed through the approval process. Revised plans must be submitted within one-hundred eighty (180) days of the review. Revised plans submitted after the allotted time frame will require a new application including payment of additional fees. Upon re-submittal, a comment response letter is required.

PLANNING DEPARTMENT **MARIA LEWICKA 407-957-8428**
CONDITIONS:

1. Please amend the Notice of Encumbrance to include the correct legal description of the property.
2. Please confirm that the legal description of the "Exhibit A" to the Special Warranty Deed does match the legal description on the "Exhibit A" to the Certificate of Title Report, legal description shown on the survey, and Northwest Lakeside Groves Construction Plans.

LINES DIVISION **COREY CLOUGH 407-957-7222**
CONDITIONS:

~~1. In order to complete the planned upsizing and/or extension of the main, a Line Extension Agreement will need to be approved by the City Council. This agreement should be completed as soon as possible to avoid any potential timing issues of your project. The agreement will be required prior to receiving a Notice to Proceed. Please submit to the Environmental Utilities Department a certified engineer's cost estimate that specifies the cost of your portion of the project, and separately addresses the additional cost based upon the City's request. The offsite reclaim will need to be upsized to a 24".~~
~~2. Sheet 4- uncross the general notes and as built sections~~
~~3. On all profiles, show the slope percentages on the gravity sewer.~~
~~4. Looping purposes- extens the existing 12" water and 8" reclaim that exist on clark road and connect in through the proposed drive off Clark. Add easements if necessary.~~
~~5. Add a fire hydrant to the new line on Clark prior to entering into the subdivision and end with a blow off assembly. This will need to be constructed in phase 1~~
~~6. Minimum reuse transmission lines are 8". The plans reflect a 6", this will affect the upsizing as described in comment 1.~~
~~7. Shift the lift station 400' to the east. The city prefers not to have the station so far out for access purposes. There is not a way to turn around trucks when at the station. Show the water service off Hickory tree Road. Show new easements that will be needed.~~
~~8. Install 2 fire hydrants north of the entrance way on Hickory Tree road and 2 south of the entrance way utilizing the spacing requirements. These will be on the existing water main.~~
~~9. Phasing- the utilities, the sewer will end at the next manhole from the end of the phase and water and reuse will end at the next lot in the new phase. Utilize the temporary blow offs on these.~~
~~10. Shift the internal hydrants away from the proposed service laterals. Check spacing~~
~~11. County minimum is 42" and 36" bury is being shown. This will need to be corrected and reflected.~~
~~12. Show the existing utility easement over the existing 20" force main. Ensure the reclaim is shown to be installed in this easement.~~
~~13. Sheet 29- revise location of lift station and reflect the drive way according to the details on sheet 30.~~
~~14. Add a 45 degree bend at the wet tap tee on the force main. The 45 will need to be with the flow (south)~~
~~15. If the proposed open cut changes per the county, add a directional bore profile.~~
~~16. The city has transitioned to AMI metering. A propagation study will need to be conducted for this site to see if an additional tower maybe required. This can be installed in the lift station site if found to be a good location. The study will need to be done through Neptune meter. The city will~~

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~~assist in making contact with Neptune and any cost incurred will be on the developer. Resolution 2014-099R.~~

INFORMATION:

1. A 10 foot (10') wide utility easement will be required on all property lines or tracts abutting a right of way.
2. A minimum 15 foot (15') wide utility easement is required centered over the water main, fire hydrants and up to the water meters.
3. A minimum 20 foot (20') wide utility easement is required centered over the sanitary sewer main and service laterals up to the clean-outs.
4. All necessary paperwork for dedication to the City of required Utility Easements must be received prior to release of water meters for the property. Required documentation for all Utility Easements includes at a minimum suitable easement document, legal description and sketch of the easement, and a Certificate of Title for the parent parcel dated no more than 15 days prior to receipt of the easement paperwork.
5. All subdivisions, whether inside or outside the municipal boundaries of the City of St. Cloud, must submit a copy of the recorded plat to the Environmental Utilities Department for verification of easement and/or right-of-way dedication and location prior to requesting installations of water and/or sewer taps.
6. Any required changes from Osceola County that may alter these plans will require an additional review by the City of St. Cloud and may require revisions to the plans submitted.
7. Approved plans from Osceola County must be submitted to the City of St. Cloud prior to scheduling a preconstruction meeting.

FIRE DEPARTMENT — **RICHARD TONKS 407-957-8484**

INFORMATION:

- No comments at this time.

PARKS & RECREATION — **JACQUIE DOMBOVY 321-624-0623**

INFORMATION:

- There are no comments.

SCHOOL DISTRICT OF OSCEOLA COUNTY — **LORI WALL 407-518-2916**

INFORMATION:

- No comments

OSCEOLA COUNTY 911 ADDRESSING — **DENISE WILSON 407-742-5910**

INFORMATION:

- No comment

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Sandy Miville

From: Van de Loo, Danielle [dvandeloo@Dewberry.com]
Sent: Friday, January 30, 2015 3:06 PM
To: Corey Clough; Sandy Miville
Cc: Stalder, Nicole; charris@jr-davis.com
Subject: RE: Case #14-20.26 Northwest Lakeside Groves - Water/Sewer Request

Corey,

We went back out and redid the Boundary Survey for the Northwest Lakeside Groves Project. We now have a revised and correct legal description for the property on the cover sheet. We also had to add storm piping and inlets in the right of way to facilitate the current drainage patterns from New Nolte to Hickory Tree based on revisions from the County comments. The right of way restrictions place the storm system pretty close to the current water main so we wanted to provide you with the grading sheets for review. We were able to keep the storm pipe at least 3' off the watermain. There were no other changes to the utility design or layout.

Please let us know how you would like us to proceed with this resubmittal and if you had any additional comments that need to be incorporated from the previous submittal.

Sandy, we have requested a revised Notice of Encumbrance and will provide upon receipt along with the new boundary survey.

Thanks,
Danielle

Danielle Van De Loo, PE
Project Engineer
Dewberry
520 S. Magnolia Ave.
Orlando, FL 32801
321.354.9711 direct
407.649.8664 fax
www.dewberry.com

From: Sandy Miville [mailto:smiville@stcloud.org]
Sent: Thursday, January 15, 2015 11:35 AM
To: charris@jr-davis.com; Stalder, Nicole
Cc: Maria Lewicka; Ted Garrod
Subject: Case #14-20.26 Northwest Lakeside Groves - Water/Sewer Request

Hello:
In the Response to Comments received with your resubmittal dated 01/09/15, you noted that items would be submitted *under separate cover.*
Can you please advise when the City will receive these documents? Thank you.

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Subject: **Lakeside Groves Northwest Parcel**
Case # 14-20.26 Water /Sewer Request
Response to DRC Comments

Dear Ms. Miville:

We offer the following information and supporting documentation in response to the DRC comments an concerns for Case# 14-20.26 expressed in your letter dated December 1, 2014, regarding the reference project. Our responses correspond to the order your comments were presented and appear in bold type.

PLANNING DEPARTMENT CONDITIONS: MARIA LEWICKA 407-957-8428

1. Please amend the Notice of Encumbrance to include the correct legal description of the property.

   The Notice of Encumbrance is being reviewed and if revisions are necessary to the lega description, it will be revised and will be submitted under separate cover.

2. Please confirm that the legal description of the "Exhibit A" to the Special Warranty Deed does matcl the legal description on the "Exhibit A" to the Certificate of Title Report, legal description shown on th survey, and Northwest Lakeside Groves Construction Plans.

   The Legal description of both Exhibit A's is being reviewed for correctness. These item: will be submitted under separate cover upon conformation/correction.

Regards,
Sandy Miville
Development Coordinator
City of St. Cloud
Planning & Zoning
407.957.7255
407.957.7290 fax

~Peace begins with a smile.~

Visit Dewberry's website at www.dewberry.com

If you've received this email even though it's intended for someone else, then please delete the email, don't share its contents with others, and don't read its attachments. Thank you.

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Sandy Miville

FILE

From: Sandy Miville
Sent: Thursday, January 15, 2015 11:35 AM
To: 'charris@jr-davis.com'; 'nstalder@dewberry.com'
Cc: Maria Lewicka; Ted Garrod
Subject: Case #14-20.26 Northwest Lakeside Groves - Water/Sewer Request

Hello:
In the Response to Comments received with your resubmittal dated 01/09/15, you noted that items would be submitted *under separate cover*.
Can you please advise when the City will receive these documents? Thank you.

Subject: **Lakeside Groves Northwest Parcel**
Case # 14-20.26 Water /Sewer Request
Response to DRC Comments

Dear Ms. Miville:

We offer the following information and supporting documentation in response to the DRC comments an concerns for Case# 14-20.26 expressed in your letter dated December 1, 2014, regarding the reference project. Our responses correspond to the order your comments were presented and appear in bold type.

PLANNING DEPARTMENT CONDITIONS: MARIA LEWICKA 407-957-8428

1. Please amend the Notice of Encumbrance to include the correct legal description of the property.

   The Notice of Encumbrance is being reviewed and if revisions are necessary to the lega description, it will be revised and will be submitted under separate cover.

2. Please confirm that the legal description of the "Exhibit A" to the Special Warranty Deed does matc the legal description on the "Exhibit A" to the Certificate of Title Report, legal description shown on th survey, and Northwest Lakeside Groves Construction Plans.

   The Legal description of both Exhibit A's is being reviewed for correctness. These item will be submitted under separate cover upon conformation/correction.

Regards,
Sandy Miville
Development Coordinator
City of St. Cloud
Planning & Zoning
407.957.7255
407.957.7290 fax

~Peace begins with a smile.~

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Dewberry

Dewberry Engineers Inc.
520 South Magnolia Avenue
Orlando, FL 32801

407.843.5120
407.649.8664 fax
www.dewberry.com

January 09, 2015

CITY OF ST. CLOUD, FL
JAN 09 2015
PLANNING DEPARTMENT

File No.: 50067918 (LKGR-1)

Ms. Sandy Miville
Development Coordinator
City of St. Cloud
Planning & Zoning Department
1300 9th Street
Building A, 2nd Floor
St. Cloud, Florida 34769

Subject: **Lakeside Groves Northwest Parcel**
Case # 14-20.26 Water /Sewer Request
Response to DRC Comments

Dear Ms. Miville:

We offer the following information and supporting documentation in response to the DRC comments and concerns for Case# 14-20.26 expressed in your letter dated December 1, 2014, regarding the referenced project. Our responses correspond to the order your comments were presented and appear in bold type.

PLANNING DEPARTMENT CONDITIONS: MARIA LEWICKA 407-957-8428

1. Please amend the Notice of Encumbrance to include the correct legal description of the property.

   The Notice of Encumbrance is being reviewed and if revisions are necessary to the legal description, it will be revised and will be submitted under separate cover.

2. Please confirm that the legal description of the "Exhibit A" to the Special Warranty Deed does match the legal description on the "Exhibit A" to the Certificate of Title Report, legal description shown on the survey, and Northwest Lakeside Groves Construction Plans.

   The Legal description of both Exhibit A's is being reviewed for correctness. These items will be submitted under separate cover upon conformation/correction.

LINES DIVISION CONDITIONS: COREY CLOUGH 407-957-7222

1. In order to complete the planned upsizing and/or extension of the main, a Line Extension Agreement will need to be approved by the City Council. This agreement should be completed as soon as possible to avoid any potential timing issues of your project. The agreement will be required prior to receiving a Notice to Proceed. Please submit to the Environmental Utilities Department a certified engineer's cost estimate that specifies the cost of your portion of the project, and separately addresses the additional cost based upon the City's request. The offsite reclaim will need to be upsized to a 24".

   The Agreement will be coordinated by the client's attorney with the City for the Line Extension Agreement. An Engineers Opinion of Cost will be submitted under separate cover once available.

2. Sheet 4- uncross the general notes and as built sections

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The City of St. Cloud General Notes and As-Built Section on Sheet 4 have been uncrossed.

3. On all profiles, show the slope percentages on the gravity sewer.

   The pipe slopes are shown within the plan view on the plan and profile sheets. The profile view shows the invert elevations and corresponding direction. This is done in order to keep the plans legible. Please refer to Sheets 16-24 and 29 for pipe lengths and slopes.

4. Looping purposes- extends the existing 12" water and 8" reclaim that exist on Clark road and connect in through the proposed drive off Clark. Add easements if necessary.

   Connections have been made to the existing stub-outs provided to Clark Road north of New Nolte and run north along Clark road to the proposed emergency drive. Refer to Sheet 28A.

5. Add a fire hydrant to the new line on Clark prior to entering into the subdivision and end with a blow off assembly. This will need to be constructed in phase 1.

   A Fire hydrant has been added at the proposed emergency entrance drive off Clark Road and a blow off valve has been added on Clark road for future connections. Refer to Sheet 28A.

6. Minimum reuse transmission lines are 8". The plans reflect a 6", this will affect the upsizing as described in comment 1.

   This is understood.

7. Shift the lift station 400' to the east. The city prefers not to have the station so far out for access purposes. There is not a way to turn around trucks when at the station. Show the water service off Hickory tree Road. Show new easements that will be needed.

   The liftstation has been shifted to the east and the water service is shown to be tapped of the existing 12" watermain. The required county buffers have been provided off of the property line and a utility easement has been provided between the liftstation tract and right of way. Refer to Sheet 29.

8. Install 2 fire hydrants north of the entrance way on Hickory Tree road and 2 south of the entrance way utilizing the spacing requirements. These will be on the existing water main.

   Three Hydrants are proposed to be wet tapped off of the existing 12" WM and one will be provided at the entrance of the development. Refer to Sheets 24, & 28 and 28A.

9. Phasing- the utilities, the sewer will end at the next manhole from the end of the phase and water and reuse will end at the next lot in the new phase. Utilize the temporary blow offs on these.

   This has been complied within the plans. Refer to Sheet 15 for Plan and Profile Phase distinction and corresponding sheets. Refer to Sheets16-24 for plan and profiles.

10. Shift the internal hydrants away from the proposed service laterals. Check spacing

    Hydrants are now located on lot line between two single watermain service lines and spacing has been corrected so hydrants are not more than 500 feet apart. Refer to Sheets 12 & 13.

11. County minimum is 42" and 36" bury is being shown. This will need to be corrected and reflected.

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A minimum 42" of cover has been provided for the utilities within the Hickory Tree and Clark Road Right-of-ways and a minimum 36" of cover is provided over the utilities internal to the development as discussed and accepted with both the City and County. Refer to the email within this package for verification.

12. Show the existing utility easement over the existing 20" force main. Ensure the reclaim is shown to be installed in this easement.

    Notes for the easements and additional right of way have been added to Sheets 28 and 28A. The reclaim is shown to be installed in the Hickory Tree ROW or in the utility easements.

13. Sheet 29- revise location of lift station and reflect the drive way according to the details on sheet 30.

    The liftstation has been relocated on Sheet 29 and the driveway has been provided at a 12' width perpendicular to the right of way. To continue to utilize the existing drive and culvert, the drive had to be angled to line up with the center of the wetwell. The pavement width was then increased to 16' to offer more maneuverability for the maintenance vehicles.

14. Add a 45 degree bend at the wet tap tee on the force main. The 45 will need to be with the flow (south)

    A 45 degree been has been added at the wet tap location. Refer to Sheet 29.

15. If the proposed open cut changes per the county, add a directional bore profile.

    Directional bore notes have been added to the effected plan and profile sheets. All utility crossings under Hickory Tree and Bullis Road will be installed via directional drill. Piping has been upsized to keep the inner diameter consistent. The boring depth for the 8" reclaim is 5.5' to avoid all conflicts and provide all separation; and will be installed straight. The boring depth for the 30" reclaim is 4.3' and will be installed straight under Bullis Road. The boring depth for the 8" force main is 5.0' to avoid all conflicts and provide all separations; and will be installed straight. Plan and profiles reflect these directional drills and will be sufficient for construction since there will be no directional angle.

16. The city has transitioned to AMI metering. A propagation study will need to be conducted for this site to see if an additional tower maybe required. This can be installed in the lift station site if found to be a good location. The study will need to be done through Neptune meter. The city will assist in making contact with Neptune and any cost incurred will be on the developer. Resolution 2014-099-R.

    Neptune has been contacted. An email has been provided stating that the area is not enclosed within the boundary, but both propagation studies depict adequate coverage.

INFORMATION:

1. A 10 foot (10') wide utility easement will be required on all property lines or tracts abutting a right of way.

   This is understood and has been shown on the typical lot detail on Sheet 7, the ROW cross section on Sheet 38 and on the Utility Sheets 12 & 13.

2. A minimum 15 foot (15') wide utility easement is required centered over the water main, fire hydrants and up to the water meters.

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This is understood and has been provided.

3. A minimum 20 foot (20') wide utility easement is required centered over the sanitary sewer main and service laterals up to the clean-outs.

This is understood and has been provided.

4. All necessary paperwork for dedication to the City of required Utility Easements must be received prior to release of water meters for the property. Required documentation for all Utility Easements includes at a minimum suitable easement document, legal description, and sketch of the easement, and a Certificate of Title for the parent parcel dated no more than 15 days prior to receipt of the easement paperwork.

This is understood.

5. All subdivisions, whether inside or outside the municipal boundaries of the City of St. Cloud, must submit a copy of the recorded plat to the Environmental Utilities Department for verification of easement and/or right-of-way dedication and location prior to requesting installations of water and/or sewer taps.

This is understood and will be provided upon recordation.

6. Any required changes from Osceola County that may alter these plans will require an additional review by the City of St. Cloud and may require revisions to the plans submitted.

This is understood and will be provided if changes are required that affect the utilities.

7. Approved plans from Osceola County must be submitted to the City of St. Cloud prior to scheduling a preconstruction meeting.

This is understood and will be provided for the precon.

FIRE DEPARTMENT INFORMATION: RICHARD TONKS 407-957-8484

No comments at this time.

PARKS & RECREATION INFORMATION: JACQUIE DOMBOVY 321-624-0623

No comments at this time.

SCHOOL DISTRICT OF OSCEOLA COUNTY INFORMATION: LORI WALL 407-518-2916

No comments at this time.

We believe this information sufficiently addresses your concerns, thereby allowing you to approve the Water / Sewer Request Case # 14-20.26. Should you have any questions or require additional information, please contact me at (321) 354-9707. Thank you.

Sincerely,

Dewberry

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Nicole P. Stalder, P.E., LEED-AP
Associate Project Manager
Dewberry | Bowyer-Singleton

NPS:drq
LKGR-1\Admin\Corr\4004
Enclosures

c: Danielle Van De Loo, PE, Dewberry | Bowyer-Singleton
Permit File

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Dewberry

TRANSMITTAL

Date: January 8, 2015

Project Name: Lakeside Groves Northwest Parcel

Project #: 50067918

Reference: Response to Comments for DRC Review –Case # 14.20-26

To: Ms. Sandy Miville

City of St. Cloud
Planning and Zoning Department
1300 9th Street
Building A, Second Floor
St. Cloud, FL 34769

CITY OF ST. CLOUD, FL
JAN 09 2015
PLANNING DEPARTMENT

Phone: (407) 957-7255

CC: Craig Harris, JTD Land Development; Nicole P. Stalder, PE, Dewberry; Danielle Van De Loo, PE, Dewberry

We transmit	The following	For
☐ As per your request	☐ Prints	☒ Your approval
☐ Under separate cover	☐ Copies	☒ Your review and comment
☒ By messenger	☐ Studies	☐ Revision and submission

As requested by	As approved by	As submitted for approval by
Danielle Van De Loo, PE	Nicole P. Stalder , PE	Dawn R. Queen

Copies	Date	Number	Description
1	01/07/15		Response to Comments Letter Case # 14.20-26
9	01/05/15		Revised Construction Plans (24x36 Signed and Sealed)
1	12/05/14		Email from Osceola BCC regarding Minimum Pipe Cover
1	12/31/14		Email from Neptune regarding AMI Metering with City of St. Cloud
1	01/08/15		Revised Lift Station Calculations
2	01/07/15		FDEP-NOI- Wastewater Application
2	01/07/15		FDEP NOI- Water Application

ALL TO COLEY 01/09/15 SM

Comments:

Enclosed is the resubmittal for Case 14-20.26 in regards to response to comments made by the DRC Committee on 12/01/14. If you need any additional information, please contact me at 321-354-9624. Thank you.

Signed: Dawn R. Queen, Land Development Coordinator

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FILE

DRC COMMENTS DECEMBER 1, 2014
Case #14-20.26 – Northwest Lakeside Groves – Water/Sewer Request (Major)
PID #18-26-31-4950-0001-001-0

Upon receipt of revised submittals adequately addressing all conditions of the DRC, the case will proceed through the approval process. Revised plans must be submitted within one-hundred eighty (180) days of the review. Revised plans submitted after the allotted time frame will require a new application including payment of additional fees. Upon re-submittal, a comment response letter is required.

PLANNING DEPARTMENT **MARIA LEWICKA 407-957-8428**
CONDITIONS:

1. Please amend the Notice of Encumbrance to include the correct legal description of the property.
2. Please confirm that the legal description of the "Exhibit A" to the Special Warranty Deed does match the legal description on the "Exhibit A" to the Certificate of Title Report, legal description shown on the survey, and Northwest Lakeside Groves Construction Plans.

LINES DIVISION **COREY CLOUGH 407-957-7222**
CONDITIONS:

1. In order to complete the planned upsizing and/or extension of the main, a Line Extension Agreement will need to be approved by the City Council. This agreement should be completed as soon as possible to avoid any potential timing issues of your project. The agreement will be required prior to receiving a Notice to Proceed. Please submit to the Environmental Utilities Department a certified engineer's cost estimate that specifies the cost of your portion of the project, and separately addresses the additional cost based upon the City's request. The offsite reclaim will need to be upsized to a 24".
2. Sheet 4- uncross the general notes and as built sections
3. On all profiles, show the slope percentages on the gravity sewer.
4. Looping purposes- extens the existing 12" water and 8" reclaim that exist on clark road and connect in through the proposed drive off Clark. Add easements if necessary.
5. Add a fire hydrant to the new line on Clark prior to entering into the subdivision and end with a blow off assembly. This will need to be constructed in phase 1
6. Minimum reuse transmission lines are 8". The plans reflect a 6", this will affect the upsizing as described in comment 1.
7. Shift the lift station 400' to the east. The city prefers not to have the station so far out for access purposes. There is not a way to turn around trucks when at the station. Show the water service off Hickory tree Road. Show new easements that will be needed.
8. Install 2 fire hydrants north of the entrance way on Hickory Tree road and 2 south of the entrance way utilizing the spacing requirements. These will be on the existing water main.
9. Phasing- the utilities, the sewer will end at the next manhole from the end of the phase and water and reuse will end at the next lot in the new phase. Utilize the temporary blow offs on these.
10. Shift the internal hydrants away from the proposed service laterals. Check spacing
11. County minimum is 42" and 36" bury is being shown. This will need to be corrected and reflected.
12. Show the existing utility easement over the existing 20" force main. Ensure the reclaim is shown to be installed in this easement.
13. Sheet 29- revise location of lift station and reflect the drive way according to the details on sheet 30.
14. Add a 45 degree bend at the wet tap tee on the force main. The 45 will need to be with the flow (south)
15. If the proposed open cut changes per the county, add a directional bore profile.
16. The city has transitioned to AMI metering. A propagation study will need to be conducted for this site to see if an additional tower maybe required. This can be installed in the lift station site if found to be a good location. The study will need to be done through Neptune meter. The city will

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assist in making contact with Neptune and any cost incurred will be on the developer. Resolution 2014-099R.

INFORMATION:

1. A 10 foot (10') wide utility easement will be required on all property lines or tracts abutting a right of way.
2. A minimum 15 foot (15') wide utility easement is required centered over the water main, fire hydrants and up to the water meters.
3. A minimum 20 foot (20') wide utility easement is required centered over the sanitary sewer main and service laterals up to the clean-outs.
4. All necessary paperwork for dedication to the City of required Utility Easements must be received prior to release of water meters for the property. Required documentation for all Utility Easements includes at a minimum suitable easement document, legal description, and sketch of the easement, and a Certificate of Title for the parent parcel dated no more than 15 days prior to receipt of the easement paperwork.
5. All subdivisions, whether inside or outside the municipal boundaries of the City of St. Cloud, must submit a copy of the recorded plat to the Environmental Utilities Department for verification of easement and/or right-of-way dedication and location prior to requesting installations of water and/or sewer taps.
6. Any required changes from Osceola County that may alter these plans will require an additional review by the City of St. Cloud and may require revisions to the plans submitted.
7. Approved plans from Osceola County must be submitted to the City of St. Cloud prior to scheduling a preconstruction meeting.

FIRE DEPARTMENT **RICHARD TONKS 407-957-8484**

INFORMATION:

- No comments at this time.

PARKS & RECREATION **JACQUIE DOMBOVY 321-624-0623**

INFORMATION:

- There are no comments.

SCHOOL DISTRICT OF OSCEOLA COUNTY **LORI WALL 407-518-2916**

INFORMATION:

- No comments

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Upon receipt of revised submittals adequately addressing all conditions of the DRC, the case will proceed through the approval process. Revised plans must be submitted within one-hundred eighty (180) days of the review. Revised plans submitted after the allotted time frame will require a new application including payment of additional fees. Please be advised additional comments may arise based on the discussions during the DRC meeting and the review of responses from the applicant. Upon re-submittal, a comment response letter is required.

PLANNING DEPARTMENT **MARIA LEWICKA 407-957-8428**

DRC COMMENTS

CASE NUMBER:	# 14-00002026
PROJECT NAME:	NORTHWEST LAKESIDE GROVES
PROJECT DESCRIPTION:	WATER/SEWER REQUEST (MAJOR)
PARCEL ID NUMBER:	18-26-31-4950-0001-001-0

CONDITIONS:

1. Please amend the Notice of Encumbrance to include the correct legal description of the property.
2. Please confirm that the legal description of the "Exhibit A" to the Special Warranty Deed does match the legal description on the "Exhibit A" to the Certificate of Title Report, legal description shown on the survey, and Northwest Lakeside Groves Construction Plans.

INFORMATION:

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Maria Lewicka

From: Jennifer Giannuzzi
Sent: Wednesday, November 26, 2014 10:09 AM
To: Maria Lewicka
Cc: Sandy Miville
Subject: FW: Water/Sewer Request #14-20.26

I do not believe that this item has been addressed. We need to make sure we have a correct Exhibit A for the **Notice of Encumbrance**. This is not mentioned, or at least not clear, in the comments. Please make the necessary changes and let Sandy know when you are done so she can combine comments.

From: Jennifer Giannuzzi
Sent: Tuesday, November 25, 2014 11:54 AM
To: Maria Lewicka
Subject: RE: Water/Sewer Request #14-20.26

Comments in AS400. I am ok with us adding "Exhibit A" to the Notice of Encumbrance document. We just need to make sure we are 100% sure which Exhibit A is being referenced for the Notice of Encumbrance. The most important thing is that the Exhibit A for the notice of encumbrance is correct. Condition # 2 does not mention Exhibit A for the notice of encumbrance.

From: Maria Lewicka
Sent: Tuesday, November 25, 2014 8:40 AM
To: Jennifer Giannuzzi
Subject: RE: Water/Sewer Request #14-20.26

Corrected comments are in AS400 for your review.

From: Jennifer Giannuzzi
Sent: Monday, November 24, 2014 2:58 PM
To: Maria Lewicka
Subject: RE: Water/Sewer Request #14-20.26

Comments in as400

From: Maria Lewicka
Sent: Monday, November 24, 2014 10:17 AM
To: Jennifer Giannuzzi
Subject: Water/Sewer Request #14-20.26

Jen, comments are in AS400 for your review.
Thank you

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CFN 2013101391
Bk 4465 Pgs 2817-2820 (4 Pgs)
DATE: 07/02/2013 03:27:36 PM
ARMANDO RAMIREZ, CLERK OF COURT
OSCEOLA COUNTY
RECORDING FEES $35.50
DEED DOC $47,250.00

This instrument prepared by and
after recording return to:

James H. McNeil, Jr., Esquire
Akerman Senterfitt
420 S. Orange Ave., Suite 1200
Orlando, Florida 32801

Parcel Identification Number(s):
R17-26-31-0000-0020-0000
R17-26-31-0000-0060-0000
R18-26-31-4950-0001-0010

----------[SPACE ABOVE THIS LINE FOR RECORDING DATA]----------

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and effective as of the 27th day of June, 2013, by **LAKESIDE GROVES, INC.**, a Florida corporation, whose address is 11410 Swift Water Circle, Orlando, FL 32817 (hereinafter referred to as "Grantor") to **CONDEV LAKESIDE LLC**, a Florida limited liability company, whose address is 1270 N. Orange Avenue, Suite D, Winter Park, FL 32789 (hereinafter referred to as "Grantee"):

(Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include all of the parties to this Special Warranty Deed and the successors and assigns of each party. The singular shall be deemed to include the plural, and vice versa, where the context so permits.)

WITNESSETH

THAT, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable considerations, the receipt and sufficiency of which is acknowledged, Grantor hereby grants, bargains, sells, conveys and confirms unto Grantee all that certain real property together with the improvements thereon (hereinafter collectively referred to as the "Property"), located in **Osceola County**, Florida, more particularly described on **Exhibit "A"** attached hereto and made a part hereof;

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with Grantee: (1) that Grantor is lawfully seized of the Property in fee simple; (2) that Grantor has good right and lawful authority to sell and convey the Property; (3) that Grantor does hereby agree to warrant and forever defend the right and title to the Property unto Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise; and (4) that the Property is free of all encumbrances except real estate taxes and assessments accruing subsequent to December 31, 2012, and easements, restrictions, reservations and encumbrances of public record; provided, however, reference thereto shall not serve to reimpose same.

{26577509;1}

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Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include all of the parties to this Special Warranty Deed and the successors and assigns of each party. The singular shall be deemed to include the plural, and vice versa, where the context so permits.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its authorized officer as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Janet K. Lyon

Print Name: Janet K. Lyon

Richard A Peterson

Print Name: RICHARD A. PETERSON

LAKESIDE GROVES, INC.,
a Florida corporation

By: Mary J. Palmer
Mary J. Palmer, President

(Corporate Seal)

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 17th day of June, 2013, by Mary J. Palmer, as President of LAKESIDE GROVES, INC., a Florida corporation, on behalf of the corporation, who [ ] is personally known to me or [ ] has produced Florida drivers license as identification.

(Notary Stamp)

Janet K. Lyon
Signature of Notary Public
Print Name:
Notary Public, State of Florida
Commission Expires:

JANET K. LYON
Commission # EE 147853
Expires March 21, 2016
Bonded Thru Troy Fain Insurance 800-385-7019

{26577509;1}

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EXHIBIT "A"
Legal Description of the Property

Lots 1, 2, 15, 17, 18, 31, 32, 33, 34, 47, 48, 49, 50, 63 and 64, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 18, TOWNSHIP 26 S, RANGE 31 E, according to the plat thereof, as recorded in Plat Book "B", Page 24, Public Records of Osceola County, Florida; LESS AND EXCEPT that portion described as PARCEL 16216, in that certain ORDER OF TAKING recorded in Official Records Book 1918, Page 2958 and LESS AND EXCEPT that portion described as PARCEL 125, in that certain STIPULATED ORDER OF TAKING recorded in Official Records Book 3970, Page 2552.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 18, THENCE RUN N89°07'43" W, ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 543.96 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°30'24"W, A DISTANCE OF 20.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF HEARN ROAD, A PLATTED 40 FOOT PUBLIC RIGHT OF WAY AND THE POINT OF BEGINNING; THENCE CONTINUE S00°30'24"W, ALONG THE WEST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN O.R. BOOK 1918, PAGE 2958, OF THE PUBLIC RECORDS OF SAID OSCEOLA COUNTY, A DISTANCE OF 276.09 FEET; THENCE RUN S88°47'41"E, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 178.50 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE, N72°14'25"E, A DISTANCE OF 275.96 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF OLD HICKORY TREE ROAD, SAID LINE BEING A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1762.56 FEET, A CHORD WHICH BEARS S15°41'50"E FOR A CHORD DISTANCE OF 125.36 FEET; THENCE RUN ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°04'33" FOR AN ARC DISTANCE OF 125.39 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID LOT 1; THENCE RUN N89°15'26"W, ALONG SAID SOUTH LINE, A DISTANCE OF 585.49 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE RUN S00°34'05"W, A DISTANCE OF 330.17 FEET TO THE NORTHWEST CORNER OF AFORESAID LOT 17; THENCE RUN S89°14'30"E, ALONG THE NORTH LINE OF SAID LOT 17, A DISTANCE OF 636.58 FEET TO THE WEST RIGHT OF WAY LINE OF OLD HICKORY TREE ROAD, SAID LINE BEING A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1762.56 FEET, A CHORD WHICH BEARS S01°06'42"E FOR A CHORD DISTANCE OF 102.13 FEET; THENCE RUN ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°19'13" FOR AN ARC DISTANCE OF 102.14 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE, S00°30'37"W, A DISTANCE OF 1767.37 FEET TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF NEW NOLTE ROAD AS DESCRIBED IN O.R. BOOK 3970, PAGE 2552 OF THE PUBLIC RECORDS OF AFORESAID OSCEOLA COUNTY; THENCE RUN S57°42'13"W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 66.23 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, N89°14'47"W, A DISTANCE OF 1200.00 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, N32°13'35"W, A DISTANCE OF 49.63 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF CLARK ROAD; THENCE RUN N00°31'30"E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1534.52 FEET; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, N00°36'09"E, A DISTANCE OF 330.21 FEET; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, N00°35'24"E, A DISTANCE OF 640.33 FEET TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF AFORESAID HEARN ROAD; THENCE RUN S89°07'43"E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 758.72 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

The West half of the Southwest quarter of Section 17, Township 26, South, Range 31 East, Osceola County, Florida; LESS AND EXCEPT that portion described as PARCEL 16215, in that certain ORDER OF TAKING recorded in Official Records Book 1918, Page 2958 and LESS AND EXCEPT that portion described as PARCEL 164, in that certain STIPULATED ORDER OF TAKING recorded in Official Records Book 3970, Page 2552.

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BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 17, THENCE RUN S89°20'08"E, ALONG THE SOUTH LINE OF SAID SECTION 17, A DISTANCE OF 89.74 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF OLD HICKORY TREE ROAD AS DESCRIBED IN THE AFORESAID ORDER OF TAKING RECORDED IN O.R. BOOK 1918, PAGE 2958; THENCE RUN ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES; (1) N00°38'50"E, A DISTANCE OF 1265.03 FEET, (2) N88°44'34"W, A DISTANCE OF 9.91 FEET, (3) N00°36'07"E, A DISTANCE OF 1304.67 FEET, (4) S89°37'24"E, A DISTANCE OF 10.01 FEET, (5) N00°35'31"E, A DISTANCE OF 68.81 FEET TO A POINT ON THE NORTH LINE OF THE AFORESAID WEST 1/2 OF SECTION 17; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE RUN S89°19'19"E, ALONG SAID NORTH LINE, A DISTANCE OF 1228.41 FEET; THENCE RUN S00°33'24"W, A DISTANCE OF 2638.38 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF SECTION 17; THENCE RUN N89°20'08"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1231.58 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

The Northwest 1/4 of the Northwest 1/4 of Section 17, Township 26, South, Range 31 East, Osceola County, Florida; LESS AND EXCEPT that portion described as PARCEL 16213, in that certain ORDER OF TAKING recorded in Official Records Book 1918, Page 2958.

COPY

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City of St. Cloud
Water / Sewer Request
Development Review Application

DRC Case Number: 14-20.26

CITY OF ST. CLOUD, FL

NOV 04 2014

PLANNING DEPARTMENT

Please use blue or black ink only. Failure to complete this form in its entirety will result in this application being returned without review.
Note: A separate application is required for each request.

Applicant JTD Land at Lakeside, LLC	Agent Dewberry | Bowyer-Singleton
Contact Craig Harris	Contact Nicole P. Stalder, P.E.
Address 210 South Hoagland Blvd.	Address 520 South Magnolia Avenue
Kissimmee, Florida 34741	Orlando, Florida 32801
Daytime Phone (407) 870-0066	Daytime Phone (321) 354-9707
Fax (407) 870-9743	Fax (407) 649-8664
Cell	Cell
Email CHarris@jr-davis.com	Email NStalder@dewberry.com

Legal Owner(s) of Property (List all recorded owners): JTD Land at Lakeside, LLC

Owner's Address: 210 South Hoagland Blvd., Kissimmee, Florida 34741

Development Name: Northwest Lakeside Groves

Site Location/Address: 4843 Bullis Road, St. Cloud, FL 34772

Area of Development (Acreage or Square Feet) 66.98 acres ?

Parcel Identification Number (list all) 18-26-31-4950-0001-0010

Federal Tax Identification Number (FEIN) _____
***Required if Corporation**

I certify that I have reviewed the Land Development Code and that my submission meets all requirements. The only exceptions are those items to which I am requesting variances to or waivers from certain sections of the code and understand that they must be listed on the plans individually and on the attached transmittal. I understand that if an item does need a variance, it will be necessary to file through the appropriate governing body.

Craig Harris, Owner/Agent
Manager, JTD Land at Lakeside

09/16/14
Date

Signature must be original (No copies, scans, faxes or e-mails)

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CITY OF ST. CLOUD, FL

NOV 0 4 2014

PLANNING DEPARTMENT

Date Received: _____

Case Number: 14-20.26

City of St. Cloud
Concurrency Management Application

Failure to complete this form in its entirety may result in a delay of processing

As a condition of Water, Sewer and/or Reclaim Utility service from the City of St. Cloud, the property owner and/or tenant/utility customer acknowledges that compliance with all City codes, rules and other requirements pertaining to these services in effect at the time service is rendered is required. Failure to comply with applicable codes, rules or requirements for utility service may result in enforcement action ranging from warnings to fines to discontinuation of service.

Applicant JTD Land at Lakeside, LLC

Contact Craig Harris

Address 210 South Hoagland Blvd.
Kissimmee, Florida 34741

Phone # (407) 870-0066

Fax # (407) 870-9743

Cell # _____

Email CHarris@jr-davis.com

Agent Dewberry | Bowyer-Singleton

Contact Nicole P. Stalder, P.E.

Address 520 South Magnolia Avenue
Orlando, Florida 32801

Phone # (321) 354-9707

Fax # (407) 649-8664

Cell # _____

Email NStalder@dewberry.com

Legal Owner(s) of Property (List all recorded owners): JTD Land at Lakeside, LLC

Owner's Address: 210 S. Hoagland Blvd., Kissimmee, Florida 34741

Location/Address for meter installations: 4843 Bullis Road, St. Cloud, Florida 34772

Parcel Identification Number: 18-26-31-4950-0001-0010

What is the general property use: Residential X Commercial _____

Is project phased? ☐ Yes ☐ No ***(If yes, phasing plan and propose schedule by phase MUST be attached)***

For which phase is this Certificate of Capacity being requested? _____

Proposed start year (estimate 1st CO) 2014 Proposed build out year (estimate last CO) 2016

Meter Size: Potable Water = _____ Sanitary Sewer = _____

COMMERCIAL ONLY: Specific Use _____ Building square footage _____

☐ Please process a concurrency test for the property indicated in this application ***IMMEDIATELY***.

☐ Please ***DEFER*** processing of a concurrency test for the property indicated in this application until being advised to do so by the undersigned. **I am aware that completion and acceptance of this application does insure capacity availability and that all fees will be assessed at the rates established by Resolution and in affect at the time of PAYMENT of the applicable fees.**

Signature Craig Harris, Manager
JTD Land at Lakeside, LLC

Date 09/16/14

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Notice of Encumbrance
To Annex to City of St. Cloud

City of St. Cloud (Planning & Zoning)
1300 9th Street
St. Cloud, FL 34769

FOR RECORDING USE ONLY

THIS INSTRUMENT, Made this 12 day of November 20 14, between JTD Land at Lakeside, LLC of the County of Osceola, State of Florida Grantor*, and the CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee:

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below described into the corporate limits of the City of St. Cloud, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 ($1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledges, DOES HEREBY ENCUMBER the below – described real property situate, lying and being in Osceola County, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. Properties located outside the St. Cloud Future Annexation Area are encumbered but final annexation is subject to both the traditional requirements for annexation and receipt of County approval. The subject property is described as:

Case # _____ Parcel ID(s) 18-26-31-4950-0001-0010

*Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):

1. _____
Signature

Craig Harris, Manager- JTD Land at Lakeside LLC
Type or print name

2. _____
Signature

_____
Type or print name

WITNESSES (two required):

1. _____
Signature

Katheryn A. Bowyer
Type or print name

2. _____
Signature

_____
Type or print name

STATE OF Florida COUNTY OF Orange

The foregoing instrument was acknowledged before me on this 12 day of November, 20 14, by Craig Harris who is personally known to me or who has produced _____ as identification and who did not take an oath.

CITY OF ST. CLOUD, FL
NOV 17 2014
PLANNING DEPARTMENT

SEAL:

Notary Public _____
Dawn R. Queen
Type/print name _____

DAWN R. QUEEN
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF163558
Expires 9/25/2018

Pursuant to Section 695.26(3)(f): This instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer, City Manager, City of St. Cloud, Florida 34769.
Revised July 2014

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Celebrating Small Town Life

CITY OF ST. CLOUD
PETITION FOR ANNEXATION

CITY OF ST. CLOUD, FL
NOV 17 2014
PLANNING DEPARTMENT

The undersigned, being all of the owners of the real property located in an unincorporated area of Osceola County, Florida, contiguous to the City of St. Cloud, Florida, and described as:

Do hereby petition the City Council of the City of St. Cloud, Florida, that said property be annexed to the City of St. Cloud, Florida, and classified as a/an Low Density Residential (LDR) district on the City Zoning Map.

The undersigned hold fee simple title to the said property by virtue of Warranty deed, dated June 27, 2013 and recorded on July 2, 2013 in Official Records Book 4465, Page(s) 2817, Public Records of Osceola County, Florida. Attached hereto is a Certificate of Title of even date herewith certifying to said title. Dated this 12 day of November, 2014.

PROPERTY OWNER(S):

1. _____
Signature

Craig Harris, Manager - JTD Land at Lakeside, LLC
Type or print name

2. _____
Signature

_____
Type or print name

WITNESSES (two required):

1. _____
Signature

Kathryn A. Bourque
Type or print name

2. _____
Signature

DANIELLE VAN DE LOO
Type or print name

1. _____
Signature

_____
Type or print name

2. _____
Signature

_____
Type or print name

STATE OF Florida COUNTY OF Orange

The foregoing instrument was acknowledged before me on this 12 day of November, 2014, by Craig Harris who is personally known to me or who has produced _____ as identification and who did not take an oath.

SEAL:

DAWN R. QUEEN
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF163558
Expires 9/25/2018

Notary Public _____

Type/print name Dawn R. Queen

Pursuant to Section 695.26(3)(f): This instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer, City Manager, City of St. Cloud, Florida 34769.

Revised July 2014

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Dewberry

TRANSMITTAL

BOWYER SINGLETON UD, FL

Date: November 13, 2014

NOV 17 2014

PLANNING DEPARTMENT

Project Name: Lakeside Groves –Northwest

Project No.: 50067918 (LKGR-1)

Reference: **Annexation and Encumbrance for Lakeside Groves – Northwest Parcel**

To: **City of St. Cloud**
Development Coordinator
City of St. Cloud Planning & Zoning
1300 Ninth Street
Building A, Third Floor
St. Cloud, Florida 34769

Phone No.: 407.957.8428

Attn: **Ms. Maria Lewicka**

We transmit	The following	For
☐ By overnight carrier	☐ Prints	☒ Your review and/or approval
☐ Under separate cover	☐ Copies	☐ Your comment
☒ By mail	☐ Reports	☒ Your files and/or use
☐ By pick up	☒ Other	☐ Distribution

Copies	Date	Description
1	11/12/14	City of St. Cloud Petition for Annexation
1	11/12/14	Notice of Encumbrance to Annex to the City of St. Cloud

Message:

Enclosed please find the City of St. Cloud Annexation and Notice of Encumbrance for Lakeside Groves Northwest Parcel. If you have any questions or require additional information, please feel free to contact me at 321.354.9624. Thank you.

Signed: Dawn R Queen

Dawn R. Queen
Land Development Coordinator
Site/Civil Services

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Dewberry

TRANSMITTAL

BOWYER SINGLETON

Date: October 31, 2014

Project Name: Lakeside Groves – Northwest Parcel

Project No.: LKGR1 (99253087)

Reference: Water /Sewer Request DRC Application – Lakeside Groves – Northwest Parcel

To: City of St. Cloud
Attn: Ms.Sandy Miville
Planning and Zoning Department
1300 9th Street
Building A, 2nd Floor
St. Cloud, Florida 34769

Phone: (407) 957-7255

CITY OF ST. CLOUD, FL

NOV 04 2014

PLANNING DEPARTMENT

We transmit	The following	For
☐ As per your request	☐ Prints	☒ Your review and approval
☐ Under separate cover	☐ Copies	☐ Your comment
☐ By mail	☐ Reports	☒ Your files and/or use
☒ By messenger	☐ Studies	☐ Revision and/or submission

Copies	Date	Description
9	10/29/14	Construction plans (24x36 signed and sealed)
1	9/16/14	Water/Sewer Request Development Review Application
1	9/16/14	Concurrency Review Application
1	9/15/14	JTD Land Company LLC Check 2199 ($500.00)- Concurrency Review Fee
1	9/15/14	JTD Land Company LLC Check 2203 ($900.00)- Development Review Fee
1	9/22/14	Certificate of Title
1	6/27/14 /13	Special Warranty Deed
1	9/16/14	Statement of Intended Use
1	9/16/14	Petition for Annexation
1	9/16/14	Notice of Encumbrance
1	06/12/14	Boundary and Topo Survey (24x36 signed and sealed)
2	10/10/14	Master Water and Reclaim Utility Reports (signed and sealed)
2	10/10/14	Sanitary Utility Plan (signed and sealed)

If enclosures are not as noted, please notify us at once | **1 of 1**

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Dewberry

TRANSMITTAL

BOWYER SINGLETON

1	9/17/14	Legal Description (word.doc on CD)
1	10/30/14	CD of submittal packages

Message: Enclosed please find the initial submittal application package for Lakeside Grove Northwest Parcel for your review and approval. If you have any questions or concerns, please contact me directly at 321-354-9707. Thank you

Copies: Craig Harris, JTD Land Company
Permit File

Signed:

Nicole P. Stalder, P.E., LEED AP
Associate Project Manager

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Order Number: 4982327

Fidelity National Title Insurance Company

CITY OF ST. CLOUD, FL

NOV 04 2014

PLANNING DEPARTMENT

Akerman LLP
420 South Orange Avenue, Suite 1200
Orlando, FL 32801
Phone: 407-423-4000
Fax: 407-843-6610

Fidelity National Title Insurance Company

CERTIFICATE OF TITLE REPORT

Order No.: 4982327
Customer Reference: Lakeside Groves (West Parcel)

Certified Party: City of St. Cloud

This will serve to certify that Fidelity National Title Insurance Company has caused to be made a search of the Public Records of Osceola County, Florida, ("Public Records") as contained in the office of the Clerk of the Circuit of said County, through September 22, 2014 at 5:00 PM, as to the following described real property lying and being in the aforesaid County, to-wit:

See Exhibit A attached hereto for Legal Description

As of the effective date of this report, the apparent record Fee Simple title owner to the above-described real property is:

JTD Land at Lakeside, LLC, a Florida limited liability company formerly known as Condev Lakeside LLC, a Florida limited liability company, by virtue of the Special Warranty Deed recorded July 2, 2013 in Official Records Book 4465, Page 2817, Public Records of Osceola County, Florida.

The following encumbrances against the said real property recorded in the aforesaid Public Records have been found:

1. Utility Easement in favor of the City of St. Cloud, Florida, a Municipal corporation, recorded October 14, 1983 in Official Records Book 685, Page 794, Public Records of Osceola County, Florida.

2. Terms, conditions, obligations and provisions as set forth and contained in that certain Stipulated Final Judgment as to Inverse Condemnation Claim styled Osceola County, Florida, a political subdivision of the State of Florida, and Thomas S. Tileston and Marilyn D. Tileston, husband and wife; Florida Gas Transmission Company, a Delaware corporation, f/k/a Houston Texas Gas & Oil Corporation; Lakeside Groves, Inc., a Florida corporation; Ronald K. Bischoff; Gust Adams; Jeffrey T. Aurand; Craig Scott Romaine, Jr. and Carol Fulton Romaine, husband and wife; SunTrust Bank, Central Florida, N.A. f/k/a SunBank, N.A.; Alice J. Thompson f/k/a Alice J. O'Brien; Patricia E. Gregory, Trustee of the Patricia E. Gregory Revocable Living Trust dated May 22, 1997, et al. in the Circuit Court of the 9th Judicial Circuit, in and for Osceola County, Florida under Case No. CI-01-ED-0980, and recorded June 21, 2006 in Official Records Book 3223, Page 1368, Public Records of Osceola County, Florida.

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3. Temporary Construction Easement as to Parcel 733 set forth and described in the Stipulated Final Judgment recorded February 25, 2010 in Official Records Book 3953, Page 1342 and further referenced in the Stipulated Order of Taking recorded April 9, 2010 in Official Records Book 3970, Page 2552, all of the Public Records of Osceola County, Florida.

NOTE: 2013 Real Property Taxes in the gross amount of $3,749.37 are PAID, under Tax I.D. No. R182631-495000010010.

Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

This report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; this report is being provided for the use and benefit of the Certified Party only, and it may not be used or relied upon by any other party. This report may not be used by a Fidelity National Title Insurance Company agent for the purpose of issuing a Fidelity National Title Insurance Company title insurance commitment or policy.

In accordance with Section 627.7843, Florida Statues the liability Fidelity National Title Insurance Company may sustain for providing incorrect information in this Report shall be the actual loss or damage of the Certified Party named above, up to a maximum amount of $1,000.00.

IN WITNESS WHEREOF, Fidelity National Title Insurance Company has caused this report to be issued in accordance with its By-Laws.

File No.: 4982327

Justin Lippard

By: _____

Justin Lippard
Fidelity National Title Insurance Company
Commercial Title Examiner

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Fidelity National Title Insurance Company

Exhibit "A"

Lots 1, 2, 15, 17, 18, 31, 32, 33, 34, 47, 48, 49, 50, 63 and 64, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 18, TOWNSHIP 26 S, RANGE 31 E, according to the plat thereof, as recorded in Plat Book "B", Page 24, Public Records of Osceola County, Florida; LESS AND EXCEPT that portion described as PARCEL 16216, in that certain ORDER OF TAKING recorded in Official Records Book 1918, Page 2958 and LESS AND EXCEPT that portion described as PARCEL 125, in that certain STIPULATED ORDER OF TAKING recorded in Official Records Book 3970, Page 2552.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 18, THENCE RUN N89°07'43" W, ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 543.96 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°30'24"W, A DISTANCE OF 20.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF HEARN ROAD, A PLATTED 40 FOOT PUBLIC RIGHT OF WAY AND THE POINT OF BEGINNING; THENCE CONTINUE S00°30'24"W, ALONG THE WEST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN O.R. BOOK 1918, PAGE 2958, OF THE PUBLIC RECORDS OF SAID OSCEOLA COUNTY, A DISTANCE OF 276.09 FEET; THENCE RUN S88°47'41"E, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 173.50 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE, N72°14'25"E, A DISTANCE OF 275.96 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF OLD HICKORY TREE ROAD, SAID LINE BEING A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1762.56 FEET, A CHORD WHICH BEARS S15°41'50"E FOR A CHORD DISTANCE OF 125.36 FEET; THENCE RUN ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°04'33" FOR AN ARC DISTANCE OF 125.39 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID LOT 1; THENCE RUN N89°15'26"W, ALONG SAID SOUTH LINE, A DISTANCE OF 585.49 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE RUN S00°34'05"W, A DISTANCE OF 330.17 FEET TO THE NORTHWEST CORNER OF AFORESAID LOT 17; THENCE RUN S89°14'30"E, ALONG THE NORTH LINE OF SAID LOT 17, A DISTANCE OF 636.58 FEET TO THE WEST RIGHT OF WAY LINE OF OLD HICKORY TREE ROAD, SAID LINE BEING A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1762.56 FEET, A CHORD WHICH BEARS S01°06'44"E FOR A CHORD DISTANCE OF 102.08 FEET; THENCE RUN ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°19'08" FOR AN ARC DISTANCE OF 102.10 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE, S00°30'37"W, A DISTANCE OF 1767.37 FEET TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF NEW NOLTE ROAD AS DESCRIBED IN O.R. BOOK 3970, PAGE 2552 OF THE PUBLIC RECORDS OF AFORESAID OSCEOLA COUNTY; THENCE RUN S57°42'13"W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 66.23 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, N89°14'47"W, A DISTANCE OF 1200.00 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, N32°13'35"W, A DISTANCE OF 49.63 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF CLARK ROAD; THENCE RUN N00°31'30"E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1534.52 FEET; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, N00°36'09"E, A DISTANCE OF 330.21 FEET; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, N00°35'24"E, A DISTANCE OF 640.33 FEET TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF AFORESAID HEARN ROAD; THENCE RUN S89°11'14"E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 756.53 FEET TO THE POINT OF BEGINNING.

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CFN 2013101391
Bk 4465 Pgs 2817-2820 (4 Pgs)
DATE: 07/02/2013 03:27:36 PM
ARMANDO RAMIREZ, CLERK OF COURT
OSCEOLA COUNTY
RECORDING FEES $35.50
DEED DOC $47,250.00

This instrument prepared by and
after recording return to:

James H. McNeil, Jr., Esquire
Akerman Senterfitt
420 S. Orange Ave., Suite 1200
Orlando, Florida 32801

Parcel Identification Number(s):
R17-26-31-0000-0020-0000
R17-26-31-0000-0060-0000
R18-26-31-4950-0001-0010

CITY OF ST. CLOUD, FL
NOV 04 2014
PLANNING DEPARTMENT

----------[SPACE ABOVE THIS LINE FOR RECORDING DATA]----------

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and effective as of the 27th day of June, 2013, by **LAKESIDE GROVES, INC.**, a Florida corporation, whose address is 11410 Swift Water Circle, Orlando, FL 32817 (hereinafter referred to as "Grantor") to **CONDEV LAKESIDE LLC,** a Florida limited liability company, whose address is 1270 N. Orange Avenue, Suite D, Winter Park, FL 32789 (hereinafter referred to as "Grantee"):

(Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include all of the parties to this Special Warranty Deed and the successors and assigns of each party. The singular shall be deemed to include the plural, and vice versa, where the context so permits.)

WITNESSETH

THAT, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable considerations, the receipt and sufficiency of which is acknowledged, Grantor hereby grants, bargains, sells, conveys and confirms unto Grantee all that certain real property together with the improvements thereon (hereinafter collectively referred to as the "Property"), located in **Osceola County**, Florida, more particularly described on **Exhibit "A"** attached hereto and made a part hereof;

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with Grantee: (1) that Grantor is lawfully seized of the Property in fee simple; (2) that Grantor has good right and lawful authority to sell and convey the Property; (3) that Grantor does hereby agree to warrant and forever defend the right and title to the Property unto Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise; and (4) that the Property is free of all encumbrances except real estate taxes and assessments accruing subsequent to December 31, 2012, and easements, restrictions, reservations and encumbrances of public record; provided, however, reference thereto shall not serve to reimpose same.

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Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include all of the parties to this Special Warranty Deed and the successors and assigns of each party. The singular shall be deemed to include the plural, and vice versa, where the context so permits.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its authorized officer as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Janet K. Lyon

Print Name: Janet K. Lyon

Richard A Peterson

Print Name: RICHARD A. PETERSON

LAKESIDE GROVES, INC.,
a Florida corporation

By: Mary J. Palmer
Mary J. Palmer, President

(Corporate Seal)

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 17th day of June, 2013, by Mary J. Palmer, as President of LAKESIDE GROVES, INC., a Florida corporation, on behalf of the corporation, who [ ] is personally known to me or [ ] has produced Florida drivers license as identification.

(Notary Stamp)

Janet K. Lyon
Signature of Notary Public
Print Name:
Notary Public, State of Florida
Commission Expires:

JANET K. LYON
Commission # EE 147853
Expires March 21, 2016
Bonded Thru Troy Fain Insurance 800-385-7019

{26577509;1}

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EXHIBIT "A"
Legal Description of the Property

Lots 1, 2, 15, 17, 18, 31, 32, 33, 34, 47, 48, 49, 50, 63 and 64, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 18, TOWNSHIP 26 S, RANGE 31 E, according to the plat thereof, as recorded in Plat Book "B", Page 24, Public Records of Osceola County, Florida; LESS AND EXCEPT that portion described as PARCEL 16216, in that certain ORDER OF TAKING recorded in Official Records Book 1918, Page 2958 and LESS AND EXCEPT that portion described as PARCEL 125, in that certain STIPULATED ORDER OF TAKING recorded in Official Records Book 3970, Page 2552.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 18, THENCE RUN N89°07'43" W, ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 543.96 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°30'24"W, A DISTANCE OF 20.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF HEARN ROAD, A PLATTED 40 FOOT PUBLIC RIGHT OF WAY AND THE POINT OF BEGINNING; THENCE CONTINUE S00°30'24"W, ALONG THE WEST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN O.R. BOOK 1918, PAGE 2958, OF THE PUBLIC RECORDS OF SAID OSCEOLA COUNTY, A DISTANCE OF 276.09 FEET; THENCE RUN S88°47'41"E, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 173.50 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE, N72°14'25"E, A DISTANCE OF 275.96 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF OLD HICKORY TREE ROAD, SAID LINE BEING A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1762.56 FEET, A CHORD WHICH BEARS S15°41'50"E FOR A CHORD DISTANCE OF 125.36 FEET; THENCE RUN ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°04'33" FOR AN ARC DISTANCE OF 125.39 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID LOT 1; THENCE RUN N89°15'26"W, ALONG SAID SOUTH LINE, A DISTANCE OF 585.49 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE RUN S00°34'05"W, A DISTANCE OF 330.17 FEET TO THE NORTHWEST CORNER OF AFORESAID LOT 17; THENCE RUN S89°14'30"E, ALONG THE NORTH LINE OF SAID LOT 17, A DISTANCE OF 636.58 FEET TO THE WEST RIGHT OF WAY LINE OF OLD HICKORY TREE ROAD, SAID LINE BEING A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1762.56 FEET, A CHORD WHICH BEARS S01°06'42"E FOR A CHORD DISTANCE OF 102.13 FEET; THENCE RUN ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°19'13" FOR AN ARC DISTANCE OF 102.14 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE, S00°30'37"W, A DISTANCE OF 1767.37 FEET TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF NEW NOLTE ROAD AS DESCRIBED IN O.R. BOOK 3970, PAGE 2552 OF THE PUBLIC RECORDS OF AFORESAID OSCEOLA COUNTY; THENCE RUN S57°42'13"W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 66.23 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, N89°14'47"W, A DISTANCE OF 1200.00 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, N32°13'35"W, A DISTANCE OF 49.63 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF CLARK ROAD; THENCE RUN N00°31'30"E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1534.52 FEET; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, N00°36'09"E, A DISTANCE OF 330.21 FEET; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, N00°35'24"E, A DISTANCE OF 640.33 FEET TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF AFORESAID HEARN ROAD; THENCE RUN S89°07'43"E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 758.72 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

The West half of the Southwest quarter of Section 17, Township 26, South, Range 31 East, Osceola County, Florida; LESS AND EXCEPT that portion described as PARCEL 16215, in that certain ORDER OF TAKING recorded in Official Records Book 1918, Page 2958 and LESS AND EXCEPT that portion described as PARCEL 164, in that certain STIPULATED ORDER OF TAKING recorded in Official Records Book 3970, Page 2552.

{26577509;1}

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BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 17, THENCE RUN S89°20'08"E, ALONG THE SOUTH LINE OF SAID SECTION 17, A DISTANCE OF 89.74 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF OLD HICKORY TREE ROAD AS DESCRIBED IN THE AFORESAID ORDER OF TAKING RECORDED IN O.R. BOOK 1918, PAGE 2958; THENCE RUN ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES; (1) N00°38'50"E, A DISTANCE OF 1265.03 FEET, (2) N88°44'34"W, A DISTANCE OF 9.91 FEET, (3) N00°36'07"E, A DISTANCE OF 1304.67 FEET, (4) S89°37'24"E, A DISTANCE OF 10.01 FEET, (5) N00°35'31"E, A DISTANCE OF 68.81 FEET TO A POINT ON THE NORTH LINE OF THE AFORESAID WEST 1/2 OF SECTION 17; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE RUN S89°19'19"E, ALONG SAID NORTH LINE, A DISTANCE OF 1228.41 FEET; THENCE RUN S00°33'24"W, A DISTANCE OF 2638.38 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF SECTION 17; THENCE RUN N89°20'08"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1231.58 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

The Northwest 1/4 of the Northwest 1/4 of Section 17, Township 26, South, Range 31 East, Osceola County, Florida; LESS AND EXCEPT that portion described as PARCEL 16213, in that certain ORDER OF TAKING recorded in Official Records Book 1918, Page 2958.

COPY

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CFN 2013101391
Bk 4465 Pgs 2817-2820 (4 Pgs)
DATE: 07/02/2013 03:27:36 PM
ARMANDO RAMIREZ, CLERK OF COURT
OSCEOLA COUNTY
RECORDING FEES $35.50
DEED DOC $47,250.00

This instrument prepared by and after recording return to:

James H. McNeil, Jr., Esquire
Akerman Senterfitt
420 S. Orange Ave., Suite 1200
Orlando, Florida 32801

Parcel Identification Number(s):
R17-26-31-0000-0020-0000
R17-26-31-0000-0060-0000
R18-26-31-4050-0001-0010

----------[SPACE ABOVE THIS LINE FOR RECORDING DATA]----------

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and effective as of the 27th day of June, 2013, by **LAKESIDE GROVES, INC.**, a Florida corporation, whose address is 11410 Swift Water Circle, Orlando, FL 32817 (hereinafter referred to as "Grantor") to **CONDEV LAKESIDE LLC**, a Florida limited liability company, whose address is 1270 N. Orange Avenue, Suite D, Winter Park, FL 32789 (hereinafter referred to as "Grantee"):

(Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include all of the parties to this Special Warranty Deed and the successors and assigns of each party. The singular shall be deemed to include the plural, and vice versa, where the context so permits.)

WITNESSETH

THAT, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable considerations, the receipt and sufficiency of which is acknowledged, Grantor hereby grants, bargains, sells, conveys and confirms unto Grantee all that certain real property together with the improvements thereon (hereinafter collectively referred to as the "Property"), located in **Osceola County**, Florida, more particularly described on **Exhibit "A"** attached hereto and made a part hereof;

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with Grantee: (1) that Grantor is lawfully seized of the Property in fee simple; (2) that Grantor has good right and lawful authority to sell and convey the Property; (3) that Grantor does hereby agree to warrant and forever defend the right and title to the Property unto Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise; and (4) that the Property is free of all encumbrances except real estate taxes and assessments accruing subsequent to December 31, 2012, and easements, restrictions, reservations and encumbrances of public record; provided, however, reference thereto shall not serve to reimpose same.

{26577509;1}

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Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include all of the parties to this Special Warranty Deed and the successors and assigns of each party. The singular shall be deemed to include the plural, and vice versa, where the context so permits.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its authorized officer as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

LAKESIDE GROVES, INC.,
a Florida corporation

Janet K. Lyon

By: Mary J. Palmer
Mary J. Palmer, President

Print Name: Janet K. Lyon

(Corporate Seal)

Richard A Peterson

Print Name: Richard A. Peterson

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 27th day of June, 2013, by Mary J. Palmer, as President of LAKESIDE GROVES, INC., a Florida corporation, on behalf of the corporation, who [ ] is personally known to me or [ ] has produced Florida drivers license as identification.

(Notary Stamp)

Janet K. Lyon
Signature of Notary Public
Print Name:
Notary Public, State of Florida
Commission Expires:

JANET K. LYON
Commission # EE 147853
Expires March 21, 2016
Bonded Thru Troy Fain Insurance 800-385-7019

{26577509;1}

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EXHIBIT "A"
Legal Description of the Property

Lots 1, 2, 15, 17, 18, 31, 32, 33, 34, 47, 48, 49, 50, 63 and 64, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 18, TOWNSHIP 26 S, RANGE 31 E, according to the plat thereof, as recorded in Plat Book "B", Page 24, Public Records of Osceola County, Florida; LESS AND EXCEPT that portion described as PARCEL 16216, In that certain ORDER OF TAKING recorded in Official Records Book 1918, Page 2958 and LESS AND EXCEPT that portion described as PARCEL 125, in that certain STIPULATED ORDER OF TAKING recorded in Official Records Book 3970, Page 2552.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 18, THENCE RUN N89°07'43" W, ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 543.96 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°30'24"W, A DISTANCE OF 20.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF HEARN ROAD, A PLATTED 40 FOOT PUBLIC RIGHT OF WAY AND THE POINT OF BEGINNING; THENCE CONTINUE S00°30'24"W, ALONG THE WEST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN O.R. BOOK 1918, PAGE 2958, OF THE PUBLIC RECORDS OF SAID OSCEOLA COUNTY, A DISTANCE OF 276.09 FEET; THENCE RUN S88°47'41"E, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 173.30 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE, N72°14'25"E, A DISTANCE OF 275.99 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF OLD HICKORY TREE ROAD, SAID LINE BEING A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1762.56 FEET, A CHORD WHICH BEARS S15°41'59"E FOR A CHORD DISTANCE OF 125.36 FEET; THENCE RUN ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°04'23" FOR AN ARC DISTANCE OF 125.39 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID LOT 1; THENCE RUN N89°15'26"W, ALONG SAID SOUTH LINE, A DISTANCE OF 585.49 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE RUN S00°34'05"W, A DISTANCE OF 330.17 FEET TO THE NORTHWEST CORNER OF AFORESAID LOT 17; THENCE RUN S89°14'30"E, ALONG THE NORTH LINE OF SAID LOT 17, A DISTANCE OF 636.58 FEET TO THE WEST RIGHT OF WAY LINE OF OLD HICKORY TREE ROAD, SAID LINE BEING A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1762.56 FEET, A CHORD WHICH BEARS S01°06'42"E FOR A CHORD DISTANCE OF 102.13 FEET; THENCE RUN ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°19'13" FOR AN ARC DISTANCE OF 102.14 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE, S00°30'37"W, A DISTANCE OF 1767.37 FEET TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF NEW NOLTE ROAD AS DESCRIBED IN O.R. BOOK 3970, PAGE 2552 OF THE PUBLIC RECORDS OF AFORESAID OSCEOLA COUNTY; THENCE RUN S57°42'13"W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 66.23 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, N89°14'47"W, A DISTANCE OF 1200.09 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, N32°13'35"W, A DISTANCE OF 49.63 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF CLARK ROAD; THENCE RUN N00°31'30"E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1534.52 FEET; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, N00°36'09"E, A DISTANCE OF 280.21 FEET; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, N00°35'24"E, A DISTANCE OF 640.33 FEET TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF AFORESAID HEARN ROAD; THENCE RUN S89°07'43"E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 758.72 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

The West half of the Southwest quarter of Section 17, Township 26, South, Range 31 East, Osceola County, Florida; LESS AND EXCEPT that portion described as PARCEL 16215, in that certain ORDER OF TAKING recorded in Official Records Book 1918, Page 2958 and LESS AND EXCEPT that portion described as PARCEL 164, in that certain STIPULATED ORDER OF TAKING recorded in Official Records Book 3970, Page 2552.

{26577509;1}

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BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 17, THENCE RUN S89°20'08"E, ALONG THE SOUTH LINE OF SAID SECTION 17, A DISTANCE OF 89.74 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF OLD HICKORY TREE ROAD AS DESCRIBED IN THE AFORESAID ORDER OF TAKING RECORDED IN O.R. BOOK 1918, PAGE 2958; THENCE RUN ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES; (1) N00°38'50"E, A DISTANCE OF 1265.03 FEET, (2) N88°44'34"W, A DISTANCE OF 9.91 FEET, (3) N00°36'07"E, A DISTANCE OF 1304.67 FEET, (4) S89°37'24"E, A DISTANCE OF 10.01 FEET, (5) N00°35'31"E, A DISTANCE OF 68.81 FEET TO A POINT ON THE NORTH LINE OF THE AFORESAID WEST 1/2 OF SECTION 17; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE RUN S89°19'19"E, ALONG SAID NORTH LINE, A DISTANCE OF 1228.41 FEET; THENCE RUN S00°33'24"W, A DISTANCE OF 2638.38 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF SECTION 17; THENCE RUN N89°20'08"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1231.58 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

The Northwest 1/4 of the Northwest 1/4 of Section 17, Township 26, South, Range 31 East, Osceola County, Florida; LESS AND EXCEPT that portion described as PARCEL 16213, in that certain ORDER OF TAKING recorded in Official Records Book 1918, Page 2958.

COPY

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State of Florida

Department of State

COPY

I certify the attached is a true and correct copy of Articles of Amendment, filed on July 29, 2013, to the Articles of Organization for CONDEV LAKESIDE LLC which changed its name to JTD LAND AT LAKESIDE, LLC, a Florida limited liability company, as shown by the records of this office.

The document number of this limited liability company is L13000060571.

CFN 2014145418
BK 4675 Pgs 172-174 (3 Pgs)
DATE: 10/02/2014 02:45:02 PM
ARMANDO RAMIREZ, CLERK OF COURT
OSCEOLA COUNTY
RECORDING FEES $27.00

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Seventeenth day of September, 2014

Ken Detzner
Secretary of State

CR2EO22 (1-11)

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H13000168036 3

ARTICLES OF AMENDMENT
TO
ARTICLES OF ORGANIZATION
OF

CONDEV LAKESIDE LLC
(Name of the Limited Liability Company as it now appears on our records.)
(A Florida Limited Liability Company)

The Articles of Organization for this Limited Liability Company were filed on April 25, 2013 and assigned Florida document number L13000060571.

FILED
2013 JUL 29 AM 8:20
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

This amendment is submitted to amend the following:

A. If amending name, enter the new name of the limited liability company here:

JTD Land at Lakeside, LLC

The new name must be distinguishable and end with the words "Limited Liability Company," the designation "LLC" or the abbreviation "L.L.C."

Enter new principal offices address, if applicable: 210 S. Hoagland Blvd.
(Principal office address MUST BE A STREET ADDRESS) Kissimmee, Florida 34741

Enter new mailing address, if applicable: Post Office Box 422087
(Mailing address MAY BE A POST OFFICE BOX) Kissimmee, Florida 34742

B. If amending the registered agent and/or registered office address on our records, enter the name of the new registered agent and/or the new registered office address here:

Name of New Registered Agent: James B. Davis, Jr.

New Registered Office Address: 210 S. Hoagland Blvd.
Enter Florida street address

Kissimmee Florida 34741
City *Zip Code*

New Registered Agent's Signature, if changing Registered Agent:

I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 608, F.S. Or, if this document is being filed to merely reflect a change in the registered office address, I hereby confirm that the limited liability company has been notified in writing of this change.

If Changing Registered Agent, Signature of New Registered Agent

H13000168036 3

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H13000168036 3

If amending the Managers or Managing Members on our records, enter the title, name, and address of each Manager or Managing Member being added or removed from our records:

MGR = Manager
MGRM = Managing Member

Title	Name	Address	Type of Action
MGRM	Conlev Corporation	1270 Orange Avenue, Suite D Winter Park, FL 32789	☐ Add ☑ Remove
MGR	Craig C. Harris	210 S. Hoagland Blvd Kissimmee, FL 34741	☑ Add ☐ Remove
			☐ Add ☐ Remove
			☐ Add ☐ Remove
			☐ Add ☐ Remove
			☐ Add ☐ Remove

D. If amending any other information, enter change(s) here: *(Attach additional sheets, if necessary.)*

COPY

FILED
2013 JUL 29 AM 8:20
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Dated July 29 2013

Signature of a member or authorized representative of a member

Craig C. Harris

Typed or printed name of signee

Page 2 of 2

Filing Fee: $25.00

H13000168036 3

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CITY OF ST. CLOUD, FL

NOV 0 4 2014

PLANNING DEPARTMENT

Received: _____

Case Number: 14-20.26

Celebrating Small Town Life

City of St. Cloud
Statement of Intended Use

The undersigned, being the petitioners for annexation of certain real property to the City of St. Cloud, Florida, said Petition being filed herewith, do hereby certify that, if said property is annexed to the City, our intentions with regard to the use of said property are as follows:

1. Type of use (industrial, commercial, professional, single-family residential, multi-family residential, etc.):
   Residential - Single Family Home Subdivision

2. The number, type and use of all improvements to be constructed upon the property are as follows:
   211 Single Family Homes

3. A copy of a plat, if available, or site development plan showing the locations of improvements to be constructed is attached.

4. The following special or extraordinary requirements for City service are anticipated in connection with the intended use:

The undersigned do hereby certify that the above and foregoing, including any attachments or exhibits hereto, constitute our intended use of the property which we propose to annex to the City of St. Cloud, and we, and our successors in interest in subject property, do recognize and agree that in the event of annexation by the City, the City shall be under no obligation to provide City services of any kind to development upon the subject property imposing greater demands on such City services than those reasonably to be anticipated for the use described in this Statement.

Dated this 16th day of September, 20 14.

PROPERTY OWNER(S):

Parcel Number: 18-26-31-4950-0001-0010

Signature	Type or print name
	Craig Harris, Manager
Signature	Type or print name
Signature	Type or print name
Signature	Type or print name

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Celebrating Small Town Life

City of St. Cloud
Petition for Annexation

CITY OF ST. CLOUD, FL
NOV 04 2014
PLANNING DEPARTMENT

The undersigned, being all of the owners of the real property located in an unincorporated area of Osceola County, Florida, contiguous to the City of St. Cloud, Florida, and described as:

REFER TO EXHIBIT A - TOPOGRAPHIC BOUNDARY INCLUDED IN THIS SUBMITTAL PACKAGE.

Do hereby petition the City Council of the City of St. Cloud, Florida, that said property be annexed to the City of St. Cloud, Florida, and classified as a/an Low Density Residential (LDR) district on the City Zoning Map.

The undersigned hold fee simple title to the said property by virtue of Special Warranty Deed, dated June 27, 2013 and recorded on July 2, 2013 in Official Records Book 4465, Page(s) 2817-2820, Public Records of Osceola County, Florida. Attached hereto is a Certificate of Title of even date herewith certifying to said title. Dated this _____ day of _____, 20_____.

PROPERTY OWNER(S):

1. _____
Signature
Craig Harris, Manager
JTD Land at Lakeside, LLC
Type or print name

2. _____
Signature
_____
Type or print name

WITNESSES (Two required):

_____
Signature
_____
Type or print name

_____
Signature
_____
Type or print name

_____
Signature
_____
Type or print name

_____
Signature
_____
Type or print name

STATE OF Florida COUNTY OF Osceola

The foregoing instrument was acknowledged before me on this 16th day of September 20 14, by Craig C. Harris who is personally known to me or who has produced _____ as identification and who did not take an oath.

SEAL:

KRISTY KELLEY
MY COMMISSION # EE017783
EXPIRES September 27, 2014
(407) 398-0153 FloridaNotaryService.com

Notary Public Kristy Kelley Type/print name _____

Pursuant to Section 695.26(3)(f): This instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer, City Manager, City of St. Cloud, Florida 34769.

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CITY OF ST. CLOUD, FL
NOV 04 2014
PLANNING DEPARTMENT

City of St. Cloud
Petition for Annexation

The undersigned, being all of the owners of the real property located in an unincorporated area of Osceola County, Florida, contiguous to the City of St. Cloud, Florida, and described as:

Lots 1, 2, 15, 17, 18, 31, 32, 33, 34, 47, 48, 49, 50, 63 and 64, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 18, TOWNSHIP 26 S, RANGE 31 E, according to the plat thereof, as recorded in Plat Book "B", Page 24, Public Records of Osceola County, Florida; LESS AND EXCEPT that portion described as PARCEL 16216, in that certain ORDER OFTAKING recorded in Official Records Book 1918, Page 2958 and LESS AND EXCEPT that portion described as PARCEL 125, in that certain STIPULATED ORDER OF TAKING recorded in Official Records Book3970, Page 2552.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 18, THENCE RUN N89°07'43" W, ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 543.96 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S0030'24"W, A DISTANCE OF 20.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF HEARN ROAD, A PLATTED 40 FOOT PUBLIC RIGHT OF WAY AND THE POINT OF BEGINNING; THENCE CONTINUE S00°30'24"W, ALONG THE WEST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN O.R. BOO 1918, PAGE 2958, OF THE PUBLIC RECORDS OF SAID OSCEOLA COUNTY, A DISTANCE OF 276.09 FEET; THENCE RUN S88°47'41"E, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 173.50 FEET ; THENCE CONTINUE ALONG SAID SOUTH LINE, N72°14'25"E, A DISTANCE OF 275.96 FEET P ON THE WESTERLY RIGHT OF WAY LINE OF OLD HICKORY ,TREE ROAD, SAID LINE BEING ONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1762.56 FEET, A CHORD WHICH BEARS S15°41'50"E FOR A CHORD DISTANCE OF 125.36 FEET; THENCE RUN ALONG SAID CURVE, THROUGH ANGLE OF 04°04'33" FOR AN ARC DISTANCE OF 125.39 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID LOT 1; THENCE RUN N89°15'26"W, ALONG SAID SOUTH LINE, A DISTANCE OF 585.49 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE RUN S00°34'05"W, A DISTANCE OF 330.17 FEET TO THE NORTHWEST CORNER OF AFORESAID LOT 17; THENCE RUN S89°14'30"E, ALONG HE H OFSAID LOT 17, A DISTANCE OF 636.58 FEET TO THE WEST RIGHT OF WAY LINE OF OLD HICKORY TREE ROAD, SAID LINE BEING A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS 0F 1762.56 FEET, A CHORD WHICH BEARS S01°06'42"E FOR A CHORD DISTANCE OF 102.13 FEET; THENCE RUN ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°19'13" FOR AN ARC DISTANCE OF 102.14 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE, SOo030'37"W, A DISTANCE OF 1767.37 FEET TO THE INTERSECTION OFTHE NORTH RIGHT OF WAY LINE OF NEW NOLTE ROAD AS DESCRIBED IN O.R. BOOK 3970, PAGE 2552 OF THE PUBLIC RECORDS OF AFORESAID OSCEOLA COUNTY; THENCE RUN S57°42'13"W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 66.23 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, N89°14'47"W, A DISTANCE OF 1200.00 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, N32°13'35"W, A DISTANCE OF 49.63 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF CLARK ROAD; THENCE RUN N00°031'30"E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1534.52 FEET; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, N00°036'09"E, A DISTANCE OF 330.21 FEET; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, N00°35'24"E, A DISTANCE OF 640.33 FEET TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF AFORESAID HEARN ROAD; THENCE RUN S89°07'43"E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 758.72 FEET TO THE POINT OF BEGINNING.

Do hereby petition the City Council of the City of St. Cloud, Florida, that said property be annexed to the City of St. Cloud, Florida, and classified as a/an Low Density Residential (LDR) district on the City Zoning Map.

The undersigned hold fee simple title to the said property by virtue of Special Warranty Deed executed on 27th day of June, 2013, and recorded on 2nd day of July, 2013 in Official Records Book No. 4465, Pages 2817 – 2820 (4 Pages) Public Records of Osceola County, Florida. Attached hereto is a Certificate of Title of even date herewith certifying to said title.

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Notice of Encumbrance
To Annex to City of St. Cloud

VOID

City of St. Cloud (Planning & Zoning)
1300 9th Street
St. Cloud, FL 34769

FOR RECORDING USE ONLY

THIS INSTRUMENT, Made this _____ day of_____20____, between _____ of the County of_____, State of_____Grantor*, and the CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee:

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below described into the corporate limits of the City of St. Cloud, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 ($1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledges, DOES HEREBY ENCUMBER the below – described real property situate, lying and being in Osceola County, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. Properties located outside the St. Cloud Future Annexation Area are encumbered but final annexation is subject to both the traditional requirements for annexation and receipt of County approval. The subject property is described as:

REFER TO EXHIBIT A - TOPOGRAPHIC BOUNDARY INCLUDED IN THIS SUBMITTAL PACKAGE.

Case # 14-20.26 Parcel ID 18-26-31-4950-0001-0010

*Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):

1. _____
Signature
Craig Harris, Manager
JTD Land at Lakeside, LLC
Type or print name

2. _____
Signature
_____
Type or print name

WITNESSES (Two required):

1. _____
Signature
Kimberly Buccellato
Type or print name

2. _____
Signature
Michael R Byrnes
Type or print name

STATE OF: FLORIDA COUNTY OF: OSCEOLA

The foregoing instrument was acknowledged before me on this 16th day of September, 20 14, by Craig C. Harris who is personally known to me or who has produced _____ as identification and who did not take an oath.

SEAL:

Notary Public Kristy Kelley

Type/print name

KRISTY KELLEY
MY COMMISSION # EE017783
EXPIRES September 27, 2014
(407) 398-0153 FloridaNotaryService.com

Pursuant to Section 695.26(3)(f): This instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer, City Manager, City of St. Cloud, Florida 34769.

CITY OF ST. CLOUD, FL

NOV 04 2014

PLANNING DEPARTMENT

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LAKESIDE GROVES
(WEST PARCEL)

LEGAL DESCRIPTION:

Lots 1, 2, 15, 17, 18, 31, 32, 33, 34, 47, 48, 49, 50, 63 and 64, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 18, TOWNSHIP 26 S, RANGE 31 E, according to the plat thereof, as recorded in Plat Book "B", Page 24, Public Records of Osceola County, Florida; LESS AND EXCEPT that portion described as PARCEL 16216, in that certain ORDER OF TAKING recorded in Official Records Book 1918, Page 2958 and LESS AND EXCEPT that portion described as PARCEL 125, in that certain STIPULATED ORDER OF TAKING recorded in Official Records Book 3970, Page 2552.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 18, THENCE RUN N89°07'43" W, ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 543.96 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°30'24"W, A DISTANCE OF 20.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF HEARN ROAD, A PLATTED 40 FOOT PUBLIC RIGHT OF WAY AND THE POINT OF BEGINNING; THENCE CONTINUE S00°30'24"W, ALONG THE WEST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN O.R. BOOK 1918, PAGE 2958, OF THE PUBLIC RECORDS OF SAID OSCEOLA COUNTY, A DISTANCE OF 276.09 FEET; THENCE RUN S88°47'41"E, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 173.50 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE, N72°14'25"E, A DISTANCE OF 275.96 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF OLD HICKORY TREE ROAD, SAID LINE BEING A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1762.56 FEET, A CHORD WHICH BEARS S15°41'50"E FOR A CHORD DISTANCE OF 125.36 FEET; THENCE RUN ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°04'33" FOR AN ARC DISTANCE OF 125.39 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID LOT 1; THENCE RUN N89°15'26"W, ALONG SAID SOUTH LINE, A DISTANCE OF 585.49 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE RUN S00°34'05"W, A DISTANCE OF 330.17 FEET TO THE NORTHWEST CORNER OF AFORESAID LOT 17; THENCE RUN S89°14'30"E, ALONG THE NORTH LINE OF SAID LOT 17, A DISTANCE OF 636.58 FEET TO THE WEST RIGHT OF WAY LINE OF OLD HICKORY TREE ROAD, SAID LINE BEING A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1762.56 FEET, A CHORD WHICH BEARS S01°06'44"E FOR A CHORD DISTANCE OF 102.08 FEET; THENCE RUN ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°19'08" FOR AN ARC DISTANCE OF 102.10 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE, S00°30'37"W, A DISTANCE OF 1767.37 FEET TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF NEW NOLTE ROAD AS DESCRIBED IN O.R. BOOK 3970, PAGE 2552 OF THE PUBLIC RECORDS OF AFORESAID OSCEOLA COUNTY; THENCE RUN S57°42'13"W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 66.23 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, N89°14'47"W, A DISTANCE OF 1200.00 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, N32°13'35"W, A DISTANCE OF 49.63 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF CLARK ROAD; THENCE RUN N00°31'30"E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1534.52 FEET; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, N00°36'09"E, A DISTANCE OF 330.21 FEET; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, N00°35'24"E, A DISTANCE OF 640.33 FEET TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF AFORESAID HEARN ROAD; THENCE RUN S89°11'14"E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 756.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 66.958 ACRES±.

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MARIA

PARCEL # 18-26-31-4950-0001-001-0 FILE # 14-20.26

DATE	ACTIVITY/NOTES
11/04/14	DISTRIBUTED, COMMENTS DUE 11/25/14 SM
11/12/14	LEFT VOICEMAIL RE NOTICE OF ENCUMBRANCE @ CRAIG HARRIS SM
12/01/14	DRC COMMENTS EMAILED
01/09/15	RESUBMITTED, COMMENTS DUE 01/16/15 SM
01/15/15	EMAILED APPLICANT RE ENCUMBRANCE DOC + LEGAL SM
02/03/15	NEW ENCUMBRANCE + EXHIBIT A RECEIVED SM
02/06/15	2nd RESUBMITTAL DISTRIBUTED, COMMENTS DUE 02/12 SM
02/18/15	CONDITIONS SATISFIED, COMMENTS EMAILED SM
04/20/15	RECEIVED APPROVED MOD PLANS FROM LINES SM
10/17/15	Resubmittal distributed to DRC panel
10/28/15	COC complete.
4/12/16	Revised Comment combined & distributed to Applicant/Agent
5/4/16	Notice of Encumbrance dated 4/20/16 recorded.
7/12/16	Comments for resubmittal were combined & forwarded to Applicant/Agent for review.

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City of St. Cloud

*** CUSTOMER RECEIPT ***

Batch ID: MACOS1619 11/04/14 00 Receipt no: 2714

Year	Number	Tp	Sv	Description	Qty	Amount
2014	2026	PZ		PLANNING & ZONING	1.00	$3500.00

JTD LAND COMPANY, LLC
Trans number: 5879235
JTD LAND COMPANY, LLC
P.O. BOX 422087
KISSIMMEE, FL 34742
WATER/SEWER REQUEST
14-20.26

Tender detail

CK Ref#:	2272	$2100.00
CK Ref#:	2203	$900.00
CK Ref#:	2199	$500.00
Total tendered:		$3500.00
Total payment:		$3500.00

Trans date: 11/04/14 Time: 14:09:18

FILE

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Craig Harris

From: Van de Loo, Danielle <dvandeloo@Dewberry.com>
Sent: Monday, November 03, 2014 11:09 AM
To: Craig Harris (charris@jtdlandco.com)
Cc: Queen, Dawn; Stalder, Nicole
Subject: Northwest Lakeside Groves - City of St. Cloud

Good Morning Craig,

I just received a call from Sandy over at the City and although we are outside of the City Limits we are inside the Annexation Limits. Instead of the fee being $900, it is $3000. Sandy said she can hold the $900 check and a check can be written for the difference ($2100) but she cannot distribute the submittal until the fee payment has been received.

You can send it directly to St. Cloud or drop it off here and we will route it appropriately. Please let me know what is more convenient.

Thanks,
Danielle

Danielle Van De Loo, PE
Dewberry | Bowyer-Singleton
520 S Magnolia Ave
Orlando, FL 32801
321.354.9711
www.dewberry.com

Visit Dewberry's website at www.dewberry.com

If you've received this email even though it's intended for someone else, then please delete the email, don't share its contents with others, and don't read its attachments. Thank you.

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Celebrating Small Town Life

14-20.26

Chris Fasnacht
Public Services
Operations Director

Kevin Felblinger, P.E.
Engineering Manager

Angela Farmer
Business Administration
Manager

07/13/16

Dewberry
Danielle Van De Loo, P.E.
520 South Magnolia Avenue
Orlando, FL 32801

RE: Notice of Public Services Approval
Water/Sewer Construction Plans
CASE # 14-20.26 Northwest Lakeside Groves Phase 1- Modification 6 re phasing of Phase 1

Dear Ms. Van De Loo:

On July 14, 2016, the City of St. Cloud Public Services Department has reviewed and approved the revised construction plans for the project indicated above. This is located on Hickory Tree Road. These modified sheets will need to be inserted in the approved construction drawings and reflected in the record drawings. Be aware that water meters will not be set until the project is completely signed off; this includes addressing, complete record drawings of 1b, easements, completion of utilities, etc.

FDEP clearance for the water and wastewater will need to be completed for the entire phase 1 prior to receiving the certificate of completion for the newly issued phase 1B. Once phase 1C is complete we will need to have a complete set of record drawings for the approved phase 1.

This water/sewer construction plan approval is governed by the time limit of approval authorized through issuance of a Certificate of Capacity. Specifically, Section 14.5 of the City's Land Development Code, provides that the Certificate of Capacity remains valid providing substantial development activity has occurred within one year of the issuance of the development order, i.e. approval of these construction plans. Please be governed accordingly.

If you have questions, please do not hesitate to contact

Sincerely,

Corey Clough, Engineering Assistant
Public Services, City of St. Cloud

c: Danielle Van De Loo, P.E., Dewberry
Kevin Felblinger, P.E., Engineering Manager
Rick Mauro, Lines Division
Case File # 14-20.26

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Fidelity National Title Insurance Company

Akerman LLP
420 South Orange Avenue, Suite 1200
Orlando, FL 32801
Phone: 407-423-4000
Fax: 407-843-6610

Fidelity National Title Insurance Company

CERTIFICATE OF TITLE REPORT

Order No.: 4982327
Customer Reference: Lakeside Groves (West Parcel)

Certified Party: City of St. Cloud

This will serve to certify that Fidelity National Title Insurance Company has caused to be made a search of the Public Records of Osceola County, Florida, ("Public Records") as contained in the office of the Clerk of the Circuit of said County, through September 22, 2014 at 5:00 PM, as to the following described real property lying and being in the aforesaid County, to-wit:

See Exhibit A attached hereto for Legal Description

As of the effective date of this report, the apparent record Fee Simple title owner to the above-described real property is:

JTD Land at Lakeside, LLC, a Florida limited liability company formerly known as Condev Lakeside LLC, a Florida limited liability company, by virtue of the Special Warranty Deed recorded July 2, 2013 in Official Records Book 4465, Page 2817, Public Records of Osceola County, Florida.

The following encumbrances against the said real property recorded in the aforesaid Public Records have been found:

1. Utility Easement in favor of the City of St. Cloud, Florida, a Municipal corporation, recorded October 14, 1983 in Official Records Book 685, Page 794, Public Records of Osceola County, Florida.

2. Terms, conditions, obligations and provisions as set forth and contained in that certain Stipulated Final Judgment as to Inverse Condemnation Claim styled Osceola County, Florida, a political subdivision of the State of Florida, and Thomas S. Tileston and Marilyn D. Tileston, husband and wife; Florida Gas Transmission Company, a Delaware corporation, f/k/a Houston Texas Gas & Oil Corporation; Lakeside Groves, Inc., a Florida corporation; Ronald K. Bischoff; Gust Adams; Jeffrey T. Aurand; Craig Scott Romaine, Jr. and Carol Fulton Romaine, husband and wife; SunTrust Bank, Central Florida, N.A. f/k/a SunBank, N.A.; Alice J. Thompson f/k/a Alice J. O'Brien; Patricia E. Gregory, Trustee of the Patricia E. Gregory Revocable Living Trust dated May 22, 1997, et al. in the Circuit Court of the 9th Judicial Circuit, in and for Osceola County, Florida under Case No. CI-01-ED-0980, and recorded June 21, 2006 in Official Records Book 3223, Page 1368, Public Records of Osceola County, Florida.

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3. Temporary Construction Easement as to Parcel 733 set forth and described in the Stipulated Final Judgment recorded February 25, 2010 in Official Records Book 3953, Page 1342 and further referenced in the Stipulated Order of Taking recorded April 9, 2010 in Official Records Book 3970, Page 2552, all of the Public Records of Osceola County, Florida.

NOTE: 2013 Real Property Taxes in the gross amount of $3,749.37 are PAID, under Tax I.D. No. R182631-495000010010.

Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

This report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; this report is being provided for the use and benefit of the Certified Party only, and it may not be used or relied upon by any other party. This report may not be used by a Fidelity National Title Insurance Company agent for the purpose of issuing a Fidelity National Title Insurance Company title insurance commitment or policy.

In accordance with Section 627.7843, Florida Statues the liability Fidelity National Title Insurance Company may sustain for providing incorrect information in this Report shall be the actual loss or damage of the Certified Party named above, up to a maximum amount of $1,000.00.

IN WITNESS WHEREOF, Fidelity National Title Insurance Company has caused this report to be issued in accordance with its By-Laws.

File No.: 4982327

By: *Justin Lippard*

Justin Lippard
Fidelity National Title Insurance Company
Commercial Title Examiner

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Fidelity National Title Insurance Company

Exhibit "A"

Lots 1, 2, 15, 17, 18, 31, 32, 33, 34, 47, 48, 49, 50, 63 and 64, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 18, TOWNSHIP 26 S, RANGE 31 E, according to the plat thereof, as recorded in Plat Book "B", Page 24, Public Records of Osceola County, Florida; LESS AND EXCEPT that portion described as PARCEL 16216, in that certain ORDER OF TAKING recorded in Official Records Book 1918, Page 2958 and LESS AND EXCEPT that portion described as PARCEL 125, in that certain STIPULATED ORDER OF TAKING recorded in Official Records Book 3970, Page 2552.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 18, THENCE RUN N89°07'43" W, ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 543.96 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°30'24"W, A DISTANCE OF 20.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF HEARN ROAD, A PLATTED 40 FOOT PUBLIC RIGHT OF WAY AND THE POINT OF BEGINNING; THENCE CONTINUE S00°30'24"W, ALONG THE WEST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN O.R. BOOK 1918, PAGE 2958, OF THE PUBLIC RECORDS OF SAID OSCEOLA COUNTY, A DISTANCE OF 276.09 FEET; THENCE RUN S88°47'41"E, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 173.50 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE, N72°14'25"E, A DISTANCE OF 275.96 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF OLD HICKORY TREE ROAD, SAID LINE BEING A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1762.56 FEET, A CHORD WHICH BEARS S15°41'50"E FOR A CHORD DISTANCE OF 125.36 FEET; THENCE RUN ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°04'33" FOR AN ARC DISTANCE OF 125.39 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID LOT 1; THENCE RUN N89°15'26"W, ALONG SAID SOUTH LINE, A DISTANCE OF 585.49 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE RUN S00°34'05"W, A DISTANCE OF 330.17 FEET TO THE NORTHWEST CORNER OF AFORESAID LOT 17; THENCE RUN S89°14'30"E, ALONG THE NORTH LINE OF SAID LOT 17, A DISTANCE OF 636.58 FEET TO THE WEST RIGHT OF WAY LINE OF OLD HICKORY TREE ROAD, SAID LINE BEING A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1762.56 FEET, A CHORD WHICH BEARS S01°06'44"E FOR A CHORD DISTANCE OF 102.08 FEET; THENCE RUN ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°19'08" FOR AN ARC DISTANCE OF 102.10 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE, S00°30'37"W, A DISTANCE OF 1767.37 FEET TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF NEW NOLTE ROAD AS DESCRIBED IN O.R. BOOK 3970, PAGE 2552 OF THE PUBLIC RECORDS OF AFORESAID OSCEOLA COUNTY; THENCE RUN S57°42'13"W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 66.23 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, N89°14'47"W, A DISTANCE OF 1200.00 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, N32°13'35"W, A DISTANCE OF 49.63 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF CLARK ROAD; THENCE RUN N00°31'30"E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1534.52 FEET; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, N00°36'09"E, A DISTANCE OF 330.21 FEET; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, N00°35'24"E, A DISTANCE OF 640.33 FEET TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF AFORESAID HEARN ROAD; THENCE RUN S89°11'14"E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 756.53 FEET TO THE POINT OF BEGINNING.

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Date Received: _____

Case Number: _____

City of St. Cloud
Concurrency Management Application

Failure to complete this form in its entirety may result in a delay of processing

As a condition of Water, Sewer and/or Reclaim Utility service from the City of St. Cloud, the property owner and/or tenant/utility customer acknowledges that compliance with all City codes, rules and other requirements pertaining to these services in effect at the time service is rendered is required. Failure to comply with applicable codes, rules or requirements for utility service may result in enforcement action ranging from warnings to fines to discontinuation of service.

Applicant JTD Land at Lakeside, LLC

Contact Craig Harris

Address 210 South Hoagland Blvd.
Kissimmee, Florida 34741

Phone # (407) 870-0066

Fax # (407) 870-9743

Cell # _____

Email CHarris@jr-davis.com

Agent Dewberry | Bowyer-Singleton

Contact Nicole P. Stalder, P.E.

Address 520 South Magnolia Avenue
Orlando, Florida 32801

Phone # (321) 354-9707

Fax # (407) 649-8664

Cell # _____

Email NStalder@dewberry.com

Legal Owner(s) of Property (List all recorded owners): JTD Land at Lakeside, LLC

Owner's Address: 210 S. Hoagland Blvd., Kissimmee, Florida 34741

Location/Address for meter installations: 4843 Bullis Road, St. Cloud, Florida 34772

Parcel Identification Number: 18-26-31-4950-0001-0010

What is the general property use: Residential X Commercial _____

Is project phased? ☐ Yes ☐ No ***(If yes, phasing plan and propose schedule by phase MUST be attached)***

For which phase is this Certificate of Capacity being requested? _____

Proposed start year (estimate 1st CO) 2014 Proposed build out year (estimate last CO) 2016

Meter Size: Potable Water = _____ Sanitary Sewer = _____

COMMERCIAL ONLY: Specific Use _____ Building square footage _____

☐ Please process a concurrency test for the property indicated in this application ***IMMEDIATELY***.

☐ Please ***DEFER*** processing of a concurrency test for the property indicated in this application until being advised to do so by the undersigned. **I am aware that completion and acceptance of this application does insure capacity availability and that all fees will be assessed at the rates established by Resolution and in affect at the time of PAYMENT of the applicable fees.**

Signature Craig Harris, Manager
JTD Land at Lakeside, LLC

Date 09/16/14

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CFN 2013101391
Bk 4465 Pgs 2817-2820 (4 Pgs)
DATE: 07/02/2013 03:27:36 PM
ARMANDO RAMIREZ, CLERK OF COURT
OSCEOLA COUNTY
RECORDING FEES $35.50
DEED DOC $47,250.00

This instrument prepared by and
after recording return to:

James H. McNeil, Jr., Esquire
Akerman Senterfitt
420 S. Orange Ave., Suite 1200
Orlando, Florida 32801

Parcel Identification Number(s):
R17-26-31-0000-0020-0000
R17-26-31-0000-0060-0000
R18-26-31-4950-0001-0010

----------[SPACE ABOVE THIS LINE FOR RECORDING DATA]----------

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and effective as of the 27th day of June, 2013, by **LAKESIDE GROVES, INC.**, a Florida corporation, whose address is 11410 Swift Water Circle, Orlando, FL 32817 (hereinafter referred to as "Grantor") to **CONDEV LAKESIDE LLC,** a Florida limited liability company, whose address is 1270 N. Orange Avenue, Suite D, Winter Park, FL 32789 (hereinafter referred to as "Grantee"):

(Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include all of the parties to this Special Warranty Deed and the successors and assigns of each party. The singular shall be deemed to include the plural, and vice versa, where the context so permits.)

WITNESSETH

THAT, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable considerations, the receipt and sufficiency of which is acknowledged, Grantor hereby grants, bargains, sells, conveys and confirms unto Grantee all that certain real property together with the improvements thereon (hereinafter collectively referred to as the "Property"), located in **Osceola County**, Florida, more particularly described on **Exhibit "A"** attached hereto and made a part hereof;

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with Grantee: (1) that Grantor is lawfully seized of the Property in fee simple; (2) that Grantor has good right and lawful authority to sell and convey the Property; (3) that Grantor does hereby agree to warrant and forever defend the right and title to the Property unto Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise; and (4) that the Property is free of all encumbrances except real estate taxes and assessments accruing subsequent to December 31, 2012, and easements, restrictions, reservations and encumbrances of public record; provided, however, reference thereto shall not serve to reimpose same.

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Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include all of the parties to this Special Warranty Deed and the successors and assigns of each party. The singular shall be deemed to include the plural, and vice versa, where the context so permits.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its authorized officer as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

LAKESIDE GROVES, INC.,
a Florida corporation

Janet K. Lyon

By: Mary J. Palmer
Mary J. Palmer, President

Print Name: Janet K. Lyon

(Corporate Seal)

Richard A Peterson

Print Name: RICHARD A. PETERSON

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 17th day of June, 2013, by Mary J. Palmer, as President of LAKESIDE GROVES, INC., a Florida corporation, on behalf of the corporation, who [ ] is personally known to me or [ ] has produced Florida drivers license as identification.

(Notary Stamp)

Janet K. Lyon
Signature of Notary Public
Print Name:
Notary Public, State of Florida
Commission Expires:

JANET K. LYON
Commission # EE 147853
Expires March 21, 2016
Bonded Thru Troy Fain Insurance 800-385-7019

{26577509;1}

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EXHIBIT "A"
Legal Description of the Property

Lots 1, 2, 15, 17, 18, 31, 32, 33, 34, 47, 48, 49, 50, 63 and 64, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 18, TOWNSHIP 26 S, RANGE 31 E, according to the plat thereof, as recorded in Plat Book "B", Page 24, Public Records of Osceola County, Florida; LESS AND EXCEPT that portion described as PARCEL 16216, in that certain ORDER OF TAKING recorded in Official Records Book 1918, Page 2958 and LESS AND EXCEPT that portion described as PARCEL 125, in that certain STIPULATED ORDER OF TAKING recorded in Official Records Book 3970, Page 2552.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 18, THENCE RUN N89°07'43" W, ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 543.96 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°30'24"W, A DISTANCE OF 20.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF HEARN ROAD, A PLATTED 40 FOOT PUBLIC RIGHT OF WAY AND THE POINT OF BEGINNING; THENCE CONTINUE S00°30'24"W, ALONG THE WEST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN O.R. BOOK 1918, PAGE 2958, OF THE PUBLIC RECORDS OF SAID OSCEOLA COUNTY, A DISTANCE OF 276.09 FEET; THENCE RUN S88°47'41"E, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 173.50 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE, N72°14'25"E, A DISTANCE OF 275.96 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF OLD HICKORY TREE ROAD, SAID LINE BEING A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1762.56 FEET, A CHORD WHICH BEARS S15°41'50"E FOR A CHORD DISTANCE OF 125.36 FEET; THENCE RUN ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°04'33" FOR AN ARC DISTANCE OF 125.39 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID LOT 1; THENCE RUN N89°15'26"W, ALONG SAID SOUTH LINE, A DISTANCE OF 585.49 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE RUN S00°34'05"W, A DISTANCE OF 330.17 FEET TO THE NORTHWEST CORNER OF AFORESAID LOT 17; THENCE RUN S89°14'30"E, ALONG THE NORTH LINE OF SAID LOT 17, A DISTANCE OF 636.58 FEET TO THE WEST RIGHT OF WAY LINE OF OLD HICKORY TREE ROAD, SAID LINE BEING A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1762.56 FEET, A CHORD WHICH BEARS S01°06'42"E FOR A CHORD DISTANCE OF 102.13 FEET; THENCE RUN ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°19'13" FOR AN ARC DISTANCE OF 102.14 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE, S00°30'37"W, A DISTANCE OF 1767.37 FEET TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF NEW NOLTE ROAD AS DESCRIBED IN O.R. BOOK 3970, PAGE 2552 OF THE PUBLIC RECORDS OF AFORESAID OSCEOLA COUNTY; THENCE RUN S57°42'13"W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 66.23 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, N89°14'47"W, A DISTANCE OF 1200.00 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, N32°13'35"W, A DISTANCE OF 49.63 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF CLARK ROAD; THENCE RUN N00°31'30"E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1534.52 FEET; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, N00°36'09"E, A DISTANCE OF 330.21 FEET; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, N00°35'24"E, A DISTANCE OF 640.33 FEET TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF AFORESAID HEARN ROAD; THENCE RUN S89°07'43"E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 758.72 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

The West half of the Southwest quarter of Section 17, Township 26, South, Range 31 East, Osceola County, Florida; LESS AND EXCEPT that portion described as PARCEL 16215, in that certain ORDER OF TAKING recorded in Official Records Book 1918, Page 2958 and LESS AND EXCEPT that portion described as PARCEL 164, in that certain STIPULATED ORDER OF TAKING recorded in Official Records Book 3970, Page 2552.

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BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 17, THENCE RUN S89°20'08"E, ALONG THE SOUTH LINE OF SAID SECTION 17, A DISTANCE OF 89.74 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF OLD HICKORY TREE ROAD AS DESCRIBED IN THE AFORESAID ORDER OF TAKING RECORDED IN O.R. BOOK 1918, PAGE 2958; THENCE RUN ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES; (1) N00°38'50"E, A DISTANCE OF 1265.03 FEET, (2) N88°44'34"W, A DISTANCE OF 9.91 FEET, (3) N00°36'07"E, A DISTANCE OF 1304.67 FEET, (4) S89°37'24"E, A DISTANCE OF 10.01 FEET, (5) N00°35'31"E, A DISTANCE OF 68.81 FEET TO A POINT ON THE NORTH LINE OF THE AFORESAID WEST 1/2 OF SECTION 17; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE RUN S89°19'19"E, ALONG SAID NORTH LINE, A DISTANCE OF 1228.41 FEET; THENCE RUN S00°33'24"W, A DISTANCE OF 2638.38 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF SECTION 17; THENCE RUN N89°20'08"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1231.58 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

The Northwest 1/4 of the Northwest 1/4 of Section 17, Township 26, South, Range 31 East, Osceola County, Florida; LESS AND EXCEPT that portion described as PARCEL 16213, in that certain ORDER OF TAKING recorded in Official Records Book 1918, Page 2958.

COPY

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City of St. Cloud
Water / Sewer Request
Development Review Application

DRC Case Number: _____

Please use blue or black ink only. Failure to complete this form in its entirety will result in this application being returned without review.
Note: A separate application is required for each request.

Applicant JTD Land at Lakeside, LLC	Agent Dewberry | Bowyer-Singleton
Contact Craig Harris	Contact Nicole P. Stalder, P.E.
Address 210 South Hoagland Blvd.	Address 520 South Magnolia Avenue
Kissimmee, Florida 34741	Orlando, Florida 32801
Daytime Phone (407) 870-0066	Daytime Phone (321) 354-9707
Fax (407) 870-9743	Fax (407) 649-8664
Cell	Cell
Email CHarris@jr-davis.com	Email NStalder@dewberry.com

Legal Owner(s) of Property (List all recorded owners): JTD Land at Lakeside, LLC

Owner's Address: 210 South Hoagland Blvd., Kissimmee, Florida 34741

Development Name: Northwest Lakeside Groves

Site Location/Address: 4843 Bullis Road, St. Cloud, FL 34772

Area of Development (Acreage or Square Feet) 66.98 acres

Parcel Identification Number (list all) 18-26-31-4950-0001-0010

Federal Tax Identification Number (FEIN) _____
***Required if Corporation**

I certify that I have reviewed the Land Development Code and that my submission meets all requirements. The only exceptions are those items to which I am requesting variances to or waivers from certain sections of the code and understand that they must be listed on the plans individually and on the attached transmittal. I understand that if an item does need a variance, it will be necessary to file through the appropriate governing body.

Craig Harris, Owner/Agent
Manager, JTD Land at Lakeside

09/16/14
Date

Signature must be original (No copies, scans, faxes or e-mails)

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BOWYER SINGLETON

Sanitary Utility Plan

Northwest – Lakeside Groves

Osceola County

City of St. Cloud Utilities

(File No.: 50067918 [LKGR-1])

Prepared for:
JTD at Lakeside, LLC

Prepared by:
Dewberry I Bowyer-Singleton

October 2014

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Dewberry

BOWYER SINGLETON

Sanitary Utility Plan

Northwest – Lakeside Groves

Osceola County

City of St. Cloud Utilities

Prepared For:
JTD at Lakeside, LLC

October 2014

Nicole Petersen Stalder, P.E.
Project Manager
Florida License No.: 64720

520 South Magnolia Avenue • Orlando, Florida • 32801 • 407.843.5120
State of Florida Board of Professional Engineers
Certification of Authorization #8794

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Sanitary System
Northwest – Lakeside Groves
Osceola County
City of St. Cloud Utilities

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    1. Demand Calculations
    2. Pump Curve & Specifications
    3. Buoyancy Calculations

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BOWYER SINGLETON

Section A

Project Information

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Northwest - Lakeside Groves Sanitary System
Executive Summary

A. GENERAL INFORMATION

Introduction

Northwest Lakeside Groves, is a 66.96 acre site that is located west of Hickory Tree Road and north of New Nolte Road in Osceola County. The project area is located in within the Master Planning Service Area for the City of St. Cloud Utilities. The subject property is within Sections 18 & 19, Township 26 South, and Range 31 East. The proposed development of the site will consist of approximately 211 single-family homes with park and community facilities.

Tract Q is included in the development area of Northwest Lakeside Groves, however the type of establishment and sanitary flows are unknown at this time. A termination manhole has been provided to the Tract for future connection to the Northwest Lakeside Groves Gravity Collection System. The Liftstation Calculations show that there is still 38.7 gpm (197gpm effluent from pump - 158.3gpm at peak flow) available for additional flows.

Forcemain Connection Location

The proposed development sanitary forcemain will connect to the existing 20-inch forcemain on the east side of Hickory Tree Road. This forcemain runs south to a 24” forcemain that runs south and west to the Southside Water Treatment Facility.

Proposed Master System

The development utilizes 8” gravity main at the minimum 0.40% slope to collect all the generated wastewater and bring it to Liftstation #101 at the northeast corner of the property. Liftstation #101 then pumps the effluent to the existing 20-in forcemain previously mentioned.

B. DESIGN CRITERIA

System Demand

The proposed contributing flows where based off an Equivalent unit (GPD/Unit) rate of 265 GDP with a peaking factor of 4 for cumulative flows less than 100,000 gpm as required by City of St. Cloud Land Development Code (LDC). The cumulative flows were then checked against the gravity pipe capacity with a minimum design diameter of 8.”

Proposed System Demands:

	Liftstation #101
Average Daily Flow:	39.6 gpm
Peaking Factor:	4.0
Peak Hourly Flow:	158.3 gpm

Refer to Section B for the demand calculations and gravity main capacity calculations. Refer to Section D for the City Master Plan Table 3 Design Requirements.

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System Performance

The Liftstation is designed with a maximum cycle time of 30 minutes and a minimum cycle time of 5 min between successive pump starts. The forcemain has been sized to transport the peak flows from the development at a minimum velocity of 2ft/s and a maximum velocity of 8 ft/s for the on-site forcemain during the peak tie-in pressure provided by the City of St. Cloud. Refer to email tie-in pressure provided in Section D.

The minimum 2 fps flow is unobtainable for the 20-inch and 24-inch transmission forcemains during a run out condition. Refer to Section D for the City Wastewater Master Plan

C. METHODOLOGY

Minor losses were tabulated using minor loss coefficients and combined with the friction losses associated with the flow through the forcemain to determine the total losses through the pipe. The pipe head loss was combined with the static head associated with the liftstation bottom elevation and the highest elevation along the forcemain. The tie-in pressure provided by the City was added to calculate the total design head of the system. Utilizing the flow required to obtain the required velocity and cycle time, and the total dynamic head calculated; a pump was selected. The pump was checked to also ensure that the run-out condition was within the operating range of the pump.

Buoyancy of the Liftstation was also checked to ensure the weight of the concrete and soil would prevent the wetwell from becoming buoyant. Additional safety factors include assuming no water in the wetwell, neglecting the weight of the top slab, neglecting the soil friction, and assuming the water table (Buoyant force) is the depth of the entire wetwell.

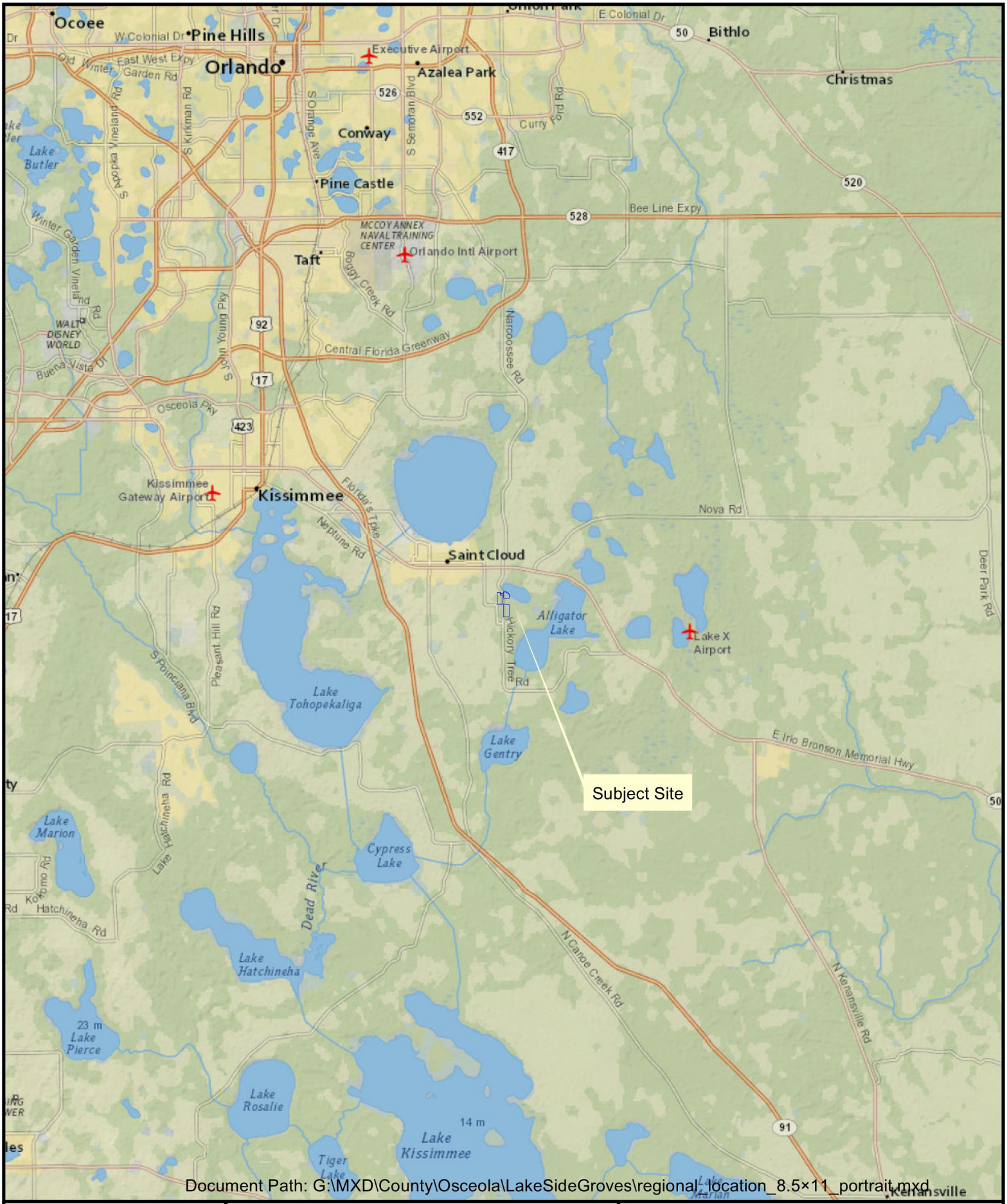
RESULTS

Proposed Lift Station Pumping Scenarios
Run Out Condition to WWTP
Liftstation #101
Type: 2 x XFP100G CB1 Design Point: 197 gpm at 130 ft TDH
Impeller Size: 11.00 inch
Horsepower: 33.5 hp
Electrical: 480V, 3 phase

All Pumps on Condition – Tie-in Pressure of 45 psi
Liftstation #101
Type: 2 x XFP100G CB1 Design Point: 905 gpm at 87 ft TDH
Impeller Size: 11.0 inch
Horsepower: 33.5 hp
Electrical: 480V, 3 phase

Refer to the Liftstation #101 Calculations, Pump Curve & Specifications, and Floatation Calculations in Section C. Refer to the Final Engineering Plans for the system layout.

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Dewberry

BOWYER SINGLETON

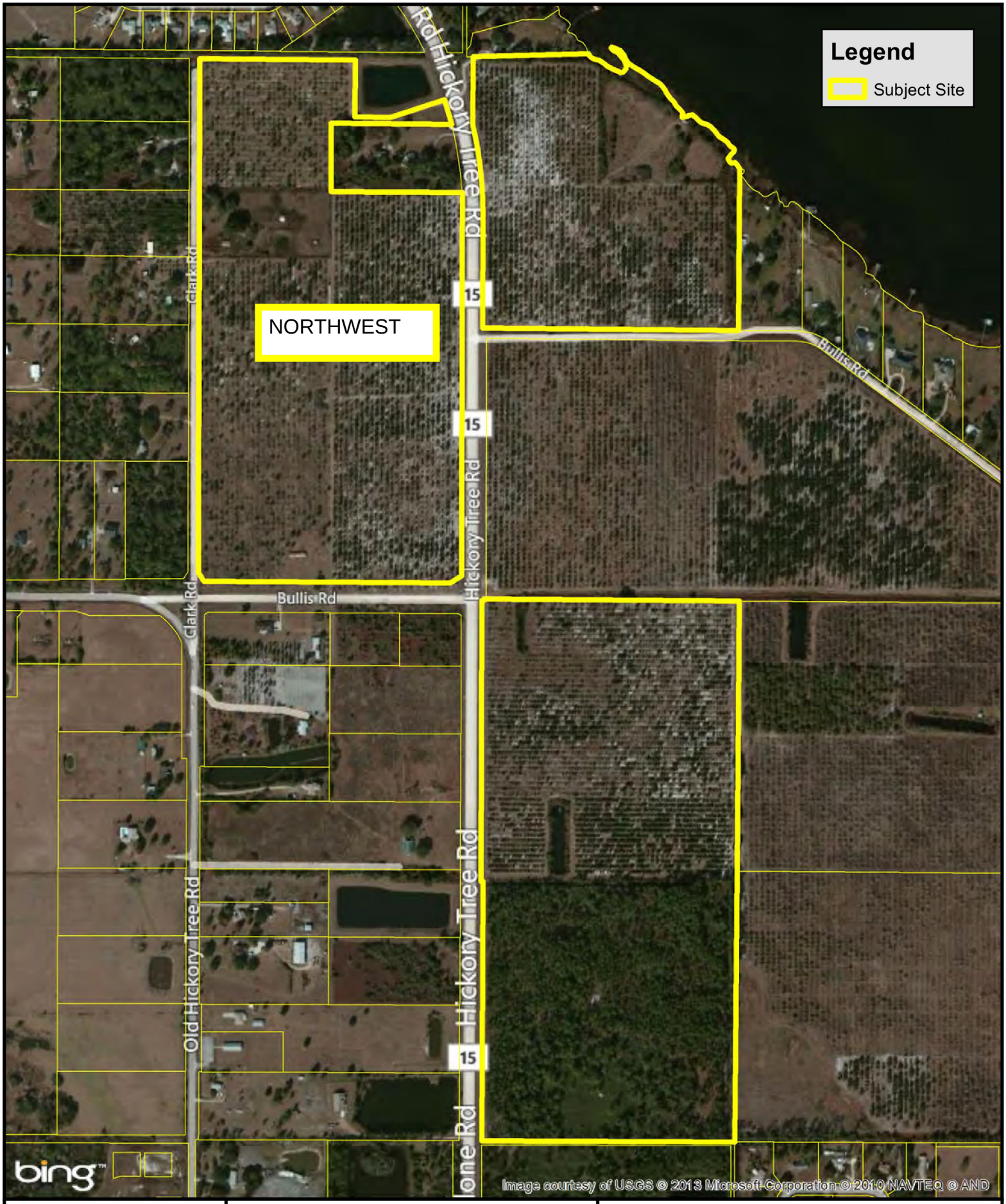
Lakeside Groves, Inc. Property
Osceola County, Florida
Regional Location Map

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N

0 15,000 30,000 Feet

Data Source: OCPA
Image Source: ESRI National Geographic



BOWYER SINGLETON
407.843.5120 www.bsa-civil.com

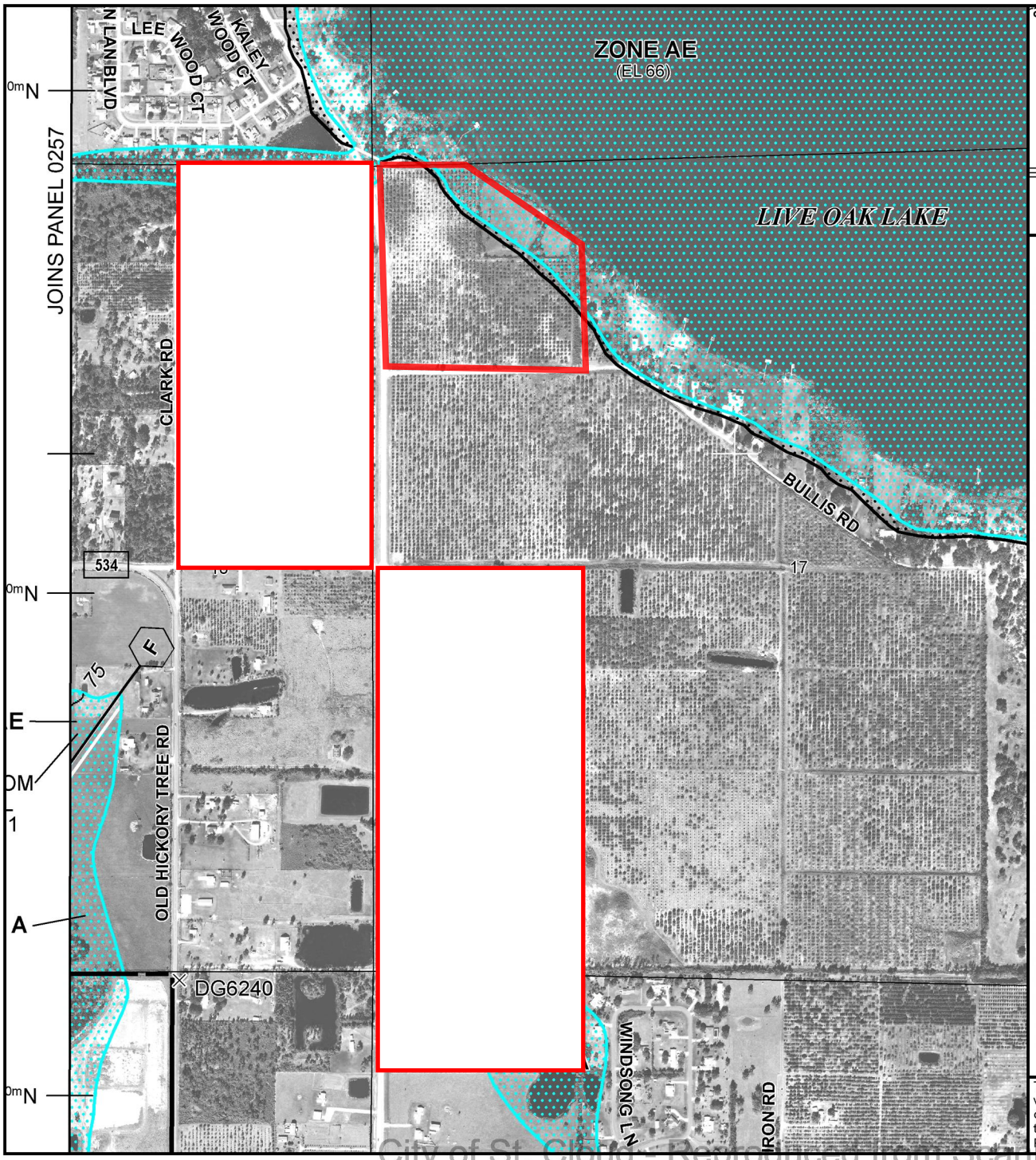
Lakeside Groves, Inc. Property
Osceola County, Florida
Aerial Location Map

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N

0 300 600 Feet

Data Source: OCPA
Image Source: Bing Maps
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ance Program at 1-800-638-6620.

MAP SCALE 1" = 1000'

0 500 1,000 1,500 2,000 FEET

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0280G

FIRM

FLOOD INSURANCE RATE MAP

OSCEOLA COUNTY, FLORIDA

AND INCORPORATED AREAS

PANEL 280 OF 900

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
OSCEOLA COUNTY	120189	0280	G
ST. CLOUD, CITY OF	120191	0280	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
12097C0280G

MAP REVISED
JUNE 18, 2013

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

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Dewberry

BOWYER SINGLETON

Section B

Wastewater Flow Calculations

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Northwest - Lakeside Groves
LKGR-1
10/6/2014
City of St. Cloud Utilities

Wastewater Demands

Type of Unit	# of Units	FU (Each)	FU (Total)	ERU Factor	Avg. Daily Flow (GPD)	PF (GPM)
50' x120'	122			1.0	32330	89.8
65' x120'	89			1.0	23585	65.5
Club House(s)						
Water Closest	4	6	24			
Urinals	2	4	8			
Sinks	4	2	8			
Floor Drains	2	0	0			
Sink w/ Disposal	1	2	2			
Dishwasher	1	2	2			
Water fountains	2	2	4			
			48	4.0	1060	2.9
				Totals:	**56975**	**158.3**

ERU = 265 GPD/Unit
PF = 4 for flows up to 100,000 GPD

Notes:
The park/clubhouse facility demands are based on an estimated fixture unit calculation, ERC Factor= FU x 25 /300.
Equivalent Unit: 265 GPD/unit (Per City of St. Cloud LDC, Article VII, Division 5, 7.5.2)

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Northwest - Lakeside Groves

LKGR-1

10/9/2014

City of St. Cloud Utilities

Gravity Sewer Capacity: $Q = (1.486/n)AR_h^{2/3}S^{1/2}$

Pipe Diameter		Manning's[1]	Area	Hydraulic Radius[2]	Slope[3]	Pipe Capacity Flowing Full, Q		Velocity
(in)	(ft)	n	A (sf)	R_h	S (ft/ft)	(cfs)	(GPM)	(fps)
8	0.67	0.012	0.349	0.167	0.0032	0.74	332.4	2.12
10	0.83	0.012	0.545	0.208	0.0024	1.16	521.9	2.13
15	1.25	0.012	1.227	0.313	0.0019	3.05	1369.0	2.49

Maximum Combined Peak Flow LS #101 = 158.3 < 332.4 (GPM)

Therefore, 8" Gravity main is adequate for all on-site flows.

Notes:

1. Manning's n is 0.012 for PVC pipes per City of St. Cloud Land Development Code (LDC).
2. Hydraulic Radius, R = D/4 for full flowing pipes.
3. Minimum design slopes per City of St. Cloud LDC.
4. Flow does not include flow from Tract Q although he gravity system is not at capacity. Additional flows to this system will have to be reviewed at the time of development.

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Dewberry

BOWYER SINGLETON

Section C

Liftstation #101 Calculations

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Northwest - Lakeside Groves

(LKGR-1)

Lift Station #101

DESIGN FLOW DETERMINATION

FLOW SOURCE	Units	Flow/Unit		AVG DAILY FLOW (GPD)
Single-Family 50' Lot	122	265		32330
Single-Family 60' Lot	89	265		23585
Park Facilities	4	265		1060
(see wastewater flow calculations)				
TOTAL (gpd/gpm):		56975	/	39.57
POPULATION EQUIVALENT (000'S):				0.57
PEAKING FACTOR:				4.00
PEAK FLOW (gpm):				158.3

TRIBUTARY FLOW FROM OTHER LIFT STATIONS

STATION NUMBER	DESIGN FLOW (gpm)
N/A	0.00

TOTAL DESIGN INFLUENT = 158.3

Use the following equations

where:

$t_{cycle} = t_R + t_D$

$t_R = V/(Q_{out} - Q_{in})$

$t_D = V/Q_{in}$

- t_{cycle} = Cycle Time
- t_R = Pump Run Time
- t_D = Wet Well Detention (Refill Time)
- V = Wet Well Volume
- Q_{out} = Pump Discharge Rate
- Q_{in} = Flow into Wet Well (ADF or 1/2Qout as applicable)

reduced to

$$t_{cycle} = \frac{V * Q_{out}}{(Q_{out} - Q_{in}) * Q_{in}}$$

WETWELL SIZING CALCULATIONS

	ADF	PHF
CYCLE TIME (min):	23.81	15.29
INFLUENT (gpm):	39.57	158.26
EFFLUENT (gpm)	197	197
WETWELL STORAGE (gal):	753	

Please Note: Liftstation #101 is not at capacity and the Tract Q outparcel has been provided a termination manhole to discharge to the gravity system of Liftstation #101. The end product and flow for Tract Q are not known at this time.

WETWELL DIAMETER (ft):	6.00	8.00	10.00	12.00
OPERATING RANGE (ft):	3.56	2.00	1.28	0.89
WETWELL DIAMETER SELECTED:	8.00			

DETERMINE CONTROL ELEVATIONS

TOP OF LIFT STATION			73.25	Y
LOWEST GRAVITY INVERT ELEVATION:			57.43	Z
HIGH LEVEL ALARM	0.18	/	57.25	X
LAG PUMP ON	0.50	/	56.75	W
LEAD PUMP ON	1.00	/	55.75	V
BOTH OFF *(Operating Range from Selected Wetwell Diameter)*	2.00	/	53.75	U
INSIDE BOTTOM / ELEVATION:	1.50	/	52.25	T

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TOTAL DESIGN HEAD CALCULATION

MINOR LOSSES COEFFICIENT DETERMINATION

		Maximum Design Condition				Run-Out Condition			
		DISCHARGE		On-Site FM		Off-Site FM		Off-Site FM	
TYPE	COEFFICENT	NUMBER	K TOTAL	NUMBER	K TOTAL	NUMBER	K TOTAL	NUMBER	K TOTAL
1. BEND 90	0.30	2	0.60	1	0.30	2	0.60	3	0.90
2. BEND 45	0.23	2	0.46	2	0.46	2	0.46	5	1.15
3. CHECK VALVE	2.50	1	2.50	0	0.00	2	5.00	5	12.50
4. PLUG VALVE	0.90	1	0.90	1	0.90	2	1.80	5	4.50
5. TEE-BRANCH	1.80	1	1.80	1	1.80	2	3.60	2	3.60
6. TEE-STRAIGHT	0.60	0	0.00	0	0.00	0	0.00	3	1.80
7. REDUCER	0.25	1	0.25	0	0.00	0	0.00	1	0.25
8. OUTLET LOSS	1.00	0	0.00	0	0.00	0	0.00	1	1.00
9.	1.00	0	0.00	0	0.00	0	0.00	0	0.00
10.	1.00	0	0.00	0	0.00	0	0.00	0	0.00
11.	1.00	0	0.00	0	0.00	0	0.00	0	0.00
TOTALS			6.51		3.46		11.46		25.70

HEAD LOSS DETERMINATION

PIPE:	DISCHARGE	On-Site FM	Off-Site FM	Off-Site FM #2
DESIGN FLOW (gpm):	197.0	197.0	197.0	197.0
DIAMETER (in):	6.00	6.00	20.00	24.00
VELOCITY (fps): *(must be between 2 and 5 fps)*	2.24	2.24	0.20	0.14
VELOCITY HEAD (ft):	0.08	0.08	0.00	0.00
MINOR LOSSES (ft):	0.51	0.27	0.01	0.01
PIPE LENGTH (ft):	30	647	3637	14940
DESIGN "C" FACTOR:	120	120	120	120
FRICTION LOSS (ft):	0.127	2.75	0.04	0.07
TOTAL FRICTION LOSSES (ft):	**3.65**			**0.13**

DESIGN HEAD CALCULATION

DISCHARGE ELEVATION:		76.2	(Highest Point in FM)	Discharge Elev.:	76.20
PUMPS OFF ELEVATION:		53.75		Lead Pump On Elev:	55.75
MAX. ELEVATION HEAD:		22.45	feet	MIN. ELEV. HEAD:	20.45 feet
(Discharge - Pumps off elev.)					
FM TIE-IN HEAD:	45.00 PSI	103.85	feet		
STATIC HEAD:		126.30	feet	STATIC HEAD:	20.45 feet
TOTAL FRICTION LOSSES:		3.65	feet	FRICTION HEAD:	3.78 feet
--TOTAL DESIGN HEAD--		**129.94**	**feet**	TOTAL HEAD:	**24.23 feet**

Notes:

Tie-in pressure obtained from St.Cloud, 40-45psi

Off-site Pipe Lengths and sizes were obtained from the Master WaterCAD Model provided by Reiss Engineering.

Off-Site Main flow velocitys can not meet the required 2 fps.

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SYSTEM HEAD CURVE GENERATION

SET INITIAL FLOW (gpm): 140.00
SET INCREMENTAL FLOW (gpm): 20.00

FLOW (gpm)	Maximum Design Condition					Run-Out Condition				
	DISCHARGE		On-Site FM		Head w/ 45.00 PSI AT FM	Off-Site FM		Off-Site FM #2		Head w/ W/ 0 PSI AT FM
	FRICTION	MINOR	FRICTION	MINOR		FRICTION	MINOR	FRICTION	MINOR	
140.0	0.07	0.26	1.46	0.14	**128.21**	0.02	0.00	0.04	0.00	**22.44**
160.0	0.09	0.33	1.87	0.18	**128.76**	0.03	0.00	0.05	0.01	**23.01**
180.0	0.11	0.42	2.32	0.22	**129.37**	0.04	0.01	0.06	0.01	**23.64**
200.0	0.13	0.52	2.82	0.28	**130.05**	0.05	0.01	0.08	0.01	**24.34**
220.0	0.16	0.63	3.37	0.33	**130.79**	0.05	0.01	0.09	0.01	**25.10**
240.0	0.18	0.75	3.96	0.40	**131.58**	0.06	0.01	0.11	0.01	**25.93**
260.0	0.21	0.88	4.59	0.47	**132.44**	0.07	0.01	0.12	0.01	**26.82**
280.0	0.24	1.02	5.26	0.54	**133.36**	0.08	0.01	0.14	0.02	**27.77**
300.0	0.28	1.17	5.98	0.62	**134.35**	0.10	0.02	0.16	0.02	**28.79**
320.0	0.31	1.33	6.74	0.71	**135.39**	0.11	0.02	0.18	0.02	**29.87**
340.0	0.35	1.50	7.54	0.80	**136.49**	0.12	0.02	0.20	0.02	**31.01**
360.0	0.39	1.69	8.38	0.90	**137.64**	0.13	0.02	0.23	0.03	**32.21**
380.0	0.43	1.88	9.26	1.00	**138.86**	0.15	0.03	0.25	0.03	**33.47**
400.0	0.47	2.08	10.18	1.11	**140.14**	0.16	0.03	0.27	0.03	**34.79**
420.0	0.52	2.30	11.14	1.22	**141.47**	0.18	0.03	0.30	0.04	**36.17**
440.0	0.56	2.52	12.14	1.34	**142.86**	0.19	0.04	0.33	0.04	**37.61**
460.0	0.61	2.75	13.18	1.46	**144.31**	0.21	0.04	0.36	0.04	**39.11**
480.0	0.66	3.00	14.26	1.59	**145.81**	0.23	0.04	0.39	0.05	**40.67**
500.0	0.71	3.25	15.38	1.73	**147.37**	0.25	0.05	0.42	0.05	**42.28**
520.0	0.77	3.52	16.54	1.87	**148.99**	0.26	0.05	0.45	0.05	**43.96**
540.0	0.82	3.80	17.73	2.02	**150.67**	0.28	0.05	0.48	0.06	**45.69**
560.0	0.88	4.08	18.97	2.17	**152.40**	0.30	0.06	0.51	0.06	**47.49**
580.0	0.94	4.38	20.24	2.33	**154.18**	0.32	0.06	0.55	0.07	**49.33**
600.0	1.00	4.69	21.55	2.49	**156.02**	0.34	0.07	0.58	0.07	**51.24**
620.0	1.06	5.00	22.90	2.66	**157.92**	0.37	0.07	0.62	0.08	**53.21**
640.0	1.13	5.33	24.28	2.83	**159.87**	0.39	0.08	0.66	0.08	**55.23**
660.0	1.19	5.67	25.71	3.01	**161.88**	0.41	0.08	0.69	0.09	**57.30**
680.0	1.26	6.02	27.17	3.20	**163.94**	0.43	0.09	0.73	0.09	**59.44**
700.0	1.33	6.38	28.66	3.39	**166.05**	0.46	0.09	0.77	0.10	**61.63**
720.0	1.40	6.75	30.20	3.59	**168.23**	0.48	0.10	0.82	0.10	**63.88**
740.0	1.47	7.13	31.77	3.79	**170.45**	0.51	0.10	0.86	0.11	**66.18**
760.0	1.55	7.52	33.37	4.00	**172.73**	0.53	0.11	0.90	0.12	**68.54**
780.0	1.62	7.92	35.02	4.21	**175.06**	0.56	0.11	0.95	0.12	**70.96**
800.0	1.70	8.33	36.69	4.43	**177.45**	0.59	0.12	0.99	0.13	**73.43**
820.0	1.78	8.75	38.41	4.65	**179.89**	0.61	0.12	1.04	0.13	**75.95**
840.0	1.86	9.18	40.16	4.88	**182.38**	0.64	0.13	1.08	0.14	**78.54**
860.0	1.95	9.63	41.95	5.12	**184.93**	0.67	0.14	1.13	0.15	**81.17**
880.0	2.03	10.08	43.77	5.36	**187.53**	0.70	0.14	1.18	0.16	**83.87**
900.0	2.12	10.54	45.63	5.60	**190.19**	0.73	0.15	1.23	0.16	**86.61**
920.0	2.20	11.02	47.52	5.86	**192.89**	0.76	0.16	1.28	0.17	**89.42**
940.0	2.29	11.50	49.45	6.11	**195.65**	0.79	0.16	1.34	0.18	**92.27**

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Product description

SULZER

Pos.no	Description	Item no.	Quant.	UP [USD]	GP [USD]
	XFP100G CB1 60HZ		**1**		
	XFP100G CB1		1	On req.	On req.

XFP

ABS EffeX XFP range of submersible pumps (PE1 to PE3) are supplied for reliable and economic pumping of clear water,
polluted water and heavily polluted sewage containing solids, faecal slurry and sludge in commercial, industrial and municipal application. Driven by Premium Efficiency IE3 motor in according with IEC 60034-30,
exceeding CEMEP EFF 1. Motor insulation according to Class H, temperature rise according to Class A.
Explosion proof as standard, ATEX, FM and CSA.
Continuously rated motor suitable for wet and dry installation as standard.(PE1 and PE2)
PE3 has the option of internal closed loop cooling system for dry installation.
Equipped with temperature and moisture sensors as standard.
Standard sewage hydraulic with Contrablock plus gives enhanced levels of blockage
resistance and excellent rag handling with large free solids passage of 75 mm minimum.

50Hz
Capacity up to 750 m3/h
Head, max. 74 m

60Hz
Capacity up to 3500 US g.p.m.
Head, max. 330ft

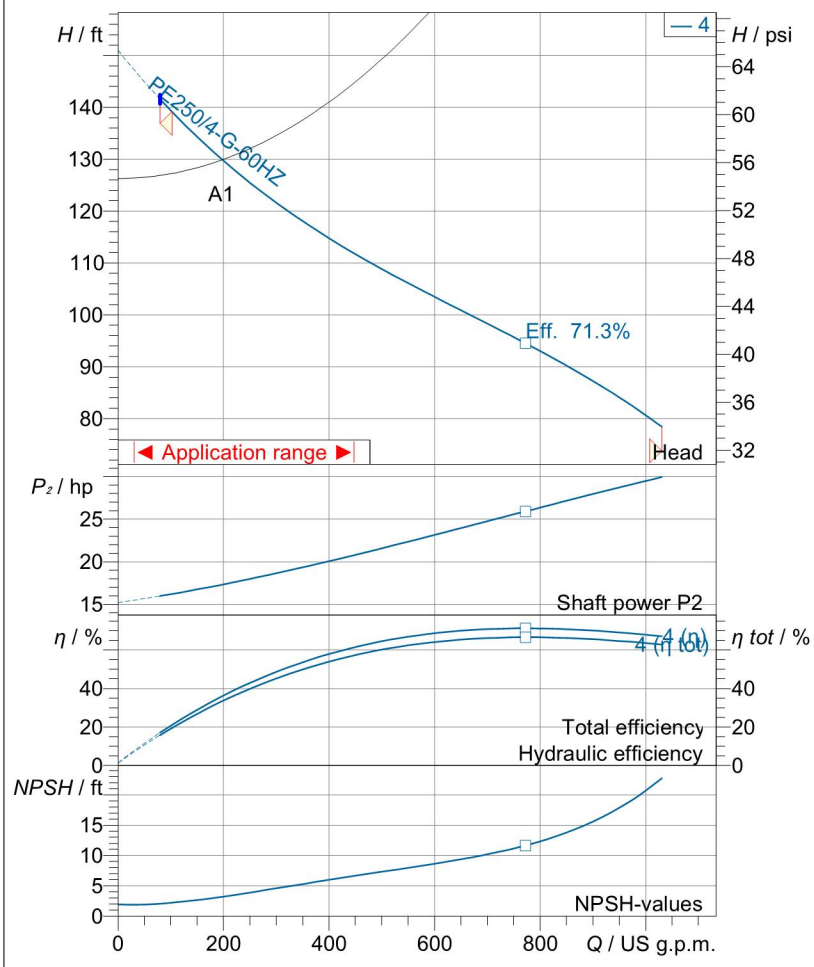
Type: XFP100G CB1
Technical data

Delivery rate	: 197.9 US g.p.m.
Delivery head	: 129.9 ft
Hydr. efficiency	: 36.07 %
Total efficiency	: 33.49 %
Shaft power	: 17.34 hp
Speed	:
Impeller type	: Contrabloc Plus impeller, 1 vane
Motor output	: 33.53 hp
Voltage	: 460 V
Frequency	: 60 Hz
Suction outlet	: DN100
Discharge outlet	: DN100

	Total Price	On req.

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XFP100G CB1 60HZ



Testnorm
ISO 9906 Gr 2 Annex A1/A2

2014-10-07

Operating data specification			
Flow	198 US g.p.m.	Head	130 ft
Efficiency	36.1 %	Shaft power	17.3 hp
NPSH	3.22 ft	Fluid	Wastewater
Temperature	68 °F	Nature of system	Single head pump
No. of pumps	1		
Pump data			
Type	XFP100G CB1 60HZ	Make	ABS
Series	XFP PE1-PE3	Impeller	Contrabloc Plus impeller, 1 vane
N°of vanes	1	Impeller size	11 inch
Free passage	3.94 inch	Suction port	DN100
Discharge port	DN100		
Motor data			
Rated voltage	460 V	Frequency	60.0 Hz
Rated power P2	33.5 hp	Nominal Speed	1760 rpm
Number of poles	4	Efficiency	93.6 %
Power factor	0.821	Rated current	40.8 A
Starting current	315 A	Rated torque	100 lbf ft
Starting torque	279 lbf ft	Degree of protection	IP 68
Insulation class	H		

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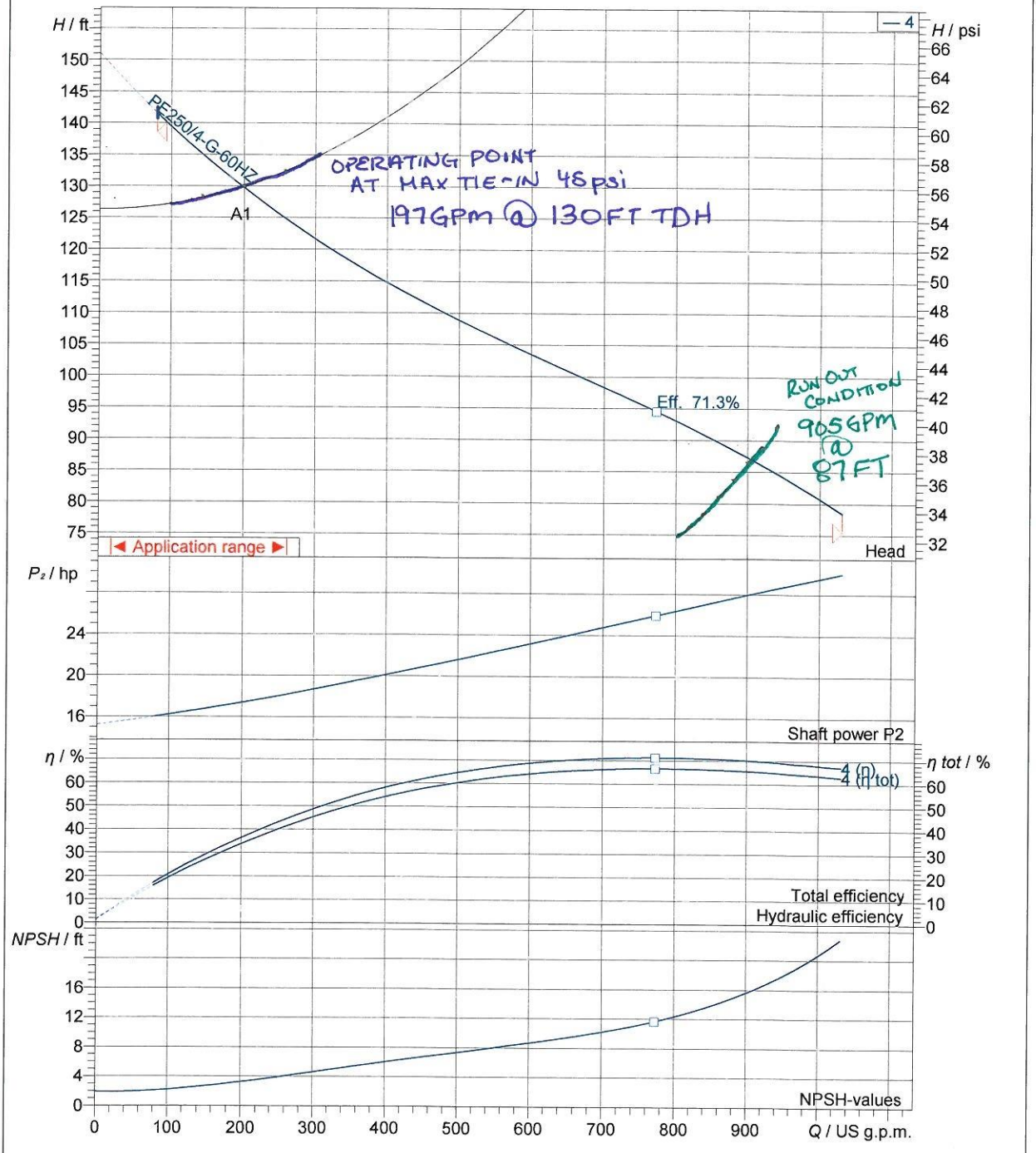
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Curve number	Pump performance curves	SULZER
PE 250/4-G-60HZ	XFP100G CB1 60HZ	
Reference curve XFP100G CB1 60HZ		

NORTHWEST LAKESIDE GROVES LIFTSTATION #101

			Discharge	Frequency
			DN100	60 Hz
Density	Viscosity	Testnorm	Rated speed	Date
62.31 lb/ft³	1.077E-5 ft²/s	ISO 9906 Gr 2 Annex A1/A2	1770 rpm	2014-10-07
Flow	Head	Rated power	Hydraulic efficiency	NPSH
198 US g.p.m.	130 ft	17.3 hp	36.1 %	3.22 ft



Impeller size	N°of vanes	Impeller	Solid size	Revision
11 inch	1	Contrabloc Plus impeller, 1 vane	3.94 inch	

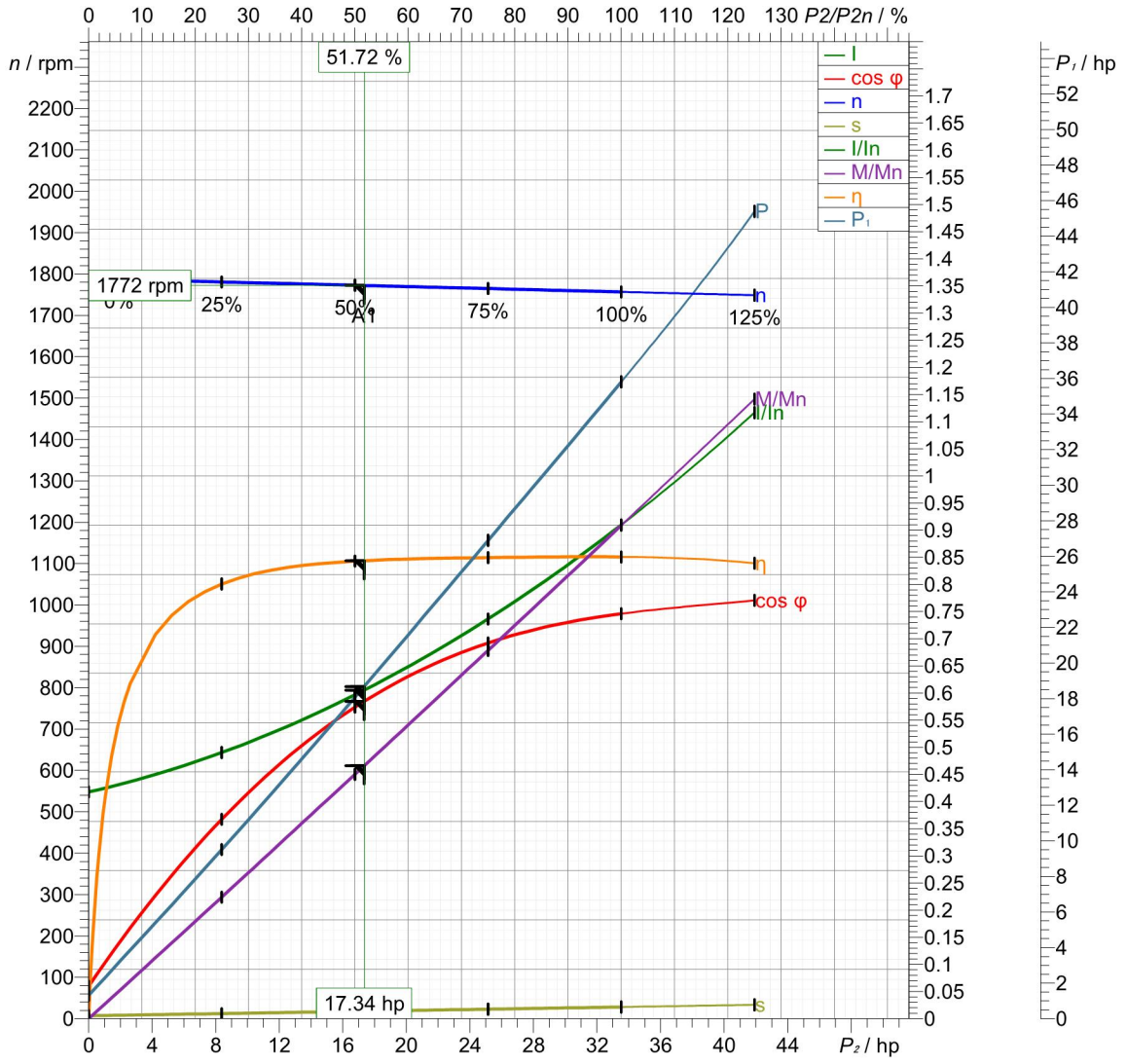
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Frequency 60 Hz	**Motor performance curve** PE250/4-G-60HZ	SULZER

Rated power	Service factor	Nominal Speed	Number of poles	Rated voltage	Date
33.5 hp	1	1760 rpm	4	460 V	2014-10-07



Symbol	No load	25 %	50 %	75 %	100 %	125 %
P_1 / hp	1.325	9.512	18.07	26.9	35.82	45.4
P_2 / hp	0	8.381	16.76	25.14	33.53	41.91
I / A	18.75	22.02	26.79	33.06	40.84	50.12
cos ϕ	0.06614	0.4043	0.6314	0.7616	0.8209	0.8479
n / rpm	1789	1781	1773	1765	1757	1749
s / %	0.6111	1.056	1.5	1.944	2.389	2.833
η / %	0	88.11	92.75	93.47	93.6	92.3

Tolerance according to VDE 0530 T1 12.84 for rated power

Starting current	Starting torque	Moment of inertia
315 A	279 lbf ft	2.09 lb ft²

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SULZER

Massblatt XFP 100G-CB1 Nassinstallation Dimension sheet Twin Guide Rail Installation Dimensioni Installazione sommersa Hoja de dimensiones instalación sumergida Plan d'encombrement Installation noyee	No: AN-M.22.590 - 02 Drawn: 05/08/10 D.Whelan Issue Date: 18/07/11 Änderungen vorbehalten Technical changes reserved Con riserva di modifiche Con reserva de modificaciones Sous réserve de modification

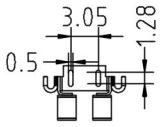
U.S.

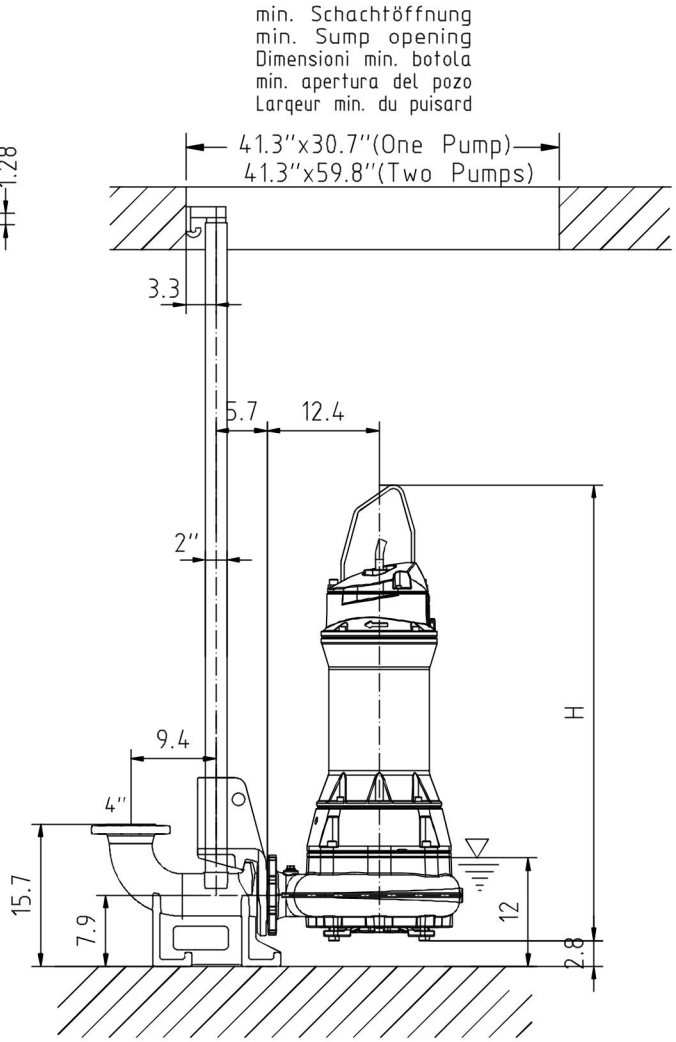
50 Hz

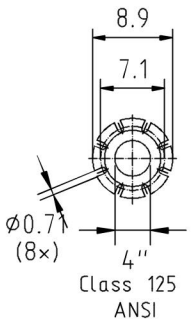
Typ Type Tipo	Gewicht Weight Poids Peso (lbs)	Height H (")
PE 110/4	693	50.5
PE 140/4	708	50.5
PE 160/4	724	50.5
PE 185/4	763	50.5
PE 220/4	792	52

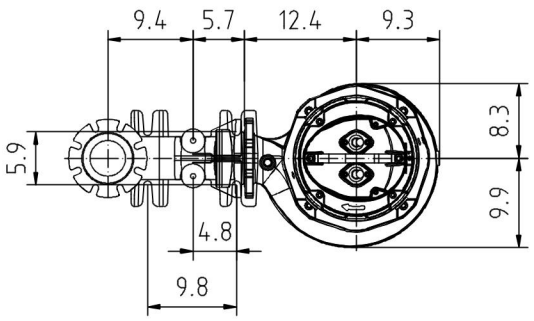
60 Hz

Typ Type Tipo	Gewicht Weight Poids Peso (lbs)	Height H (")
PE 90/6	721	50.5
PE 130/4	708	50.5
PE 150/4	708	50.5
PE 185/4	763	50.5
PE 210/4	763	50.5
PE 250/4	792	52









Gewicht: Beinhaltet Pumpe und Halterung
Weight: Includes pump and slider bracket
Il peso include il pezzo intermedio
Peso: Incluye bomba y uña
Poids: Pompe et coulisseau

Guss-Allgemeintoleranzen nach DIN1680 - GTB16
General tolerances for castings in acc. to DIN1680-GTB16
Tolleranze generali delle fusioni secondo DIN1680-GTB16
Tolerancias generales para la fundición seg. de DIN1680-GTB16
Tolérance générale de la fonderie selon DIN1680-GTB16

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TECHNICAL DATA — XFP CLEAR OPENING AND SPACING

XFP 4" PUMPS

Date: 06/11

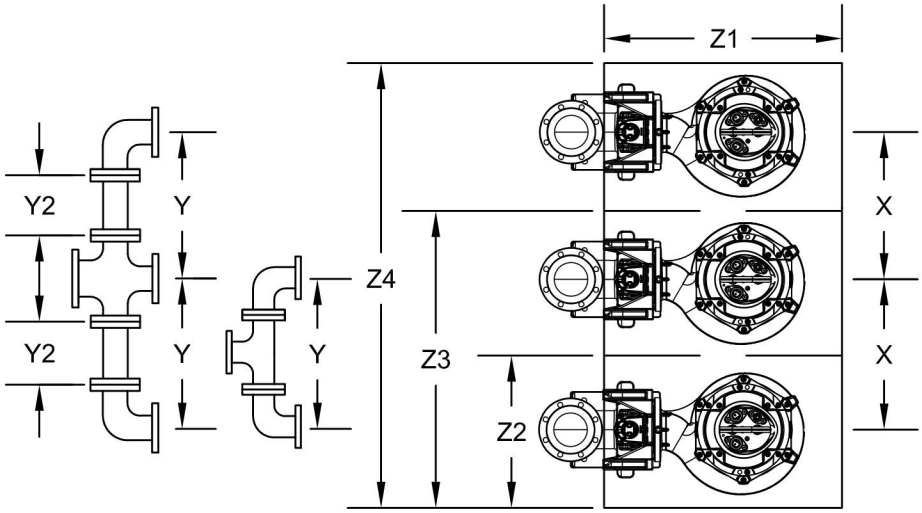
Dwg: DS-E03-011 | Rev. 0

		SIMPLEX	DUPLEX			TRIPLEX***		
Pump Model	Pipe Dia.	Min. Clear Opening (Z1 X Z2)	Min. Hydraulic Dist.* (X)	Min. Manifold Dist.** (Y)	Min. Clear Opening (Z1 X Z3)	Min. Separation Dist.** (Y)	Min. Clear Opening (Z1 X Z4)	Spacer length (Y2)
XFP 100G-CB	4	33x26	22	26	33x52	26	33x78	13
	8	33x26	22	36	33x62	36	33x98	18
XFP 101G-CB1	4	34x24	20	26	34x50	26	34x76	13
	6	34x24	20	32	34x56	32	34x88	16
	8	34x24	20	36	34x60	36	34x96	18
XFP 101G-VX	4	35x25	21	26	35x51	26	35x77	13
	6	35x25	21	32	35x57	32	35x89	16
	8	35x25	21	36	35x61	36	35x97	18
XFP 100J-CB2	4	41x32	28	26	41x58	26	41x84	13
	6	41x32	28	32	41x64	32	41x96	16
	8	41x32	28	36	41x68	36	41x104	18
XFP 100J-CH1	4	41x32	28	26	41x58	26	41x84	13
	6	41x32	28	32	41x64	32	41x96	16
	8	41x32	28	36	41x68	36	41x104	18

*Minimum distance required for proper hydraulic performance. Consult factory for special circumstances.

**Spacer and elbow dimensions are based on AWWA C110, ANSI A21.10 standards. Configurations shown are for illustration purposes only. Other minimums can be achieved with different fittings.

***Minimum separation distances accommodate typical hatch beam supports. However, actual requirements should be verified with hatch manufacturer and adjusted if necessary.



All units are in inches unless otherwise specified

Specifications subject to change without notice.

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SCOPE

Furnish , ____ ABS Model _____ submersible non-clog wastewater pump(s). The pump(s) shall be supplied with a mating cast iron four inch discharge connection and be capable of delivering _____ U.S. GPM at a total dynamic head of _____ feet. An additional point on the same curve shall be _____ U.S. GPM at a total dynamic head of _____ feet. Shut off head shall be _____ feet (minimum). The motor shall be an integral part of the pump unit. The motor shall be _____ HP connected for operation on a _____ volt, **3 phase, 60 hertz** electrical supply service. Pumps intended for wet pit installation shall be supplied with a _____ cast iron guide rail system with an integrated four inch discharge elbow. Pumps intended for dry pit installation shall be supplied with a steel mounting frame. Each pump unit shall be fitted with a _____ assembly, _____ feet long for lifting the pump. The working load rating of the lifting system shall be a minimum of 50% greater than the pump weight. Each pump motor shall be equipped with _____ feet of power and control cable sized in accordance with NEC and CSA standards.

PUMP DESIGN

The heavy duty submersible wastewater pump(s) shall be capable of handling raw unscreened sewage, storm water, and other similar solids-laden fluids without clogging. The pump shall be driven by a **Premium Efficiency motor**, providing the highest levels of operational reliability and energy efficiency.

GUIDE RAIL BASE ASSEMBLY (wet pit installation)

There shall be no need for personnel to enter the wet well to remove or reinstall the pump(s). In a wet pit installation, the discharge base & elbow assembly shall be permanently installed in the wet well and connected to the discharge piping. In order to prevent binding or separation of the pump from the guide rail system, the pump(s) shall connect to the guide rail base automatically and firmly, guided by one 2 inch guide pipe (two 2 inch pipes optional) extending from the base elbow to the top of the station. Systems using guide cable in lieu of rigid guide bars or pipes shall not be considered acceptable. The sliding guide bracket shall be a separate part of the pumping unit, capable of being attached to standard 4 inch ANSI class 125 or metric DN100 pump flanges, so that the pump mounting is non proprietary, and any pump with a standard discharge flange can be mounted on the base assembly. Base or bracket assemblies with proprietary or non standard flange dimensions shall not be considered acceptable.

A field replaceable Nitrile (Buna-N) rubber profile gasket or o-ring shall accomplish positive sealing of the pump flange/guide rail bracket to the discharge elbow. Base assemblies which rely solely on metal to metal contact between the pump flange and discharge base elbow as a means of sealing are inherently leak prone, and shall not be considered equal. No portion of the pump shall bear directly on the floor of the sump. The guide rail system shall be available in an optional non-sparking version, approved by Factory Mutual for use in NEC Class 1, Division 1, Group C&D hazardous locations.

In a dry pit installation, the pump shall be secured to a steel support stand of suitable strength to support the weight of the pump and resist any expected torsion, bending, or vibration forces. The pump shall be suitable for either vertical or horizontal dry pit installation without requiring any internal modifications.

PUMP CONSTRUCTION

Major pump components shall be of gray cast iron, EN-GJL-250 (ASTM A-48, Class 35B) with smooth surfaces devoid of porosity or other irregularities. All exposed fasteners shall be stainless steel 1.4401 (AISI type 316) construction. All metal surfaces coming into contact with the pumped media (other than the stainless steel components) shall be protected by a factory applied spray coating of zinc phosphate primer followed by a high solids two part epoxy paint finish on the exterior of the pump. The pump shall be equipped with an open lifting hoop suitable for attachment of standard chain fittings, or for hooking from the wet well surface. The hoop shall be stainless steel 1.4401 (AISI 316), and shall be rated to lift a minimum of four times the pump weight.

Sealing design for the pump/motor assembly shall incorporate machined surfaces fitted with Nitrile (Buna-N) rubber O-rings. Sealing will be the result of controlled compression of rubber O-rings in two planes of the sealing interface. Housing interfaces shall meet with metal to metal contact between machined surfaces, and sealing shall be accomplished without requiring a specific torque on the securing fasteners. Rectangular cross sectioned gaskets requiring specific torque limits to achieve compression shall not be considered equal. No secondary sealing compounds shall be required or used.

Impeller: The ABS ContraBlock Plus impeller shall be of gray cast iron, EN-GJL-250 (ASTM A-48, Class 35B). The impeller shall be of the semi-open, non-clogging, single vane design, meeting the Ten State Standards requirement for minimum solids passage size of 3 inches. The impeller shall be capable of passing a minimum of 3.9 inch diameter spherical solids as are commonly found in waste water. The impeller shall have a slip fit onto the motor shaft and drive key, and shall be securely fastened to the shaft by a stainless steel bolt which is mechanically prevented from loosening by a positively engaged ratcheting washer assembly. The head of the impeller bolt shall be effectively recessed within the impeller bore to prevent disruption of the flow stream and loss of hydraulic efficiency. The impeller shall be dynamically balanced to the ISO 10816 standard to provide smooth vibration free operation. Impeller designs which do not meet the Ten State Standards requirement for 3 inch solids passage size, those that rely on retractable impeller designs to pass 3 inch solids, or those that rely on fins or pins protruding into the suction path to assist in the handling of fibrous material shall not be considered equal.

Self Cleaning Wear Plate: The ABS ContraBlock Plus wear plate shall be constructed from gray cast iron, EN-GJL-250 (ASTM A-48, Class 35B). The wear plate shall be designed with an inlet incorporating strategically placed cutting grooves and an outward spiral V-shaped groove on the side facing the impeller, to shred and force stringy solids outward from the impeller and through the pump discharge. The wear plate shall be mounted to the volute with four stainless steel securing screws and four stainless steel adjusting screws to permit close tolerance adjustment between the wear plate and impeller for maximum pump efficiency. Adjustment to allow for wear and restore peak pumping performance shall be accomplished using standard tools, and without requiring disassembly of the pump. The use of fixed or non-adjustable wear plates or rings, or systems that require

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disassembly of the pump or shimming of the impeller to facilitate adjustment shall not be considered equal. The suction flange shall be integrated into the wear plate and its bolt holes shall be drilled and threaded to accept standard 4 inch ANSI class 125 flanged fittings.

Pump Volute: The pump volute shall be single piece gray cast iron, EN-GJL-250 (ASTM A-48, Class 35B) non-concentric design with centerline discharge. Passages shall be smooth and large enough to pass any solids which may enter the impeller. Discharge size shall be as specified on the pump performance curve. The discharge flange design shall permit attachment to standard ANSI or metric flanges/appurtenances. The discharge flange shall be slotted to accept both 4 inch ANSI class 125 and metric DN100 (PN 10) metric flanged fittings. Proprietary or non standard flange dimensions shall not be considered acceptable. The minimum working pressure of the volute and pump assembly shall be 10 bar (145 psi).

PREMIUM EFFICIENCY MOTOR

The Premium Efficiency motor shall meet efficiency standards in accordance with IEC 60034-30, level IE3 and NEMA Premium*. Motor rating tests shall be conducted in accordance with IEC 60034-2-1 requirements and shall be certified accurate and correct by a third party certifying agency. A certificate shall be available upon request.

* IE3 and NEMA Premium efficiency levels are equivalent, however the NEMA Premium standard is intended to cover dry installed motors only, not integrated submersible motors.

The Premium Efficiency motor shall be housed in a water tight gray cast iron, EN-GJL-250 (ASTM A-48, Class 35B) enclosure capable of continuous submerged operation underwater to a depth of 20 meters (65 feet), and shall have an IP68 protection rating. The motor shall be of the squirrel-cage induction design, NEMA type B, Premium Efficiency. The copper stator windings shall be insulated with moisture resistant Class H insulation materials, rated for 180°C (356°F). The stator shall be press fitted into the stator housing. The use of bolts, pins or other fastening devices requiring penetration of the stator housing is unacceptable. The rotor bars and short circuit rings shall be made of cast aluminum.

The motor shall be designed for continuous duty. The maximum continuous temperature of the pumped liquid shall be 40°C (104°F), and intermittently up to 50°C (122°F). The motor shall be capable of handling up to 15 evenly spaced starts per hour without overheating. The service factor (as defined by the NEMA MG1 standard) shall be **1.3.** The motor shall have a voltage tolerance of +/- 10% from nominal, and a phase to phase voltage imbalance tolerance of 1%. The motor shall be FM and CSA approved for use in NEC Class I, Division I, Groups C & D hazardous locations. The surface temperature rating shall be T3C. The motor shall meet the requirements of NEMA MG1 Part 30 and 31 for operation on PWM type Variable Frequency Drives.

The motor shall be capable of operating, completely submerged, partially submerged, or unsubmerged. For submerged (wet pit) applications, the motor shall be self cooling via the process fluid surrounding the motor. For unsubmerged (dry pit) applications, an optional integrated glycol based cooling system shall be utilized to enhance heat transfer, and allow the motor to operate at full rated power continuously without the need for de-rating or reduced duty cycle.

Optional Cooling System: The factory installed closed loop cooling system shall be adequately designed to allow the motor to run continuously under full load while in an unsubmerged or minimally submerged condition. A cooling jacket shall surround the stator housing, and an environmentally safe non-toxic propylene glycol solution shall be circulated through the jacket by a circulating impeller attached to the main motor shaft. The coolant shall be pumped through an integrated heat exchanger in the base of the motor whenever the motor is running, allowing excess heat to be transferred to the process liquid. Cooling systems that circulate the pumped medium through the cooling jacket, or those that use a toxic cooling liquid shall not be acceptable. The use of external heat exchangers, fans, or the supply of supplemental cooling liquid shall not be required.

Thermal Protection: Each phase of the motor shall contain a normally closed bi-metallic temperature monitor switch imbedded in the motor windings. These thermal switches shall be connected in series and set to open at 140°C +/- 5°C (284°F). They shall be connected to the control panel to provide a high stator temperature shutdown signal, and are used in conjunction with external motor overload protection. As an option, an RTD (PT100) type temperature measuring device shall be available for the motor winding to provide actual temperature measurement of the winding. When the RTD option is supplied for the motor winding, bi-metallic switches shall also be supplied in the winding. The bi-metallic system must be connected to the control to provide positive shutdown of the motor in the event of an overheat condition. This is required in order to conform to FM and CSA rules for explosion proof equipment.

Mechanical Seals: Each pump shall be equipped with a tandem mechanical shaft seal system consisting of two totally independent seal assemblies. The seals shall operate in a lubricant reservoir that hydro-dynamically lubricates the lapped seal faces at a constant rate. The mechanical seals shall be of non proprietary design, and shall be manufactured by a major independent manufacturer specializing in the design and manufacture of mechanical seals. The lower, primary seal unit, located between the pump and the lubricant chamber, shall contain one stationary industrial duty **silicon-carbide** seal ring and one rotating industrial duty **silicon-carbide** seal ring. The stationary ring of the primary seal shall be installed in a seal holding plate of gray cast iron EN-GJL-250 (ASTM A-48, Class 35B). The seal holding plate shall be equipped with swirl disruption ribs to prevent abrasive material from prematurely wearing the seal plate. The upper, secondary seal unit, located between the lubricant chamber and motor housing, shall contain one stationary industrial duty **silicon-carbide** seal ring, and one rotating one rotating industrial duty **silicon-carbide** seal ring. Each seal interface shall be held in contact by its own spring system. The seals shall not require routine maintenance, or adjustment, and shall not be dependent on the direction of rotation for proper sealing. Each pump shall be provided with a lubricant chamber for the shaft sealing system which shall provide superior heat transfer and maximum seal cooling. The lubricant chamber shall be designed to prevent overfilling, and to provide lubricant expansion capacity. The drain and inspection plug shall have a positive anti-leak seal, and shall be easily accessible from the outside of the pump. The seal system shall not rely upon the pumped media for lubrication and shall not be damaged when the pump is run dry. Lubricant in the chamber shall be environmentally safe non toxic material.

The following seal types shall not be considered equal: Seals of proprietary design, or seals manufactured by other than major independent seal manufacturing companies. Seals requiring set

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screws, pins, or other mechanical locking devices to hold the seal in place, conventional double mechanical seals containing either a common single or double spring acting between the upper and lower seal faces, any system requiring a pressure differential to seat the seal and ensure sealing.

Mechanical Seal Protection System:
The primary mechanical seal shall be protected from interference by particles in the waste water, including fibrous materials, by an active Seal Protection System integrated into the impeller. The back side of the impeller shall be equipped with a sinusoidal cutting ring, forming a close clearance cutting system with the lower submersible motor housing or seal plate. This sinusoidal cutting ring shall spin with the pump impeller providing a minimum of 75 shearing actions per pump revolution. Large particles or fibrous material which attempt to lodge behind the impeller, or wrap around the mechanical seal shall be effectively sheared by the active cutting system into particles small enough the prevent interference with the mechanical seal. The Seal Protection System shall operate whenever the pump operates, and shall not require adjustment or maintenance in order to function. Submersible pump designs which do not incorporate an active cutting system to protect the primary mechanical seal shall not be considered acceptable for wastewater service.

Seal Failure Early Warning System: The integrity of the mechanical seal system shall be continuously monitored during pump operation and standby time. An electrical probe shall be provided in a sensing chamber positioned above the mechanical seals for detecting the presence of water contamination within the chamber. The sensing chamber shall be air filled, and shall have a drain / inspection plug with a positive anti-leak seal which is easily accessible from the outside of the pump. A solid-state relay mounted in the pump control panel or in a separate enclosure shall send a low voltage, low amperage signal to the probe, continuously monitoring the conductivity of the liquid in the sensing chamber. If sufficient water enters the sensing chamber through the mechanical seal system, the probe shall sense the increase in conductivity and signal the solid state relay in the control panel. The relay shall then energize a warning light on the control panel, or optionally, cause the pump shut down. This system shall provide an early warning of mechanical seal leakage, thereby preventing damage to the submersible pump, and allowing scheduled rather than emergency maintenance. Systems utilizing float switches or any other monitoring devices located in the stator housing rather than in a sensing chamber between the mechanical seals are not considered to be early warning systems, and shall not be considered equal or acceptable.

As an option, an additional moisture sensing probe in the electrical connection chamber shall be available. This optional probe shall send a separate signal to the control panel as described above, so that maintenance personnel are given an early warning of the presence of moisture in the connection chamber.

Shaft: The pump shaft and motor shaft shall be an integral, one piece unit adequately designed to meet the maximum torque required at any normal start-up condition or operating point in the system. The shaft shall have a full shutoff head design safety factor of 1.7, and the maximum shaft deflection shall not exceed .05 mm (.002 inch) at the lower seal during normal pump operation. Each shaft shall be stainless steel 1.4021 (AISI 420) material, and shall have a polished finish with accurately machined shoulders to accommodate bearings, seals and impeller. Carbon steel, chrome plated, or multi piece welded shafts shall not be considered adequate or equal.

Bearings: Each pump shaft shall rotate on high quality permanently lubricated, greased bearings. The upper bearing shall be a deep grooved ball bearing and the lower bearings shall be a heavy duty double row angular contact ball bearing. Bearings shall be of sufficient size and properly spaced to transfer all radial and axial loads to the pump housing and minimize shaft deflection. L-10 bearing life shall be a minimum of 100,000 hours at flows ranging from ½ of BEP flow to 1½ times BEP flow (BEP is best efficiency point). The bearings shall be manufactured by a major internationally known manufacturer of high quality bearings, and shall be stamped with the manufacturer's name and size designation on the race. Generic or unbranded bearings from other than major bearing manufacturers shall not be considered acceptable.

Power Cable: The power cables shall be sized according to NEC and CSA standards and shall be of sufficient length to reach the junction box without requiring splices. The outer jacket of the cable shall be oil and water resistant, and shall be capable of continuous submerged operation underwater to a depth of 65 feet.

Cable Entry/Junction Chamber: The cable entry design shall not require a specific torque to insure a watertight seal. The cable entry shall consist of cylindrical elastomer grommets, flanked by stainless steel washers. A cable cap incorporating a strain relief and bend radius limiter shall mount to the cable entry boss, compressing the grommet ID to the cable while the grommet OD seals against the bore of the cable entry. Cable entry designs which utilize potting compounds to provide a water tight seal, or those which do not allow the cable to be easily changed in the field shall not be considered equal.

The junction chamber shall be isolated and sealed from the motor by means of sealing glands. Electrical connections between the power cables and motor leads shall be made via a compression or post type terminal board, allowing for easy disconnection and maintenance.

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TECHNICAL DATA

4" ABS XFP PUMP

XFP 100G-CB1
4 Pole, 3 Phase, PE3

Date:	3/12		
Dwg:	DS-E01-033	Rev:	3

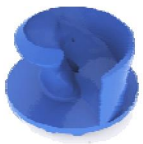
Submersible Motor Specifications, PE3 Frame

Motor Design		NEMA design B, squirrel cage induction
Motor Type		Fully enclosed Premium Efficiency submersible, IP68 protection rating
Motor Efficiency Standard and Rating		IEC 60034-30, IE3 rating
Motor Efficiency Test Protocol		IEC 60034-2-1
Insulation Materials		Class H, 180ºC (356ºF), copper windings
Motor Filling Medium		Air
Temperature Rise		Class A
Maximum Fluid Temperature		40ºC (104ºF) continuous, 50ºC (122ºF) intermittent
Optional Cooling System		Closed-loop, non-toxic glycol/water mixture (⅓ / ⅔)
Motor Protection	**Thermal**	Normally closed bimetallic switch in each phase, connected in series, 140ºC (284ºF), +/- 5 ºC opening temperature
	Leakage	ABS Sealminder moisture detection probe in seal sensing chamber
Sensing Chamber Filling Medium		Air
Bearing Type	**Upper**	Single row ball permanently lubricated
	Lower	Double row angular contact permanently lubricated
Motor Starter Types		Suitable for use with across the line, electronic soft starters, and PWM type Variable Frequency Drives*
Maximum Starts per Hour		15, evenly spaced
Inverter Duty Rating		Motors meet NEMA MG1, part 31 requirements
Maximum Submergence		20 meters (65 feet)
Available Voltages		208, 230, 460, 600
Voltage Tolerance from Rated		+/-10%
Agency Approvals		Factory Mutual, CSA
Explosion Proof Rating		NEC 500 Class 1, Division 1, Group C & D, Class T3C max surface temp

*Output filters may be required on VFDs. See document **DS-E00-001** for details.



ABS submersible sewage pump XFP
Part of the ABS EffeX range



Premium Efficiency
without Compromise

Motor Ratings, PE3 Frame

Motor Model	Input Power (P1)	Rated Power Output (P2)	Nominal RPM	Rated Voltage	Full Load Amps	Locked Rotor Amps	NEMA Code Letter	NEMA Service Factor	Motor Efficiency at % Load			Power Factor at % Load		
									100	75	50	100	75	50
PE 130/4	14 kW	13 kW 17.4 HP	1780	208 230 460 600	51.3 46.4 23.2 17.8	595 538 269 206	N	1.3	93.1	91.6	85.8	.757	.672	.552
PE 150/4	16.2 kW	15 kW 20.1 HP	1775	208 230 460 600	56.4 51 25.5 19.6	598 541 271 207	M	1.3	92.9	92.7	88.4	.794	.715	.592
PE 185/4	19.8 kW	18.5 kW 24.8 HP	1775	208 230 460 600	71.4 64.6 32.3 24.7	685 620 310 238	L	1.3	93.7	92.4	88.5	.768	.691	.566
PE 210/4	22.5 kW	21 kW 28.1 HP	1775	208 230 460 600	78.2 70.7 35.3 27.1	686 620 310 238	K	1.3	93.6	93.0	90.0	.797	.728	.605
PE 250/4	26.7 kW	25 kW 33.5 HP	1775	208 230 460 600	90.3 81.7 40.8 31.3	696 630 315 241	J	1.3	93.6	93.5	92.8	.821	.762	.631

SULZER

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Page 1 of 2

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Cable Data, PE3 Frame

	Motor	Motor Voltage		Cable Qty	Cable Type*	Cable Nominal Dia. +/- .5mm (.02")
Power Cable	PE 130/4	208 or 230 volt		1	G-GC 6-3	26.6mm (1.05") diameter
		460 volt		1	SOOW 8/4+16/3	25.4mm (1.0") diameter
		600 volt		1	SOOW 10/7	22.4mm (0.88") diameter
	PE 150/4	208 or 230 volt		1	G-GC 6-3	26.6mm (1.05") diameter
		460 volt		1	SOOW 8/4+16/3	25.4mm (1.0") diameter
		600 volt		1	SOOW 10/7	22.4mm (0.88") diameter
	PE 185/4	208 or 230 volt		1	G-GC 6-3	26.6mm (1.05") diameter
		460 volt		1	SOOW 8/4+16/3	25.4mm (1.0") diameter
		600 volt		1	SOOW 8/4+16/3	25.4mm (1.0") diameter
	PE 210/4	208 or 230 volt		1	G-GC 6-3	26.6mm (1.05") diameter
		460 volt		1	SOOW 8/4+16/3	25.4mm (1.0") diameter
		600 volt		1	SOOW 8/4+16/3	25.4mm (1.0") diameter
	PE 250/4	208 volt		1	G-GC 2-3	34.1mm (1.34") diameter
		230 volt		1	G-GC 4-3	30.2mm (1.19") diameter
		460 volt		1	SOOW 8/4+16/3	25.4mm (1.0") diameter
		600 volt		1	SOOW 8/4+16/3	25.4mm (1.0") diameter
Control Cable	All	Std**	208 or 230 volt	1	SOOW 16/4	10.7mm (0.42") diameter
			460 or 600 volt	Included in Power Cable		
Cable Length	Standard: 15m (49 feet)			Optional: 20m (65 feet), 30m (98 feet) - Consult Factory for Longer Lengths		

* Special versions ordered with cable suitable for both 230 volt and 460 volt operation will be equipped with the cable type and diameter shown in the "208 or 230 volt" section of the table
** See motor protection on page 1.

Pump Data

Discharge Size	4" flanged, compatible with 4" class 125 ANSI flanges					
Suction Size	4" flanged, compatible with 4" class 125 ANSI flanges, threaded for 8 x 5/8-11 UNC bolts, 30mm (1.18") deep					
Volute pressure rating	10 bar (145 psi)					
Impeller Type	Semi-open, 1-vane, ContraBlock Plus w/ Seal Protection System					
Impeller Size	.4	.5	.6	.7	.8	.9
Solids Passage Size	100mm (3.94")	100mm (3.94")	100mm (3.94")	100mm (3.94")	100mm (3.94")	100mm (3.94")
Impeller DIA	280mm (11.0")	270mm (10.6")	260mm (10.2")	250mm (9.84")	240mm (9.45")	230mm (9.1")
Min Recommended Flow, GPM	225	225	200	200	200	175

Materials of Construction

		Standard	Optional
Motor and Intermediate Housing		Cast Iron EN-GJL-250 (ASTM A-48, Class 35B)	
Optional Cooling Jacket		Cast Iron EN-GJL-250 (ASTM A-48, Class 35B)	
Seal Plate		Cast Iron EN-GJL-250 (ASTM A-48, Class 35B)	
Impeller		Cast Iron EN-GJL-250 (ASTM A-48, Class 35B)	
Volute		Cast Iron EN-GJL-250 (ASTM A-48, Class 35B)	
Bottom Plate CB		Cast Iron EN-GJL-250 (ASTM A-48, Class 35B)	
Cable Entry Casting		Cast Iron EN-GJL-250 (ASTM A-48, Class 35B)	
Pump and Motor Shaft		Stainless Steel 1.4021 (AISI 420 SS)	
External Hardware		Stainless Steel 1.4401 (AISI 316 SS)	
Lifting Hoop		Stainless Steel 1.4401 (AISI 316 SS)	
O-Rings and Cable Glands		Nitrile (Buna-N)	
Tandem Mechanical Seal	**Lower**	Silicon Carbide / Silicon Carbide, Nitrile, 316 SS	
	Upper	Silicon Carbide / Silicon Carbide, Nitrile, 316 SS	
Lower Bearing Lip Seal		Nitrile (Buna-N) covered steel	
Coating		Two part epoxy, black, 120µm (4.7 mil) DFT	Two part epoxy, black, 400µm (15.7 mil) DFT

General Data

	PE 130/4	PE 150/4	PE 185/4	PE 210/4	PE 250/4
Overall Height	1282mm (50.5")	1282mm (50.5")	1282mm (50.5")	1282mm (50.5")	1322mm (52")
Pump Weight	321 kg (708 lb)	321 kg (708 lb)	336 kg (763 lb)	336 kg (763 lb)	359 kg (792 lb)

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Northwest - Lakeside Groves

Lift Station

Prepared by Dewberry|Bowyer-Singleton

Date: 10/07/14 By: DMV

FLOTATION CALCULATIONS-CONCRETE WET WELL/MANHOLE STRUCTURE

CONCRETE =	150.00	LBS/FT3
SATURATED SOIL =	120.00	LBS/FT3
WATER =	62.40	LBS/FT3

Design Assumptions:
- NO WATER IN WET WELL
- NEGLECT TOP SLAB WEIGHT
- NEGLECT SOIL FRICTION

NOTE: Spaces following the single arrow lines are to be input by the user.

CALCULATE BARREL WEIGHT

OUTSIDE DIAMETER (FEET)	---------->	9.33
INSIDE DIAMETER (FEET)	---------->	8.00
HEIGHT OF BARREL (FEET)	---------->	21.00
WEIGHT OF BARREL (LBS)	---------->>>	57,023.08

CALCULATE BOTTOM SLAB WEIGHT

DIAMETER (FEET)	---------->	12.83
THICKNESS (FEET)	---------->	1.00
WEIGHT OF BOTTOM SLAB (LBS)	---------->>>	19,392.53

CALCULATE SOIL WEIGHT

DIAMETER OF BOTTOM SLAB (FEET)	---------->>>	12.83
OUTSIDE DIAMETER OF BARREL (FEET)	---------->>>	9.33
HEIGHT OF BARREL (FEET)	---------->>>	21.00
WEIGHT OF SOIL (LBS)	---------->>>	73,683.37
TOTAL WEIGHT	---------->>>	150,098.97

CALCULATE WEIGHT OF WATER DISPLACED

OUTSIDE DIAMETER OF BARREL (FEET)	---------->>>	9.33
HEIGHT OF BARREL (FEET)	---------->>>	21.00
DIAMETER OF BOTTOM SLAB (FEET)	---------->>>	12.83
THICKNESS OF BOTTOM SLAB (FEET)	---------->>>	1.00
WEIGHT OF WATER DISPLACED (LBS)	---------->>>	97,656.78

SAFETY FACTOR = 150,098.97 / 97,656.78 = 1.54

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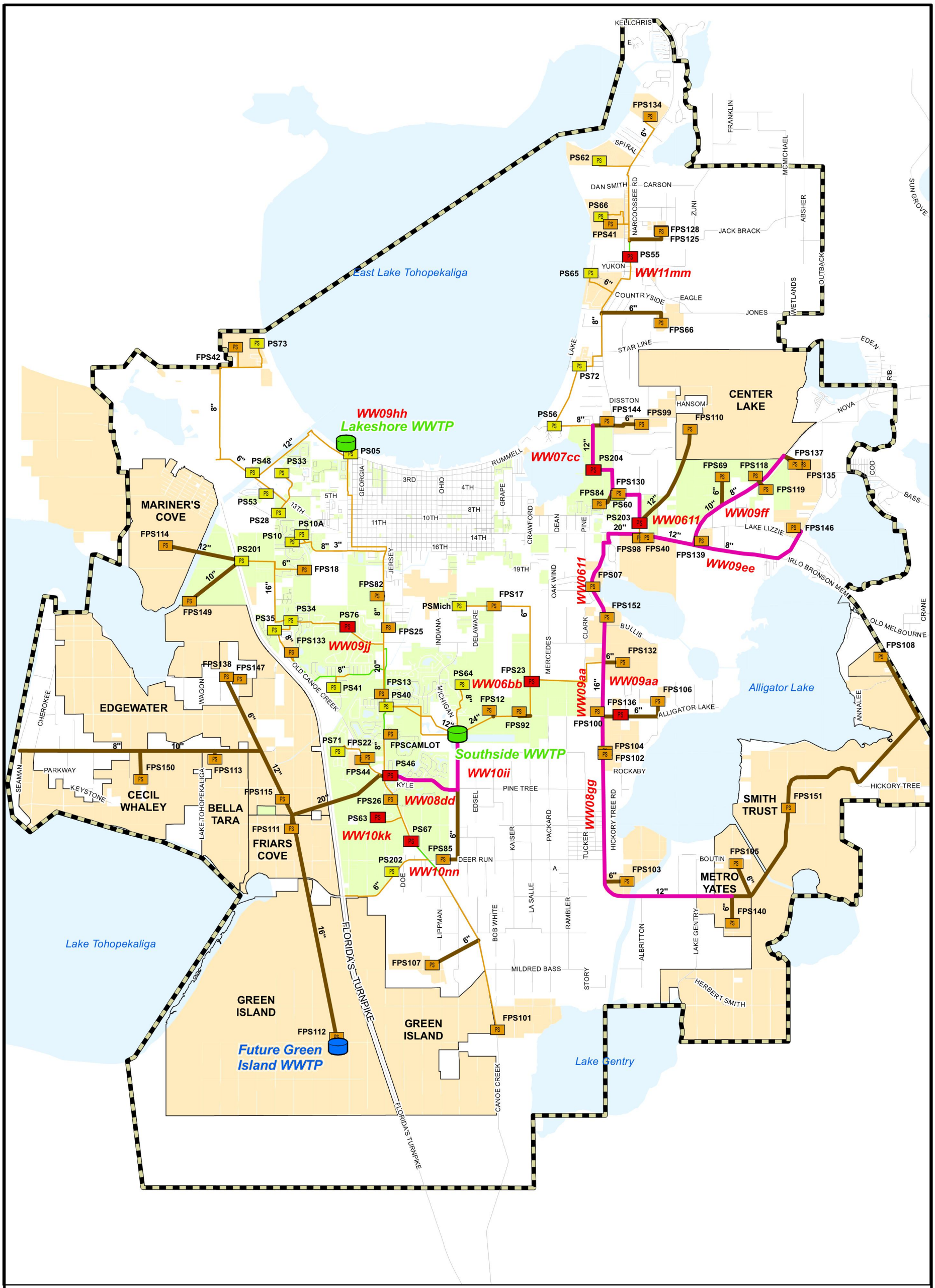
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Section D

Appendix

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CITY OF ST. CLOUD
WASTEWATER MASTER PLAN

WASTEWATER INFRASTRUCTURE

FIGURE 9

D:\0GIS\4604_STCLOUD\SewerMP\WWModel.MXD

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Van de Loo, Danielle

From: Corey Clough <cclough@stcloud.org>
Sent: Friday, June 28, 2013 8:32 AM
To: Van de Loo, Danielle
Cc: Stalder, Nicole; Stalder, Nicole; Montalvo, Ricardo; Kevin Felblinger
Subject: RE: Lakeside Groves Utility Tie-in Pressure Requests

Daniel,

The current tie pressures for the reclaim which would be located off Nolte road is 55-58 psi, depending on the day. The reclaim fluctuates due to watering schedules. The force main that this project will tie in to is currently not active, so an actual tie in pressure I cannot give. With the anticipated flows to the lift station and the pumps that will be installed, it would be safe to use 40-45psi at peak. Keep in mind though that this can change depending on how many pumps turn on depending on flow.

The water is as follows: Static – 62, Residual – 50, GPM – 1186.

Currently, to what has been constructed in this corridor, it is current to our anticipated future plan. However, extensions will need to be discussed prior to construction plan submittal. With the items you attached, you can see some of the extensions that will be needed. Our new master plan is getting close to completion, a discussion of the utility requirements and extensions is highly recommended. I included Kevin on this email to keep him up with the request. Please feel free to contact me to set up a meeting to discuss. I will be off next week and Kevin will be off for 2 weeks starting July 12th.

Thank you,

Corey

From: Van de Loo, Danielle [mailto:dvandeloo@Dewberry.com]
Sent: Thursday, June 27, 2013 4:24 PM
To: Corey Clough
Cc: Stalder, Nicole; Stalder, Nicole; Montalvo, Ricardo
Subject: Lakeside Groves Utility Tie-in Pressure Requests

Good afternoon Corey,

You were originally coordinating with Ricardo on a letter of availability for the following parcels:

Parcel #'s: 17-26-31-0000-0020-0000, 17-26-31-0000-0060-0000, 18-26-31-4950-0001-0010

We are going to be moving forward with the design and sizing of the utilities. Based on the information and demands noted below, could you please provide the tie-in pressures for the sanitary forcemain, reclaim, and potable water line. Also, please let us know of any special conditions that may need to be met or capacity issues with the system. I have attached exhibits of the approximate project locations for your reference. Please let me know if you need any further information in order to complete this request.

Potable Water Demands

	Avg. Daily	MDF

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Property	Flow (GPD)	(GPM)
Northeast	32550.0	83.5
Northwest	72450.0	186.3
Southeast	85942.1	220.5
Totals	**190942.1**	**490.3**

Needed Fire Flow Approximately 1500 gpm

WasteWater Demands

Property	Avg. Daily Flow (GPD)	PF (GPM)
Northeast	24645.0	68.5
Northwest	54855.0	152.4
Southeast	65115.1	179.9
Totals	**144615.1**	**400.7**

Irrigation Demands

Property	PF (GPM)
Northeast	331.6
Northwest	723.8
Southeast	767.5
Totals	**1822.9**

Thanks,
Danielle

Danielle Van De Loo, PE
Dewberry l Bowyer-Singleton
520 S Magnolia Ave
Orlando, FL 32801
407.843.5120 x 3159
407.649.8664 fax
www.dewberry.com

Visit Dewberry's website at www.dewberry.com

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Van de Loo, Danielle

From: Kevin Felblinger <kfelblinger@stcloud.org>
Sent: Wednesday, July 03, 2013 1:45 PM
To: Van de Loo, Danielle
Cc: Corey Clough
Subject: RE: Water Demand Calculations
Attachments: DOC000.PDF

Danielle:

Table three of our draft 2013 Master Plan is attached. This table shows the design requirements for all utilities.

Please let me know if you have any additional questions.

Thank you,

Kevin

From: Van de Loo, Danielle [mailto:dvandeloo@Dewberry.com]
Sent: Wednesday, July 03, 2013 12:26 PM
To: Kevin Felblinger
Cc: Corey Clough
Subject: Water Demand Calculations
Importance: High

Good afternoon Kevin,

I am aware Corey is on vacation and I am hoping you can help me. We had correspondence with Todd Swingle back in 2007 for the Lancaster development regarding the required design flows. He had stated that the city code was incorrect based on Resolution 2006-305R passed on 11/09/06 and that the water demand should be 300 gpd/ERU with a max day peaking factor of 2. (See attached correspondence)

Will you please confirm the design demands we are to use within the City of St. Cloud service area for potable water?

Thanks,
Danielle

Danielle Van De Loo, PE
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Table 3. Water Master Planning Service Criteria

Criteria	Water	Wastewater	Reclaimed Water
Unit Capacity - Average daily demand/flow (ADD/ADF) per Equivalent Residential Unit (ERU)	300 gpd/ERU	265 gpd/ERU	550 gpd/ERU
Three month average daily flow (TMADF)	--	1.1 x ADF	--
Maximum daily flow (MDD)	1.7 *x* ADD (2013) 1.4 *x* ADD (2030)	--	2.0 *x* ADD (2013) 1.5 *x* ADD (2030)
Peak hourly flow (PHF)	3.4 *x* ADD (2012) 2.8 *x* ADD (2030)	2.4-4.0 x ADF (2.5 for collective system)	4.0 *x* ADD (2013) 3.2 *x* ADD (2030)
MDD plus Fire flow	$\geq$ 20 psi	--	--
Average Daily, Maximum Daily and PHF	$\geq$ 40 psi	Lift Station Total Head <100-150 feet	$\geq$ 40 psi (target) $\geq$ 30 psi (min.)
Residential Fire Flow	1,000 gpm City/ 1,500 gpm County	--	--
Commercial Fire Flow	2,000 gpm	--	--

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Master Water & Reclaim Utility Notebook

Northwest – Lakeside Groves

Osceola County

City of St. Cloud Utilities

(File No.: 50067918 [LKGR-1])

Prepared for:
JTD at Lakeside, LLC

Prepared by:
Dewberry I Bowyer-Singleton

October 2014

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Master Water & Reclaim Utility Notebook

Northwest – Lakeside Groves

Osceola County

City of St. Cloud Utilities

Prepared For:
JTD at Lakeside, LLC

October 2014

Nicole Petersen Stalder, P.E.
Project Manager
Florida License No.: 64720

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State of Florida Board of Professional Engineers
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Master Water & Reclaim Utility Notebook
Northwest Lakeside Groves
Osceola County, Florida
City of St. Cloud Utilities

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Section A

Narrative and Summary

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Northwest-Lakeside Groves Potable & Reclaim Water Systems
Executive Summary

A. GENERAL INFORMATION

Introduction

Northwest Lakeside Groves, is a 66.96 acre site that is located west of Hickory Tree Road and north of New Nolte Road in Osceola County. The project area is located in within the Master Planning Service Area for the City of St. Cloud Utilities. The subject property is within Sections 18 & 19, Township 26 South, and Range 31 East. The proposed development of the site will consist of approximately 211 single-family homes with park and community facilities.

Tract Q is included in the development area of Northwest Lakeside Groves, however the type of establishment and water demands are unknown at this time. The reclaim demands from Tract Q have been modeled herein as 30% of the tract area being considered pervious. Both water and reclaim mains have been stubbed out to Tract Q for future connection.

B. POTABLE WATER SYSTEM

Connection Location

The proposed development potable water system will connect to the 12" existing water main located on the west side of Hickory Tree Road via an 12-inch wet tap.

Proposed Potable Water System

A 12-inch potable water main will provide the connection to the 12" existing water main off of Hickory Tree Road via the propsed wet tap. The proposed 12" main will then connect to the internal development distribution system which has been designed as an 8" diameter looped system in order to prevent areas of low pressure and high velocities. Refer to Section C and the Final Engineering Plans for an overall layout of the potable water system.

System Demands:

The proposed demands were based off an Equivalent Unit (GPD/Unit) rate of 300 GDP.
The peak hourly flow and maximum daily flow are based on peaking factors of 3.4 and 1.7 respectively as required by the City of St. Cloud Master Planning Services Criteria, Table 3.

Northwest – Lakeside Groves Potable System Demands:

Average Daily Flow:	44.8 gpm
Peak Daily Flow:	152.3 gpm
Max Day Flow:	76.1 gpm
Fire Flow:	1,500 gpm (See System Performance Below)

See Section B for the demand calculations for the Water System.

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System Performance:

For single-family dwellings not exceeding 2 stories with a 5' side yard setback (10' between buildings), ISO Method recommends systems be sized to handle fire flows of 1500 gpm at a minimum of 20 psi along with max daily flows.

Single-Family Residential
For 1- and 2-family dwellings not exceeding 2 stories in height, ISO uses the following needed fire flow:

Distance Between Buildings	Needed Fire Flow
More than 100'	500gpm
31-100'	750gpm
11-30'	1,000gpm
10' or less	**1,500gpm**

Design/Modeling Methodology

Using the WaterCAD V8i Computer Program, the system was modeled using a tie-in HGL of 172.5 ft based on a tie-in elevation of 76.3 and a worse case tie-in pressure of 42 psi during a fire flow scenario of 1500 gpm. The tie in pressure was calculated based on the results of the flow test results from a hydrant in close proximity to the tie-in point. See the Fire Flow tie-in calculations in Section B. Results of the Fire Flow test conducted by the City are included in the Appendix.

For the PVC watermains, a C value of 120 was used to simulate the minor losses present in the system but not modeled individually.

Fire Flow Scenarios were modeled using the WaterCAD V8i fire flow analysis. The parameters entered for the proposed Development system were as follows:

Fire Flow (Needed):	1500 gpm
Pressure (Residual Lower Limit):	20.0 psi
Pressure (Lower Limit):	20.0 psi

Fire flow events were modeled during max day demand flows for all junctions. Hydrants are spaced at 500 ft per the Osceola County LDC. The fire flow model is modeled for a 1,500 gpm fire flow event, with the exception to Node J-4 since there is no Hydrant at this location. Refer to Fire Flow Node FlexTables in Section C for results.

Average daily flows (ADF) and Peak Daily Flows (PDF) were modeled using the same HGL and the same WaterCad software.

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Potable Water System Results

The potable water system was designed such that no main was less than 8" in diameter (per City of St. Cloud LDC), no velocity was over 10 fps during a fire flow event, and no junction resulted in a residual pressure less than 20 psi during the MDF + FF. Pressures provided for the MDF + FF below are the calculated residual pressures @ the total flow needed.

Scenario name	Min. Press. (psi)	Max Velocity (ft/s)
MDF	42.3	0.33
MDF + FF	26.2	9.58
ADF	42.4	0.19
PDF	42.3	0.65

See Section C for all WaterCAD V8i printouts and complete results.

C. RECLAIM WATER SYSTEM

Reclaim System Connection Location

The proposed development reclaimed water system will connect to the existing 24" reclaim main on the east side of Hickory Tree Road just south of New Nolte by removing the existing blow off valve and providing the reducer for the proposed 6" reclaim main.

Proposed Reclaim Water System

The proposed 6" main will run north along Hickory Tree Road and terminate just north across Bullis Road. A blow of valve will be provided for future connection. The 6" reclaim main for the development will be Tee'd off of the proposed 6" main and run under Hickory Tree Road to Northwest – Lakeside Groves. The on-site system utilizes 4-inch and 6-inch mains in a looped system in order to prevent areas of low pressure and high velocities. Refer to Section D and Final Engineering Plans for an overall layout of the Reclaim System.

Please note that the routing for the system has been completed showing that the master reclaim main needed to service the property and maintain the 30 psi minimum in the system is 6-inches and not the 24-inch main required by the City Master Plain.

Reclaim System Demands:

The proposed demands were calculated using two methods. For the individual single family homes, and ERU of 550 GPD/Unit with a peaking factor of 4 was utilized per the City of St. Cloud Master Planning Service Criteria Chart. For the ponds, open space, buffers, and recreational facilities, the proposed demands were based on 1" of irrigation per week over the pervious surfaces. The Peak Flow for the irrigated tract areas is calculated as the weekly flow divided over 4 days with a peaking factor of 6. This calculation method has been deemed acceptable and conservative by Kevin Felblinger, City Engineer on previous projects.

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Northwest – Lakeside Groves Potable System Demands:

Average Weekly Flow:	319,667 gal
Peak Daily Flow:	769,625 gpd
Peak Flow:	534.5 gpm

See Section B for the demand calculations for the Reclaim Water System.

System Performance:

The reuse system maintains a minimum of 30 psi residual pressure at all nodes throughout the modeled scenario.

Design/Modeling Methodology

Using the WaterCAD V8i Computer Program, the system was modeled using a tie-in HGL of 202.4 ft based on a tie-in elevation of 75.5 and a tie-in pressure of 55 psi as provided by the City of St. Cloud. For the PVC mains, a C value of 120 was used to simulate the minor losses present in the system but not modeled individually.

Section D shows the results for the for PF irrigation demands.

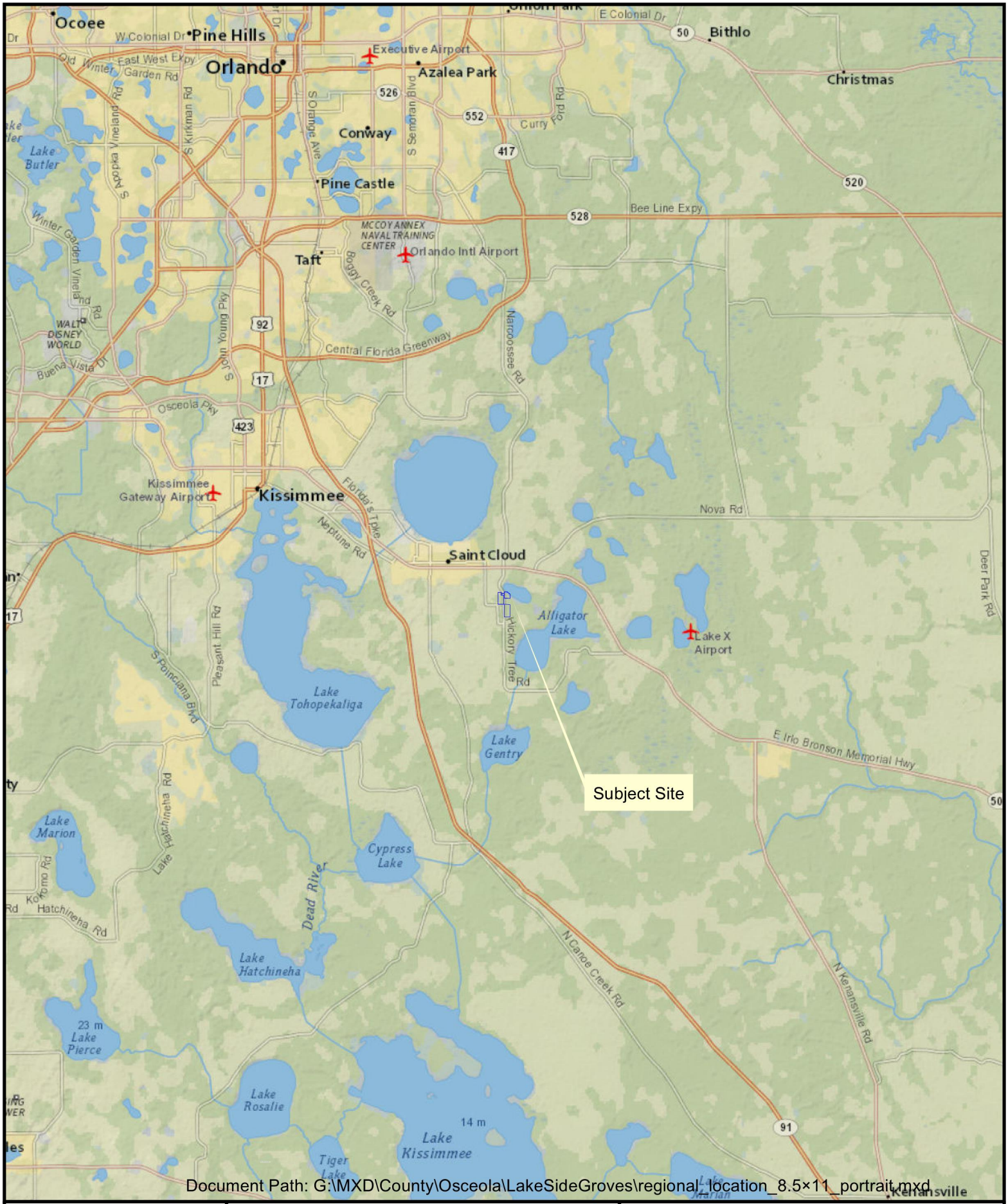
Reclaim Water System Results

The reclaim system was designed such that no main was less than 4” in diameter for a loop, no velocity was over 6.06 fps, and no junction resulted in a pressure less than 30 psi per the City of St. Cloud LDC.

Scenario name	Min. Press. (psi)	Max Velocity (ft/s)
PDF	31.5	6.06

See Section D for all WaterCAD V8i printouts and complete results.

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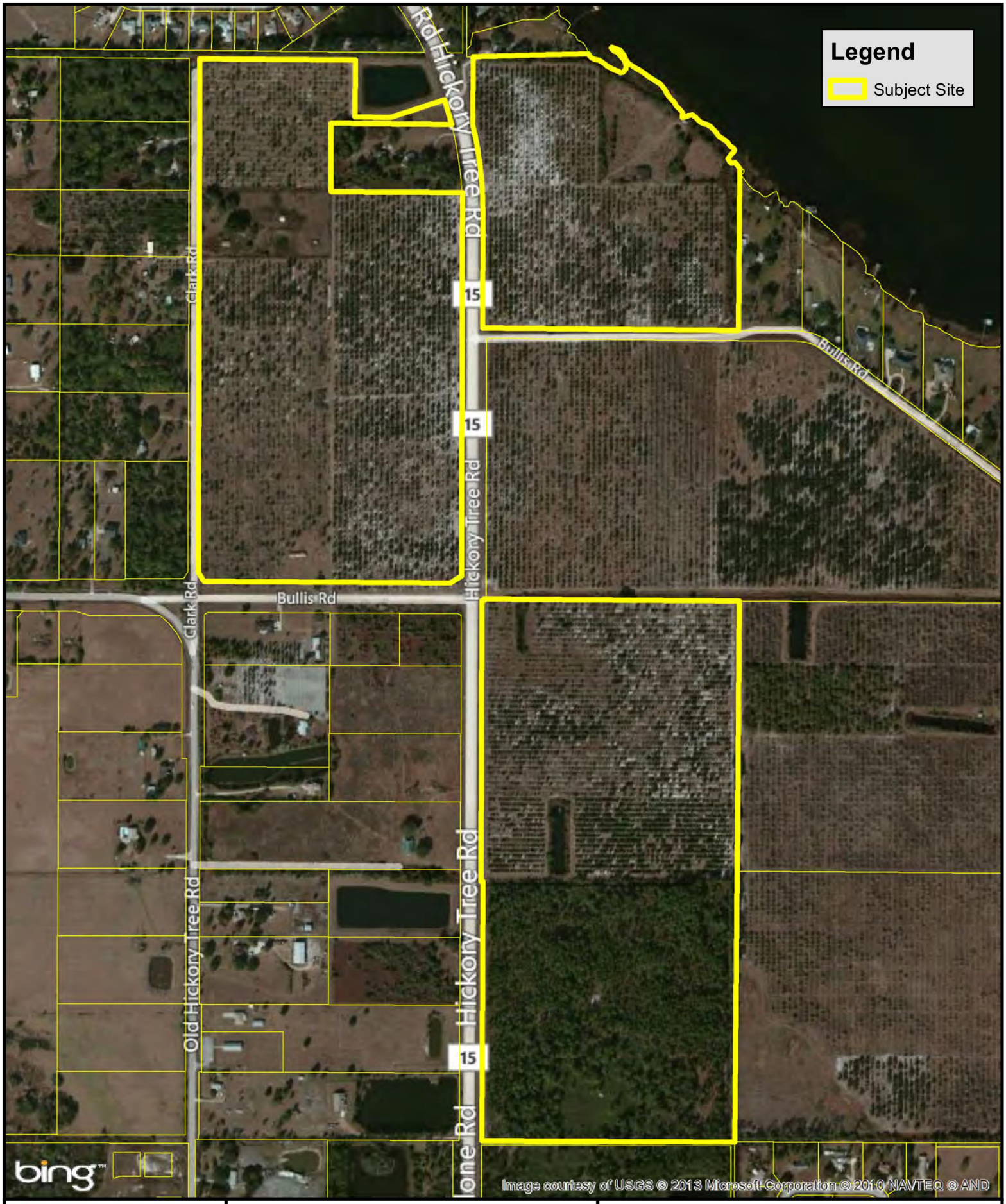
Lakeside Groves, Inc. Property
Osceola County, Florida
Regional Location Map

N

0 15,000 30,000 Feet

Data Source: OCPA
Image Source: ESRI National Geographic

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Lakeside Groves, Inc. Property
Osceola County, Florida
Aerial Location Map

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N

0 300 600 Feet

Data Source: OCPA
Image Source: Bing Maps
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Section B

Demand Calculations

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Northwest - Lakeside Groves
LKGR-1
10/6/2014
City of St. Cloud Utilities

Potable Water Demands

Type of Unit	# of Units	FU (Each)	FU (Total)	ERU Factor	Avg. Daily Flow (GPD)	MDF (GPM)	PF (GPM)
50' x120'	122			1.0	36600	43.2	86.4
65' x120'	89			1.0	26700	31.5	63.0
Club House							
Water Closest	4	6	24				
Urinals	2	4	8				
Sinks	4	2	8				
Floor Drains	2	0	0				
Sink w/ Disposal	1	2	2				
Dishwasher	1	2	2				
Water fountains	2	2	4				
			48	4.0	1200	1.42	2.8
				Totals:	**64500**	**76.1**	**152.3**

ERC = 300 GPD
MDF = 1.7 x ADD (2013)
PDF = 3.4 x ADD (2012)

Fire Flow Demand: 1500 GMP ISO Method for Residential Homes

Notes:
ERC Value obtained from the Master Planning Service Criteria Chart.
The park/clubhouse facility demands are based on an estimated fixture unit calculation, ERC Factor= FU x 25 /300.
Types of fixtures and associated fixture unit assignments are based upon the 2007 Florida Building Code – Plumbing.

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CHAPTER 7

Other Considerations for Determining Needed Fire Flow (NFF)

- When the subject building or exposure buildings have a wood-shingle roof covering and ISO determines that the roof can contribute to spreading fires, ISO adds 500 gpm to the NFF.
- The maximum NFF is 12,000 gpm. The minimum NFF is 500 gpm.
- ISO rounds the final calculation of NFF to the nearest 250 gpm if less than 2,500 gpm and to the nearest 500 gpm if greater than 2,500 gpm.
- For 1- and 2-family dwellings not exceeding 2 stories in height, ISO uses the following needed fire flows for a duration of 1 hour:

DISTANCE BETWEEN BUILDINGS	NEEDED FIRE FLOW
More than 30 feet	500 gpm
21 – 30 feet	750 gpm
11 – 20 feet	1,000 gpm

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Fire Flow Test Results

Project: **Northwest - Lakeside Groves**

Date: 7/28/2013

Hydrant Location: Intersection of Hickory Tree and New Nolte

Static Pressure: 62 psi
Residual Pressure: 50 psi Flow Rate: 1186 gpm

$$Q_x = Q_r[(P_s-P_x)^{0.54}/(P_s-P_r)^{0.54}]$$

Total PHF Demand: 150.9 gpm
Total MDF Demand: 75.4 gpm
Max. Fire Demand: 1500 gpm

Buildout Condition Demands

Total FF Demands: 1575.4 gpm (MDF + Fire Demands)

Tie-in Pressure for domestic demands (PHF): **62 psi** or **142.5 feet**

Tie-in Pressure for Fire-flow demands: **42 psi** or **96.2 feet**

The tie-in pressures used for the WaterCad Model utilized the pressure resulting from the Fire Flow Demands. Worse Case.

Flow Test Performed by: **City of St. Cloud**

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Northwest - Lakeside Groves
LKGR-1
10/6/2014
City of St. Cloud Utilities

Irrigation Demands - Reclaim

Type of Unit	# of Units	FU (Each)	FU (Total)	ERU Factor	Avg. Daily Flow (GPD)	PF (GPM)
50' x120'	122			1.0	67100	186.39
65' x120'	89			1.0	48950	136.0
				Totals:	**116050**	**322.4**

ERU = 550 GPD/Unit
Peak Factor = 4
(Per City of St. Cloud Master Planning Service Criteria Chart)

Tract Type	Irrigation Area (SF)	Irr. Vol. Per week	Weekly Irr. GPD	PF (GPD)	(GPM)
Pond 4 (Tract A)	50653	1	31,578	47367	32.9
Pond 5 (Tract B)	32021	1	19,962	29944	20.8
Pond 6 (Tract C)	35185	1	21,935	32902	22.8
Open Space	22429	1	13,983	20974	14.6
Tract Q	22617	1	14,100	21150	14.7
Perimeter Buffer	98013	1	61,103	91654	63.6
Active Rec	65696	1	40,956	61434	42.7
		Totals:	**203,617**	**305,425**	**212.1**
			Totals:	**421475**	**534.5**

Tract Irrigation Notes:

1. Weekly Reclaimed Water Flow based 1" per week per area to be irrigated multiplied.
2. Peak hourly demand of reclaimed calculated as the weekly flow divided by 4 days of irrigation per week multiplied by a peak hourly factor of 6.
3. Pond Tract Area considered the entire tract Area minus the Bottom of Maintenance Berm
4. Area to be irrigated calculated as:

Tract Type	Percentage of Area assumed to be Pervious
Open Space	70%
Tract Q	30%
Buffer	80%
Active	50%

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Dewberry

BOWYER SINGLETON

Section C

WaterCAD Potable Water System Results

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CLARK ROAD (50' R/W)

CLARK ROAD (50' R/W)

NEW NOLTE ROAD (150' R/W)

HEARN ROAD (60' UNIMPROVED R/W)

HICKORY TREE RD (100' R/W)
(COUNTY ROAD 15 EXTENSION)

BULLS HEAD ROAD

30' UTILITY EASEMENT (O.R. BOOK 3546, PAGE 2669)

TRACT Q

P-125 8.0 in
P-26 8.0 in
P-27 8.0 in
P-17
P-28 8.0 in
P-29 8.0 in
P-21 8.0 in
P-30 8.0 in
P-31 8.0 in
P-32 8.0 in
P-124 8.0 in
P-19 8.0 in
P-1 8.0 in
P-5 8.0 in
P-16 8.0 in
P-15 8.0 in
P-128 8.0 in
P-129 8.0 in
P-10 8.0 in
P-33 8.0 in
P-20
P-2 8.0 in
P-18 8.0 in
P-25 8.0 in
P-24 8.0 in
P-127 8.0 in
P-13 8.0 in
P-126 8.0 in
P-12 8.0 in
P-9 8.0 in
P-8 8.0 in
P-35 8.0 in
P-34 8.0 in
P-36 8.0 in
P-3 12.0 in
EX-1 12.0 in
EX-2 12.0 in
EX-3 12.0 in

J-73 J-13 J-22 J-7 J-14 J-23 J-18 J-10 J-3 J-2 J-4 J-11 J-19 J-9 J-6 J-1

FH-26 FH-25 FH-17 FH-8 FH-27 FH-23 FH-22 FH-5 FH-21 FH-75 FH-12 FH-28 FH-24 FH-16 FH-74 FH-20 FH-30 FH-15 FH-29

R-1 RESERVOIR

LEGEND

J-26 JUNCTION

P-19 / 12.0 in PIPE & MAIN SIZE

BOUNDARY

EXISTING 12" WATERMAIN

PROPOSED 12"x12" WET TAP

0 100 200

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BOWYER SINGLETON

FLORIDA

OSCEOLA COUNTY

POTABLE WATER SYSTEM

NORTHWEST - LAKESIDE GROVES

CORPORATE OFFICE - 520 SOUTH MAGNOLIA AVENUE - ORLANDO, FLORIDA 32801
407-843-5120 - ENGINEERING BUSINESS - 6794

DATE	OCTOBER 2014
DESIGNED	DMV
CHECKED	NPS
SCALE	AS SHOWN
PROJECT NO.	LKGR-1
FILE NAME	WATERLAYOUT
SHEET	

10/9/2014 6:31:36 PM \Potable\WaterLayout.dgn

halfsize.tbl

FlexTable: Reservoir Table
Active Scenario: MDF + FF

Current Time: 0.000 hours

Label	Elevation (ft)	Flow (Out net) (gpm)	Hydraulic Grade (ft)	Notes
R-1	172.50	76.1	172.50	Elevation of 76.3 + 42 psi tie-in during fire flow, Results from St. Cloud.

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FlexTable: Junction Table
Active Scenario: MDF

Current Time: 0.000 hours

Label	Is Active?	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
FH-5	True	77.55	3.9	172.44	41.1
FH-8	True	77.67	4.2	172.44	41.0
FH-12	True	76.84	4.2	172.44	41.4
FH-15	True	77.08	7.1	172.45	41.3
FH-16	True	77.47	3.9	172.44	41.1
FH-17	True	77.64	3.9	172.44	41.0
FH-20	True	76.80	3.9	172.44	41.4
FH-21	True	77.94	3.2	172.44	40.9
FH-23	True	77.96	0.0	172.44	40.9
FH-24	True	77.82	0.0	172.44	40.9
FH-25	True	78.07	0.0	172.44	40.8
FH-26	True	77.67	0.0	172.44	41.0
FH-27	True	77.24	0.0	172.44	41.2
FH-28	True	77.03	0.0	172.44	41.3
FH-29	True	76.72	0.0	172.45	41.4
FH-30	True	76.66	0.0	172.46	41.4
FH-31	True	77.47	0.0	172.45	41.1
FH-32	True	77.65	0.0	172.44	41.0
J-1	True	74.60	0.0	172.46	42.3
J-2	True	77.30	2.5	172.44	41.2
J-3	True	77.83	6.7	172.44	40.9
J-4	True	77.80	0.7	172.44	40.9
J-6	True	75.40	0.0	172.46	42.0
J-7	True	77.68	1.8	172.44	41.0
J-9	True	75.50	0.0	172.50	42.0
J-10	True	78.06	1.4	172.44	40.8
J-11	True	76.65	2.1	172.45	41.5
J-13	True	78.19	7.8	172.44	40.8
J-14	True	77.14	7.1	172.44	41.2
J-18	True	77.51	5.0	172.44	41.1
J-19	True	76.74	4.6	172.45	41.4
J-22	True	77.92	2.1	172.44	40.9
J-33	True	78.08	0.0	172.44	40.8

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FlexTable: Pipe Table

Active Scenario: MDF

Current Time: 0.000 hours

Label	Is Active?	Start Node	Stop Node	Diameter (in)	Length (ft)	Material	Hazen-Williams C	Flow (gpm)	Velocity (ft/s)	Hydraulic Grade (Start) (ft)	Hydraulic Grade (Stop) (ft)	Headloss Gradient (ft/ft)
EX-1	True	R-1	J-9	12.0	136	PVC	120.0	76.1	0.22	172.50	172.50	0.000
EX-2	True	J-9	J-6	12.0	1,282	PVC	120.0	76.1	0.22	172.50	172.46	0.000
EX-3	True	J-6	J-1	12.0	479	PVC	120.0	0.0	0.00	172.46	172.46	0.000
P-1	True	J-10	J-7	8.0	334	PVC	120.0	9.3	0.06	172.44	172.44	0.000
P-2	True	J-2	J-3	8.0	290	PVC	120.0	6.6	0.04	172.44	172.44	0.000
P-3	True	J-6	FH-30	12.0	192	PVC	120.0	76.1	0.22	172.46	172.46	0.000
P-5	True	FH-12	FH-8	8.0	333	PVC	120.0	7.3	0.05	172.44	172.44	0.000
P-8	True	FH-15	J-11	8.0	326	PVC	120.0	-23.5	0.15	172.45	172.45	0.000
P-9	True	FH-16	FH-15	8.0	706	PVC	120.0	-16.5	0.11	172.44	172.45	0.000
P-10	True	FH-12	J-18	8.0	411	PVC	120.0	-0.7	0.00	172.44	172.44	0.000
P-12	True	J-19	FH-20	8.0	278	PVC	120.0	20.6	0.13	172.45	172.44	0.000
P-13	True	FH-20	FH-12	8.0	376	PVC	120.0	16.7	0.11	172.44	172.44	0.000
P-15	True	J-10	FH-21	8.0	143	PVC	120.0	8.9	0.06	172.44	172.44	0.000
P-16	True	FH-21	FH-5	8.0	466	PVC	120.0	5.7	0.04	172.44	172.44	0.000
P-17	True	J-22	J-7	8.0	83	PVC	120.0	-5.4	0.03	172.44	172.44	0.000
P-18	True	J-2	FH-16	8.0	217	PVC	120.0	-12.6	0.08	172.44	172.44	0.000
P-19	True	J-13	FH-5	8.0	334	PVC	120.0	-5.3	0.03	172.44	172.44	0.000
P-20	True	FH-5	J-2	8.0	157	PVC	120.0	-3.5	0.02	172.44	172.44	0.000
P-21	True	FH-17	FH-8	8.0	344	PVC	120.0	-1.8	0.01	172.44	172.44	0.000
P-22	True	J-3	FH-23	8.0	255	PVC	120.0	-0.8	0.01	172.44	172.44	0.000
P-24	True	J-4	FH-24	8.0	214	PVC	120.0	-0.7	0.00	172.44	172.44	0.000
P-25	True	FH-24	J-3	8.0	170	PVC	120.0	-0.7	0.00	172.44	172.44	0.000
P-26	True	J-13	FH-25	8.0	219	PVC	120.0	-3.3	0.02	172.44	172.44	0.000
P-27	True	FH-25	J-22	8.0	275	PVC	120.0	-3.3	0.02	172.44	172.44	0.000
P-28	True	J-7	FH-26	8.0	59	PVC	120.0	2.1	0.01	172.44	172.44	0.000
P-29	True	FH-26	FH-17	8.0	376	PVC	120.0	2.1	0.01	172.44	172.44	0.000
P-30	True	FH-8	FH-27	8.0	457	PVC	120.0	1.3	0.01	172.44	172.44	0.000
P-31	True	FH-27	J-14	8.0	98	PVC	120.0	1.3	0.01	172.44	172.44	0.000

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FlexTable: Pipe Table

Active Scenario: MDF

Current Time: 0.000 hours

Label	Is Active?	Start Node	Stop Node	Diameter (in)	Length (ft)	Material	Hazen-Williams C	Flow (gpm)	Velocity (ft/s)	Hydraulic Grade (Start) (ft)	Hydraulic Grade (Stop) (ft)	Headloss Gradient (ft/ft)
P-32	True	J-14	FH-28	8.0	201	PVC	120.0	-5.8	0.04	172.44	172.44	0.000
P-33	True	FH-28	FH-12	8.0	355	PVC	120.0	-5.8	0.04	172.44	172.44	0.000
P-34	True	FH-29	J-19	8.0	77	PVC	120.0	25.2	0.16	172.45	172.45	0.000
P-35	True	J-11	FH-30	8.0	58	PVC	120.0	-50.9	0.33	172.45	172.46	0.000
P-36	True	FH-30	FH-29	8.0	416	PVC	120.0	25.2	0.16	172.46	172.45	0.000
P-124	True	FH-23	J-33	8.0	260	PVC	120.0	-0.8	0.01	172.44	172.44	0.000
P-125	True	J-33	J-13	8.0	212	PVC	120.0	-0.8	0.01	172.44	172.44	0.000
P-126	True	J-11	FH-31	8.0	360	PVC	120.0	25.3	0.16	172.45	172.45	0.000
P-127	True	FH-31	J-10	8.0	260	PVC	120.0	25.3	0.16	172.45	172.44	0.000
P-128	True	J-18	FH-32	8.0	84	PVC	120.0	-5.6	0.04	172.44	172.44	0.000
P-129	True	FH-32	J-10	8.0	252	PVC	120.0	-5.6	0.04	172.44	172.44	0.000

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Fire Flow Node FlexTable: Fire Flow Report

Active Scenario: MDF + FF

Current Time: 0.000 hours

Label	Satisfies Fire Flow Constraints?	Fire Flow (Needed) (gpm)	Fire Flow (Available) (gpm)	Flow (Total Needed) (gpm)	Flow (Total Available) (gpm)	Pressure (Residual Lower Limit) (psi)	Pressure (Calculated Residual) (psi)	Pressure (Calculated Residual @ Total Flow Needed) (psi)	Pressure (Calculated System Lower Limit) (psi)	Junction w/ Minimum Pressure (System)	Pipe w/ Maximum Velocity	Velocity of Maximum Pipe (ft/s)
FH-5	True	1,500.0	1,500.0	1,503.9	1,503.9	20.0	31.7	31.7	31.9	J-13	P-35	7.15
FH-8	True	1,500.0	1,500.0	1,504.2	1,504.2	20.0	31.0	31.0	31.7	FH-27	P-35	6.28
FH-12	True	1,500.0	1,500.0	1,504.2	1,504.2	20.0	32.3	32.3	32.2	FH-8	P-35	6.07
FH-15	True	1,500.0	1,500.0	1,507.1	1,507.1	20.0	32.5	32.5	33.9	FH-16	P-35	8.16
FH-16	True	1,500.0	1,500.0	1,503.9	1,503.9	20.0	31.0	31.0	32.4	J-3	P-35	7.48
FH-17	True	1,500.0	1,500.0	1,503.9	1,503.9	20.0	30.3	30.3	32.1	FH-8	P-35	6.60
FH-20	True	1,500.0	1,500.0	1,503.9	1,503.9	20.0	31.9	31.9	33.5	FH-8	P-36	5.14
FH-21	True	1,500.0	1,500.0	1,503.2	1,503.2	20.0	31.7	31.7	32.9	J-13	P-35	6.99
FH-23	True	1,500.0	1,500.0	1,500.0	1,500.0	20.0	29.0	29.0	30.4	J-3	P-35	7.16
FH-24	True	1,500.0	1,500.0	1,500.0	1,500.0	20.0	26.2	26.2	26.2	J-4	P-25	9.58
FH-25	True	1,500.0	1,500.0	1,500.0	1,500.0	20.0	30.6	30.6	31.7	J-13	P-35	6.97
FH-26	True	1,500.0	1,500.0	1,500.0	1,500.0	20.0	31.4	31.4	31.9	J-7	P-35	6.78
FH-27	True	1,500.0	1,500.0	1,500.0	1,500.0	20.0	29.1	29.1	29.6	J-14	P-35	6.16
FH-28	True	1,500.0	1,500.0	1,500.0	1,500.0	20.0	29.6	29.6	30.2	J-14	P-35	6.12
FH-29	True	1,500.0	1,500.0	1,500.0	1,500.0	20.0	33.0	33.0	33.2	J-19	P-36	6.30
FH-30	True	1,500.0	1,500.0	1,500.0	1,500.0	20.0	36.7	36.7	36.0	J-13	P-3	4.47
FH-31	True	1,500.0	1,500.0	1,500.0	1,500.0	20.0	33.1	33.1	33.8	J-10	P-35	7.53
FH-32	True	1,500.0	1,500.0	1,500.0	1,500.0	20.0	31.3	31.3	31.7	J-18	P-35	6.69
J-1	True	1,500.0	1,500.0	1,500.0	1,500.0	20.0	36.9	36.9	36.6	J-13	EX-2	4.47
J-2	True	1,500.0	1,500.0	1,502.5	1,502.5	20.0	31.6	31.6	31.6	J-3	P-35	7.26
J-3	True	1,500.0	1,500.0	1,506.7	1,506.7	20.0	29.5	29.5	29.5	FH-24	P-35	7.19
J-4	True	1,000.0	1,000.0	1,000.7	1,000.7	20.0	31.9	31.9	33.8	FH-24	P-24	6.39
J-6	True	1,500.0	1,500.0	1,500.0	1,500.0	20.0	37.8	37.8	36.6	J-13	EX-2	4.47
J-7	True	1,500.0	1,500.0	1,501.8	1,501.8	20.0	31.8	31.8	31.8	J-22	P-35	6.81
J-9	True	1,500.0	1,500.0	1,500.0	1,500.0	20.0	41.6	41.6	40.4	J-13	EX-1	4.47
J-10	True	1,500.0	1,500.0	1,501.4	1,501.4	20.0	32.7	32.7	32.9	FH-21	P-35	6.96

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Fire Flow Node FlexTable: Fire Flow Report
Active Scenario: MDF + FF

Current Time: 0.000 hours

Label	Satisfies Fire Flow Constraints?	Fire Flow (Needed) (gpm)	Fire Flow (Available) (gpm)	Flow (Total Needed) (gpm)	Flow (Total Available) (gpm)	Pressure (Residual Lower Limit) (psi)	Pressure (Calculated Residual) (psi)	Pressure (Calculated Residual @ Total Flow Needed) (psi)	Pressure (Calculated System Lower Limit) (psi)	Junction w/ Minimum Pressure (System)	Pipe w/ Maximum Velocity	Velocity of Maximum Pipe (ft/s)
J-11	True	1,500.0	1,500.0	1,502.1	1,502.1	20.0	35.8	35.8	35.2	J-13	P-35	8.55
J-13	True	1,500.0	1,500.0	1,507.8	1,507.8	20.0	30.9	30.9	31.2	J-33	P-35	7.09
J-14	True	1,500.0	1,500.0	1,507.1	1,507.1	20.0	29.1	29.1	29.6	FH-27	P-35	6.15
J-18	True	1,500.0	1,500.0	1,505.0	1,505.0	20.0	31.2	31.2	31.7	FH-32	P-35	6.61
J-19	True	1,500.0	1,500.0	1,504.6	1,504.6	20.0	32.6	32.6	33.3	FH-29	P-36	6.02
J-22	True	1,500.0	1,500.0	1,502.1	1,502.1	20.0	31.2	31.2	31.9	FH-25	P-35	6.85
J-33	True	1,500.0	1,500.0	1,500.0	1,500.0	20.0	29.6	29.6	30.4	FH-23	P-35	7.13

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FlexTable: Reservoir Table

Active Scenario: ADF

Current Time: 0.000 hours

Label	Elevation (ft)	Flow (Out net) (gpm)	Hydraulic Grade (ft)	Notes
R-1	172.50	44.8	172.50	Elevation of 76.3 + 42 psi tie-in during fire flow, Results from St. Cloud.

Bentley Systems, Inc. Haestad Methods Solution Center
27 Siemon Company Drive Suite 200 W Watertown, CT 06795 USA
+1-203-755-1666

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FlexTable: Junction Table
Active Scenario: ADF

Current Time: 0.000 hours

Label	Is Active?	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
FH-5	True	77.55	2.3	172.48	41.1
FH-8	True	77.67	2.5	172.48	41.0
FH-12	True	76.84	2.5	172.48	41.4
FH-15	True	77.08	4.2	172.48	41.3
FH-16	True	77.47	2.3	172.48	41.1
FH-17	True	77.64	2.3	172.48	41.0
FH-20	True	76.80	2.3	172.48	41.4
FH-21	True	77.94	1.9	172.48	40.9
FH-23	True	77.96	0.0	172.48	40.9
FH-24	True	77.82	0.0	172.48	41.0
FH-25	True	78.07	0.0	172.48	40.8
FH-26	True	77.67	0.0	172.48	41.0
FH-27	True	77.24	0.0	172.48	41.2
FH-28	True	77.03	0.0	172.48	41.3
FH-29	True	76.72	0.0	172.48	41.4
FH-30	True	76.66	0.0	172.48	41.5
FH-31	True	77.47	0.0	172.48	41.1
FH-32	True	77.65	0.0	172.48	41.0
J-1	True	74.60	0.0	172.49	42.4
J-2	True	77.30	1.5	172.48	41.2
J-3	True	77.83	4.0	172.48	40.9
J-4	True	77.80	0.4	172.48	41.0
J-6	True	75.40	0.0	172.49	42.0
J-7	True	77.68	1.0	172.48	41.0
J-9	True	75.50	0.0	172.50	42.0
J-10	True	78.06	0.8	172.48	40.9
J-11	True	76.65	1.3	172.48	41.5
J-13	True	78.19	4.6	172.48	40.8
J-14	True	77.14	4.2	172.48	41.2
J-18	True	77.51	2.9	172.48	41.1
J-19	True	76.74	2.7	172.48	41.4
J-22	True	77.92	1.3	172.48	40.9
J-33	True	78.08	0.0	172.48	40.8

City of St. Cloud - Reproduced from Scanned Images
City of St. Cloud Laserfiche Reproduction

FlexTable: Pipe Table

Active Scenario: ADF

Current Time: 0.000 hours

Label	Is Active?	Start Node	Stop Node	Diameter (in)	Length (ft)	Material	Hazen-Williams C	Flow (gpm)	Velocity (ft/s)	Hydraulic Grade (Start) (ft)	Hydraulic Grade (Stop) (ft)	Headloss Gradient (ft/ft)
EX-1	True	R-1	J-9	12.0	136	PVC	120.0	44.8	0.13	172.50	172.50	0.000
EX-2	True	J-9	J-6	12.0	1,282	PVC	120.0	44.8	0.13	172.50	172.49	0.000
EX-3	True	J-6	J-1	12.0	479	PVC	120.0	0.0	0.00	172.49	172.49	0.000
P-1	True	J-10	J-7	8.0	334	PVC	120.0	5.5	0.04	172.48	172.48	0.000
P-2	True	J-2	J-3	8.0	290	PVC	120.0	3.9	0.02	172.48	172.48	0.000
P-3	True	J-6	FH-30	12.0	192	PVC	120.0	44.8	0.13	172.49	172.48	0.000
P-5	True	FH-12	FH-8	8.0	333	PVC	120.0	4.3	0.03	172.48	172.48	0.000
P-8	True	FH-15	J-11	8.0	326	PVC	120.0	-13.9	0.09	172.48	172.48	0.000
P-9	True	FH-16	FH-15	8.0	706	PVC	120.0	-9.7	0.06	172.48	172.48	0.000
P-10	True	FH-12	J-18	8.0	411	PVC	120.0	-0.4	0.00	172.48	172.48	0.000
P-12	True	J-19	FH-20	8.0	278	PVC	120.0	12.1	0.08	172.48	172.48	0.000
P-13	True	FH-20	FH-12	8.0	376	PVC	120.0	9.8	0.06	172.48	172.48	0.000
P-15	True	J-10	FH-21	8.0	143	PVC	120.0	5.2	0.03	172.48	172.48	0.000
P-16	True	FH-21	FH-5	8.0	466	PVC	120.0	3.4	0.02	172.48	172.48	0.000
P-17	True	J-22	J-7	8.0	83	PVC	120.0	-3.2	0.02	172.48	172.48	0.000
P-18	True	J-2	FH-16	8.0	217	PVC	120.0	-7.4	0.05	172.48	172.48	0.000
P-19	True	J-13	FH-5	8.0	334	PVC	120.0	-3.1	0.02	172.48	172.48	0.000
P-20	True	FH-5	J-2	8.0	157	PVC	120.0	-2.1	0.01	172.48	172.48	0.000
P-21	True	FH-17	FH-8	8.0	344	PVC	120.0	-1.0	0.01	172.48	172.48	0.000
P-22	True	J-3	FH-23	8.0	255	PVC	120.0	-0.5	0.00	172.48	172.48	0.000
P-24	True	J-4	FH-24	8.0	214	PVC	120.0	-0.4	0.00	172.48	172.48	0.000
P-25	True	FH-24	J-3	8.0	170	PVC	120.0	-0.4	0.00	172.48	172.48	0.000
P-26	True	J-13	FH-25	8.0	219	PVC	120.0	-1.9	0.01	172.48	172.48	0.000
P-27	True	FH-25	J-22	8.0	275	PVC	120.0	-1.9	0.01	172.48	172.48	0.000
P-28	True	J-7	FH-26	8.0	59	PVC	120.0	1.3	0.01	172.48	172.48	0.000
P-29	True	FH-26	FH-17	8.0	376	PVC	120.0	1.3	0.01	172.48	172.48	0.000
P-30	True	FH-8	FH-27	8.0	457	PVC	120.0	0.8	0.00	172.48	172.48	0.000
P-31	True	FH-27	J-14	8.0	98	PVC	120.0	0.8	0.00	172.48	172.48	0.000

City of St. Cloud - Reproduced from Scanned Images
City of St. Cloud Laserfiche Reproduction

FlexTable: Pipe Table
Active Scenario: ADF

Current Time: 0.000 hours

Label	Is Active?	Start Node	Stop Node	Diameter (in)	Length (ft)	Material	Hazen-Williams C	Flow (gpm)	Velocity (ft/s)	Hydraulic Grade (Start) (ft)	Hydraulic Grade (Stop) (ft)	Headloss Gradient (ft/ft)
P-32	True	J-14	FH-28	8.0	201	PVC	120.0	-3.4	0.02	172.48	172.48	0.000
P-33	True	FH-28	FH-12	8.0	355	PVC	120.0	-3.4	0.02	172.48	172.48	0.000
P-34	True	FH-29	J-19	8.0	77	PVC	120.0	14.8	0.09	172.48	172.48	0.000
P-35	True	J-11	FH-30	8.0	58	PVC	120.0	-30.0	0.19	172.48	172.48	0.000
P-36	True	FH-30	FH-29	8.0	416	PVC	120.0	14.8	0.09	172.48	172.48	0.000
P-124	True	FH-23	J-33	8.0	260	PVC	120.0	-0.5	0.00	172.48	172.48	0.000
P-125	True	J-33	J-13	8.0	212	PVC	120.0	-0.5	0.00	172.48	172.48	0.000
P-126	True	J-11	FH-31	8.0	360	PVC	120.0	14.9	0.09	172.48	172.48	0.000
P-127	True	FH-31	J-10	8.0	260	PVC	120.0	14.9	0.09	172.48	172.48	0.000
P-128	True	J-18	FH-32	8.0	84	PVC	120.0	-3.3	0.02	172.48	172.48	0.000
P-129	True	FH-32	J-10	8.0	252	PVC	120.0	-3.3	0.02	172.48	172.48	0.000

City of St. Cloud - Reproduced from Scanned Images
City of St. Cloud Laserfiche Reproduction

FlexTable: Reservoir Table

Active Scenario: PDF

Current Time: 0.000 hours

Label	Elevation (ft)	Flow (Out net) (gpm)	Hydraulic Grade (ft)	Notes
R-1	172.50	152.2	172.50	Elevation of 76.3 + 42 psi tie-in during fire flow, Results from St. Cloud.

Bentley Systems, Inc. Haestad Methods Solution Center
27 Siemon Company Drive Suite 200 W Watertown, CT 06795 USA
+1-203-755-1666

City of St. Cloud - Reproduced from Scanned Images
City of St. Cloud Laserfiche Reproduction

FlexTable: Junction Table
Active Scenario: PDF

Current Time: 0.000 hours

Label	Is Active?	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
FH-5	True	77.55	7.8	172.28	41.0
FH-8	True	77.67	8.5	172.28	40.9
FH-12	True	76.84	8.5	172.28	41.3
FH-15	True	77.08	14.2	172.31	41.2
FH-16	True	77.47	7.8	172.29	41.0
FH-17	True	77.64	7.8	172.28	40.9
FH-20	True	76.80	7.8	172.30	41.3
FH-21	True	77.94	6.4	172.28	40.8
FH-23	True	77.96	0.0	172.28	40.8
FH-24	True	77.82	0.0	172.28	40.9
FH-25	True	78.07	0.0	172.28	40.8
FH-26	True	77.67	0.0	172.28	40.9
FH-27	True	77.24	0.0	172.28	41.1
FH-28	True	77.03	0.0	172.28	41.2
FH-29	True	76.72	0.0	172.32	41.4
FH-30	True	76.66	0.0	172.36	41.4
FH-31	True	77.47	0.0	172.31	41.0
FH-32	True	77.65	0.0	172.28	40.9
J-1	True	74.60	0.0	172.37	42.3
J-2	True	77.30	5.0	172.28	41.1
J-3	True	77.83	13.5	172.28	40.9
J-4	True	77.80	1.4	172.28	40.9
J-6	True	75.40	0.0	172.37	42.0
J-7	True	77.68	3.5	172.28	40.9
J-9	True	75.50	0.0	172.49	42.0
J-10	True	78.06	2.8	172.29	40.8
J-11	True	76.65	4.2	172.34	41.4
J-13	True	78.19	15.6	172.28	40.7
J-14	True	77.14	14.2	172.28	41.2
J-18	True	77.51	9.9	172.28	41.0
J-19	True	76.74	9.2	172.31	41.4
J-22	True	77.92	4.2	172.28	40.8
J-33	True	78.08	0.0	172.28	40.8

City of St. Cloud - Reproduced from Scanned Images
City of St. Cloud Laserfiche Reproduction

FlexTable: Pipe Table
Active Scenario: PDF

Current Time: 0.000 hours

Label	Is Active?	Start Node	Stop Node	Diameter (in)	Length (ft)	Material	Hazen-Williams C	Flow (gpm)	Velocity (ft/s)	Hydraulic Grade (Start) (ft)	Hydraulic Grade (Stop) (ft)	Headloss Gradient (ft/ft)
EX-1	True	R-1	J-9	12.0	136	PVC	120.0	152.2	0.43	172.50	172.49	0.000
EX-2	True	J-9	J-6	12.0	1,282	PVC	120.0	152.2	0.43	172.49	172.37	0.000
EX-3	True	J-6	J-1	12.0	479	PVC	120.0	0.0	0.00	172.37	172.37	0.000
P-1	True	J-10	J-7	8.0	334	PVC	120.0	18.7	0.12	172.29	172.28	0.000
P-2	True	J-2	J-3	8.0	290	PVC	120.0	13.2	0.08	172.28	172.28	0.000
P-3	True	J-6	FH-30	12.0	192	PVC	120.0	152.2	0.43	172.37	172.36	0.000
P-5	True	FH-12	FH-8	8.0	333	PVC	120.0	14.7	0.09	172.28	172.28	0.000
P-8	True	FH-15	J-11	8.0	326	PVC	120.0	-47.1	0.30	172.31	172.34	0.000
P-9	True	FH-16	FH-15	8.0	706	PVC	120.0	-32.9	0.21	172.29	172.31	0.000
P-10	True	FH-12	J-18	8.0	411	PVC	120.0	-1.3	0.01	172.28	172.28	0.000
P-12	True	J-19	FH-20	8.0	278	PVC	120.0	41.2	0.26	172.31	172.30	0.000
P-13	True	FH-20	FH-12	8.0	376	PVC	120.0	33.4	0.21	172.30	172.28	0.000
P-15	True	J-10	FH-21	8.0	143	PVC	120.0	17.8	0.11	172.29	172.28	0.000
P-16	True	FH-21	FH-5	8.0	466	PVC	120.0	11.4	0.07	172.28	172.28	0.000
P-17	True	J-22	J-7	8.0	83	PVC	120.0	-10.9	0.07	172.28	172.28	0.000
P-18	True	J-2	FH-16	8.0	217	PVC	120.0	-25.2	0.16	172.28	172.29	0.000
P-19	True	J-13	FH-5	8.0	334	PVC	120.0	-10.7	0.07	172.28	172.28	0.000
P-20	True	FH-5	J-2	8.0	157	PVC	120.0	-7.0	0.04	172.28	172.28	0.000
P-21	True	FH-17	FH-8	8.0	344	PVC	120.0	-3.5	0.02	172.28	172.28	0.000
P-22	True	J-3	FH-23	8.0	255	PVC	120.0	-1.7	0.01	172.28	172.28	0.000
P-24	True	J-4	FH-24	8.0	214	PVC	120.0	-1.4	0.01	172.28	172.28	0.000
P-25	True	FH-24	J-3	8.0	170	PVC	120.0	-1.4	0.01	172.28	172.28	0.000
P-26	True	J-13	FH-25	8.0	219	PVC	120.0	-6.6	0.04	172.28	172.28	0.000
P-27	True	FH-25	J-22	8.0	275	PVC	120.0	-6.6	0.04	172.28	172.28	0.000
P-28	True	J-7	FH-26	8.0	59	PVC	120.0	4.3	0.03	172.28	172.28	0.000
P-29	True	FH-26	FH-17	8.0	376	PVC	120.0	4.3	0.03	172.28	172.28	0.000
P-30	True	FH-8	FH-27	8.0	457	PVC	120.0	2.6	0.02	172.28	172.28	0.000
P-31	True	FH-27	J-14	8.0	98	PVC	120.0	2.6	0.02	172.28	172.28	0.000

City of St. Cloud - Reproduced from Scanned Images
City of St. Cloud Laserfiche Reproduction

FlexTable: Pipe Table
Active Scenario: PDF

Current Time: 0.000 hours

Label	Is Active?	Start Node	Stop Node	Diameter (in)	Length (ft)	Material	Hazen-Williams C	Flow (gpm)	Velocity (ft/s)	Hydraulic Grade (Start) (ft)	Hydraulic Grade (Stop) (ft)	Headloss Gradient (ft/ft)
P-32	True	J-14	FH-28	8.0	201	PVC	120.0	-11.5	0.07	172.28	172.28	0.000
P-33	True	FH-28	FH-12	8.0	355	PVC	120.0	-11.5	0.07	172.28	172.28	0.000
P-34	True	FH-29	J-19	8.0	77	PVC	120.0	50.4	0.32	172.32	172.31	0.000
P-35	True	J-11	FH-30	8.0	58	PVC	120.0	-101.9	0.65	172.34	172.36	0.000
P-36	True	FH-30	FH-29	8.0	416	PVC	120.0	50.4	0.32	172.36	172.32	0.000
P-124	True	FH-23	J-33	8.0	260	PVC	120.0	-1.7	0.01	172.28	172.28	0.000
P-125	True	J-33	J-13	8.0	212	PVC	120.0	-1.7	0.01	172.28	172.28	0.000
P-126	True	J-11	FH-31	8.0	360	PVC	120.0	50.5	0.32	172.34	172.31	0.000
P-127	True	FH-31	J-10	8.0	260	PVC	120.0	50.5	0.32	172.31	172.29	0.000
P-128	True	J-18	FH-32	8.0	84	PVC	120.0	-11.2	0.07	172.28	172.28	0.000
P-129	True	FH-32	J-10	8.0	252	PVC	120.0	-11.2	0.07	172.28	172.29	0.000

City of St. Cloud - Reproduced from Scanned Images
City of St. Cloud Laserfiche Reproduction

Dewberry

BOWYER SINGLETON

Section D

WaterCAD Reclaim Water System Results

City of St. Cloud - Reproduced from Scanned Images
City of St. Cloud Laserfiche Reproduction

EXISTING 24" REUSE MAIN

CLARK ROAD (50' R/W)

CLARK ROAD (50' R/W)

NEW NOLTE ROAD (150' R/W)

HEARN ROAD (60' UNIMPROVED R/W)

HICKORY TREE RD (100' R/W)
(COUNTY ROAD 15 EXTENSION)

30' UTILITY EASEMENT (O.R. BOOK 3546, PAGE 2669)

BULLS QUAD

TRACT Q

P-125 4.0 in
P-26 4.0 in
P-27 4.0 in
P-17 6.0 in
P-28 6.0 in
P-29 4.0 in
P-21 4.0 in
P-30 4.0 in
P-31 4.0 in
P-32 4.0 in
P-33 4.0 in
P-124 4.0 in
P-19 4.0 in
P-5 4.0 in
P-16 4.0 in
P-15 4.0 in
P-129 4.0 in
P-128 4.0 in
P-10 4.0 in
P-22 4.0 in
P-2 4.0 in
P-20 4.0 in
P-25 4.0 in
P-24 4.0 in
P-18 6.0 in
P-13 6.0 in
P-12 6.0 in
P-9 6.0 in
P-8 6.0 in
P-35 6.0 in
P-36 6.0 in
P-3 6.0 in
P-14 6.0 in
P-7 6.0 in
P-6 6.0 in
P-1 6.0 in

J-31 J-13 J-25 J-22 J-26 J-7 J-17 J-8 J-27 J-14 J-28
J-23 J-5 J-21 J-10 J-33 J-18 J-12 J-3 J-24 J-4 J-16
J-15 J-11 J-30 J-29 J-19 J-20 J-9 J-1

PROPOSED 6" REUSE MAIN

REMOVE EXISTING BOV ON 24" REUSE MAIN, CONNECT WITH 24"X6" REDUCER

LEGEND

R-1 RESERVOIR
J-26 JUNCTION
P-19 / 12.0 in PIPE & MAIN SIZE
BOUNDARY

0 100 200

BOWYER SINGLETON

FLORIDA

OSCEOLA COUNTY

REUSE WATER SYSTEM

NORTHWEST - LAKESIDE GROVES

CORPORATE OFFICE - 520 SOUTH MAGNOLIA AVENUE - ORLANDO, FLORIDA 32801
407-843-5120 - ENGINEERING BUSINESS - 6794

DATE	OCTOBER 2014
DESIGNED	DMV
CHECKED	NPS
SCALE	AS SHOWN
PROJECT NO.	LKGR-1
FILE NAME	REUSELAYOUT
SHEET	

10/9/2014 6:55:24 PM \Reclaim\ReuseLayout.dgn halfsize.tbl

City of St. Cloud - Reproduced from Scanned Images
City of St. Cloud Laserfiche Reproduction

FlexTable: Reservoir Table

Active Scenario: PDF

Current Time: 0.000 hours

Label	Elevation (ft)	Flow (Out net) (gpm)	Hydraulic Grade (ft)	Notes
R-1	202.40	534.4	202.40	Elevation of 75.5 + 55 psi tie-in, Results from St. Cloud.

City of St. Cloud - Reproduced from Scanned Images
City of St. Cloud Laserfiche Reproduction

FlexTable: Junction Table
Active Scenario: PDF

Current Time: 0.000 hours

Label	Is Active?	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
J-1	True	74.60	0.0	166.29	39.7
J-2	True	77.30	10.7	153.24	32.9
J-3	True	77.83	29.0	151.74	32.0
J-4	True	77.80	26.7	151.45	31.9
J-5	True	77.55	16.8	152.40	32.4
J-6	True	75.40	0.0	166.29	39.3
J-7	True	77.68	50.9	150.72	31.6
J-8	True	77.67	18.3	151.46	31.9
J-9	True	75.50	0.0	197.16	52.6
J-10	True	78.06	6.1	152.39	32.2
J-11	True	76.65	58.3	158.48	35.4
J-12	True	76.84	18.3	153.01	33.0
J-13	True	78.19	33.6	151.44	31.7
J-14	True	77.14	70.1	151.34	32.1
J-15	True	77.08	53.4	156.53	34.4
J-16	True	77.47	20.3	153.89	33.1
J-17	True	77.64	16.8	150.93	31.7
J-18	True	77.51	21.4	152.47	32.4
J-19	True	76.74	19.9	155.57	34.1
J-20	True	76.80	16.8	154.38	33.6
J-21	True	77.94	13.8	152.38	32.2
J-22	True	77.92	9.2	150.73	31.5
J-23	True	77.96	0.0	151.63	31.9
J-24	True	77.82	0.0	151.61	31.9
J-25	True	78.07	0.0	151.13	31.6
J-26	True	77.67	0.0	150.73	31.6
J-27	True	77.24	0.0	151.36	32.1
J-28	True	77.03	0.0	151.94	32.4
J-29	True	76.72	0.0	155.97	34.3
J-30	True	76.66	20.8	158.00	35.2
J-31	True	78.08	3.3	151.51	31.8
J-33	True	77.65	0.0	152.45	32.4

City of St. Cloud - Reproduced from Scanned Images
City of St. Cloud Laserfiche Reproduction

FlexTable: Pipe Table
Active Scenario: PDF

Current Time: 0.000 hours

Label	Is Active?	Start Node	Stop Node	Diameter (in)	Length (ft)	Material	Hazen-Williams C	Flow (gpm)	Velocity (ft/s)	Hydraulic Grade (Start) (ft)	Hydraulic Grade (Stop) (ft)	Headloss Gradient (ft/ft)
P-2	True	J-2	J-3	4.0	290	PVC	120.0	75.6	1.93	153.24	151.74	0.005
P-3	True	J-6	J-11	6.0	290	PVC	120.0	534.4	6.06	166.29	158.48	0.027
P-5	True	J-12	J-8	4.0	333	PVC	120.0	71.2	1.82	153.01	151.46	0.005
P-6	True	J-6	J-1	6.0	35	PVC	120.0	0.0	0.00	166.29	166.29	0.000
P-7	True	J-9	J-6	6.0	1,145	PVC	120.0	534.4	6.06	197.16	166.29	0.027
P-8	True	J-15	J-11	6.0	326	PVC	120.0	-237.1	2.69	156.53	158.48	0.006
P-9	True	J-16	J-15	6.0	706	PVC	120.0	-183.7	2.08	153.89	156.53	0.004
P-10	True	J-12	J-18	4.0	411	PVC	120.0	35.8	0.91	153.01	152.47	0.001
P-12	True	J-19	J-20	6.0	278	PVC	120.0	198.4	2.25	155.57	154.38	0.004
P-13	True	J-20	J-12	6.0	376	PVC	120.0	181.6	2.06	154.38	153.01	0.004
P-14	True	R-1	J-9	6.0	194	PVC	120.0	534.4	6.06	202.40	197.16	0.027
P-15	True	J-10	J-21	4.0	143	PVC	120.0	8.2	0.21	152.39	152.38	0.000
P-16	True	J-21	J-5	4.0	466	PVC	120.0	-5.5	0.14	152.38	152.40	0.000
P-17	True	J-22	J-7	6.0	83	PVC	120.0	28.6	0.32	150.73	150.72	0.000
P-18	True	J-2	J-16	6.0	217	PVC	120.0	-163.4	1.85	153.24	153.89	0.003
P-19	True	J-13	J-5	4.0	334	PVC	120.0	-54.8	1.40	151.44	152.40	0.003
P-20	True	J-5	J-2	4.0	157	PVC	120.0	-77.1	1.97	152.40	153.24	0.005
P-21	True	J-17	J-8	4.0	344	PVC	120.0	-39.1	1.00	150.93	151.46	0.002
P-22	True	J-3	J-23	4.0	255	PVC	120.0	19.9	0.51	151.74	151.63	0.000
P-24	True	J-4	J-24	4.0	214	PVC	120.0	-26.7	0.68	151.45	151.61	0.001
P-25	True	J-24	J-3	4.0	170	PVC	120.0	-26.7	0.68	151.61	151.74	0.001
P-26	True	J-13	J-25	4.0	219	PVC	120.0	37.8	0.96	151.44	151.13	0.001
P-27	True	J-25	J-22	4.0	275	PVC	120.0	37.8	0.96	151.13	150.73	0.001
P-28	True	J-7	J-26	6.0	59	PVC	120.0	-22.3	0.25	150.72	150.73	0.000
P-29	True	J-26	J-17	4.0	376	PVC	120.0	-22.3	0.57	150.73	150.93	0.001
P-30	True	J-8	J-27	4.0	457	PVC	120.0	13.8	0.35	151.46	151.36	0.000
P-31	True	J-27	J-14	4.0	98	PVC	120.0	13.8	0.35	151.36	151.34	0.000
P-32	True	J-14	J-28	4.0	201	PVC	120.0	-56.3	1.44	151.34	151.94	0.003

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FlexTable: Pipe Table
Active Scenario: PDF

Current Time: 0.000 hours

Label	Is Active?	Start Node	Stop Node	Diameter (in)	Length (ft)	Material	Hazen-Williams C	Flow (gpm)	Velocity (ft/s)	Hydraulic Grade (Start) (ft)	Hydraulic Grade (Stop) (ft)	Headloss Gradient (ft/ft)
P-33	True	J-28	J-12	4.0	355	PVC	120.0	-56.3	1.44	151.94	153.01	0.003
P-34	True	J-29	J-19	6.0	77	PVC	120.0	218.2	2.48	155.97	155.57	0.005
P-35	True	J-11	J-30	6.0	79	PVC	120.0	239.0	2.71	158.48	158.00	0.006
P-36	True	J-30	J-29	6.0	395	PVC	120.0	218.2	2.48	158.00	155.97	0.005
P-124	True	J-23	J-31	4.0	260	PVC	120.0	19.9	0.51	151.63	151.51	0.000
P-125	True	J-31	J-13	4.0	212	PVC	120.0	16.6	0.42	151.51	151.44	0.000
P-128	True	J-18	J-33	4.0	84	PVC	120.0	14.4	0.37	152.47	152.45	0.000
P-129	True	J-33	J-10	4.0	252	PVC	120.0	14.4	0.37	152.45	152.39	0.000

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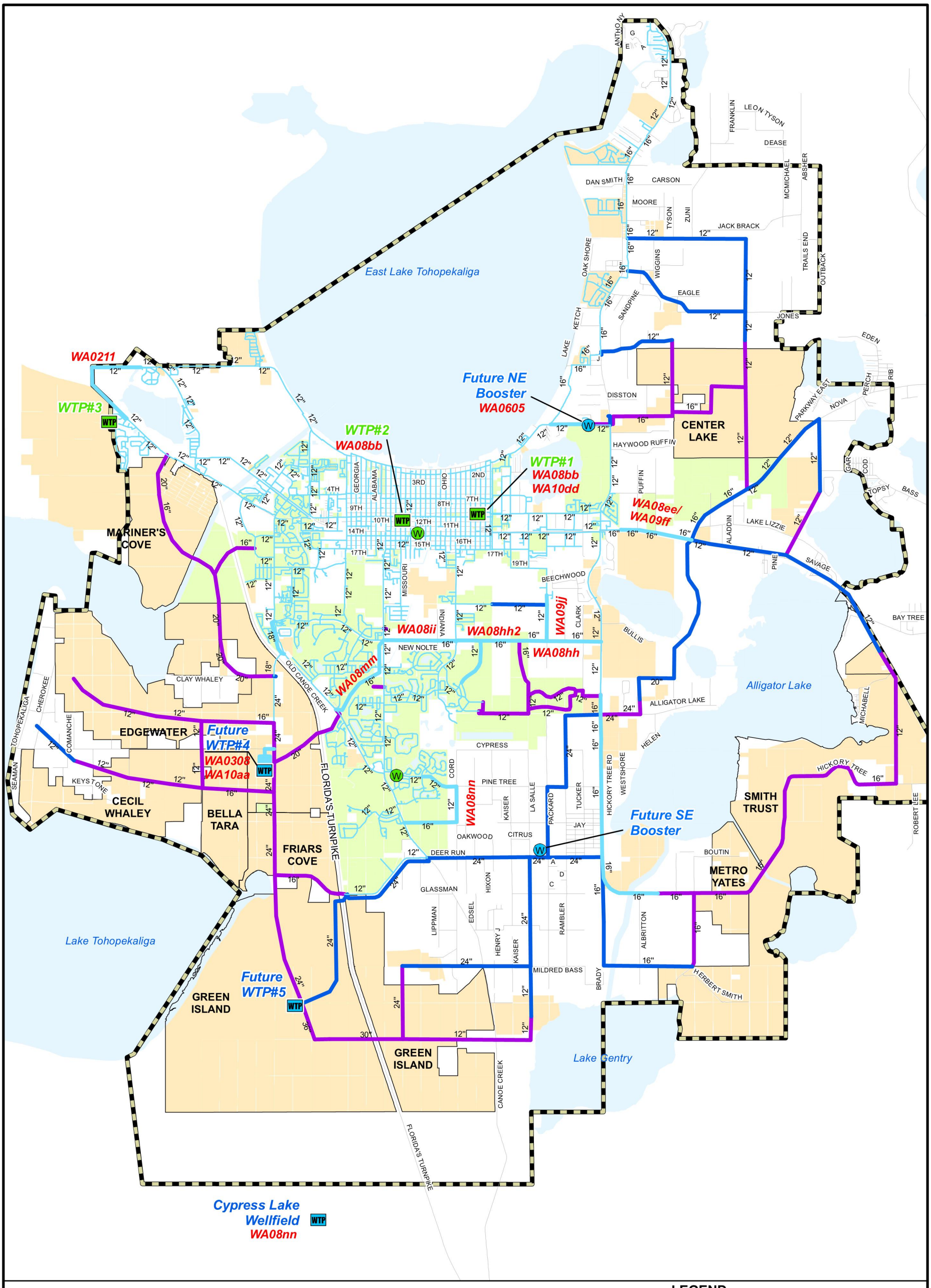
Dewberry

BOWYER SINGLETON

Section E

Appendix

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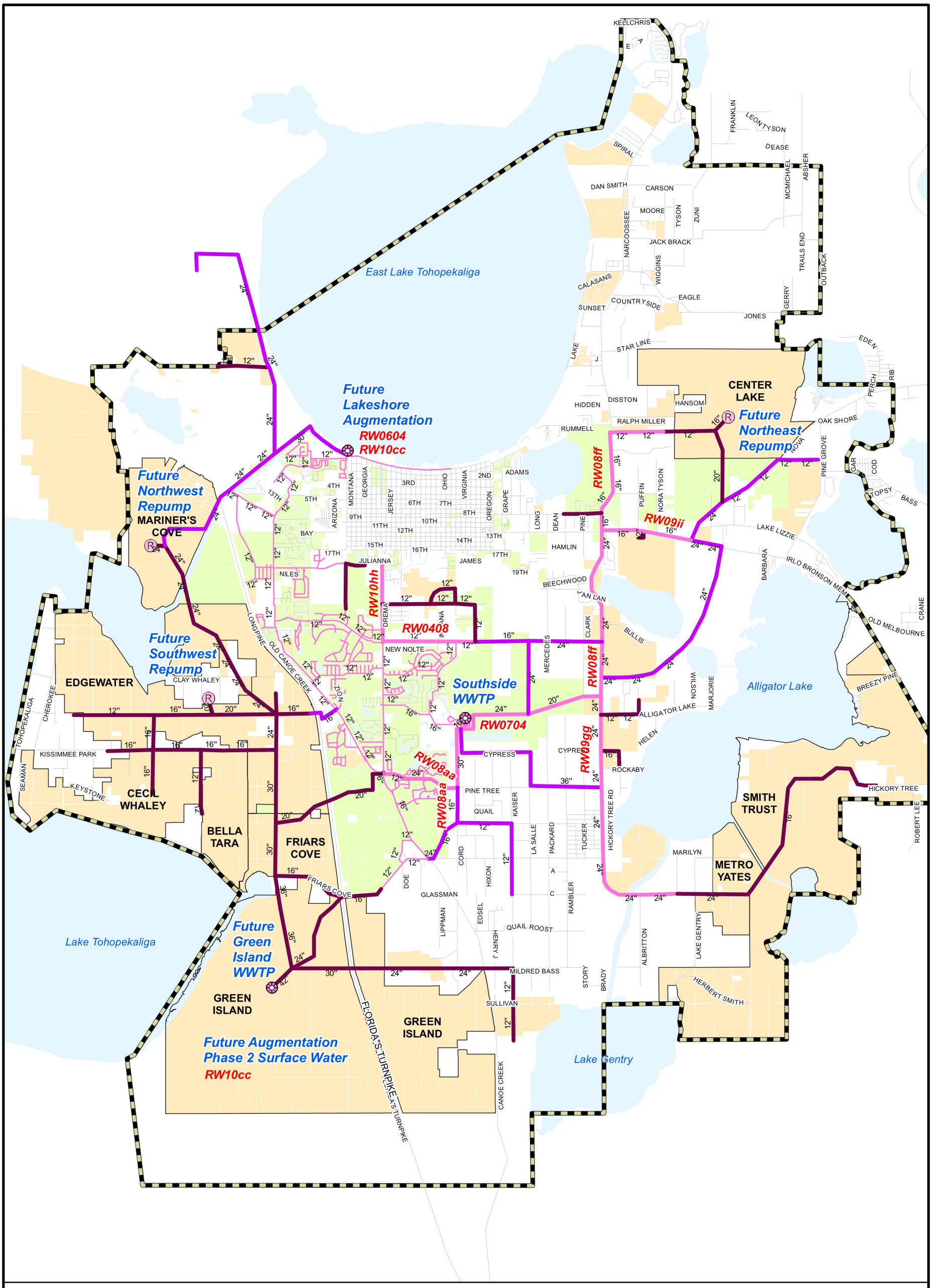


CITY OF ST. CLOUD
WATER MASTER PLAN
WATER INFRASTRUCTURE

FIGURE 7

D:\0GIS\4604_STCLOUD\WaterMP\WatModel.MXD

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CITY OF ST. CLOUD
REUSE MASTER PLAN

NON-POTABLE WATER INFRASTRUCTURE

FIGURE 11

D:\0GIS\4604_STCLOUD\ReclaimMP\ReuseModel.MXD

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Van de Loo, Danielle

From: Corey Clough <cclough@stcloud.org>
Sent: Friday, June 28, 2013 8:32 AM
To: Van de Loo, Danielle
Cc: Stalder, Nicole; Stalder, Nicole; Montalvo, Ricardo; Kevin Felblinger
Subject: RE: Lakeside Groves Utility Tie-in Pressure Requests

Daniel,

The current tie pressures for the reclaim which would be located off Nolte road is 55-58 psi, depending on the day. The reclaim fluctuates due to watering schedules. The force main that this project will tie in to is currently not active, so an actual tie in pressure I cannot give. With the anticipated flows to the lift station and the pumps that will be installed, it would be safe to use 40-45psi at peak. Keep in mind though that this can change depending on how many pumps turn on depending on flow.

The water is as follows: Static – 62, Residual – 50, GPM – 1186.

Currently, to what has been constructed in this corridor, it is current to our anticipated future plan. However, extensions will need to be discussed prior to construction plan submittal. With the items you attached, you can see some of the extensions that will be needed. Our new master plan is getting close to completion, a discussion of the utility requirements and extensions is highly recommended. I included Kevin on this email to keep him up with the request. Please feel free to contact me to set up a meeting to discuss. I will be off next week and Kevin will be off for 2 weeks starting July 12th.

Thank you,

Corey

From: Van de Loo, Danielle [mailto:dvandeloo@Dewberry.com]
Sent: Thursday, June 27, 2013 4:24 PM
To: Corey Clough
Cc: Stalder, Nicole; Stalder, Nicole; Montalvo, Ricardo
Subject: Lakeside Groves Utility Tie-in Pressure Requests

Good afternoon Corey,

You were originally coordinating with Ricardo on a letter of availability for the following parcels:

Parcel #'s: 17-26-31-0000-0020-0000, 17-26-31-0000-0060-0000, 18-26-31-4950-0001-0010

We are going to be moving forward with the design and sizing of the utilities. Based on the information and demands noted below, could you please provide the tie-in pressures for the sanitary forcemain, reclaim, and potable water line. Also, please let us know of any special conditions that may need to be met or capacity issues with the system. I have attached exhibits of the approximate project locations for your reference. Please let me know if you need any further information in order to complete this request.

Potable Water Demands

	Avg. Daily	MDF

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Property	Flow (GPD)	(GPM)
Northeast	32550.0	83.5
Northwest	72450.0	186.3
Southeast	85942.1	220.5
Totals	**190942.1**	**490.3**

Needed Fire Flow Approximately 1500 gpm

WasteWater Demands

Property	Avg. Daily Flow (GPD)	PF (GPM)
Northeast	24645.0	68.5
Northwest	54855.0	152.4
Southeast	65115.1	179.9
Totals	**144615.1**	**400.7**

Irrigation Demands

Property	PF (GPM)
Northeast	331.6
Northwest	723.8
Southeast	767.5
Totals	**1822.9**

Thanks,
Danielle

Danielle Van De Loo, PE
Dewberry l Bowyer-Singleton
520 S Magnolia Ave
Orlando, FL 32801
407.843.5120 x 3159
407.649.8664 fax
www.dewberry.com

Visit Dewberry's website at www.dewberry.com

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Van de Loo, Danielle

From: Kevin Felblinger <kfelblinger@stcloud.org>
Sent: Wednesday, July 03, 2013 1:45 PM
To: Van de Loo, Danielle
Cc: Corey Clough
Subject: RE: Water Demand Calculations
Attachments: DOC000.PDF

Danielle:

Table three of our draft 2013 Master Plan is attached. This table shows the design requirements for all utilities.

Please let me know if you have any additional questions.

Thank you,

Kevin

From: Van de Loo, Danielle [mailto:dvandeloo@Dewberry.com]
Sent: Wednesday, July 03, 2013 12:26 PM
To: Kevin Felblinger
Cc: Corey Clough
Subject: Water Demand Calculations
Importance: High

Good afternoon Kevin,

I am aware Corey is on vacation and I am hoping you can help me. We had correspondence with Todd Swingle back in 2007 for the Lancaster development regarding the required design flows. He had stated that the city code was incorrect based on Resolution 2006-305R passed on 11/09/06 and that the water demand should be 300 gpd/ERU with a max day peaking factor of 2. (See attached correspondence)

Will you please confirm the design demands we are to use within the City of St. Cloud service area for potable water?

Thanks,
Danielle

Danielle Van De Loo, PE
Dewberry l Bowyer-Singleton
520 S Magnolia Ave
Orlando, FL 32801
407.843.5120 x 3159
407.649.8664 fax
www.dewberry.com

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Table 3. Water Master Planning Service Criteria

Criteria	Water	Wastewater	Reclaimed Water
Unit Capacity - Average daily demand/flow (ADD/ADF) per Equivalent Residential Unit (ERU)	300 gpd/ERU	265 gpd/ERU	550 gpd/ERU
Three month average daily flow (TMADF)	--	1.1 x ADF	--
Maximum daily flow (MDD)	1.7 *x* ADD (2013) 1.4 *x* ADD (2030)	--	2.0 *x* ADD (2013) 1.5 *x* ADD (2030)
Peak hourly flow (PHF)	3.4 *x* ADD (2012) 2.8 *x* ADD (2030)	2.4-4.0 x ADF (2.5 for collective system)	4.0 *x* ADD (2013) 3.2 *x* ADD (2030)
MDD plus Fire flow	$\geq$ 20 psi	--	--
Average Daily, Maximum Daily and PHF	$\geq$ 40 psi	Lift Station Total Head <100-150 feet	$\geq$ 40 psi (target) $\geq$ 30 psi (min.)
Residential Fire Flow	1,000 gpm City/ 1,500 gpm County	--	--
Commercial Fire Flow	2,000 gpm	--	--

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Notice of Encumbrance
To Annex to City of St. Cloud

City of St. Cloud (Planning & Zoning)
1300 9th Street
St. Cloud, FL 34769

FOR RECORDING USE ONLY

THIS INSTRUMENT, Made this _____ day of_____20_____, between _____ of the County of_____, State of_____Grantor*, and the CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee:

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below described into the corporate limits of the City of St. Cloud, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 ($1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledges, DOES HEREBY ENCUMBER the below – described real property situate, lying and being in Osceola County, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. Properties located outside the St. Cloud Future Annexation Area are encumbered but final annexation is subject to both the traditional requirements for annexation and receipt of County approval. The subject property is described as:

REFER TO EXHIBIT A - TOPOGRAPHIC BOUNDARY INCLUDED IN THIS SUBMITTAL PACKAGE.

Case # _____ Parcel ID 18-26-31-4950-0001-0010

*Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):

1. _____
Signature
Craig Harris, Manager
JTD Land at Lakeside, LLC
Type or print name

2. _____
Signature
_____
Type or print name

WITNESSES (Two required):

1. _____
Signature
Kimberly Buccellato
Type or print name

2. _____
Signature
Michael R Byrnes
Type or print name

STATE OF: Florida

COUNTY OF: Osceola

The foregoing instrument was acknowledged before me on this 11th day of September, 20 14, by Craig C. Harris who is personally known to me or who has produced _____ as identification and who did not take an oath.

Notary Public Kristy Kelley

SEAL:

KRISTY KELLEY
MY COMMISSION # EE017783
EXPIRES September 27, 2014
(407) 398-0153 FloridaNotaryService.com

Type/print name _____

Pursuant to Section 695.26(3)(f): This instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer, City Manager, City of St. Cloud, Florida 34769.

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City of St. Cloud
Petition for Annexation

The undersigned, being all of the owners of the real property located in an unincorporated area of Osceola County, Florida, contiguous to the City of St. Cloud, Florida, and described as:

REFER TO EXHIBIT A - TOPOGRAPHIC BOUNDARY INCLUDED IN THIS SUBMITTAL PACKAGE.

Do hereby petition the City Council of the City of St. Cloud, Florida, that said property be annexed to the City of St. Cloud, Florida, and classified as a/an Low Density Residential (LDR) district on the City Zoning Map.

The undersigned hold fee simple title to the said property by virtue of _____ deed, dated _____ and recorded on _____ in Official Records Book _____, Page(s) _____, Public Records of Osceola County, Florida. Attached hereto is a Certificate of Title of even date herewith certifying to said title. Dated this _____ day of _____, 20_____.

PROPERTY OWNER(S):

1. _____
Signature
Craig Harris, Manager
JTD Land at Lakeside, LLC
Type or print name

2. _____
Signature
_____
Type or print name

WITNESSES (Two required):

_____
Signature
_____
Type or print name
_____
Signature
_____
Type or print name

_____
Signature
_____
Type or print name
_____
Signature
_____
Type or print name

STATE OF Florida COUNTY OF Osceola

The foregoing instrument was acknowledged before me on this 16th day of September, 20 14, by Craig C. Harris who is personally known to me or who has produced _____ as identification and who did not take an oath.

SEAL:

Notary Public Kristy Kelley Type/print name _____

KRISTY KELLEY
MY COMMISSION # EE017783
EXPIRES September 27, 2014
(407) 398-0153 FloridaNotaryService.com

Pursuant to Section 695.26(3)(f): This instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer, City Manager, City of St. Cloud, Florida 34769.

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Received: _____

Case Number: _____

City of St. Cloud
Statement of Intended Use

The undersigned, being the petitioners for annexation of certain real property to the City of St. Cloud, Florida, said Petition being filed herewith, do hereby certify that, if said property is annexed to the City, our intentions with regard to the use of said property are as follows:

1. Type of use (industrial, commercial, professional, single-family residential, multi-family residential, etc.):
   Residential - Single Family Home Subdivision

2. The number, type and use of all improvements to be constructed upon the property are as follows:
   211 Single Family Homes

3. A copy of a plat, if available, or site development plan showing the locations of improvements to be constructed is attached.

4. The following special or extraordinary requirements for City service are anticipated in connection with the intended use:

The undersigned do hereby certify that the above and foregoing, including any attachments or exhibits hereto, constitute our intended use of the property which we propose to annex to the City of St. Cloud, and we, and our successors in interest in subject property, do recognize and agree that in the event of annexation by the City, the City shall be under no obligation to provide City services of any kind to development upon the subject property imposing greater demands on such City services than those reasonably to be anticipated for the use described in this Statement.

Dated this 16th day of September, 2014.

PROPERTY OWNER(S):

Parcel Number: 18-26-31-4950-0001-0010

Signature	Type or print name
	Craig Harris, Manager
Signature	Type or print name
Signature	Type or print name
Signature	Type or print name

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CONSTRUCTION PLANS

OSCEOLA COUNTY, FLORIDA

NORTHWEST LAKESIDE GROVES

PARCEL ID. NUMBER 18–26–31–4950–0001–0010

PREPARED FOR:
JTD at Lakeside, LLC
210 South Hoagland Boulevard
Kissimmee, Florida 34741
Contact: Craig Harris

LEGAL DESCRIPTION

Lots 1, 2, 15, 17, 18, 31, 32, 33, 34, 47, 48, 49, 50, 63 and 64, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 18, TOWNSHIP 26 S, RANGE 31 E, according to the plat thereof, as recorded in Plat Book "B", Page 24, Public Records of Osceola County, Florida; LESS AND EXCEPT that portion described as PARCEL 16216, in that certain ORDER OF TAKING recorded in Official Records Book 1918, Page 2958 and LESS AND EXCEPT that portion described as PARCEL 125, in that certain STIPULATED ORDER OF TAKING recorded in Official Records Book 3970, Page 2552.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 18, THENCE RUN N89°07'43" W, ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 543.96 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°30'24"W, A DISTANCE OF 20.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF HEARN ROAD, A PLATTED 40 FOOT PUBLIC RIGHT OF WAY AND THE POINT OF BEGINNING; THENCE CONTINUE S00°30'24"W, ALONG THE WEST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN O.R. BOOK 1918, PAGE 2958, OF THE PUBLIC RECORDS OF SAID OSCEOLA COUNTY, A DISTANCE OF 276.09 FEET; THENCE RUN S88°47'41"E, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 173.50 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE, N72°14'25"E, A DISTANCE OF 275.96 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF OLD HICKORY TREE ROAD, SAID LINE BEING A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1762.56 FEET, A CHORD WHICH BEARS S15°41'50"E FOR A CHORD DISTANCE OF 125.36 FEET; THENCE RUN ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°04'33" FOR AN ARC DISTANCE OF 125.39 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID LOT 1; THENCE RUN N89°15'26"W, ALONG SAID SOUTH LINE, A DISTANCE OF 585.49 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE RUN S00°34'05"W, A DISTANCE OF 330.17 FEET TO THE NORTHWEST CORNER OF AFORESAID LOT 17; THENCE RUN S89°14'30"E, ALONG THE NORTH LINE OF SAID LOT 17, A DISTANCE OF 636.58 FEET TO THE WEST RIGHT OF WAY LINE OF OLD HICKORY TREE ROAD, SAID LINE BEING A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1762.56 FEET, A CHORD WHICH BEARS S01°06'44"E FOR A CHORD DISTANCE OF 102.08 FEET; THENCE RUN ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°19'08" FOR AN ARC DISTANCE OF 102.10 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE, S00°30'37"W, A DISTANCE OF 1767.37 FEET TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF NEW NOLTE ROAD AS DESCRIBED IN O.R. BOOK 3970, PAGE 2552 OF THE PUBLIC RECORDS OF AFORESAID OSCEOLA COUNTY; THENCE RUN S57°42'13"W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 66.23 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, N89°14'47"W, A DISTANCE OF 1200.00 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, N32°13'35"W, A DISTANCE OF 49.63 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF CLARK ROAD; THENCE RUN N00°31'30"E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1534.52 FEET; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, N00°36'09"E, A DISTANCE OF 330.21 FEET; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, N00°35'24"E, A DISTANCE OF 640.33 FEET TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF AFORESAID HEARN ROAD; THENCE RUN S89°11'14"E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 756.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 66.958 ACRES±.

OWNER/DEVELOPER

JTD LAND AT LAKESIDE, LLC
210 SOUTH HOAGLAND BLVD.
KISSIMMEE, FLORIDA 34741
PHONE: (407) 870-0066
CONTACT: CRAIG HARRIS

ENGINEER/PLANNER/SURVEY

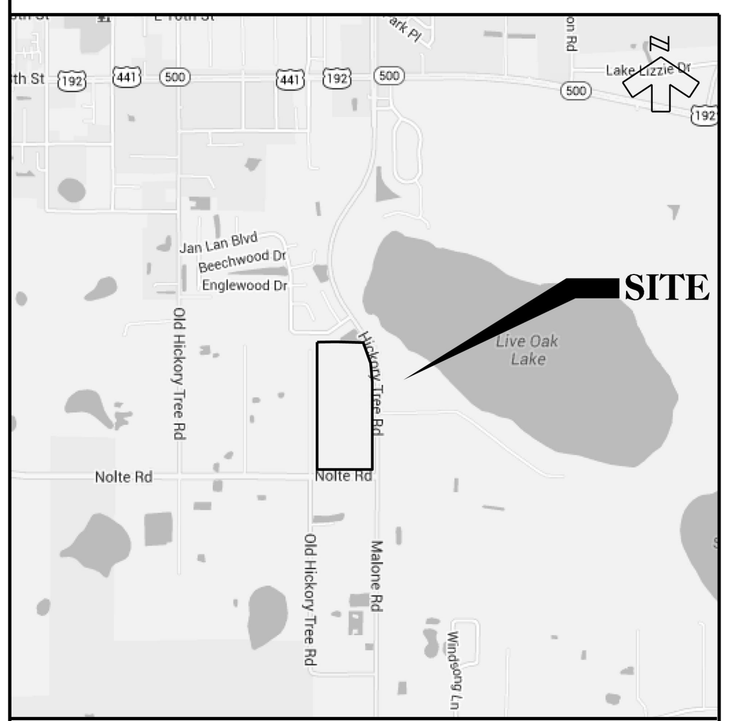
DEWBERRY/BOWYER-SINGLETON
520 SOUTH MAGNOLIA AVE.
ORLANDO, FLORIDA 32801
PHONE: (407) 843-5120
CONTACT: NICOLE STALDER, P.E.

GEOTECHNICAL ENGINEER

UNIVERSAL ENGINEERING SCIENCES, INC.
3532 MAGGIE BLVD.
ORLANDO, FLORIDA 32811
PHONE: (407) 423-0504
CONTACT: GUY RABENS, P.E.

ENVIRONMENTAL

BIO-TECH CONSULTING, INC.
2002 EAST ROBINSON STREET
ORLANDO, FLORIDA 32803
PHONE: (407) 894-5969
CONTACT: JOHN MIKLOS



LOCATION MAP

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THIS IS TO CERTIFY THAT THE ROADWAY CONSTRUCTION PLANS AND SPECIFICATIONS AS CONTAINED HEREIN WERE DESIGNED TO APPLICABLE STANDARDS AS SET FORTH IN THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS" AS PREPARED BY FLORIDA DEPARTMENT OF TRANSPORTATION.

Dewberry / BOWYER SINGLETON

OSCEOLA COUNTY — FLORIDA

NORTHWEST LAKESIDE GROVES

DEWBERRY/BOWYER-SINGLETON 520 SOUTH MAGNOLIA AVENUE — ORLANDO, FLORIDA 32801
407-843-5120 - ENGINEERING BUSINESS - 8794

REVISIONS	DESCRIPTION	BY	DATE

CONTRACTOR "AS-BUILTS"
I hereby state that these "As-Builts" were furnished to me by the contractor whose name appears below. I, my employee, under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed as shown by the contractor's surveyor's observations of the construction.

Contractor's Name _____

Engineer _____

Not valid without the signature and the original seal of a Florida Registered Engineer.

City of St. Cloud - Reproduced from Scanned Images

Nicole Petersen Stalder
Florida Reg. Number
64720

DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	NONE
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1 NW-cover
SHEET	1 OF 44

PS 14-00001

Page 703 of 1191
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GENERAL

1. Unless otherwise specified, all construction shall be performed consistent with the most recent publication of the following codes, standards and specifications as well as the latest editions of all other applicable specifications & standards:
Osceola County
City of St. Cloud Utilities
Ida Water Management District (SFWMD)
Florida Department Of Environmental Protection (FDEP)
Florida Department Of Transportation (FDOT)
Americans with Disabilities Act (ADA) by U.S. Department Of Justice
"Manual On Uniform Traffic Control Devices" (MUTCD) published by the U.S. Department of Transportation, Federal Highway Administration

2. All construction is to be governed by all applicable federal, state and local laws, ordinances, building and safety codes.

3. In the event that any standards or specifications as described herein are in conflict with each other, or that shown in the plans, the more stringent criteria will apply. Contractor shall notify the engineer of record immediately and in writing should the more stringent criteria be unclear, for engineer's interpretation of the more stringent criteria to be used.

4. These plans were based on the boundary and topographic survey by Hanson, Walter and Associates and geotechnical report provided by Universal Engineering Sciences, Inc.

5. All elevations shown on these drawings refer to national geodetic vertical datum (NAVD 88).

6. These plans were based on the geotechnical report(s) Universal Engineering Sciences, Inc. Project No. 1121749/Gautham S. Pillappa, P.E./ Fl. Reg. No. 60917 /Universal Engineering Sciences, Inc./ 3532 Maggie Boulevard, Orlando, Florida 32811/ Phone: (407) 423-0504/ Fax: (407) 423-3106. It is the contractor's responsibility to acquire a copy of the report(s) from the geotechnical engineer, familarize themselves with the conditions as described in the report(s), and comply with all recommendations made in the report(s) specifically for soil preparation on the site. It is the contractor's responsibility to obtain a copy all supplemental reports for this project from the owner and to follow the supplemental reports recommendations.

7. Geotechnical recommendations or recommendations as provided in supplemental reports by others are not the responsibility of Bowyer-Singleton & Associates, Inc., who has relied upon the referenced geotechnical report(s) in the preparation of the plans. Any conflict between information contained in the report(s) and these plans shall be reported to the engineer and owner immediately and in writing. Bowyer-Singleton & Associates, Inc. assumes no responsibility for the correctness, completeness, or accuracy of the report(s). When the plans and/or specifications contain the results of a soils survey, the contractor shall not assume the information is a guarantee of the depth, extent or character of material present. It is the responsibility of the contractor to make a necessary examination of the site and of any material sources indicated on the plans to be informed of the conditions under which construction is to occur.

8. The contractor shall obtain from the owner copies of permits for all agencies having jurisdiction, such as governmental, regulatory or local entities. The contractor shall be expected to review and abide by all the terms, conditions, requirements and limitations set forth in all of these permits. A copy of the permits shall be kept on the construction site and made available for review at all times.

9. The standards and specifications as listed herein, the geotechnical report(s), boundary and topographic survey(s), and required permits are hereby incorporated along with the plans by Bowyer- Singleton and Associates, Inc. as the complete "Site Civil Construction Documents."

10. If items appearing to be historical or archeological artifacts are discovered at any time during construction within the project limits, immediate notification shall be provided to the owner, the engineer, and the Bureau of Historical Preservation, Division of Historical Resources R.A. Gray Building, 500 S. Bronough St. Tallahassee, Florida 32399-0250.

CONTRACTOR RESPONSIBILITIES

1. Contractor shall familiarize himself with the site, including all surface and subsurface conditions, the work required and all other conditions that may effect the successful completion of the job prior to commencement of work.

2. The location of existing utility services, facilities, and structural features shown on these plans have been determined from the best information and are provided for the convenience of the contractor. The engineer does not guarantee the accuracy or the completeness of the location information provided. Any inaccuracy or omission in such information shall not relieve the contractor of his responsibility to protect the existing features from damage or unscheduled interruption of service. Should a discrepancy arise between these plans and actual field conditions, which would appreciably affect the execution of these plans, the contractor shall stop all construction and notify the engineer immediately.

3. The contractor shall give all notices and comply with all laws, ordinances, rules, regulations and permit conditions bearing on the conduct of the work, as drawn and specified. If the contractor observes that the drawings and specifications are at variance therewith, he shall promptly notify the engineer. In writing, and any necessary changes shall be adjusted, as provided in the agreement for changes in the work.

4. The contractor shall be responsible for the maintenance of all landscape buffers, retention and detention facilities until the project has been accepted by the owner. All disturbed areas shall be returned to equal or better condition.

5. The contractor shall be responsible to the owner and the engineer for the acts and omissions of contractor's employees and all his subcontractors and their agents and employees and other persons performing any of the work under a contract with the contractor.

6. All work and furnished materials shall be in reasonable conformity with the lines, grades, grading sections, cross sections, dimensions, material requirements and testing requirements that are specified in the contract, plans, details or specifications.

7. The contractor shall be responsible for making all necessary arrangements with governmental departments, public utilities, public carriers, service companies, and corporations owning or controlling roadways, railways, water, sewer, gas, electrical, telephone, and telegraph facilities such as pavements, tracks, piping, wires, cables, conduits, poles, guys, or other similar facilities, including incidental structures connected therewith that are encountered in the work in order that such items may be properly supported, protected or located.

8. Prior to commencing work, the contractor shall furnish, erect and maintain all barricades, lights, warning signs, and pavement markings for hazards and the control of traffic through the construction zone in conformity with the all agencies having jurisdiction standards to effectively prevent accidents at all locations where construction causes an obstruction to the normal flow of traffic or creates a hazard in any way to the public.

9. In the event the contractor discovers any errors or omissions in the plans he shall immediately notify the owner or owner's agent.

10. The contractor shall comply with all legal load restrictions in the hauling of materials on public roads beyond the limits of the work. A special permit will not relieve the contractor of liability for any damage that may result from the moving of materials and equipment.

11. The contractor shall be responsible for protecting all existing survey monumentation, such as the preservation of all permanent reference monuments, permanent control points, permanent bench marks, property corners, points or markers. In the event any monumentation is disturbed, it shall be restored by a Florida licensed surveyor and mapper selected by the owner at the contractor's expense.

12. The owner, owner's representatives and inspectors of applicable government agencies having jurisdiction, shall at all times have access to the work site wherever and whenever it is in preparation or progress. The contractor shall provide proper facilities for such access and inspections.

13. It is the contractor's responsibility to take all reasonable and prudent precautions to insure that all completed work, materials and equipment stored on site are safe and secured from unauthorized access or use. Such precautions may include installation of signs, fences, or posting of security guards.

14. Contractor shall, at all times, utilize all normally accepted and reasonably expected safety practices and comply with all federal, state and local regulations, ordinances and guidelines pertaining to safe utilization of equipment or materials as published by manufacturer.

15. Adequate traffic control, signage, barricades and flagman services shall be furnished and maintained by the contractor at all points where construction equipment engaged in work enters onto or crosses functioning traffic-carrying roadway.

16. Those parts of work in place that are subject to damage because of operations being carried on adjacent thereto shall be covered, boarded up or substantially enclosed with adequate protection by the contractor at contractor's expense, protecting work completed.

17. The contractor shall comply in every respect with the Federal Occupational Health and Safety Act of 1970 and all rules and regulations now or hereafter in effect under said Act, and the contractor further agrees to comply with any and all applicable state laws and regulations pertaining to job safety and health.

18. The contractor shall protect and keep owner (including their agents and employees) free and harmless from any and all liability, public or private, penalties, contractual or otherwise, losses, damages, costs, attorney's fees, expenses, causes of action, claims or judgments resulting from the Federal Occupational Health and Safety Act of 1970 as amended or any rule or regulation promulgated thereunder or of any state laws or regulations pertaining to job safety and health arising out of or in any way connected with the performance of work or work to be performed under this contract, and contractor shall indemnify owner from any such claims, penalties, suits or actions, public or private, administrative or judicial, including attorney's fees paid or incurred by or on behalf of owner, jointly or severally, and/or their agents and employees. The contractor further agrees, in the event of a claimed violation of any federal or state safety and health law or regulation arising out of or in any way connected with the performance of work or work to be performed under this contract, owner may immediately take whatever action is deemed necessary by owner to remedy the claimed violation. Any and all costs or expenses paid or incurred by owner in taking such action shall be borne by contractor, and contractor agrees to protect, hold harmless and indemnify owner against any and all such costs or expenses.

19. The contractor shall take all reasonable precautions for the safety of, and shall provide all reasonable protection to prevent damage, injury or loss to:

a. All employees on the work site and all other persons who may be affected thereby;

b. All the work and all materials and equipment to be incorporated therein, whether in storage on or off the site, under the care, custody or control of the contractor or any of its subcontractors; and

c. Other property at the site or adjacent thereto, including trees, shrubs, lawns walks, pavements, roadway, structures and utilities not designated for demolition in the course of construction.

20. The contractor shall comply with all applicable safety codes and with all applicable laws, ordinances, rules, regulations and lawful orders of any public, quasi public or other authority having jurisdiction for the safety of persons or property or for their protection against damage, injury or loss, or designed to protect the environment. The contractor shall erect and maintain, as required by existing conditions and progress of the work, all reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards, promulgating safety regulations and notifying owners and users of adjacent utilities of the existence of hazards and of the safety regulations.

21. All damage or loss to any property referred to in herein caused in whole or in part by the contractor, a subcontractor, or by anyone for whose acts any of them may be liable, shall be remedied by the contractor, except damage or loss properly attributable solely to the acts or omissions of the owner, or the engineer or anyone employed by them, or for whose acts any of them may be liable, and not properly attributable in whole or in part, to the fault or negligence of the contractor.

22. Until final acceptance of the work by owner, the contractor shall have the charge and care of and shall bear the risk of injury or damage, loss or expense to any part thereof, or to any materials stored on site, by the action of the elements or from any other cause whether arising from the execution or non-execution of the work. The contractor shall rebuild, repair, restore and make good all injuries or damages to any portion of the work occasioned by any of the above causes before final acceptance and shall bear the expenses thereof.

23. The contractor shall be responsible for meeting all inspection criteria and schedules, and signing for said inspections.

24. The contractor shall control and be responsible for their operations and those of their subcontractors and all suppliers, to assure the least inconvenience to the public. The contractor shall maintain free and unobstructed movement of vehicular traffic and shall limit their operations in relation to the safety and convenience of the traveling public. Under all circumstances, safety shall be the most important consideration.

25. The contractor shall familiarize himself with the policies and guidelines established by all agencies having jurisdiction for the preservation of all public and private property. The contractor shall be responsible for all damage or injury to property of any character, during the execution of the work, resulting from any act, omission, neglect, or misconduct in their manner or method of executing the work, or at anytime due to defective work or materials.

26. The contractor shall not excavate, remove, or otherwise disturb any material, structure or part of a structure which is located outside the lines, grades or grading sections established for this project, except where such excavation or removal is provided for in the contract, plans or specifications.

27. The contractor should verify the quantities and lengths of materials shown on the plans. Any discrepancy between material callouts and actual shown in plan view is to be brought to the engineer's attention by the contractor prior to bidding. It is the engineer's intention to construct what is shown on the plans.

28. Any discrepancy between the dimensions and measurements shown on the plans and the actual field conditions shall immediately be brought to the engineer's attention. Failure to do so and to continue construction shall make the contractor responsible for all errors and necessary corrections that may subsequently arise.

EROSION CONTROL

1. The contractor shall comply with all federal, state and local laws and all regulations controlling pollution of the environment.

2. The contractor shall develop and implement a stormwater pollution prevention plan (SWPPP) according to EPA/FDEP NPDES criteria to minimize erosion and insure proper functioning of storm water management system upon completion of construction. In addition to meeting EPA/FDEP NPDES criteria, the SWPPP shall be submitted to and comply with local agency having jurisdiction's minimum erosion control criteria.

3. Contractor shall execute all measures necessary to limit the transportation of sediments outside the limits of the project to the volume and amount as those that exist prior to commencement of construction. This condition must be satisfied until project is fully completed and accepted. Contractor shall provide routine maintenance on temporary erosion control features at his expense. Provision must be made to preserve the integrity and capacity of check weirs, sediment basins, slope drains, grading patterns, etc. Required to meet this provision through out the life of construction. Contractor shall provide synthetic hay bales, silt barriers, mirafi filters, temporary grassing, etc., as required to fully comply with the intent of this specification. Contractor shall provide continuous monitoring of erosion and sediment controls taken and shall document all corrective measures. A copy of the approved SWPPP shall be kept on site at all times for review by owner's representative and by NPDES Inspectors. This permit must be submitted to Orange County by the contractor prior to the issuance of permits.

4. The owner and/or contractor shall provide a notice of intent in accordance with criteria set forth in the NPDES permit requirements 48 hours prior to beginning construction, clearing, or demolition.

5. Provide effective temporary and permanent erosion control following the requirements in Section 104 of the State Dept. of Transportation standards specifications for road and bridge construction, latest edition. (F.D.O.T. Section 104)

6. Inlets and catch basins shall be protected from sedimentation resulting from surface runoff until completion of all construction operation that may cause sediment runoff. Filter fabric shall be placed and maintained under the grate and filter socks placed in front of the throat of curb inlets, during construction.

7. Turbidity barriers must be installed at all locations where the possibility of transferring sediments and suspended solids into the receiving water body exists due to construction. Turbidity barriers shall remain in place until construction is completed, soils are stabilized and vegetation has been established.

8. All slopes 5:1 or greater shall be sodded. All pond slopes and rights-of-way shall be sodded.

9. In accordance with FDEP and Water Management District permits, all disturbed areas shall be seeded and mulched within 7 days of no construction activites.

DEMOLITION AND CLEARING

1. Prior to construction, the contractor shall clearly designate the limits of construction on-site. The contractor shall not perform any work outside the limits of construction.

2. The contractor shall be extremely cautious when working near trees that are to be saved, whether shown in the plans or designated in the field.

3. All practical and necessary effort shall be taken during construction to prevent unnecessary tree removal.

4. Any proposed cut or fill material to be removed or placed within the drip line of specimen trees to remain, including trenching for proposed improvements such as utilities, will require the advanced pre-treatment of each impacted tree by a qualified arborist or at the direction of the landscape architect to minimize the potentially adverse impacts of construction.

5. Tree protection barricades or equivalent protective measures will be constructed according to the local jurisdiction's criteria for trees to remain within the limits of construction.

6. In areas requiring fill material, the contractor shall strip or otherwise remove all vegetation such as brush, heavy sods, heavy growth of grass, decayed vegetation matter, rubbish and any other deleterious material before embankment is placed. Immediately prior to the placing of fill material, the entire area upon which fill is to be placed, shall be scarified in a direction approximately parallel to the axis of fill. The geotechnical engineer shall approve the area prior to the placement of fill.

PAVING, GRADING & DRAINAGE

1. The contractor shall perform all work pertaining to drainage including excavation of stormwater management ponds or equivalent facilities prior to the commencement of other work included in these plans.

2. The contractor shall stake all improvements using the record plat. The contractor shall verify with the engineer that the plat is correct prior to any construction. If a plat does not exist, contractor is to verify use of the survey for layout with engineer prior to starting work. It is the contractor's responsibility to completely stake and check all improvements to insure correct positioning, both horizontal and vertical, including minimum building setbacks prior to the installation of any improvement. Any discrepancy between platted information and the plans shall be reported to the engineer immediately and in writing.

3. Prior to initiating any excavation (including but not limited to tunnels, ditches, storm water ponds, canals, artificial lakes) contractor shall install fences and take all other reasonable and prudent steps to insure that access to excavation by unauthorized personnel is prevented.

4. All drainage structures are to be traffic bearing unless otherwise noted. All precast circular structures shall be constructed with a minimum 5-inch wall thickness.

5. All proposed paving surfaces in intersections and adjacent existing sections shall be graded to drain positively in the direction shown by the proposed grades and flow arrows on the plans and to provide a smoothly transitioned driving surface for vehicles with no sharp breaks in grade, and no unusually steep or reverse cross slopes. Approaches to intersections and entrance and exit grades to intersections may require minor local field adjustments should actual conditions vary from the surveyed information the design was based upon in order to accomplish the intent of the plans. In addition, the standard crown will have to be changed in order to drain positively in the area of intersections. It is the contractor's responsibility to accomplish the above and consult the engineer as needed to make any and all required interpretations of the plans or give supplementary instructions should the intent of the plans be unclear.

6. Construction of roadways shall meet the minimum standards and specifications of the local agency(s) having jurisdiction and the minimum suggested sections as outlined in the soils report's recommendations, unless otherwise noted.

7. The contractor is responsible for removing any excess cuts or supplying fill as necessary to grade the site to the proposed elevations as designed within the construction documents.

8. If limestone bedrock is encountered during excavation of the retention basins or a sinkhole or solution cavity forms during construction, excavation of the basin must be halted immediately, the owner, engineer, and water management district must be notified, and remedial action will be required. The permitee must inspect all permitted surface water management basins monthly for the occurrence of sinkholes and document these inspections on water management district condition compliance form number: EN-33. Two copies of the completed forms must be sent to the water management district and the local agency having jurisdiction annually by May 31st of each year. The permitee must report any sinkhole that develops within the surface water management system. The permitee must notify the water management district and local agency having jurisdiction of any sinkhole development in the surface water management system within 48 hours of its discovery and complete sinkhole repair within 10 days of such discovery using a district approved methodology.

9. After the roadway has been constructed to subgrade, it shall be proof-rolled to assure that proper compaction has been attained. The proof-rolling and compaction operations shall be inspected and tested by a Florida licensed geotechnical engineer to assure that the specified compaction is maintained and all deleterious materials have been removed.

10. The contractor shall insure that a minimum soil density of 98% compaction is achieved unless otherwise noted for placement of all headwall/endwall footings, retaining wall footings, and in general, any footing support described on these plans. It will also be the responsibility of the contractor to insure that sufficient geotechnical testing and design has been performed prior to construction.

11. Blue reflective pavement markers shall be placed in the center of the driving lane opposite each fire hydrant.

12. Storm pipe lengths shown on the plans include mitered end sections. If the contractor elects to use an approved alternate, the pipe lengths must be adjusted.

13. Inlet offsets are to the centerlines shown on F.D.O.T. design standards indexes.

14. The contractor is responsible for paving all roadways to drain positively. Intersections shall be transitioned to provide a smooth driving surface while maintaining positive drainage. If an area of poor drainage is observed, the contractor shall notify the engineer prior to paving so that a solution or recommendation for correction may be made.

15. All reinforced concrete pipe (R.C.P.) shall be minimum Class III, unless otherwise approved or noted on the plans or specifications.

16. All stormwater pipe joints shall be wrapped with filter fabric (per FDOT Index no. 280).

17. Wherever roadway construction reveals unexpected water bearing strata that would cause deterioration of the pavement, underdrains or other acceptable alternative that will provide necessary measures to maintain the structural integrity of the road will be required, even through not shown on the plans.

18. All soil density testing, subsurface investigations and all other geotechnical activity onsite shall be supervised and certified by a professional geotechnical engineer.

19. Should unsuitable soils such as muck, clay and other organic soils are found, all unsuitable soils shall be excavated and replaced with suitable soils per the geotechnical engineer's recommendation.

PUBLIC RIGHTS-OF-WAY

1. The contractor shall coordinate all work within public rights-of-way with the respective local agency(s) having jurisdiction (city or county) Director of Public Works and the jurisdiction's engineer. In addition, any work within a state road right-of-way must be approved and coordinated with the FDOT through the local maintenance office for each district.

2. Prior to performing any work within any public or utility right-of-way, contractor shall obtain authorization and permit from all jurisdictions responsible for such right-of-way.

3. Prior to performing any work within any public right-of-way, contractor shall develop and submit a maintenance of traffic plan to the local agency having jurisdiction over said ROW for their approval. This plan must meet the minimum requirements as outlined in the "Manual On Uniform Traffic Control Devices" published by the U.S. Department of Transportation, Federal Highway Administration and the Florida Department Of Transportation design standards.

UTILITIES

Utility Providers:
Water: City of St. Cloud
Sanitary Sewer: City of St. Cloud
Solid Waste: Osceola County
Reclaim: City of St. Cloud

1. The existing utilities shown are approximate. The contractor shall field locate all existing utilities as to size, location, and elevation. The contractor shall notify the engineer of any and all conflicts prior to beginning construction.

2. The contractor shall be responsible for locating and verifying size, type, location, and elevation of all existing utilities prior to construction and notifying the involved utility providers to make any necessary arrangements for relocation, disruption of service, or clarification of activity regarding said utility. The contractor shall use extreme caution when crossing an underground utility, whether shown on these plans or field located. The respective utility providers shall relocate utilities that interfere with the proposed construction and the contractor shall cooperate with the utility providers during relocation operations. Any delay or inconvenience caused by the involved utilities shall be incidental to the contract. The contractor shall conform to Florida Statute Chapter 556 and the Sunshine State One-Call of Florida.

3. Contractor shall notify all utility owners and the Sunshine Underground Utilities Notification Center at 1-800-432-4770 at least 72 hours prior to start of work. Contractor is responsible for continual maintenance of all utility locates, flags, marking, et cetera through the entire duration of construction.

4. Utility services to the proposed building(s) shall terminate 5 feet outside of the building unless otherwise noted. Prior to construction, the contractor shall review building architectural and plumbing plans to verify proper continuation of the proposed utilities for location, alignment and elevation(s) for each service to the building(s). Should utility service laterals shown on the site civil construction plans not correspond with building architectural or plumbing plans the contractor shall notify the engineer immediately.

5. The power distribution system shall be designed and installed by the power service provider. The contractor shall coordinate with said power service provider to insure proper construction phasing is achieved, and to allow the installation of street crossings, sleeves, conduits, poles, transformers, and other required equipment. It is the owner's responsibility to acquire any necessary easements as a result of the power service provider's design and respective installation locations.

6. The telephone, cable TV, data, and/or communication systems shall be designed and installed by their respective service provider. The contractor shall coordinate with said service provider to insure proper construction phasing is achieved, conflict free, and to allow the installation of street crossings, sleeves, conduits, poles, and other required equipment. It is the owner's responsibility to acquire any necessary easements as a result of the service providers' designs and respective installation locations.

7. It is the contractor's responsibility to properly coordinate the final designs and subsequent installations of all service providers' utilities and their minimum criteria as set forth therein for items such as maintaining the minimum separation distances between the various utilities.

8. Unless otherwise noted, the top 24 inches of all utility trenches within roadways in maximum 12" lifts, shall be compacted to 98% of the modified proctor maximum density, all other utility trenches shall be compacted to 95% of the modified proctor maximum density.

9. The contractor shall notify the applicable utilities construction department for the corresponding local utility provided a minimum of 48 hours prior to starting any utilities construction.

10. Pipe alignment, deflection, and integrity testing shall be performed by the 'lamping' method and utilizing video inspection. The contractor shall perform internal video inspection for the gravity sewer to check pipe alignment and deflection.

11. All fire hydrants and apparatus must comply with FFPC Section 3-5.6 and Section 3-7.J when applicable.

12. Maximum spacing of fire hydrants is 500' in accordance with City Code 24.30 (f.xi).

13. Underground main contractor must apply for a Fire permit for the installation or modification of any underground mains serving fire hydrants and/or fire protection systems prior to any installation. If the water distribution system and fire hydrants are located in a right-of-way or recorded easement and owned/installed/maintained by the water purveyor, we will only require installation to the water purveyor's standards for underground components and connections. However, hydrants must be in compliance with hydrant spacing, location, distribution, color coding, and needed fire flow minimus as specified in City Fire Code. Underground main and fire hydrant installations on private property will require an FIR permit and full compliance with NFPA 24. (City Fire Code, Section 24J.3(1)(K)(3)).

Dewberry
BOWYER SINGLETON

FLORIDA

OSCEOLA COUNTY

GENERAL NOTES

NORTHWEST LAKESIDE GROVES

DEVELOPMENT OF REGIONAL IMPACT

215 South Magnolia Avenue - Orlando, Florida 32801
407-843-5120 - Engineering Business - 8734

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REVISIONS		
DESCRIPTION	BY	DATE
City of St. Cloud - Reproduced from Scanned Images and Laserfiche Hard Copy		

CONTRACTOR "AS-BUILTS"
I hereby state that these "As-Built" were furnished to me by the contractor and/or his agents who were employed under my direct supervision have reviewed these "As-Built" and believe them to be in compliance with my knowledge of what was actually constructed based on my periodic and final observations of the construction.
Contractor's Name
Engineer
Not valid without the signature and the original seal of a Florida Registered Engineer

Nicole Petersen Stalder
Florida Reg. Number
64720

DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	NONE
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1 NW-generalnotes01
SHEET	2 OF 44

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POTABLE WATER

1. All PVC watermains 2" or less shall be SDR21 (200 psi) unless otherwise noted.

2. Water mains shall comply with AWWA standards. All PVC pipe 3 to 12 inches shall be AWWA C900 DR18; all PVC pipe 14 inches and larger shall comply with AWWA C905 DR25. All water mains shall bear the NSF logo and shall be color-coded or marked using blue as a predominant color to differentiate drinking water from other water lines.

3. Where ductile iron pipe is required for water mains, it shall conform to ANSI/AWWA A21.51. A minimum thickness for pressure class 350 per ANSI/AWWA shall be supplied. Dip sizes up to 12 inches in diameter shall be pressure Class 350. Dip sizes 14 inches and larger shall be pressure Class 250.

4. All water main fittings, valves, restraints, couplings, pipe, and in general, those materials required for installing the water supply system, shall comply with the minimum material standards, ratings and classifications established by the respective utility provider. All water main fittings shall be DIP for all 3" thru 12" PVC and DIP water mains conforming to the requirements of ANSI/AWWA C153/A21.53 and epoxy coated exterior, unless noted otherwise. These fittings shall incorporate restraining rings, mega-lugs or other approved equivalent mechanical devices.

5. Ductile iron pipe and fittings shall have a cement mortar interior lining conforming to the requirements of ANSI/AWWA C104/A21.4.

6. Valves for potable and raw water mains shall be ductile iron (D.I.) epoxy coated gate valves or butterfly valves. See specifications for details.

7. All polyethylene pressure pipe and fittings 4-inch and larger shall conform to AWWA Standard C906-99 (DRII) Pressure Class 160 and ASTM Standard D3350, D2837 PE 3408.

8. All polyethylene pipes for service tubing shall conform to AWWA Standard C901 (DR9) Pressure Class 200 and Standard D2737 PE 3408.

9. All pipe and polyethylene service tubing shall bear the National Sanitation Foundation (NSF) seal of approval for potable water service.

10. PVC pipe less than 2-inches shall conform to ASTM D1785. Threaded pipe and fittings shall be Sch.80 and conform to ASTM D2464. Unthreaded pipe and fittings shall be Sch.40 with solvent-cemented joints. Cemented joints and fittings shall comply with ASTM D2466 and D2855.

11. 2", 2½" and 3" PVC pipe shall conform to ASTM D2241. Pipe shall be furnished in 20-foot lengths, shall have dimension ratio (DR21) and a water pressure rating of 200 psi.

12. Pipe measurements shall be center to center of fittings or valves.

13. Contractor shall provide temporary thrust restraints, bracing, test plugs and/or other devices necessary to successfully complete pressure testing of all pressure piping systems, ancillary to the work.

14. Automatic air relase/vacuum air release valves for underground installation shall conform with 62-555.320(21)(b) FAC & RSWW 8.4.2.

15. All buried piping specified for pressure service shall be provided with restraining devices at all directional changes, unless noted otherwise.

16. All fasteners shall be manufactured of non-corrosive materials.

17. Locations and dimensions of existing rights-of-way and easements are based on the best available information. The contractor shall verify all the limits of rights-of-way and easements in order to avoid encroachments.

18. The contractor shall repair or replace with equal materials in kind or as directed by the owner or inspector any items disturbed or damaged by the utility construction or its related activities for items such as but not limited to, paving, stabilized earth, driveways, etc.

19. Contractor shall paint the hydrants according to fire department requirements.

20. Where applicable fire hydrants shall be installed within the ROW.

21. Proper backflow prevention assemblies shall be provided in accordance with Rule 62-555.360, F.A.C. and AWWA Manual M14, "Recommended Practice for Backflow Prevention And Cross Connection Control" (latest editions) as incorporated in rule 62-555-330 FAC. The method of connection to the existing active main should be chosen to ensure that the pressure does not drop below 20psi otherwise a boil water notice is required to be issued by the utility supplying the water.

22. Contractor shall coordinate with agency having jurisdiction and water service provider to have water samples taken at locations as specified by their minimum standards and as outlined in the Florida Department Of Environmental Protection permit for construction of the water distribution system (if permit is required). Documentation of the minimum testing results such as bacteriological reports with residual CL levels shall be submitted to the engineer within 4 days from the day of sample. It is the contractor's responsibility to review and verify the results as passing prior to submittal to the engineer.

23. All water mains shall be hydrostatically tested and disinfected in accordance with AWWA Standards, latest revisions. Hydrostatic testing for PVC mains shall be 150 psi for minimum of 2 hours and meet AWWA Standard C605/M23. Ductile iron mains shall be tested at 150 psi for 2 hours per AWWA C600. All new mains shall be disinfected per AWWA Standard C651. Bacteriological tests for 2 consecutive days shall be approved prior to placing system into service.

24. All water mains shall have an "Early Warning" protection tape installed continuously along the entire length. The protection tape shall be installed during the backfilling 6 to 12 inches below finish grade directly over the pipe and be continuously marked with "Caution - Water Main Buried Below". The tape shall have an embedded metallic detectable strip and be blue in color for potable water.

25. The contractor shall submit shop drawings on all equipment and materials for approval to the engineer and water service provider prior to procurement.

WATER LINE CONSTRUCTION NOTES PER FDEP

1. All pipe, pipe fittings, pipe joint packing and jointing materials, valves, fire hydrants, and meters installed will confirm to applicable American Water Works Association (AWWA) standards.

2. All public water system components, excluding fire hydrants, that will be installed and that will come into contact with drinking water will conform to NSF International Standard 61 as adopted in Rule 62-555.335, F.A.C., or other applicable standards, regulations, or requirements referenced in paragraph 62-55.320 (3)(b), F.A.C.

3. All pipe and pipe fittings installed will contain no more than 8.0% lead, and any solder or flux used in this project will contain no more than 0.2% lead.

4. All pipe and pipe fittings installed will be color-coded or marked in accordance with subparagraph 62-555.320 (21)(b) 3, F.A.C., using blue as a predominant color. (Underground plastic pipe will be solid-wall blue pipe, will have a co-extruded blue external skin, or will be white or black pipe with blue stripes incorporated into, or applied to, the pipe wall; underground metal or concrete pipe will have blue stripes applied to the pipe wall. Pipe striped during manufacturing of the pipe will have continuous stripes that run parallel to the axis of the pipe, that are located at no greater than 90-degree intervals around the pipe, and that will remain intact during and after installation of the pipe. If tape or paint is used to stripe pipe during installation of the pipe, the tape or paint will be applied in a continuous line that runs parallel to the axis of the pipe and that is located along the top of the pipe; for pipe with an internal diameter of 24 inches or greater, tape or paint will be applied in continuous lines along each side of the pipe as well as along the top of the pipe. Aboveground pipe will be painted blue or will be color-coded or marked like underground pipe.)

5. All fire hydrants that have unplugged, underground drains will be located at least three feet from any existing or proposed storm sewer, stormwater force main, pipeline conveying reclaimed water regulated under Part III of Chapter 62-610, F.A.C., or vacuum-type sanitary sewer; at least six feet from any existing or proposed gravity- or pressure-type sanitary sewer, wastewater force main, or pipeline conveying reclaimed water not regulated under Part III of Chapter 62-10, F.A.C.; and at least ten feet from any existing or proposed "on-site sewage treatment and disposal system".

6. New or altered chambers, pits, or manholes that contain valves, blow-offs, meters, or other such water distribution systems appurtenances will not be connected directly to any sanitary or storm sewer, and blow-offs or air relief valves installed under this project will not be connected directly to any sanitary or storm sewer.

7. New or altered water mains will be installed in accordance with applicable AWWA standards or in accordance with manufacturers' recommended procedures.

8. A continuous and uniform bedding will be provided in trenches for underground pipe installed; backfill material will be tamped in layers around underground pipe installed and to a sufficient height above the pipe to adequately support and protect the pipe; and unsuitably sized stones (as described in applicable AWWA standards or manufacturer's recommended installation procedures) found in trenches will be removed for a depth of at least six inches below the bottom of underground pipe.

9. All water main tees, bends, plugs, and hydrants installed will be provided with restrained joints to prevent movement.

10. Water mains that are constructed of asbestos-cement or polyvinyl chloride pipe will be pressure and leakage tested in accordance with AWWA Standard C603 or C605, respectively, as incorporated into Rule 62-555.330, F.A.C., and all other new or altered water mains included in this project will be pressure and leakage tested in accordance with AWWA Standard C600 as incorporated into Rule 62-555.330 F.A.C.

11. Water mains, including fire hydrant leads and including service lines that will be under the control of a public water system and that have an inside diameter of three inches or greater, will be disinfected and bacteriologically evaluated in accordance with Rule 62-555.340, F.A.C.

12. New or relocated, underground water mains shall be laid to provide a horizontal distance of at least six feet, and preferably ten feet, between the outside of the water main and the outside of any existing or proposed gravity- or pressure-type sanitary sewer, wastewater force main, or pipeline conveying reclaimed water not regulated under Part III of Chapter 62-610, F.A.C. The minimum horizontal separation distance between water mains and gravity-type sanitary sewers shall be reduced to three feet where the bottom of the water main is laid at least six inches above the top of the sewer. However, it is preferable to lay the water main above the other pipeline.
New or relocated, underground water mains shall be laid to to provide a horizontal distance of at least three feet, and preferably ten feet, between the outside of the water main and the outside of any existing or proposed vacuum-type sanitary-sewer.

13. New or relocated, underground water mains crossing any existing or proposed gravity-or vacuum-type sanitary sewer, shall be laid so the outside of the water main is at least 6 inches, and preferably 12 inches, above or at least 12 inches below the outside of the other pipeline. However, it is preferable to lay the water main above the other pipeline.
New or relocated, underground water mains crossing any existing or proposed pressure-type sanitary sewer, wastewater or stormwater force main, or pipeline conveying reclaimed water shall be laid so the outside of the water main is at least 12 inches above or below the outside of the other pipeline. However, it is preferable to lay the water main above the other pipeline.

14. At the utility crossings described above, one full length of water main pipe shall be centered above or below the other pipeline so the water main joints will be as far as possible from the other pipeline. Alternatively, at such crossings, the pipes shall be arranged so that all water main joints are at least three feet from all joints in vacuum-type sanitary sewers, or pipelines conveying reclaimed water regulated under Part III of Chapter 62-610, F.A.C., and at least six feet from all joints in gravity-or pressure-type sanitary sewers, wastewater force mains, or pipelines conveying reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.

SANITARY GRAVITY & FORCE MAINS

1. All PVC gravity sanitary sewer shall be SDR35, unless otherwise noted; and all PVC sanitary sewer forcemain 4" thru 12" shall be C900/DR18, unless otherwise noted.

2. Leakage tests for the sanitary sewer system shall meet provider's specifications using the low pressure air test method, 5 psi for 5 minutes and shall not exceed 400 feet in length and shall be tested between adjacent manholes and shall include all laterals.

3. All PVC sanitary force mains shall be color-coded or marked using green as a predominant color to differentiate the force main from other utility lines.

4. Minimum slope allowed for sanitary sewer pipe is 0.28%.

5. PVC pipe and fittings 4-inches through 15-inches shall conform to ASTM D3034, SDR35 or 26.

6. PVC pipe and fittings 18-inches through 27-inches shall conform to ASTM F679-T1, SDR35.

7. PVC pipe and fittings shall be solid green in color.

8. Material for gravity sewer pipe and fittings shall be as shown for the following depths of excavation:
   a. 5' to 12' PVC, ASTM 3034/ASTM F679, SDR 35
   b. Less than 5' or greater than 12': PVC, ASTM 3034, SDR 26

9. The contractor shall submit shop drawings on all equipment and materials for approval by the engineer and service provider prior to procurement.

10. Pipe measurements on the main "trunk" sewer shall be from center to center of manholes or cleanouts, unless otherwise noted.

11. Pipe measurements for service laterals shall be from the main "trunk" sewer to the property line. The depth of the lateral at the property line shall be measured and recorded on the record drawings.

12. For a scheduled interruption of sanitary sewer main flow, the contractor shall provide to the agency having jurisdiction and service provider for review a written schedule as to the method and duration of flow interruption.

13. During normal sanitary sewer main flow interruption, the contractor shall provide uninterrupted by-pass flow and shall provide all equipment necessary to accomplish the same in the form of, but not limited to, the following: power, pumps, piping, appurtenant valves and fittings and/or septic tanker truck pumping, hauling and disposal services.

14. Contractor shall pay for inspection of the gravity sewer line by a TV camera system. A VHS tape and report shall be submitted to engineer for review and approval prior to final inspection by service provider's authorized representative.

HAZARDOUS MATERIALS

1. Hazardous material means any substance: (a) the presence of which requires investigation or remediation under any present federal, state or local statute, regulation, ordinance, rule, code, order, action, policy or common law, or (b) which is or becomes defined as a "hazardous waste," "hazardous substance," pollutant or contaminant under any present federal, state or local statute, regulation, rule or ordinance or amendments thereto including, without limitation, the Comprehensive Environmental Response Compensation and Liability Act (42 U.S.C. Sections 9601 et seq.) and/or the Resource Conservation and Recovery Act (42 U.S.C. Sections 6901 et seq.), or (c) which is toxic, explosive, corrosive, flammable, infectious, radioactive, carcinogenic, mutagenic, or otherwise hazardous and is regulated by any governmental authority, agency, department, commission, board, agency or instrumentality of the United States, the state in which the premises are located or any political subdivision thereof, or

(d) The presence of which on the premises causes or threatens to cause a nuisance upon the premises or to adjacent properties or poses or threatens to pose a hazard to the health or safety of persons on or about the premises, or (e) which contains gasoline, diesel fuel or other petroleum hydrocarbons, or (f) which contains polychlorinated biphenyls (PCBS), asbestos, lead or urea formaldehyde foam insulation.

2. Contractor and its subcontractors shall use, handle, transport, and dispose of all hazardous materials (as defined herein) in compliance with all present federal, state and local environmental, health or safety law, including, but not limited to, all such statutes, regulations, rules, ordinances, codes, and rules of common law.

3. Contractor further agrees that contractor and its subcontractors shall not cause the discharge, release or disposal of any hazardous material created by its work on or about the job site. In the event of any spill, release or any other reportable occurrence, contractor shall notify the appropriate governmental agency and shall take such action as may be necessary to minimize the deleterious effect of such spill on persons or property.

4. Contractor and its subcontractors shall, upon completion of performance of all duties under this contract, remove all supplies, materials, and waste containing any hazardous material from the job site. Contractor shall bear full financial responsibility, as between the parties of this contract, for the compliance of contractor and its subcontractors with the provisions as outlined herein.

5. Contractor agrees to indemnify, defend, protect and hold the owner harmless from and against any claims including, without limitation, actual attorney's fees and any costs of investigation, soils testing, governmental approvals, remediation and cleanup arising out of or in any way connected with the failure of contractor or its subcontractors, or their agents, employees, officers, or representatives, to comply with the terms as described herein.

6. Should contractor or its subcontractors discharge, release or dispose of any hazardous material on or about the job site in violation of this paragraph, contractor shall immediately inform the owner in writing, in the event of any spill, release or any other reportable occurrence, contractor shall notify the appropriate governmental agency(s) and shall take such action as may be necessary to minimize the deleterious effect of such spill on persons, property or the environment.

7. In the event contractor or its subcontractors encounter on the premises any pipeline, underground storage tank or other container, of any kind, that may contain a hazardous material, or encounter material reasonably believed to be a hazardous material, contractor shall immediately stop work in the area affected and report the condition to the owner in writing.

8. If contractor or its subcontractors do not comply with the requirements as outlined herein, owner may, but is not obligated to, give written notice of violation to contractor. Should contractor or its subcontractors fail to comply with the requirements of the paragraph within twenty-four (24) hours from the time owner issues such written notice of noncompliance or within the time of an abatement period specified by any governmental agency, whichever period is shorter, contractor shall be in material default of this contract.

9. All areas used for fuel storage shall have the property owner's prior approval and appropriate measures shall be taken to insure protection of groundwater and soil resources.

PRE-CONSTRUCTION

1. Contractor shall attend a mandatory pre-construction meeting with the engineer of record and applicable staff of the local agency having jurisdiction (eg. city or county) prior to any disturbance of land, clearing or demolition. Contractor must provide written notice of the pre-construction meeting's time, date and location to the owner and engineer of record a minimum of 48 hours prior to.

2. If any testing, inspection or approval under this paragraph reveal defective work, contractor shall not be allowed to receive any associated costs and the owner shall be entitled to deduct from the contract price, by issuing a change order, owner's costs arising out of the defective work, including costs of repeated procedures, compensation for engineer's and design engineer's services and other related costs.

3. Shop drawings and certifications for all storm drainage, water system, sewer system, and paving system materials and structures are required. The contractor shall submit shop drawings to the engineer for approval prior to ordering the materials required for construction.

4. The contractor shall provide the engineer 48-hour advance notification for the following construction and observation activities:

   Sanitary sewer lamping and video inspection
   Connections to existing systems
   Storm drainage lamping
   Inlet top pours (reinforcing steel check)
   Water and force main pressure tests
   Bacteriological sampling
   Base observation & sounding
   Asphalt placement
   Pre-final observation
   Final observation

RECORD DRAWINGS & CERTIFICATION

1. Prior to construction, the contractor will obtain a copy of the minimum requirements for as-built record drawing acceptance for the agency having jurisdiction (such as the city or county) and/or utility service provider, familiarize themselves with these requirements, and produce as-built record drawings that substantially comply with or exceed these requirements, including any required electronic data submittals.

2. As-built drawings shall be accurately recorded and certified by a licensed land surveyor registered in the State of Florida and shall meet the minimal technical standards set forth by the Florida Board of Surveyor's and Mappers in Charter 61G17-6, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

3. The contractor will be responsible to provide sufficient as-built information to convey that the construction has been completed within acceptable tolerances to the approved design and shall include but is not limited to the following:

   Sanitary sewer
   1. Top elevation of each manhole frame and cover.
   2. Invert of each line entering and leaving each manhole/structure.
   3. Length of each run of main between manholes (center to center).
   4. Actual grade of pipe between manholes.
   5. Locate all service wyes from downstream manhole with depth at lot line and distance from the main line.
   6. Locate with measurements from permanent visible objects all fittings/accessories not visible from the surface (minimum two point ties).

   Storm drainage
   1. Top elevation of each manhole frame and cover/grate as well as all other structures (headwalls, control structures, etc.).
   2. Invert of each line entering and leaving each structure, including underdrain pipes.
   3. Inverts of all mitered end sections.
   4. Actual grade of pipe between the structures.
   5. Invert elevation and two horizontal ties from permanent visible objects to all storm stub-outs.
   6. Underdrains

   Water and reuse system and force mains
   1. Actual lengths of pipe between branches and valves in the run.
   2. Locate with measurements from permanent visible objects all fittings/accessories not visible from the surface (minimum two point ties).
   3. List the depths of the lines at all valves, fittings and fire hydrants.

   Other Improvements
   Building(s), sidewalks, pavement, curb & gutter. Submit certified drawings to the engineer two weeks prior to final inspection of the work to be certified.

4. The engineer strongly recommends that the contractor keep a daily "as-built" set of drawings while the work being done is visible exposed according to the criteria outlined herein.

5. The engineer reserves the right to require the contractor to uncover, retest and/or perform any action necessary to ensure that the improvements have been constructed in accordance with the plans and specifications.

6. Final "as-built" drawings for potable water shall clearly indicate compliance to minimum separation distances or required pipe upgrades. All water main and force main pipe fittings shall be referenced to at least two visible reference points (swing ties) and the nearest distance to the centerline of road.

7. The contractor's geotechnical engineer shall certify all site, utility, and roadway compaction and all underdrain and pavement construction to Bowyer-Singleton & Associates, Inc.

8. All PVC water mains and PVC force mains shall be installed with a solid copper "locating wire" with sufficient grounding points at maximum 500 feet spacing.

Dewberry

BOWYER SINGLETON

OSCEOLA COUNTY FLORIDA

GENERAL NOTES

NORTHWEST LAKESIDE GROVES

DOWNTOWN OFFICE | 500 SOUTH MAGNOLIA AVENUE, ORLANDO, FLORIDA 32801
407-843-5120 - ENGINEERING BUSINESS - 8794

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REVISIONS	DESCRIPTION	BY	DATE

CONTRACTOR "AS-BUILTS"
I hereby state that these "As-Builts" were furnished to me by the contractor or his agent(s) or employee(s) under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed based upon my periodic field observations of the construction.

Contractor's Name _____

Engineer _____
Not valid without the signature and the original seal of a Florida Registered Engineer

Nicole Petersen Stalder
Florida Reg. Number
64720

DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	NONE
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1NW-generalnotes02
SHEET	3 OF 44

PS 14-00001

10/29/2014 half size

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GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN CONFORMANCE WITH THE CITY OF ST. CLOUD SPECIFICATIONS AND ANY OTHER AGENCIES' SPECIFICATIONS AND REQUIREMENTS. HE SHALL OBTAIN A COPY OF THE SOIL REPORT REFERENCED HEREIN AND VISIT THE SITE PRIOR TO BIDDING TO DETERMINE EXISTING CONDITIONS. HE SHALL CLEAR AND GRUB ALL RIGHT-OF-WAYS, TRACTS AND APPROPRIATE EASEMENTS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, AND ALL OTHER DELETERIOUS MATERIAL.
2. THE EXACT LOCATIONS OF EXISTING UTILITIES ARE UNKNOWN. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BIDDING BY NOTIFYING THE UTILITY COMPANY TO LOCATE THEIR UTILITIES OR BY FIELD VERIFICATION. HE SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGED UTILITY RESULTING FROM HIS CONSTRUCTION AT HIS OWN EXPENSE.
3. THE REQUIREMENTS OF THE CITY OF ST. CLOUD STANDARD SPECIFICATIONS AND STANDARD DETAILS SHALL GOVERN ALL UTILITIES WORK. WHERE A CONFLICT EXISTS IN THE REQUIREMENTS OF A REFERENCED MATERIAL OR INSTALLATION STANDARD, THE REQUIREMENTS OF CITY OF ST. CLOUD SHALL PREVAIL. WHERE THE REQUIREMENTS OF A STATE OR LOCAL AGENCY HAVING JURISDICTION ARE MORE STRINGENT, THOSE REQUIREMENTS SHALL PREVAIL.
4. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE, AT ALL TIMES, ONE COPY OF THE CONTRACT DOCUMENTS INCLUDING STAMPED APPROVED PLANS, SPECIFICATIONS, AND ANY SPECIAL PROVISIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
5. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER OF RECORD.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS AND BONDS PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
8. ALL COPIES OF REQUIRED TEST RESULTS ARE TO BE SENT TO THE CITY OF ST. CLOUD DIRECTLY FROM THE TESTING AGENCY.
9. ALL PAVING AND DRAINAGE TO BE CONSTRUCTED PER APPROVED PLANS PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.
10. ALL SIGNAGE TO BE PERMITTED BY SEPARATE INSTRUMENT.
11. THE ENGINEER/ARCHITECT ASSUMES NO RESPONSIBILITY FOR UTILITY INFORMATION SHOWN ON THE CONTRACT DRAWINGS. THE CONTRACTOR IS RESPONSIBLE TO HAVE THE CITY AND/OR ANY OTHER UTILITY FIELD LOCATE ITS FACILITIES PRIOR TO EXCAVATION.
12. THE SITE IS TO BE CLEARED AND GRUBBED.
13. ALL UNPAVED AREAS WITHIN THE CONSTRUCTION AREA AND RIGHT-OF-WAY SHALL BE SODDED WITH BAHIA GRASS AND/OR LANDSCAPED AS NOTED.

AS-BUILT NOTES

THE CONTRACTOR SHALL SUBMIT A CERTIFIED SET OF RECORD DRAWINGS TO THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING INFORMATION ON THE APPROVED PLANS CONCURRENTLY WITH CONSTRUCTION PROGRESS. RECORD DRAWINGS SUBMITTED TO THE ENGINEER AS PART OF THE PROJECT ACCEPTANCE SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:

A). DRAWINGS SHALL BE LEGIBLY MARKED TO RECORD ACTUAL CONSTRUCTION.

B). DRAWINGS SHALL SHOW ACTUAL LOCATION OF ALL UNDERGROUND AND ABOVE GROUND STORM DRAINAGE, WATER AND WASTEWATER PIPING AND RELATED APPURTENANCES. ALL CHANGES TO PIPING LOCATION INCLUDING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AND APPURTENANCES SHALL BE CLEARLY SHOWN AND REFERENCED TO PERMANENT SURFACE IMPROVEMENTS. DRAWINGS SHALL ALSO SHOW ACTUAL INSTALLED PIPE MATERIAL, CLASS, ETC.

C). DRAWINGS SHALL CLEARLY SHOW ALL FIELD CHANGES OF DIMENSION AND DETAIL INCLUDING CHANGES MADE BY FIELD ORDER OR BY CHANGE ORDER. DRAWINGS SHALL CLEARLY SHOW ALL DETAILS NOT ON THE ORIGINAL CONTRACT DRAWINGS, BUT CNSTRUCTED IN THE FIELD. ALL EQUIPMENT AND PIPING RELOCATION SHALL BE CLEARLY SHOWN.

D). LOCATION OF ALL INLETS, MANHOLES, HYDRANTS, VALVES AND VALVE BOXES SHALL BE SHOWN. ALL VALVES SHALL BE REFERENCED FROM AT LEAST TWO AND PREFERABLY THREE PERMANENT POINTS.

E). DIMENSIONS BETWEEN ALL INLETS AND MANHOLES SHALL BE FIELD VERIFIED AND SHOWN. THE INVERTS AND GRADE ELEVATIONS OF ALL INLETS AND MANHOLES SHALL BE SHOWN.

F). EACH SHEET OF THE PLANS SHALL BE SIGNED, SEALED AND DATED BY A REGISTERED SURVEYOR WITH A NOTE READING "THESE AS-BUILTS DRAWINGS ACCURATELY DEPICT THE ACTUAL IMPROVEMENTS AS CONSTRUCTED".

PAVING, GRADING & DRAINAGE NOTES

1. ALL ROADWAY AND PAVING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST REVISION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, OSCEOLA COUNTY AND CITY OF ST. CLOUD STANDARDS.
2. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED ON THE PLANS AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED.
3. ALL PAVED AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVING SECTIONS AS INDICATED.
4. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTORS SHALL SAW-CUT THE EXISTING PAVEMENT FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATIONS WITH THE PROPOSED PAVEMENT.
5. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL STORM DRAINAGE STRUCTURES TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL, PRIOR TO ORDERING MATERIALS.
6. THE CITY OF ST. CLOUD SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER SYSTEM IN ACCORDANCE WITH THE GUIDELINES SET FORTH BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT PERMIT. DOCUMENTS ARE ON FILE UNDER SFWMD PERMIT
7. ANY UNSUITABLE MATERIAL FOUND WITHIN LIMITS OF ROADWAY OR PAVEMENT SHALL BE REMOVED AND MAY BE USED FOR SHOULDER OR BEHIND CURB PLACEMENT.
8. ALL RUBBLE, CONCRETE SLABS, PAVEMENT, FOOTING MUCK, ORGANIC FINE SAND WITH ROOTS AND OTHER UNDESIRABLE MATERIALS SHALL BE REMOVED FROM THE SITE. THE UNDESIRABLE MATERIALS RESULTING FROM THE CLEARING OPERATION SHALL BE DISPOSED OF IN A PROPER MANNER BEYOND THE LIMITS OF THE CLEARED SITE.
9. ALL AREAS TO BE FILLED SHALL BE DONE WITH CLEAN, SUITABLE MATERIAL COMPRISED OF NON-PLASTIC SAND WITH LESS THAN ABOUT 12% FINES CONTENT. AND NOT CONTAINING ANY SIGNIFICANT AMOUNT OF ORGANIC SUBSTANCES (LESS THAN 3% BY WEIGHT) OR OTHER DELETERIOUS MATERIALS. FILL SHALL BE COMPACTED TO 98% DENSITY AS DETERMINED BY AASHTO T-180 AND 95% FOR AREAS BELOW ROAD SUBGRADE AS DETERMINED BY ASTM D-1557. FILL SHALL BE COMPACTED IN 12" MAX. LIFTS TO 98% OR 95% MAX. DENSITY. UNLESS OTHERWISE NOTED.
10. THE CONTRACTOR SHALL SOD ALL RETENTION AREAS AND ALL SIDE SLOPES AND OTHER DISTURBED AREAS ADJACENT TO DRAINAGE CONVEYANCE AREAS.

EROSION CONTROL
WATER QUALITY MANAGEMENT

1. THE CONTRACTOR MUST SELECT, IMPLEMENT, AND OPERATE ALL EROSION AND SEDIMENT CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ON-SITE AND TO PREVENT VIOLATIONS OF WATER QUALITY STANDARDS SPECIFIED IN CHAPTERS 17-301, 17-302, 17-4, F.A.C. THE CONTRACTOR IS ENCOURAGED TO USE APPROPRIATE BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROLS AS DESCRIBED IN THE FLORIDA LAND DEVELOPMENT MANUAL: A GUIDE TO SOUND LAND AND WATER MANAGEMENT (DER, 1988).
2. THE CONTRACTOR SHALL CONTROL TURBID RUNOFF FROM THE PROJECT BY ROUGH EXCAVATING THE PROPOSED RETENTION AREAS IMMEDIATELY FOLLOWING CLEARING AND GRUBBING OPERATIONS. ALL DEWATERING DISCHARGE SHALL BE DIRECTED TO THESE AREA(S) FOR SETTLING PRIOR TO DISCHARGE OFF-SITE.
3. THE CONTRACTOR SHALL INSTALL WATER QUALITY CONTROL DEVICES ALONG THE SITE PERIMETER, AS DESIGNATED ON THESE PLANS. THE CONTRACTOR SHALL RECEIVE THE ENGINEER'S APPROVAL OF THE INSTALLATION PRIOR TO ANY OTHER SITE CONSTRUCTION.
4. ALL EROSION CONTROL/WATER QUALITY DEVICES SHALL BE IN ACCORDANCE WITH INDEXES 102 AND 103 OF THE LATEST EDITION OF THE FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS" SILT FENCES, HAY BALES, AND/OR TURBIDITY BARRIERS SHALL BE INSTALLED AT ALL OFF-SITE DISCHARGE POINTS. ALL EROSION CONTROL/WATER QUALITY DEVICES SHALL BE LEFT IN PLACE UNTIL THE DISTURBED AREAS ARE COMPLETELY STABILIZED AND/OR VEGETATED.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SOIL MOISTURE TO PREVENT WIND GENERATED SOIL EROSION. ALL SURFACES DISTURBED FOR 30 OR MORE DAYS SHALL BE VEGETATED WITH A TEMPORARY OR PERMANENT COVER.

SANITARY SEWER NOTES

1. PIPE LENGTHS SHOWN REPRESENT APPROXIMATE DISTANCES SHOWN BETWEEN
2. FIELD ADJUST ANY CHANGES WITH CITY OF ST. CLOUD ENGINEERING
3. CONTRACTOR MUST COMPLY WITH ALL TRENCH SAFETY STANDARDS.
4. NO WATER MAIN SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SANITARY OR STORMWATER MANHOLE OR STRUCTURE.
5. ALL SANITARY SERVICE LATERALS SHALL BE 6 INCHES IN DIAMETER UNLESS OTHERWISE NOTED.
6. SANITARY SEWER GRAVITY MAIN SHALL INCORPORATE GASKET JOINTS.
7. WHERE SANITARY HAZARDS EXIST, (SANITARY SEWER, FORCE MAIN, REUSE, & WATER MAIN) SHALL BE CONSTRUCTED OF 18 FEET OF DUCTILE IRON PIPE (9 FEET EACH SIDE OF HAZARD CENTERLINE), OR THE WATER LINE ALIGNMENT SHOULD BE MODIFIED TO PROVIDE THE MINIMUM 12 INCHES OF VERTICAL CLEARANCE(18" PREFFERED). THERE SHOULD BE A MINIMUM HORIZONTAL CLEARANCE OF 6 FEET(10' PREFFERED) IN PARALLEL INSTALLATION. THE SANITARY SEWER MAIN IS TO BE CONSTRUCTED OF DUCTILE IRON PIPE WHERE HORIZONTAL AND VERTICAL CLEARANCES CANNOT BE MAINTAINED.
8. CITY OF ST. CLOUD PERSONNEL FOR SANITARY SEWER WILL OBSERVE SEWER MAIN LOW AIR PRESSURE TEST IN ACCORDANCE WITH UNIBELL AND LAMPING OF ALL SANITARY SEWER LINES.
9. THE CONTRACTOR SHALL VERIFY F.D.E.P. CLEARANCE OF EXISTING MAIN PRIOR TO CONSTRUCTION OF NEW MAIN.
10. DENSITY TESTS SHALL BE REQUIRED FOR EACH RUN OF SEWER PIPE BETWEEN MANHOLES AT ONE FOOT LIFTS STARTING FROM THE SPRINGLINE OF THE PIPE TO GRADE. THIS CRITERIA SHALL APPLY TO WATER MAINS, REUSE, AND FORCE MAINS ALSO, BUT AT 300 FOOT INTERVALS MAXIMUM.
11. 3 SETS OF WATER AND SEWER SHOP DRAWINGS SHALL BE SUBMITTED TO CITY OF ST. CLOUD AND ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO ORDERING MATERIALS.
12. CITY OF ST. CLOUD SHALL BE NOTIFIED 48 HOURS IN ADVANCE PRIOR TO THE START OF CONSTRUCTION.
13. NO WATER AND SEWER CONSTRUCTION SHALL START WITHOUT THE APPROPRIATE FDEP PERMITS AND SHOP DRAWINGS.
14. A MINIMUM 10-FOOT EASEMENT SHALL BE PROVIDED ON BOTH SIDES OF ALL MAINS.
15. SANITARY SEWER FOUR (4) INCHES TO FIFTEEN (15) INCHES SHALL BE PVC ASTM D3034 (SDR 35). THE JOINTS SHALL BE INTEGRAL BELL ELASTOMERIC GASKET JOINTS MANUFACTURED IN ACCORDANCE WITH ASTM D3212 AND ASTM F477/ APPLICABLE UNI-BELL PLASTIC PIPE ASSOCIATION STANDARD UNI IS B-4. SANITARY SEWER EIGHTEEN (18) INCHES TO TWENTY-SEVEN (27) INCHES SHALL BE ASTM F679 (SDR 35). THE JOINTS SHALL BE INTEGRAL BELL ELASTOMERIC GASKET JOINTS MANUFACTURED IN ACCORDANCE WITH ASTM D3212 AND ASTM F477/ APPLICABLE UNI-BELL PLASTIC PIPE ASSOCIATION STANDARD UNI IS B-7. DIP SHALL BE ANSI/AWWA A21.51/C151 AND LINED WITH PROTECTO 401 OR EQUAL.
16. ALL TIE-INS TO EXISTING MANHOLES SHALL BE CORE DRILLED. PIPE SHALL BE TIED IN USING A FLEXIBLE CONNECTOR.
17. ALL SANITARY MANHOLES SHALL BE INSPECTED BY CITY OF ST. CLOUD PERSONNEL.
18. FERNCO ADAPTERS ARE NOT ALLOWED. ONLY RIGID P.V.C. ADAPTERS WILL BE PERMITTED.
19. ALL SANITARY MANHOLES INTERIOR SURFACES SHALL BE COATED WITH TWO APPLICATIONS OF KOPPERS BITUMASTIC NO.300 OR APPROVED EQUAL.
20. ALL DIP PIPE FOUR (4) INCHES THROUGH FIFTY-FOUR (54) INCHES SHALL BE ANSI/AWWA A21.50/C50 AND A21.51/C151, MINIMUM PRESSURE CLASS 150. ANY FITTINGS REQUIRED SHALL BE MECHANICAL JOINT DUCTILE IRON OR GRAY IRON CONFORMING TO ANSI/AWWA A21.10/C110, 250 PSI MIN. PRESSURE RATING.
21. MARKING TAPE SHALL BE INSTALLED 12" TO 18" OVER ALL PIPE. PIPE SHALL BE GREEN IN COLOR OR SHALL HAVE A CONTINUOUS 2" WIDE, PERMANENT GREEN STRIPE ON THE TOP OF THE PIPE.
22. A CONTINUOUS, INSULATED 14 GAUGE COPPER WIRE SHALL BE INSTALLED, TAPED TO THE TOP OF THE PIPE AND BE ACCESSIBLE AT EACH VALVE BOX.
23. MAINTAIN A MINIMUM OF 36" OF COVER OVER ALL PIPES. IF LESS THAN 36" OF COVER, USE DIP AND NOTIFY ENGINEER FOR EVALUATION.
24. SANITARY SEWER SHALL BE CONSTRUCTED TO THE FIRST MANHOLE IN AN ADJOINING PHASE. THERE SHALL BE NO TEMPORARY MANHOLES.
25. DUCTILE IRON PIPE SHALL BE ANSI/AWWA A21.51/C151 AND LINED WITH PROTECTO 401 OR EQUAL.
26. EXISTING UTILITIES SHOWN ON PLANS SHALL BE FIELD VERIFIED BY CONTRACTOR AS TO LOCATION, (HORIZONTAL AND VERTICAL), SIZE AND MATERIALS BEFORE COMMENCEMENT OF CONSTRUCTION.
27. ALL HYDROSTATIC TESTING FOR PRESSURE PIPES AND JOINTS SHALL BE CONDUCTED AT 100 P.S.I. IN ACCORDANCE WITH CITY OF ST. CLOUD STANDARD 61.5 "HYDROSTATIC TESTS".
28. DENSITY TESTS SHALL BE PERFORMED AROUND ALL MANHOLE STRUCTURES AND WET WELLS EVERY 100sf USING 1' LIFTS.
29. A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE CITY OF ST. CLOUD PRIOR TO BEGINNING OF CONSTRUCTION.

WATER / REUSE NOTES

1. PIPE LENGTHS SHOWN REPRESENT APPROXIMATE DISTANCES BETWEEN FITTING OF BRANCHES AND MAINS.
2. ALL PIPE FITTINGS SHALL BE CLEARLY MARKED WITH THE NAME OR TRADEMARK OF THE MANUFACTURER. ALL PIPE AND FITTINGS SHALL BE SUITABLE FOR A MINIMUM OF 150 PSI WORKING PRESSURE. ALL PLASTIC PIPES SHALL BE INSTALLED WITH A 3" WIDE METALLIC CONTINUOUS TAPE INSTALLED 12"-18" ABOVE THE PIPE FOR LOCATION PURPOSES. USE INSULATED 12 GAUGE COPPER WIRE TAPED DIRECTLY ON TOP OF THE PIPE. TERMINATE INSULATED LOCATOR WIRES, CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX, AT EACH VALVE BOX.
3. PIPE MATERIAL SHALL BE AS FOLLOWS:
   PVC POTABLE WATER MAIN PIPE 4"-36" DIAMETER SHALL BE AWWA C-900-89, DR-18, WITH INTEGRAL BELL PUSH ON JOINTS CONFORMING TO ASTM D3139.
   DUCTILE WATER MAIN PIPE 4"-54" SHALL BE ANSI A21.51/AWWA C151, CLASS 50 (MIN.). ANY FITTINGS REQUIRED SHALL BE MECHANICAL JOINT DUCTILE IRON OR GRAY IRON CONFORMING TO ANSI/AWWA A21.10/C110, 250 PSI MIN. PRESSURE RATING OR DUCTILE IRON COMPACT FITTING 4"-12" IN ACCORDANCE WITH ANSI/AWWA A21.53/C153.
   POLYETHYLENE MATERIALS SHALL COMPLY WITH ASTM 3350 WITH A STANDARD PE CODE OF PE 3408.
   TUBING SHALL BE PC-200, DR 9. PIPE (1/2"-3" SHALL BE PC-200, DR 9). ALL POLYETHYLENE MATERIAL SHALL BE GOVERNED BY AWWA C-901.
4. ALL PVC AND PEP WATER SYSTEM MATERIALS SHALL BE APPROVED POTABLE WATER SERVICE BY THE NATIONAL SANITATION (NSF) AND BEAR THE NSF SEAL.
5. ALL MECHANICAL JOINTS SHALL BE RESTRAINED.
6. WHERE A WATER LINE IS LOCATED BELOW A STORM DRAIN, THE WATER MAIN SHALL BE DIP AND SHALL MAINTAIN A MINIMUM VERTICAL CLEARANCE OF 18 INCHES.
7. WHERE PROPOSED WATER LINES CONFLICT WITH PROPOSED STORM DRAINS, INSTALL 45 DEGREE BENDS AS NECESSARY TO OBTAIN THE PROPER CROSSING CLEARANCE.
8. ALL GATE VALVES SHALL BE RESILIENT WEDGE MECHANICAL JOINT GATE VALVES, EQUIPPED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH COVER, WITH THREADED CAST IRON EXTENSIONS WHERE NEEDED.
9. HYDRANTS SHALL BE PAINTED PER SECTION 52.7.2, CITY OF ST. CLOUD STANDARDS AND SPECIFICATIONS. BLUE BI-DIRECTIONAL REFLECTORS SHALL BE PLACED IN ROADWAY AT HYDRANT LOCATIONS IN ACCORDANCE WITH CITY OF ST. CLOUD LAND DEVELOPMENT REGULATIONS.
10. THRUST RESTRAINT SHALL BE PROVIDED BY RESTRAINED JOINT SHOWN ON WATER DETAIL SHEET UNLESS OTHERWISE SHOWN ON FOR RESTRAINED JOINT DETAIL SEE STANDARD WATER DETAILS SHEET.
11. INSTALLATION AND TESTING OF ALL WATER MAIN SHALL BE DONE IN ACCORDANCE WITH ALL UTILITY AND F.D.E.P. REQUIREMENTS. FIELD ADJUST ANY CHANGES WITH CITY OF ST. CLOUD ENGINEERING DEPARTMENT AND ENGINEER.
12. FOR DETAILS SEE WATER SYSTEM DETAILS SHEETS.
13. HYDROSTATIC TESTING CONSISTING OF PRESSURE TEST AND LEAKAGE TEST SHALL BE CONDUCTED ON ALL NEWLY-INSTALLED WATER DISTRIBUTION SYSTEM PRESSURE PIPES AND APPURTENANCES. TESTING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF AWWA C-600 OR M23 AS APPLICABLE AND OBSERVED BY THE CITY OF ST. CLOUD.
14. DISINFECTION OF THE WATER DISTRIBUTION SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C651 – DISINFECTING WATER MAINS AND OBSERVED BY THE CITY OF ST. CLOUD.
15. CONTRACTOR MUST COMPLY WITH ALL TRENCH SAFETY STANDARDS.
16. NO WATER MAIN SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SANITARY OR STORMWATER MANHOLE OR STRUCTURE.
17. TO PROTECT EXISTING ACTIVE MAINS FROM BACKFLOW CONTAMINATION DURING FILLING, FLUSHING, AND TESTING OF THE NEW MAINS, THE NEW MAINS MUST REMAIN ISOLATED FROM THE EXISTING MAINS OR PARTIALLY CLEARED PHASES OF CONSTRUCTED MAINS UNTIL A LETTER OF CLEARANCE FOR THE NEW MAINS HAS BEEN OBTAINED FROM F.D.E.P.
    NEW MAINS SHALL BE FILLED WITH A 2" JUMPER WITH APPROVED BACKFLOW PREVENTER. MAINS UP TO 8" IN DIAMETER SHALL BE FLUSHED WITH JUMPER. MAINS LARGER THAN 8" SHALL BE FLUSHED BY OPENING THE ISOLATING VALVE UNDER THE DIRECT SUPERVISION OF THE WATER UTILITY. TEMPORARY JUMPERS SHALL HAVE REDUCED PRESSURE ZONE TYPE BACKFLOW PREVENTERS.
18. CONTRACTOR TO PLACE ALL GATE VALVES IN PAVEMENT OR GRASSED AREAS. PLACEMENT OF VALVES IN CURBING SHALL BE PROHIBITED.
19. CITY OF ST. CLOUD PERSONNEL FOR POTABLE WATER SHALL OBSERVE PRESSURE TEST AND CHLORINATION OF LINES AND SHALL PERFORM BACTERIOLOGICAL TESTS.
20. BACKFLOW PREVENTION SHALL BE SUBJECT TO CITY OF ST. CLOUD APPROVAL.
21. WHERE SANITARY HAZARDS (SANITARY SEWER, FORCE MAIN, STORM SEWER,) CROSS WATER LINES WITH LESS THAN 12 INCHES OF VERTICAL CLEARANCE(18" PREFERRED), THE SANITARY MAIN SHALL BE CONSTRUCTED OF 18 FEET OF DUCTILE IRON PIPE (9 FEET EACH SIDE OF HAZARD CENTERLINE), OR THE WATER LINE ALIGNMENT SHOULD BE MODIFIED TO PROVIDE THE MINIMUM 18 INCHES OF VERTICAL CLEARANCE. THERE SHOULD BE A MINIMUM HORIZONTAL CLEARANCE OF 6 FEET IN PARALLEL INSTALLATION(10' PREFFERED). THE SANITARY SEWER MAIN IS TO BE CONSTRUCTED OF DUCTILE IRON PIPE WHERE HORIZONTAL AND VERTICAL CLEARANCES CANNOT BE MAINTAINED.
22. CONTRACTOR IS TO PLACE A 2-1/2" PVC PIPE AT ALL FITTING LOCATIONS, EXTENDING FROM FITTING TO ABOVE GROUND, TO FACILITATE HORIZONTAL AND VERTICAL LOCATION BY SURVEYOR OF RECORD.
23. THE CONTRACTOR SHALL VERIFY F.D.E.P. CLEARANCE OF EXISTING MAIN PRIOR TO CONSTRUCTION OF NEW MAIN.
24. 3 SETS OF WATER, SEWER AND REUSE SHOP DRAWINGS SHALL BE SUBMITTED TO CITY OF ST. CLOUD AND ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO ORDERING MATERIALS.
25. CITY OF ST. CLOUD SHALL BE NOTIFIED 48 HOURS IN ADVANCE PRIOR TO THE START OF CONSTRUCTION.
26. NO WATER, SEWER OR REUSE CONSTRUCTION SHALL START WITHOUT THE APPROPRIATE FDEP PERMITS AND SHOP DRAWINGS.
27. ALL WATER, SEWER AND REUSE MAINS SHALL HAVE A MINIMUM COVER OVER TOP OF PIPE OF 3.5 FEET. IF 3.5 FEET OF COVER CANNOT BE MAINTAINED THE WATER MAIN SHALL BE DUCTILE IRON PIPE.
28. WATER AND REUSE MAINS SHALL BE ALLOWED TO BE DEFLECTED PER MANUFACTURER'S SPECIFICATIONS. CURVATURE SHALL BE ATTAINED BY EITHER BENDING PIPE OR DEFLECTING PIPE AT PIPE JOINTS. IF PIPE IS DEFLECTED AT JOINTS, DEFLECTIONS SHALL NOT EXCEED THOSE RECOMMENDED BY THE PIPE MANUFACTURER. CURVATURE OF PIPE ATTAINED BY BENDING PIPE SHALL BE PER THE FOLLOWING:
    4" PVC: 100' RADIUS 6" PVC: 150' RADIUS
    8" PVC: 200' RADIUS 10" PVC: 250' RADIUS
    12" PVC: 300' RADIUS
29. A 10-FOOT EASEMENT SHALL BE PROVIDED ON BOTH SIDES OF ALL MAINS.
30. ALL REUSE PIPES SHALL BE INSTALLED USING WATER PIPE CRITERIA. PIPE SHALL BE PURPLE IN COLOR OR SHALL HAVE A CONTINUOUS 2" WIDE PERMANENT PURPLE STRIPE ON THE TOP OF THE PIPE.
31. WATER GATE VALVES AND TEMPORARY BLOWOFFS AND REUSE GATE VALVES AND TEMPORARY BLOWOFFS ARE REQUIRED AT ALL PHASE LINES.
32. A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE CITY OF ST. CLOUD PRIOR TO BEGINNING OF CONSTRUCTION.

PUBLIC SERVICES DEPARTMENT
1300 NINTH STREET
ST. CLOUD, FL 34769
(407) 957-7344

ALL SURVEY DATA SHOWING PHYSICAL FEATURES WERE OBTAINED BY THE ENGINEER INCIDENTAL TO DESIGN AND NO LAND SURVEYING CERTIFICATION SHOULD BE IMPLIED

NOTES: ALL REFERENCES TO "EQUAL" OR "APPROVED EQUAL" PROVIDE AN OPPORTUNITY TO SUBSTITUTE MATERIALS. ALL PROPOSED SUBSTITUTIONS SHALL BE REVIEWED AND APPROVED BY THE CITY OF ST. CLOUD CITY MANAGER OR DESIGNEE BY SUBMITTING MANUFACTURER'S SPECIFICATIONS AND PRODUCT DATA SHEETS PRIOR TO CONSTRUCTION.

THIS DOCUMENT WILL BE CONSIDERED A COPY ONLY, UNLESS EMBOSSED BY A REGISTERED ENGINEERS SEAL

REVISIONS

DR: CC	10/13	CK: KF	10/13	DR:		CK:		DR:		CK:		DR:		CK:		DR:		CK:	
REV. NO.: 1		AP: KF	10/13	REV. NO.:		AP:		REV. NO.:		AP:		REV. NO.:		AP:		REV. NO.:		AP:	
DESCRIPTION: Minor note change				DESCRIPTION:				DESCRIPTION:				DESCRIPTION:				DESCRIPTION:			

DRAWN BY: | DATE: | CHECKED BY: | DATE:
SCALE: NONE | APPROVED BY: | DATE:
FILENAME: 01-ST-CLOUD-NOTES
XREF'S:

DRAWING NUMBER: D-01-012012
SHEET 1 OF 16

Celebrating Small Town Life

GENERAL NOTES

APPROVED BY
KEVIN FELBLINGER, P.E. CFM
FL REG. No. 68532
ENGINEERING MANAGER/
CITY ENGINEER
DATE _____

Dewberry
BOWYER SINGLETON

FLORIDA
OSCEOLA COUNTY
CITY OF ST. CLOUD
GENERAL NOTES
NORTHWEST LAKESIDE GROVES

DEWBERRY ENGINEERS INC. 800 SOUTH MAGNOLIA AVENUE, ORLANDO, FLORIDA 32801
CORPORATE OFFICE | 407-843-5120 - ENGINEERING BUSINESS - #794

REVISIONS

DESCRIPTION	DATE	BY

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CONTRACTOR "AS-BUILTS"
I hereby state that these "As-Builts" were furnished by me or under my supervision and that data shown by employee under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually observations of the construction process.

Contractor's Name _____
Engineer _____
Not valid without the signature and the original seal of a Florida Registered Engineer.

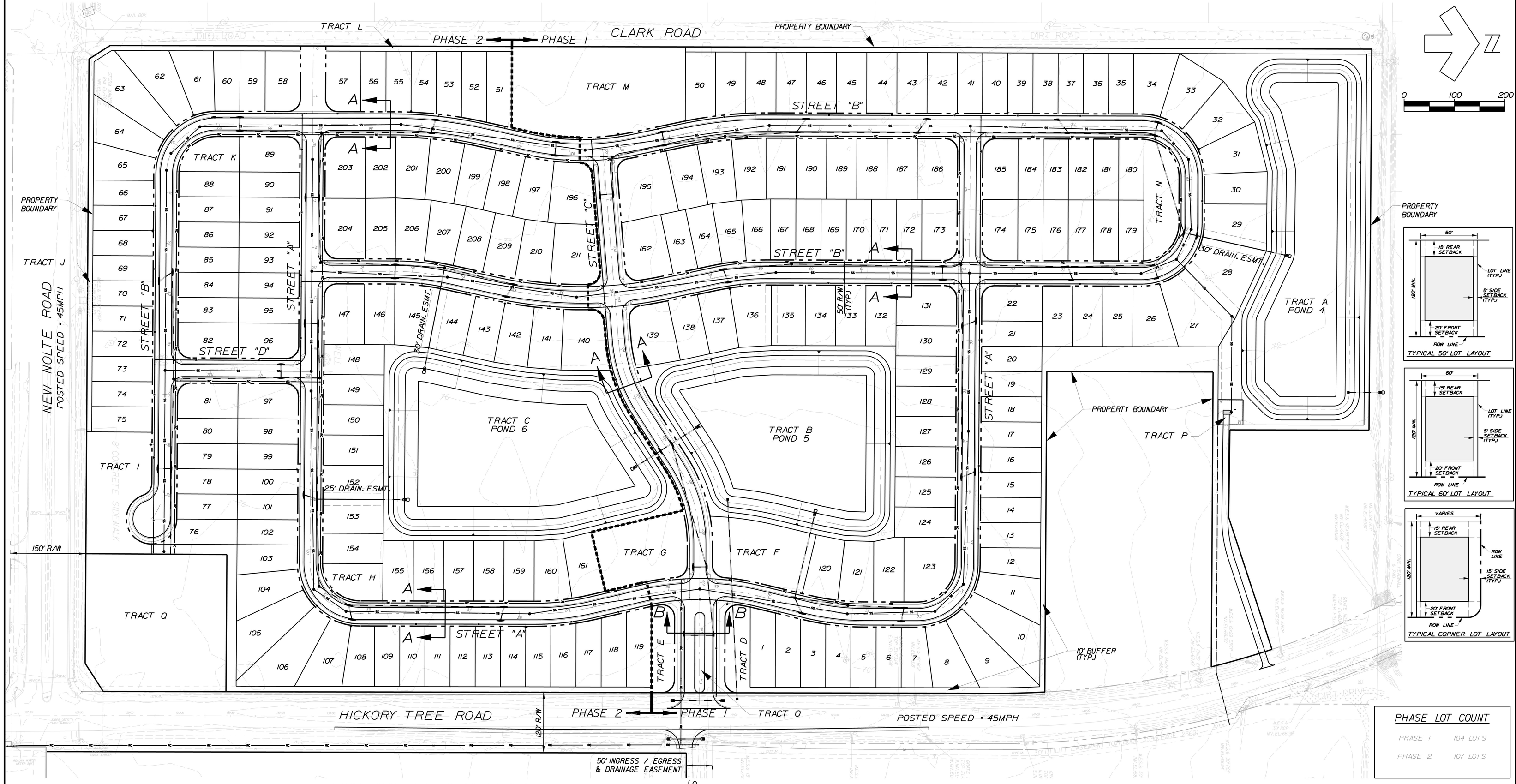
DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	NONE
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1 NW-generalnotes03
SHEET	4 OF 44

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NOTE: USE PLAT FOR ALL CONSTRUCTION LAYOUT WORK.

SEE SHEET 38 FOR TYPICAL SECTIONS



PHASE LOT COUNT

PHASE 1	104 LOTS
PHASE 2	107 LOTS

HICKORY TREE ROAD - MINOR ARTERIAL
POSTED SPEED LIMIT - 45 MPH

TRACT TABLE

TRACT	AREA	DESIGNATION	USE	OWNERSHIP	MAINTENANCE
A	4.09	STORMWATER POND	POND / OPEN SPACE	HOA	HOA
B	3.58	STORMWATER POND	POND / OPEN SPACE	HOA	HOA
C	4.19	STORMWATER POND	POND / OPEN SPACE	HOA	HOA
D	2.11	PERIMETER BUFFER	OPEN SPACE	HOA	HOA
E	0.59	PERIMETER BUFFER	OPEN SPACE	HOA	HOA
F	0.54	PARK / OPEN SPACE	ACTIVE / RECREATION	HOA	HOA
G	0.50	PARK / OPEN SPACE	ACTIVE / RECREATION	HOA	HOA
H	0.18	OPEN SPACE	OPEN SPACE	HOA	HOA
I	0.63	PARK / OPEN SPACE	ACTIVE / RECREATION	HOA	HOA
J	0.27	PERIMETER BUFFER	OPEN SPACE	HOA	HOA
K	0.17	OPEN SPACE	OPEN SPACE	HOA	HOA
L	0.08	PERIMETER BUFFER	OPEN SPACE	HOA	HOA
M	1.34	AMENITY / PARK	ACTIVE / RECREATION	HOA	HOA
N	0.33	OPEN SPACE	OPEN SPACE	HOA	HOA
O	0.06	OPEN SPACE	OPEN SPACE	HOA	HOA
P	0.06	LIFT STATION	LIFT STATION	CITY OF ST. CLOUD	CITY OF ST. CLOUD
Q	1.73	FUTURE DEVELOPMENT	FUTURE DEVELOPMENT	DEVELOPER	DEVELOPER

Note: Size and Configuration of Tracts may vary slightly with Final Subdivision Plans

NOTE:
ALL GEOTECHNICAL REPORTS ARE CONSIDERED TO BE PART OF THESE PLANS. THE CONTRACTOR SHALL OBTAIN ANY AND ALL GEOTECHNICAL REPORTS AND CONSTRUCT ACCORDING TO THE RECOMMENDATION AND REQUIREMENTS SET FORTH IN SAID REPORTS. ANY CONFLICTS BETWEEN THE GEOTECHNICAL REPORT AND THE ENGINEERING PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION ACTIVITIES.

NOTES:
1. A UTILITY, DRAINAGE, ACCESS & SIDEWALK ESMT. IS DEDICATED OVER ALL HOA TRACTS.
2. ALL INTERNAL ROADS WILL BE DEDICATED TO THE PUBLIC & MAINTAINED BY OSCEOLA COUNTY.
3. DRAINAGE EASEMENTS WILL BE OWNED & MAINTAINED BY THE HOA WITH ACCESS RIGHTS TO OSCEOLA COUNTY.
4. SEE SHEET No. 27 FOR TYPICAL PVMT. SECTIONS.
5. NO EXPORT OF SOIL IS ANTICIPATED WITH THIS PROJECT.

SITE DATA

TOTAL PSP AREA	66.96 Ac.	
TOTAL DEVELOPABLE AREA	66.96 Ac.	
DENSITY: 211 UNITS/66.96	3.15 UNITS/Ac.	
EXISTING ZONING	LDR (LOW DENSITY RESIDENTIAL)	
EXISTING LAND USE	VACANT	
LAND USE AREAS		
RESIDENTIAL (LOTS):	35.64 Ac.	
RIGHT OF WAY DEDICATION:	10.87 Ac.	
FUTURE DEVELOPMENT: (TRACT Q)	1.73 Ac.	
AMENITY AREA: (TRACT M)	1.34 Ac.	
LIFT STATION TRACT: (TRACT P)	0.06 Ac.	
STORMWATER PONDS: (TRACTS A,B,C)	11.86 Ac.	
BUFFERS / OPEN SPACE: (TRACTS D-L,N,O)	5.46 Ac.	
TOTAL	66.96 Ac.	
10 FT. LOW BUFFER AROUND PERIMETER		
REQUIRED TREES		
TWO (2) TREES PER LOT	422 (211 X 2)	
ONE (1) TREE PER FIFTY (50) LF OF ROAD	190 (9482/50)	
TOTAL TREES REQUIRED	612	
POND AREA		
REQUIRED (15% DEVELOPABLE AREA):	10.04 Ac.(66.96 X 15%)	
PROVIDED:	11.86 Ac.	
LOT MIX		
50' LOTS	122	
60' LOTS	89	

OPEN SPACE CALCULATIONS	
REQUIRED (20% OF DEV.PSP AREA):	13.39 Ac.(66.96 X 20%)
PROVIDED:	
PERIMETER LANDSCAPE BUFFER (10') (TRACTS D,E,J & L)	3.05 Ac.
MISC.OPEN SPACE (TRACTS F,G,H,J,K,M,N,O)	3.75 Ac.
POND AREA (50% OF POND AREA)	5.93 Ac.
RECREATION AREAS	4.01 Ac.
TOTAL PROVIDED	16.74 Ac.
RECREATION CALCULATIONS	
REQUIRED (MIN.0.50 ACRES.1 Ac./50 LOTS X 8)	4 Ac.(211/50)
PROVIDED:	
STORMWATER PONDS (25% MAX)	1.00 Ac.
ACTIVE / TRAILS / PARKS (TRACTS F,G,I & M)	3.01 Ac.
TOTAL PROVIDED	4.01 Ac.
STREETS TO BE PUBLIC	
MINIMUM BUILDING SETBACKS	
FRONT (TO BLDGS.UNDER A/C)	10 FT.
FRONT (TO FRONT GARAGE)	20 FT.
REAR	15 FT.
SIDE (STREET)	10 FT.
SIDE	5 FT.
POOL/ACCESSORY STRUCTURE	5 FT.
MAXIMUM BUILDING HEIGHT	3 STORIES
MINIMUM LOT WIDTH	40 FT.
MINIMUM LOT AREA	4000 SQ.FT.

Dewberry
BOWYER SINGLETON

FLORIDA
OSCEOLA COUNTY

OVERALL SITE PLAN
NORTHWEST LAKESIDE GROVES

DEWBERRY ENGINEERS INC. 800 SOUTH MAGNOLIA AVENUE - ORLANDO, FLORIDA 32801
407-843-5120 - ENGINEERING BUSINESS - 8794

REVISIONS

DESCRIPTION	DATE	BY

CONTRACTOR "AS-BUILTS"
I hereby state that these "As-Builts" were furnished to me by the contractor listed below or by persons employed under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed as shown by the contractor's as-built observations of the construction.
Contractor's Name _____
Engineer _____
Not valid without the signature and the original seal of a Florida Registered Engineer.

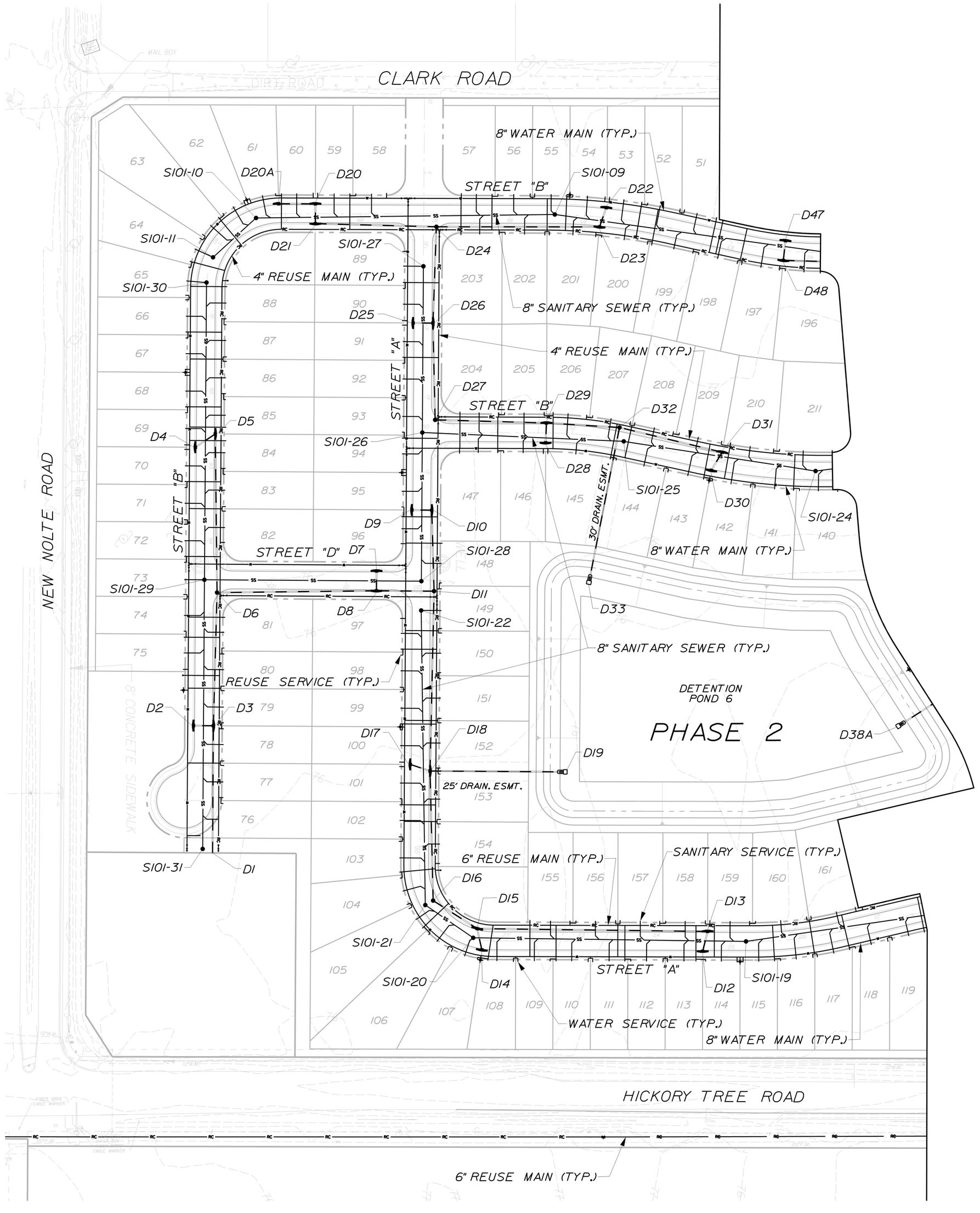
Nicole Petersen Stalder
Florida Reg. Number
64720

DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	1"=100'
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1NW-overallsite
SHEET	7 OF 44

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Page 707 of 1191

NOTE: USE PLAT FOR ALL CONSTRUCTION LAYOUT WORK.



NOTES:
1. A UTILITY, DRAINAGE, ACCESS & SIDEWALK ESMT. IS DEDICATED OVER ALL HOA TRACTS.
2. ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED AT ALL POINTS OF CONNECTION. CONTRACTOR TO USE EXTREME CAUTION WORKING AROUND EXISTING UTILITIES.
3. A 10' UTILITY EASEMENT IS ADJACENT TO THE RIGHT-OF WAY ON BOTH SIDES OF EVERY STREET.
4. THE CITY OF ST. CLOUD WILL MAINTAIN THE SANITARY SEWER FORCE MAIN WITHIN THE OSCEOLA COUNTY RIGHT OF WAY.
5. SEE CITY OF ST. CLOUD UTILITY DETAILS FOR SERVICE CONNECTIONS (SHEETS 39-44)
6. TRANSFORMERS TO BE LOCATED WITHIN THE UTILITY EASEMENT, CENTERED IN EASEMENT WITH MINIMUM 2' FROM FACE OF TRANSFORMER OR PAD TO THE RIGHT-OF-WAY LINE.

0 80 160

Dewberry
BOWYER SINGLETON

FLORIDA

OSCEOLA COUNTY

UTILITY SITE PLAN

NORTHWEST LAKESIDE GROVES

COMPANY NAME - 1234 SOUTH MAGNOLIA AVENUE - ORLANDO, FLORIDA 32801
407-843-5120 - ENGINEERING BUSINESS - 8794

REVISIONS		
DESCRIPTION	BY	DATE

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CONTRACTOR "AS-BUILTS"
I hereby state that these "As-Builts" were furnished to me by the contractor and/or his surveyor and/or his employees under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed. They are based upon my personal observations of the construction.

Contractor's Name
Engineer
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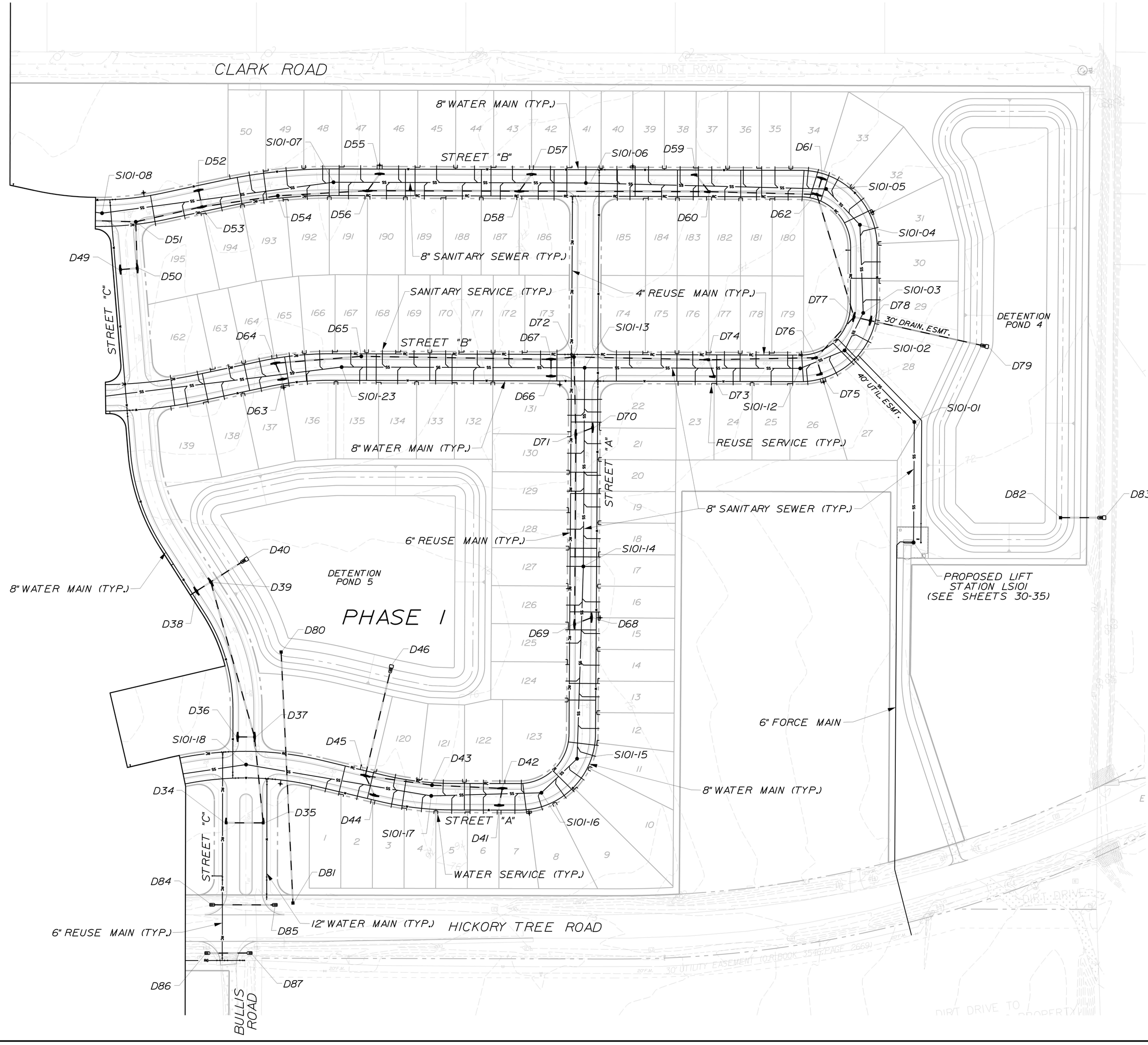
Nicole Petersen Stalder
Florida Reg. Number
64720

DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	1"=100'
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1 NW-utilitysite01
SHEET	12 OF 44

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NOTE: USE PLAT FOR ALL CONSTRUCTION LAYOUT WORK.



NOTES:
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Dewberry
BOWYER SINGLETON

OSCEOLA COUNTY FLORIDA

UTILITY SITE PLAN
NORTHWEST LAKESIDE GROVES

COMPLEX OFFICE | 1560 SOUTH MAGNOLIA AVENUE, ORLANDO, FLORIDA 32801
407-843-5120 - ENGINEERING BUSINESS - 8794

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REVISIONS		
DATE	BY	DESCRIPTION

CONTRACTOR "AS-BUILTS"
I hereby state that these "As-Builts" were furnished to me by the contractor and/or surveyor and/or employee under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed. These statements are based on my observations of the construction.

Contractor's Name

Engineer

Not valid without the signature and the original seal of a Florida Registered Engineer.

Nicole Petersen Stalder
Florida Reg. Number
64720

DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	1"=80'
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1 NW-utilitysite02
SHEET	13 OF 44

PS 14-00001

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NOTE: USE PLAT FOR ALL CONSTRUCTION LAYOUT WORK.



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OSCEOLA COUNTY FLORIDA

SAMPLE POINTS LOCATION PLAN

NORTHWEST LAKESIDE GROVES

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407-843-5120 • ENGINEERING BUSINESS - 8794

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REVISIONS		
DESCRIPTION	BY	DATE

CONTRACTOR "AS-BUILTS"

I hereby state that these "As-Builts" were furnished by me or under my direction from data which I and/or my employee under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed. This statement is not a warranty or guarantee of the construction.

Contractor's Name _____

Engineer _____

Not valid without the signature and the original seal of a Florida Registered Engineer.

Nicole Petersen Stalder
Florida Reg. Number
64720

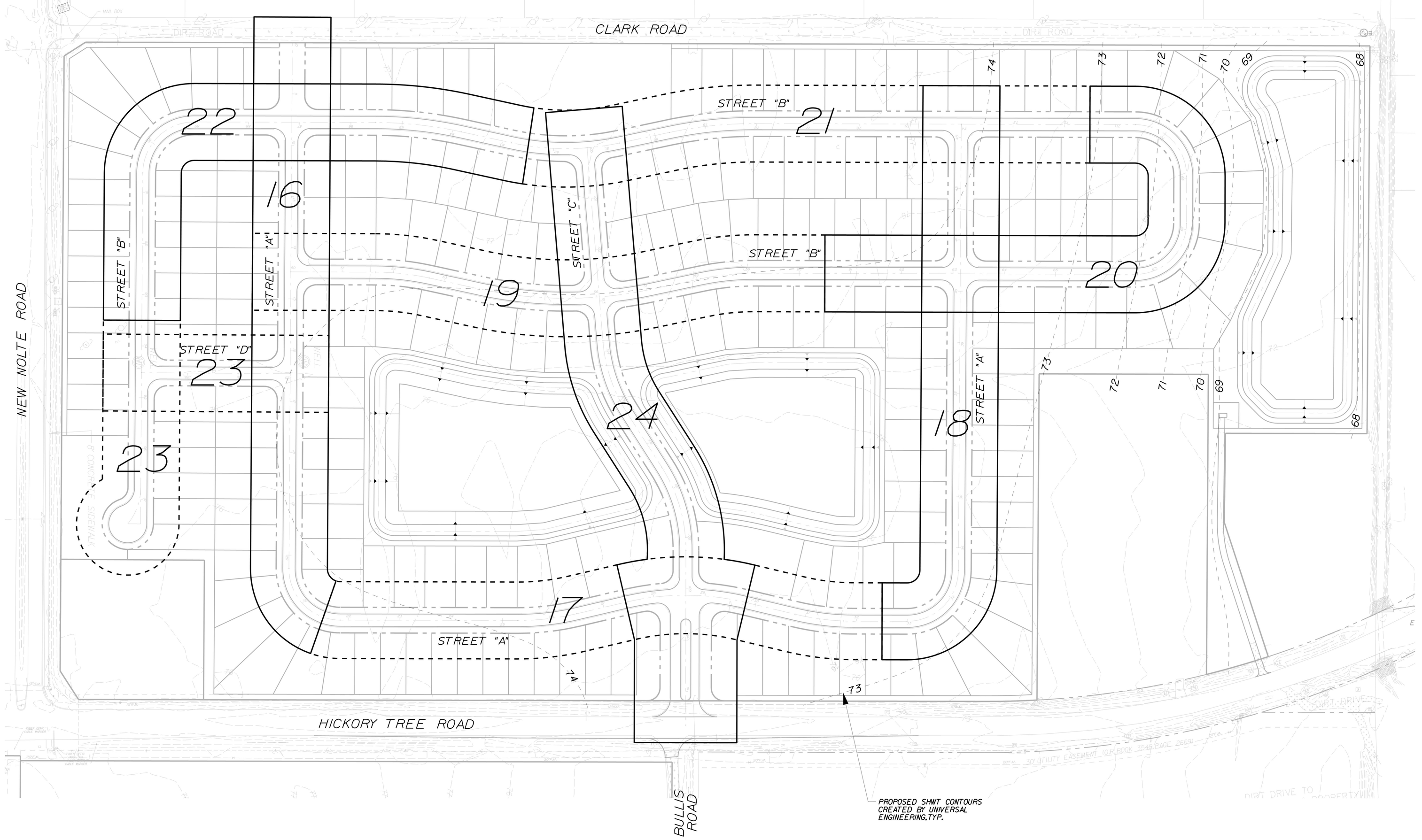
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CHECKED	NPS
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PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1 NW-samplepoints
SHEET	14 OF 44

PS 14-00001

LKGR1 NW-samplepoints.dgn

10/29/2014 7:28:08 AM

NOTE: USE PLAT FOR ALL CONSTRUCTION LAYOUT WORK.



PROPOSED SHWT CONTOURS 74

NOTE:
SEASONAL HIGH GROUNDWATER GENERATED BY UNIVERSAL ENGINEERING SCIENCES DATED 5-13-2014. UES REPORT No. 1121749 FOR THE POST DEVELOPED CONDITION.

0 100 200

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FLORIDA

OSCEOLA COUNTY

KEY MAP

NORTHWEST LAKESIDE GROVES

COMPLEX OFFICE | 1560 SOUTH MAGNOLIA AVENUE, ORLANDO, FLORIDA 32801
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REVISIONS		
DESCRIPTION	BY	DATE

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CONTRACTOR "AS-BUILTS"
I hereby state that these "As-Builts" were furnished by me or under my direct supervision or by persons employed under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed as shown by the survey data and observations of the construction site.

Contractor's Name _____

Engineer _____

Not valid without the signature and the original seal of a Florida Registered Engineer

Nicole Petersen Stalder
Florida Reg. Number
64720

DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	1"=100'
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1 NW-keymap
SHEET	15 OF 44

PS 14-00001

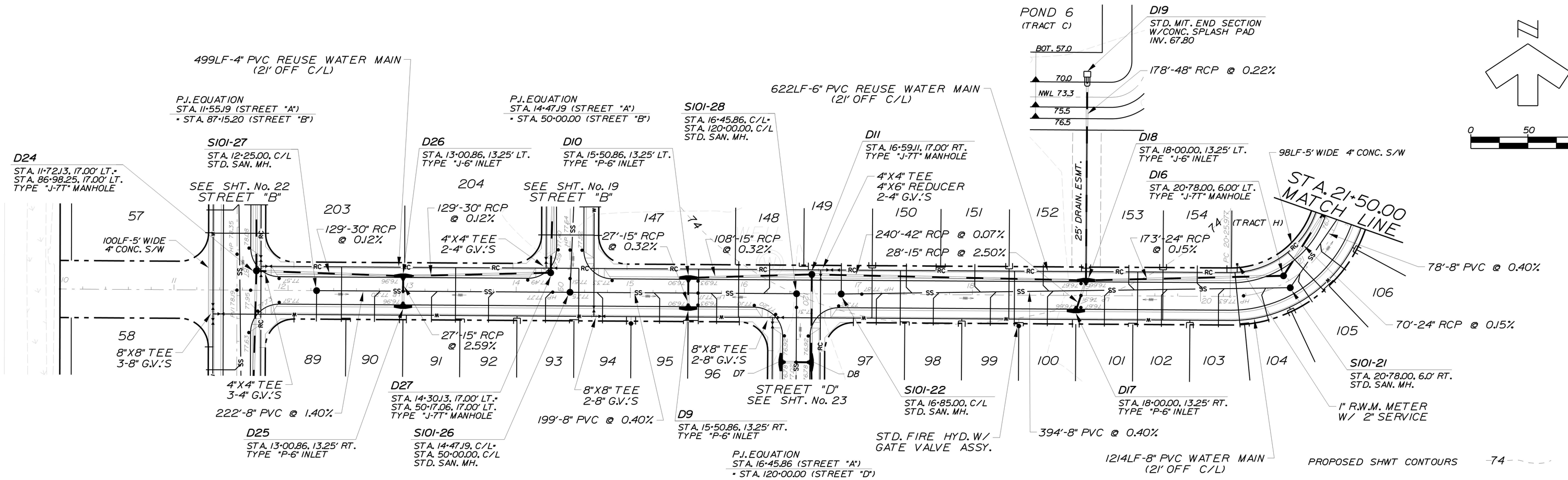
10-29-2014

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NOTE: USE PLAT FOR ALL CONSTRUCTION LAYOUT WORK.

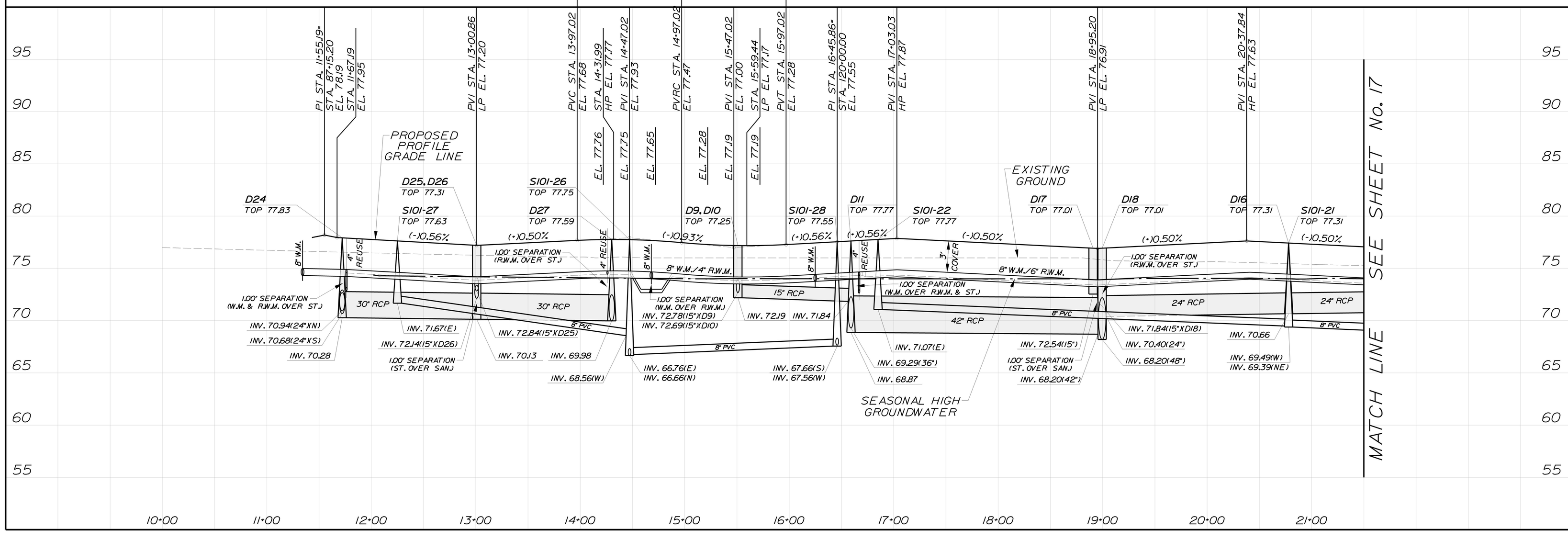
NOTE: SEE LANDSCAPE PLANS FOR FINAL SIDEWALK LAYOUT.



NOTES:
1. ALL SIDEWALK DESIGNS MUST CONFORM TO FDOT INDEX No. 304 (SEE SHT. No. 36).
2. A UTILITY, DRAINAGE, ACCESS & SIDEWALK ESMT. IS DEDICATED OVER ALL HOA TRACTS.
3. SEASONAL HIGH GROUNDWATER GENERATED BY UNIVERSAL ENGINEERING SCIENCES DATED 5-13-2014, UES REPORT No. 1121749 FOR THE POST DEVELOPED CONDITION.

STREET "A"

NOTE: PAVEMENT 24' WIDE W/25' RADII.



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OSCEOLA COUNTY FLORIDA
PLAN & PROFILE STREET "A"
NORTHWEST LAKESIDE GROVES
DEWBERRY ENGINEERS INC. 800 SOUTH MAGNOLIA AVENUE, ORLANDO, FLORIDA 32801 407-843-5120 - ENGINEERING BUSINESS - 8794

REVISIONS
DATE | BY | DESCRIPTION

CONTRACTOR "AS-BUILTS"
I hereby state that these "As-Builts" were furnished to me by the contractor and/or his surveyor or employee under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed. This statement is based upon my observations of the construction site.
Contractor's Name _____
Engineer _____
Not valid without the signature and the original seal of a Florida Registered Engineer.

Nicole Petersen Stalder
Florida Reg. Number
64720

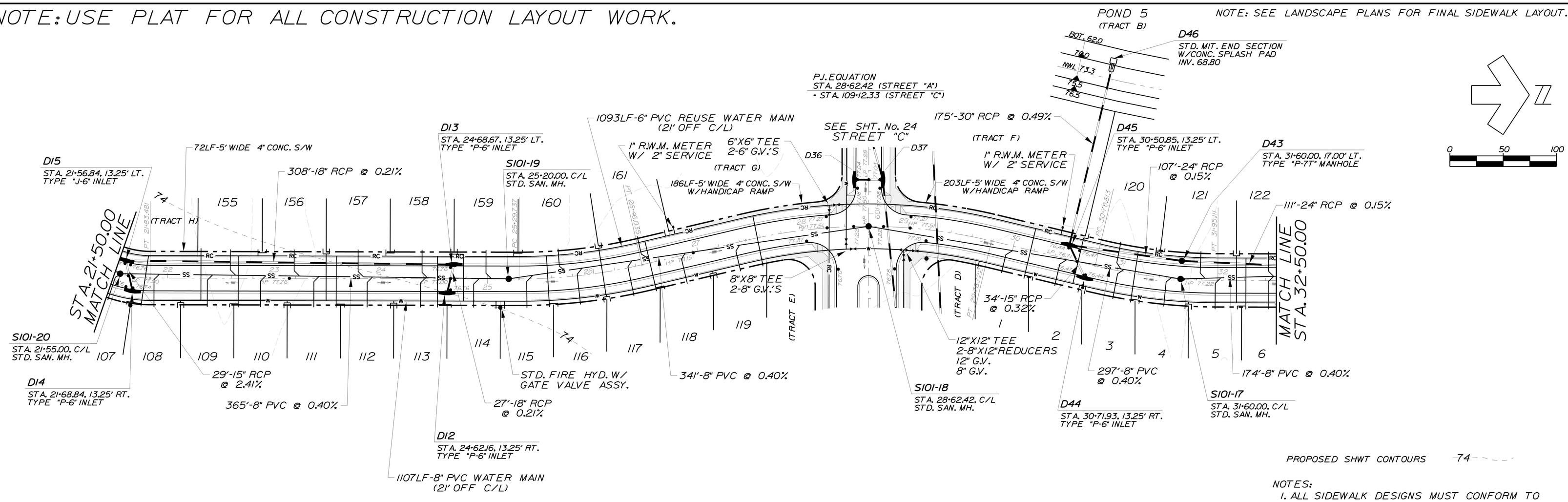
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PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1 NW-planprofile01
SHEET	16 OF 44

PS 14-00001

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City of St. Cloud

NOTE: USE PLAT FOR ALL CONSTRUCTION LAYOUT WORK.

NOTE: SEE LANDSCAPE PLANS FOR FINAL SIDEWALK LAYOUT.

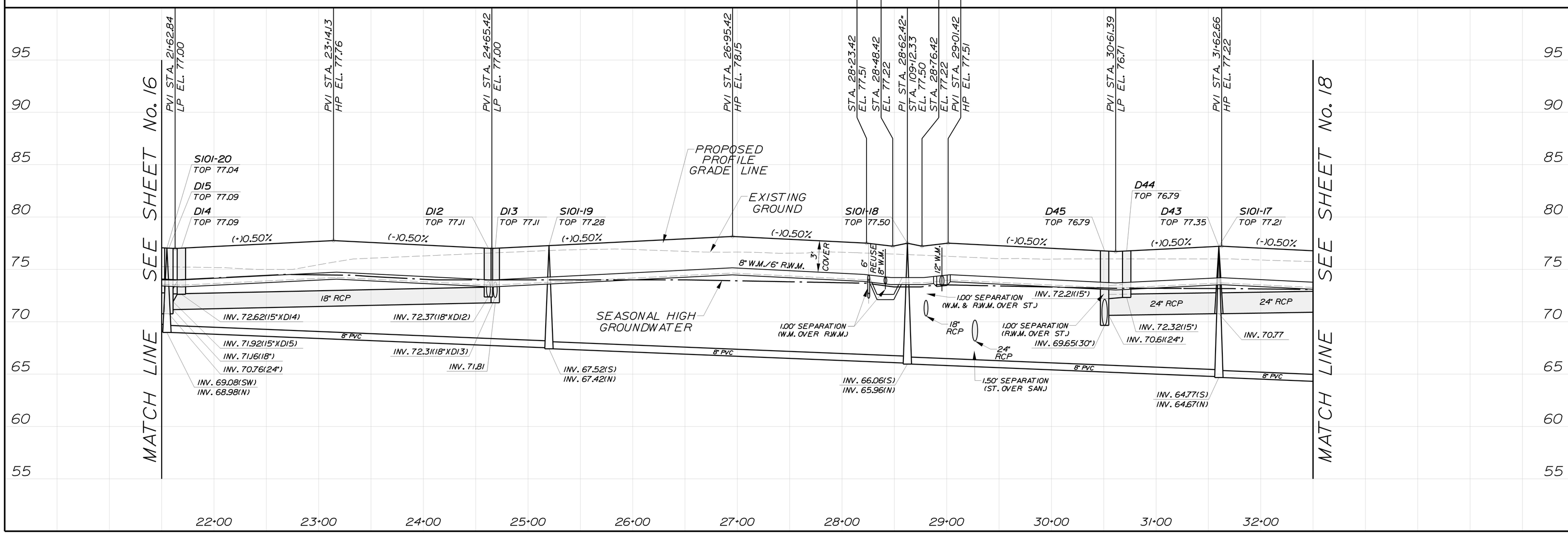


PROPOSED SHWT CONTOURS 74

NOTES:
1. ALL SIDEWALK DESIGNS MUST CONFORM TO FDOT INDEX No. 304 (SEE SHT. No. 36).
2. A UTILITY, DRAINAGE, ACCESS & SIDEWALK ESMT. IS DEDICATED OVER ALL HOA TRACTS.
3. SEASONAL HIGH GROUNDWATER GENERATED BY UNIVERSAL ENGINEERING SCIENCES DATED 5-13-2014, UES REPORT No. 1121749 FOR THE POST DEVELOPED CONDITION.

STREET "A"

NOTE: PAVEMENT 24' WIDE W/25' RADII.



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FLORIDA
OSCEOLA COUNTY

PLAN & PROFILE
STREET "A"
NORTHWEST LAKESIDE GROVES

DOWNTOWN OFFICE • 800 SOUTH MAGNOLIA AVENUE, ORLANDO, FLORIDA 32801
407-843-5120 • ENGINEERING BUSINESS - 8734

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City of St. Cloud

REVISIONS		
DESCRIPTION	BY	DATE

CONTRACTOR "AS-BUILTS"
I hereby state that these "As-Builts" were furnished by the contractor and that I or my representative employed under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed as shown by the construction drawings and observations of the construction process.
Contractor's Name _____
Engineer _____
Not valid without the signature and the original seal of a Florida Registered Engineer

Nicole Petersen Stalder
Florida Reg. Number
64720

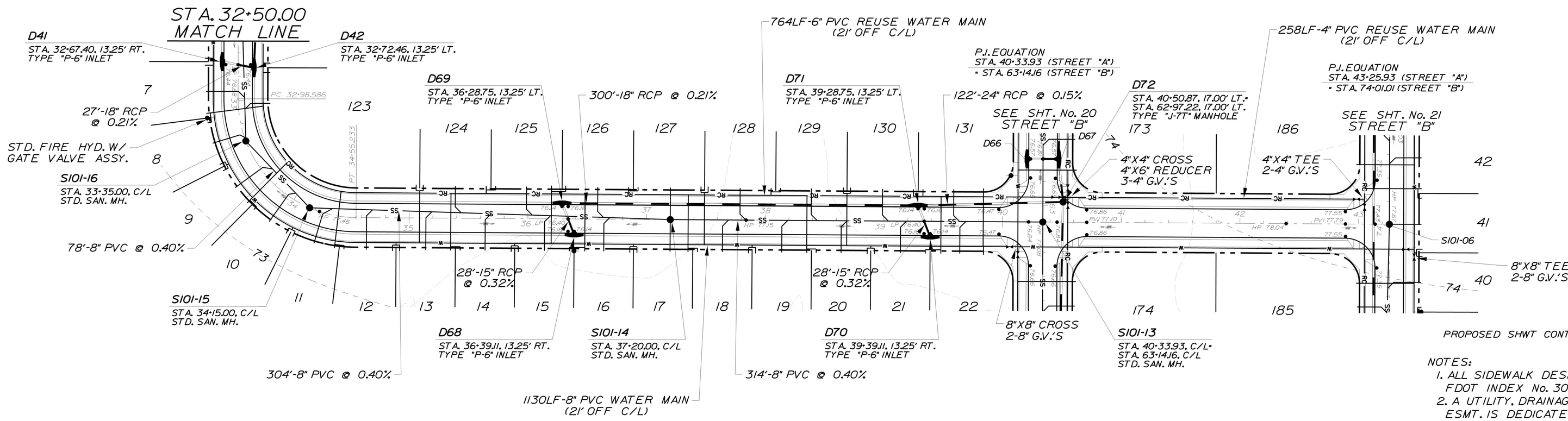
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SCALE	1" = 50' HORIZONTAL 1" = 5' VERTICAL
PROJECT NO.	LKGRT/FINAL/North West
FILE NAME	LKGRT NW-planprofile02
SHEET	17 OF 44

PS 14-00001

Page 713 of 1191
10/29/2014 halface.tbl
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4:28:15 AM

NOTE: USE PLAT FOR ALL CONSTRUCTION LAYOUT WORK.

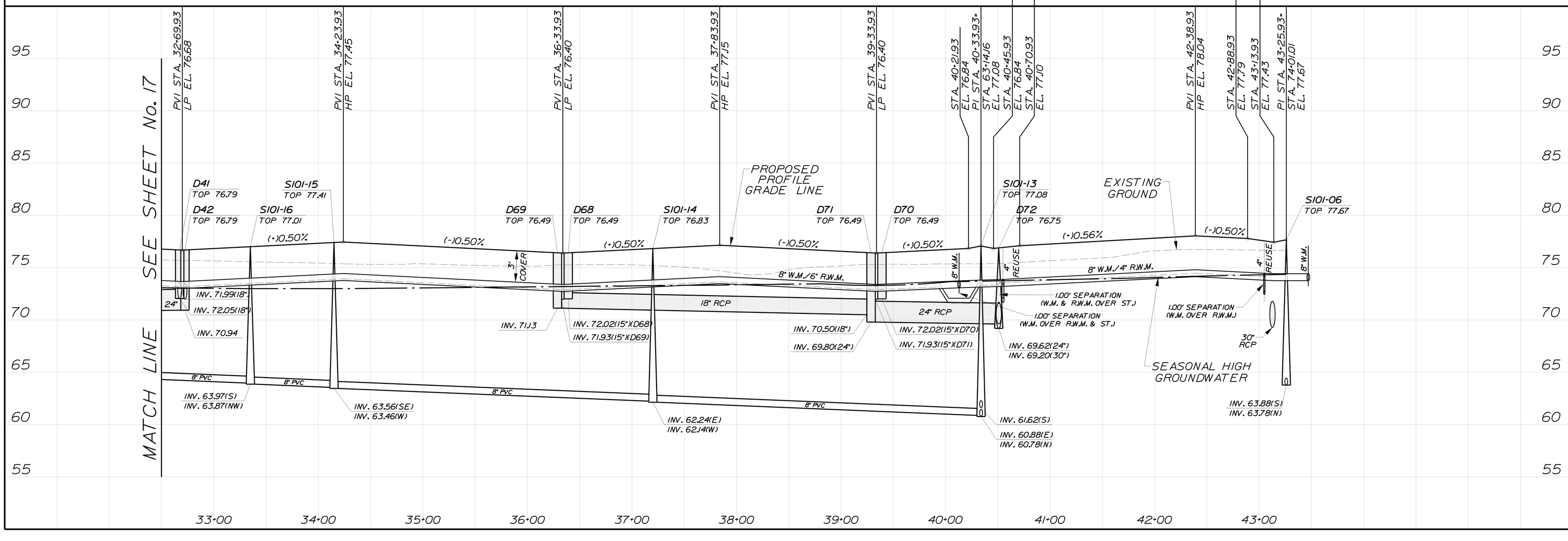
NOTE: SEE LANDSCAPE PLANS FOR FINAL SIDEWALK LAYOUT.



STREET "A"

NOTE: PAVEMENT 24' WIDE W/25' RADII.

NOTES:
1. ALL SIDEWALK DESIGNS MUST CONFORM TO FDOT INDEX No. 304 (SEE SHT. No. 36).
2. A UTILITY, DRAINAGE, ACCESS & SIDEWALK ESMT. IS DEDICATED OVER ALL HOA TRACTS.
3. SEASONAL HIGH GROUNDWATER GENERATED BY UNIVERSAL ENGINEERING SCIENCES DATED 5-13-2014, UES REPORT No. 1121749 FOR THE POST DEVELOPED CONDITION.



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FLORIDA
OSCEOLA COUNTY

PLAN & PROFILE
STREET "A"
NORTHWEST LAKESIDE GROVES

DAVID ORAVEC ENGINEERING, INC. 1532 SOUTH MAGNOLIA AVENUE - ORLANDO, FLORIDA 32801
407-843-5120 - ENGINEERING BUSINESS - 8794

REVISIONS		
DESCRIPTION	BY	DATE

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City of St. Cloud

CONTRACTOR "AS-BUILTS"
I hereby state that these "As-Builts" were furnished to me by the contractor and that I or someone employed under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed as shown by the contractor's record drawings, tests and observations of the construction.

Contractor's Name

Engineer

Not valid without the signature and the original seal of a Florida Registered Engineer

Nicole Petersen Stalder
Florida Reg. Number
64720

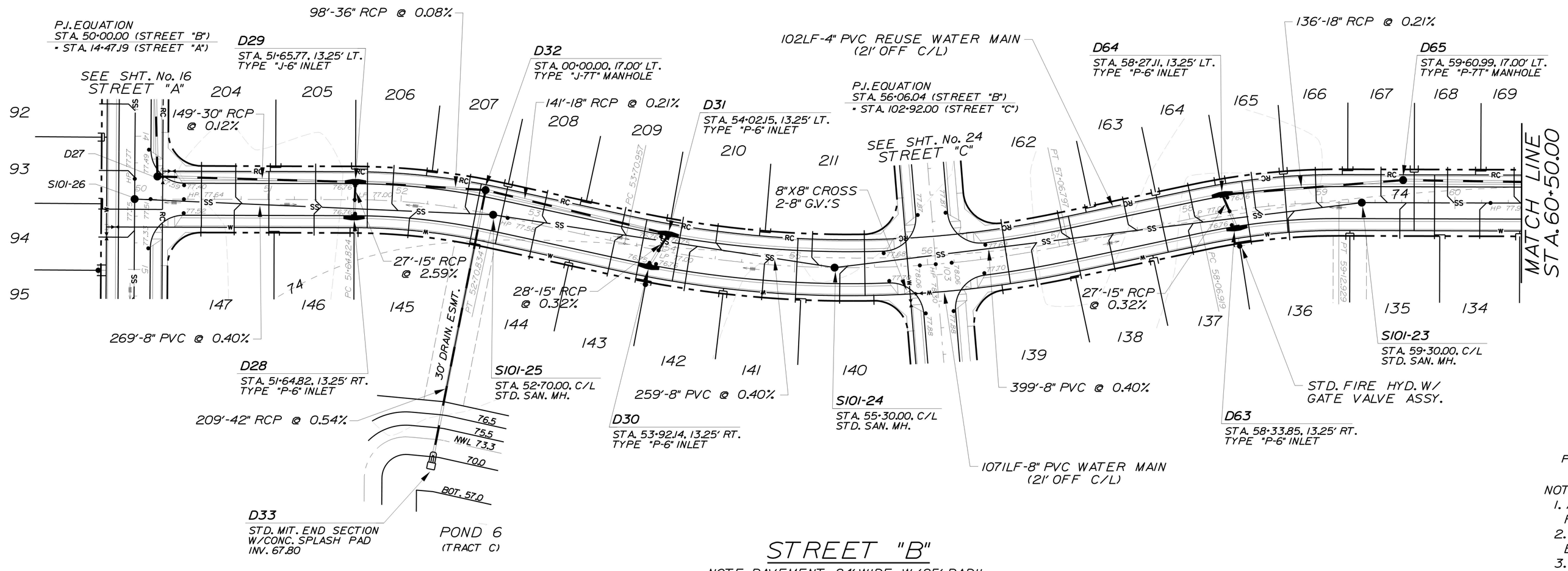
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PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1 NW-planprofile03
SHEET	18 OF 44

PS 14-00001

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NOTE: USE PLAT FOR ALL CONSTRUCTION LAYOUT WORK.

NOTE: SEE LANDSCAPE PLANS FOR FINAL SIDEWALK LAYOUT.

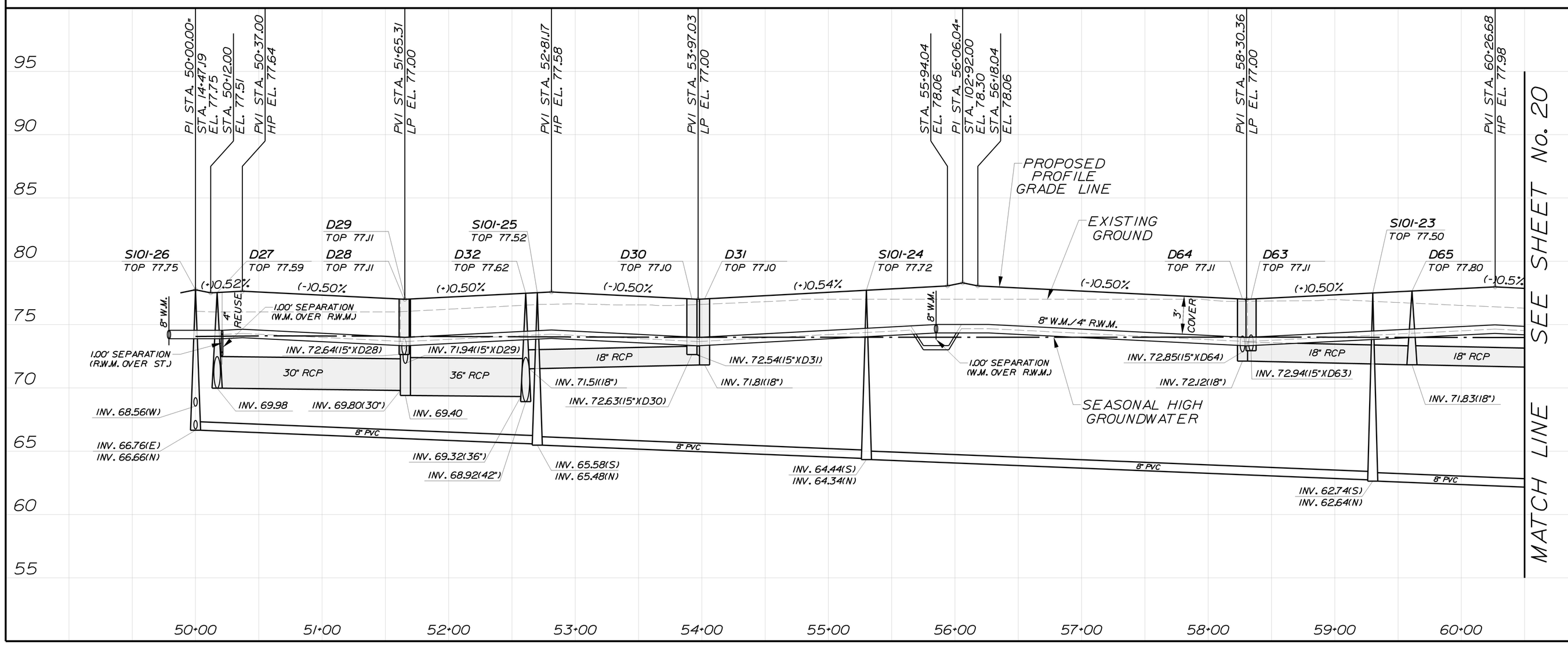


STREET "B"

NOTE: PAVEMENT 24' WIDE W/25' RADII.

PROPOSED SHWT CONTOURS 74

NOTES:
1. ALL SIDEWALK DESIGNS MUST CONFORM TO FDOT INDEX No. 304 (SEE SHT. No. 36).
2. A UTILITY, DRAINAGE, ACCESS & SIDEWALK ESMT. IS DEDICATED OVER ALL HOA TRACTS.
3. SEASONAL HIGH GROUNDWATER GENERATED BY UNIVERSAL ENGINEERING SCIENCES DATED 5-13-2014, UES REPORT No. 1121749 FOR THE POST DEVELOPED CONDITION.



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BOWYER SINGLETON

OSCEOLA COUNTY FLORIDA

PLAN & PROFILE
STREET "B"
NORTHWEST LAKESIDE GROVES

DEWBERRY ENGINEERS INC. 800 SOUTH MAGNOLIA AVENUE, ORLANDO, FLORIDA 32801
ORLANDO OFFICE 407-843-5120 - ENGINEERING BUSINESS - 8794

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REVISIONS		
DESCRIPTION	BY	DATE

CONTRACTOR "AS-BUILTS"
I hereby state that these "As-Builts" were furnished to me by the contractor and/or his surveyor employed by me under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed. This statement is based upon periodic observations of the construction process.

Contractor's Name _____

Engineer _____

Not valid without the signature and the original seal of a Florida Registered Engineer.

Nicole Petersen Stalder
Florida Reg. Number
64720

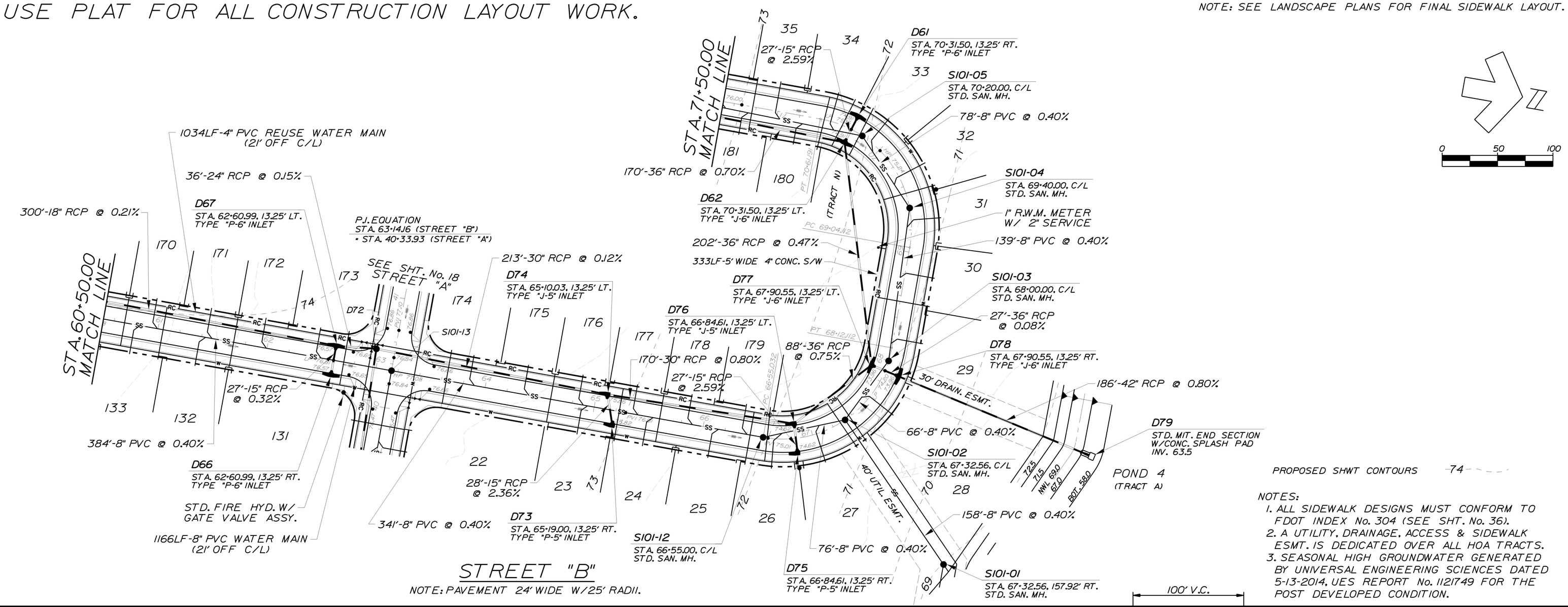
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PROJECT NO.	LKGRT/FINAL/North West
FILE NAME	LKGRT NW-planprofile04
SHEET	19 OF 44

PS 14-00001

Page 715 of 1191

NOTE: USE PLAT FOR ALL CONSTRUCTION LAYOUT WORK.

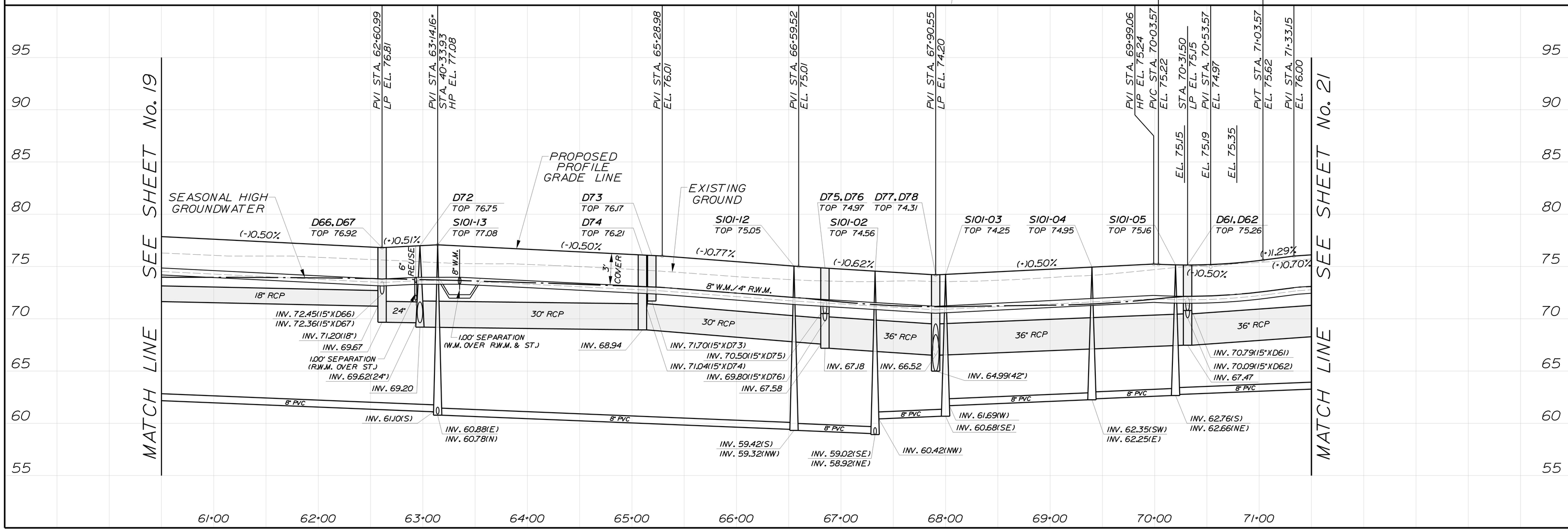
NOTE: SEE LANDSCAPE PLANS FOR FINAL SIDEWALK LAYOUT.



STREET "B"

NOTE: PAVEMENT 24' WIDE W/25' RADII.

NOTES:
1. ALL SIDEWALK DESIGNS MUST CONFORM TO FDOT INDEX No. 304 (SEE SHT. No. 36).
2. A UTILITY, DRAINAGE, ACCESS & SIDEWALK ESMT. IS DEDICATED OVER ALL HOA TRACTS.
3. SEASONAL HIGH GROUNDWATER GENERATED BY UNIVERSAL ENGINEERING SCIENCES DATED 5-13-2014, UES REPORT No. 1121749 FOR THE POST DEVELOPED CONDITION.



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FLORIDA

OSCEOLA COUNTY

PLAN & PROFILE
STREET "B"
NORTHWEST LAKESIDE GROVES

DOMONIQUE OFFICE PARK I 520 SOUTH MAGNOLIA AVENUE - ORLANDO, FLORIDA 32801
407-843-5120 - ENGINEERING BUSINESS - 8794

REVISIONS

DATE	BY	DESCRIPTION

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CONTRACTOR "AS-BUILTS"
I hereby state that these "As-Builts" were furnished to the owner by the contractor, Kelly Builders, or his employee under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed. This statement is based on periodic observations of the construction.
Contractor's Name _____
Engineer _____
Not valid without the signature and the original seal of a Florida Registered Engineer.

Nicole Petersen Stalder
Florida Reg. Number
64720

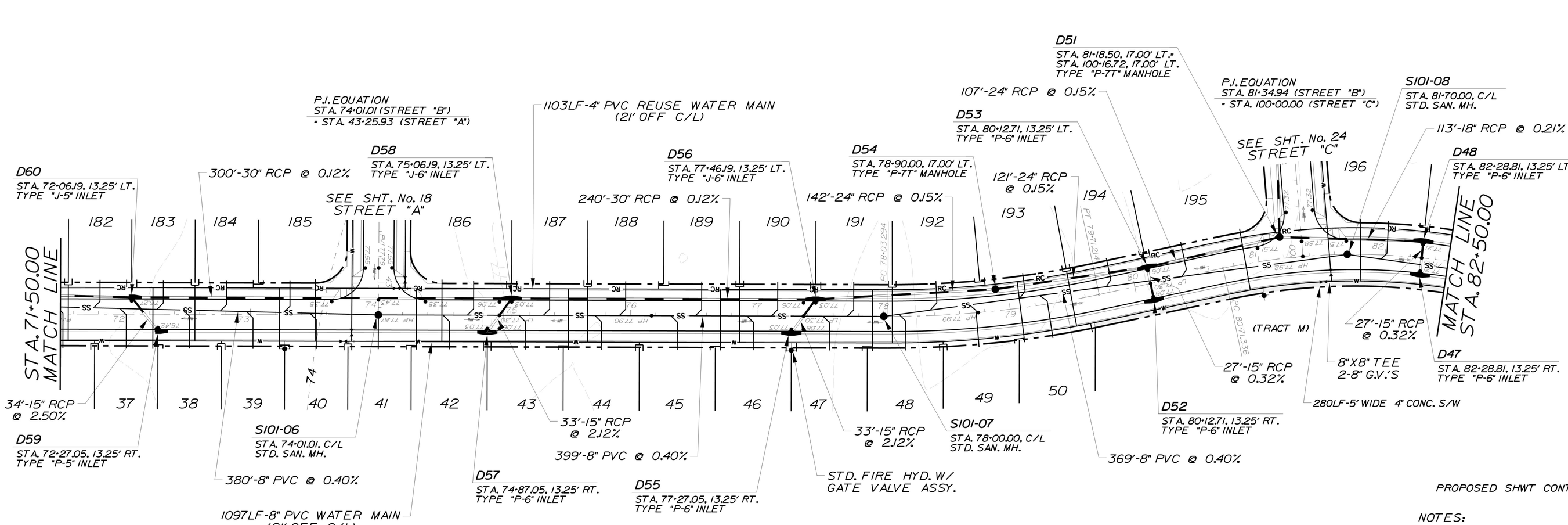
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FILE NAME	LKGR1 NW-planprofile05
SHEET	20 OF 44

PS 14-00001

Page 716 of 1191
10-29-2014
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NOTE: USE PLAT FOR ALL CONSTRUCTION LAYOUT WORK.

NOTE: SEE LANDSCAPE PLANS FOR FINAL SIDEWALK LAYOUT.

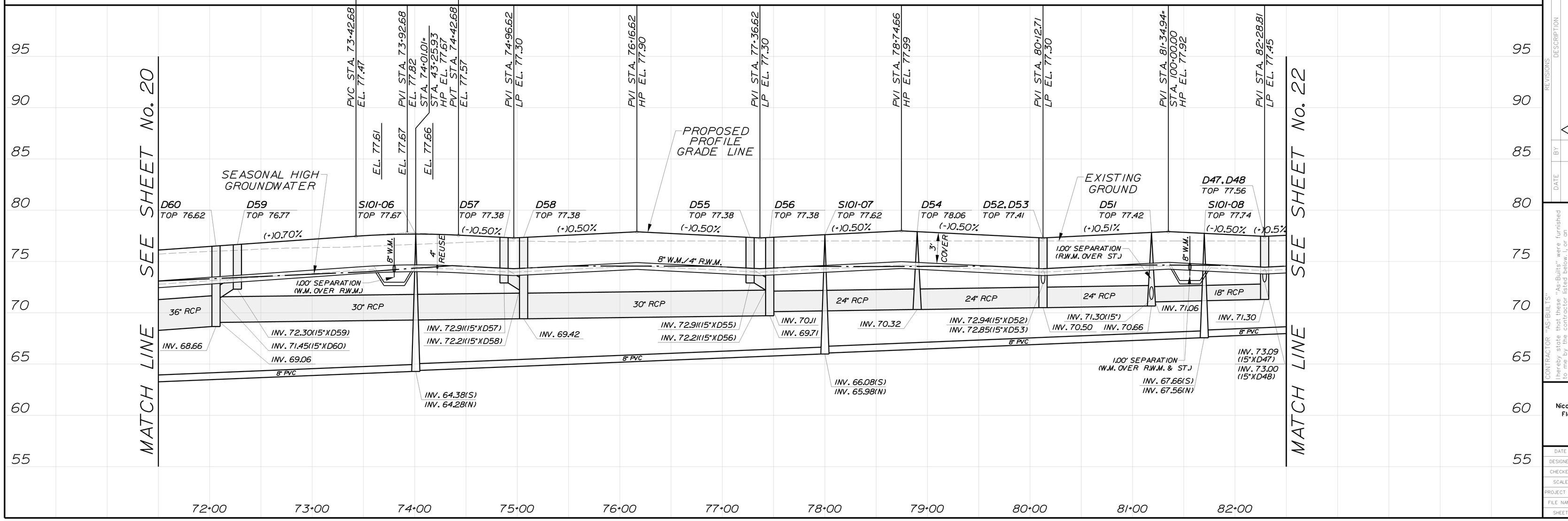


PROPOSED SHWT CONTOURS 74

NOTES:
1. ALL SIDEWALK DESIGNS MUST CONFORM TO FDOT INDEX No. 304 (SEE SHT. No. 36).
2. A UTILITY, DRAINAGE, ACCESS & SIDEWALK ESMT. IS DEDICATED OVER ALL HOA TRACTS.
3. SEASONAL HIGH GROUNDWATER GENERATED BY UNIVERSAL ENGINEERING SCIENCES DATED 5-13-2014, UES REPORT No. 1121749 FOR THE POST DEVELOPED CONDITION.

STREET "B"

NOTE: PAVEMENT 24' WIDE W/25' RADII.



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OSCEOLA COUNTY FLORIDA

PLAN & PROFILE
STREET "B"
NORTHWEST LAKESIDE GROVES

DEWBERRY ENGINEERS INC. 800 SOUTH MAGNOLIA AVENUE, ORLANDO, FLORIDA 32801
407-843-5120 - ENGINEERING BUSINESS - 8794

REVISIONS

DATE	BY	DESCRIPTION

CONTRACTOR "AS-BUILTS"
I hereby state that these "As-Builts" were furnished to me by the contractor (or his representative or employee) under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed. This statement is based upon my observations of the construction.
Contractor's Name _____
Engineer _____
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Nicole Petersen Stalder
Florida Reg. Number
64720

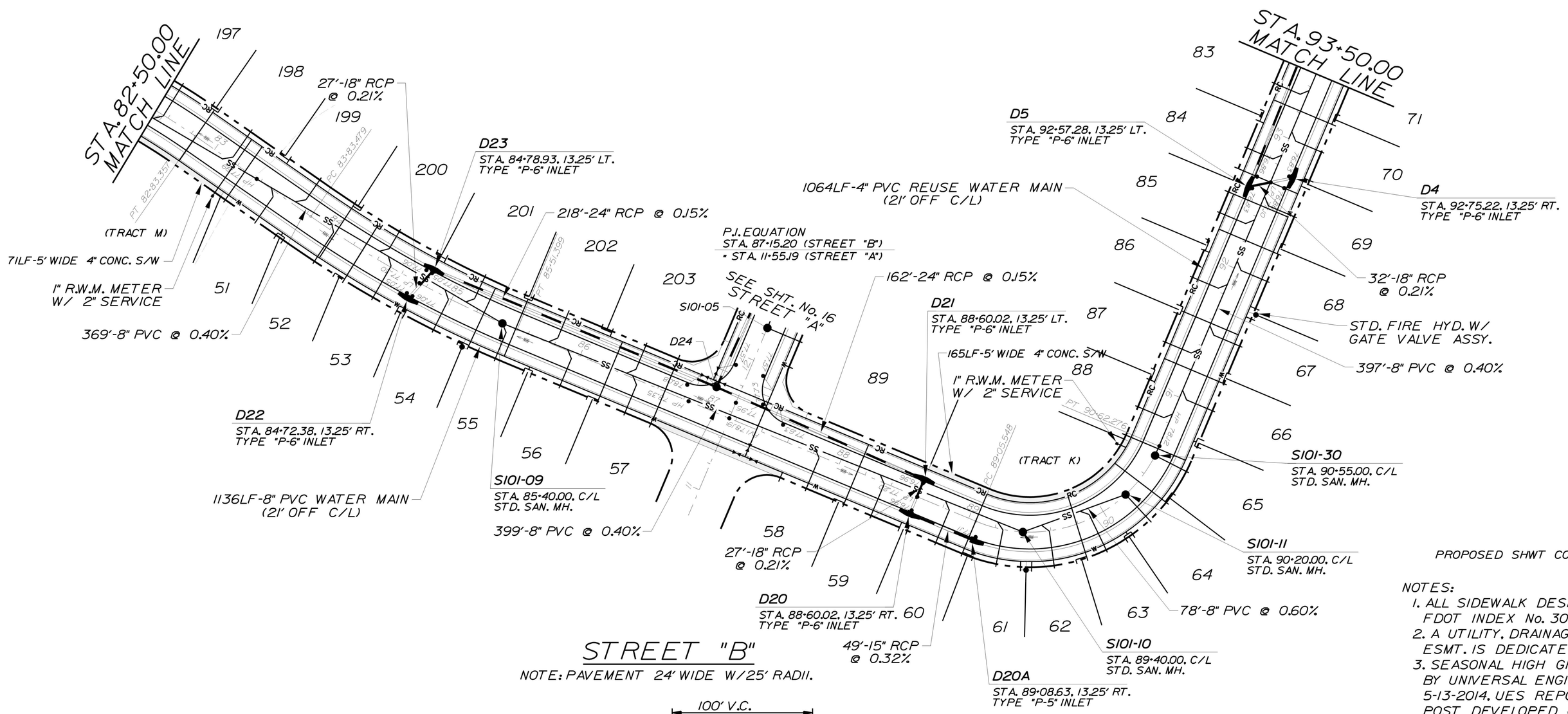
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PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1 NW-planprofile06
SHEET	21 OF 44

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Page 717 of 1191

NOTE: USE PLAT FOR ALL CONSTRUCTION LAYOUT WORK.

NOTE: SEE LANDSCAPE PLANS FOR FINAL SIDEWALK LAYOUT.

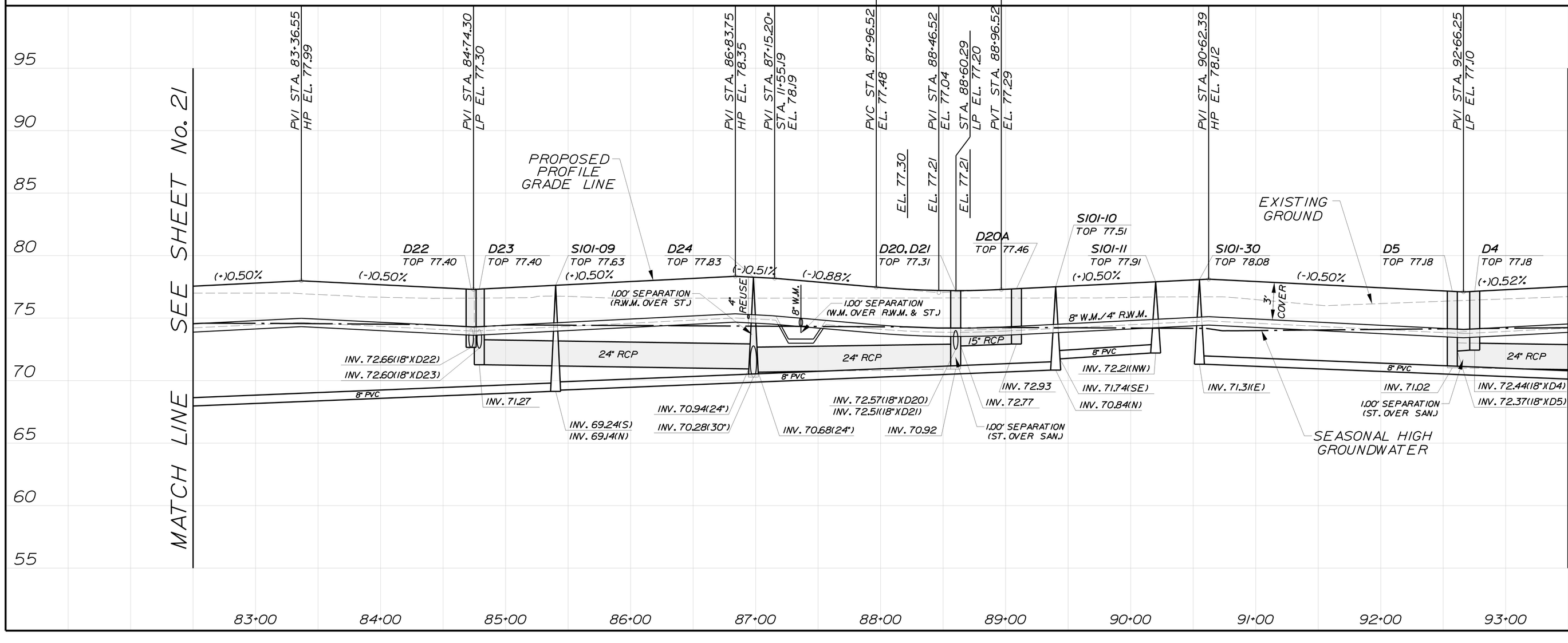


PROPOSED SHWT CONTOURS 74

NOTES:
1. ALL SIDEWALK DESIGNS MUST CONFORM TO FDOT INDEX No. 304 (SEE SHT. No. 36).
2. A UTILITY, DRAINAGE, ACCESS & SIDEWALK ESMT. IS DEDICATED OVER ALL HOA TRACTS.
3. SEASONAL HIGH GROUNDWATER GENERATED BY UNIVERSAL ENGINEERING SCIENCES DATED 5-13-2014. UES REPORT No. 1121749 FOR THE POST DEVELOPED CONDITION.

STREET "B"

NOTE: PAVEMENT 24' WIDE W/25' RADII.



Dewberry
BOWYER SINGLETON

FLORIDA

OSCEOLA COUNTY

PLAN & PROFILE STREET "B"

NORTHWEST LAKESIDE GROVES

DEWBERRY ENGINEERS INC. 800 SOUTH MAGNOLIA AVENUE, ORLANDO, FLORIDA 32801 407-843-5120 - ENGINEERING BUSINESS - 8794

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REVISIONS		
DATE	BY	DESCRIPTION

CONTRACTOR "AS-BUILTS"
I hereby state that these "As-Builts" were furnished to me by the contractor. I have reviewed these "As-Builts" for compliance with my direct supervision and employee under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed as shown by the contractor's as-built observations of the construction.

Contractor's Name _____

Engineer _____

Not valid without the signature and the original seal of a Florida Registered Engineer.

Nicole Petersen Stalder
Florida Reg. Number
64720

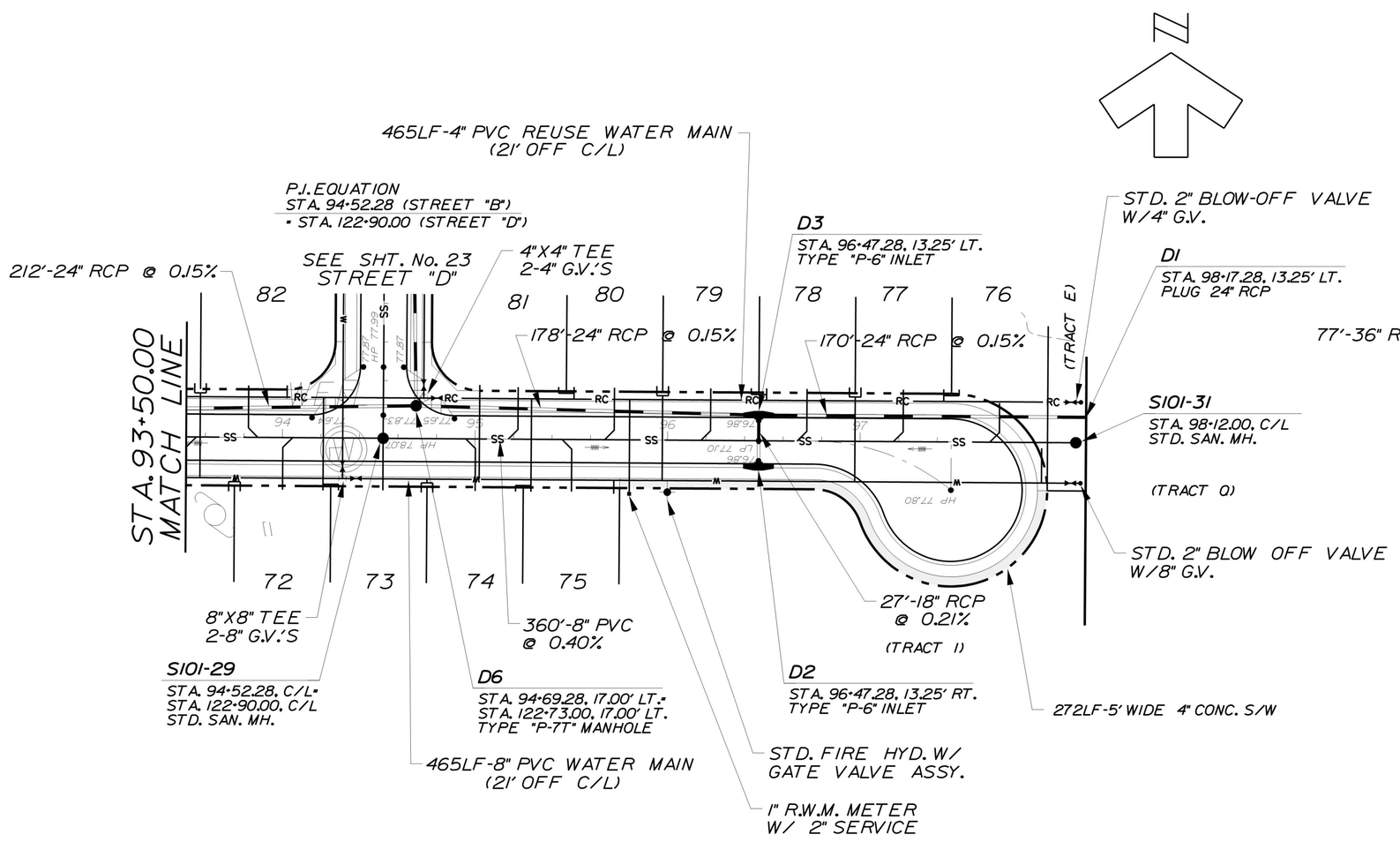
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FILE NAME	LKGR1 NW-planprofile07
SHEET	37 OF 44

PS 14-00001

Page 718 of 1191

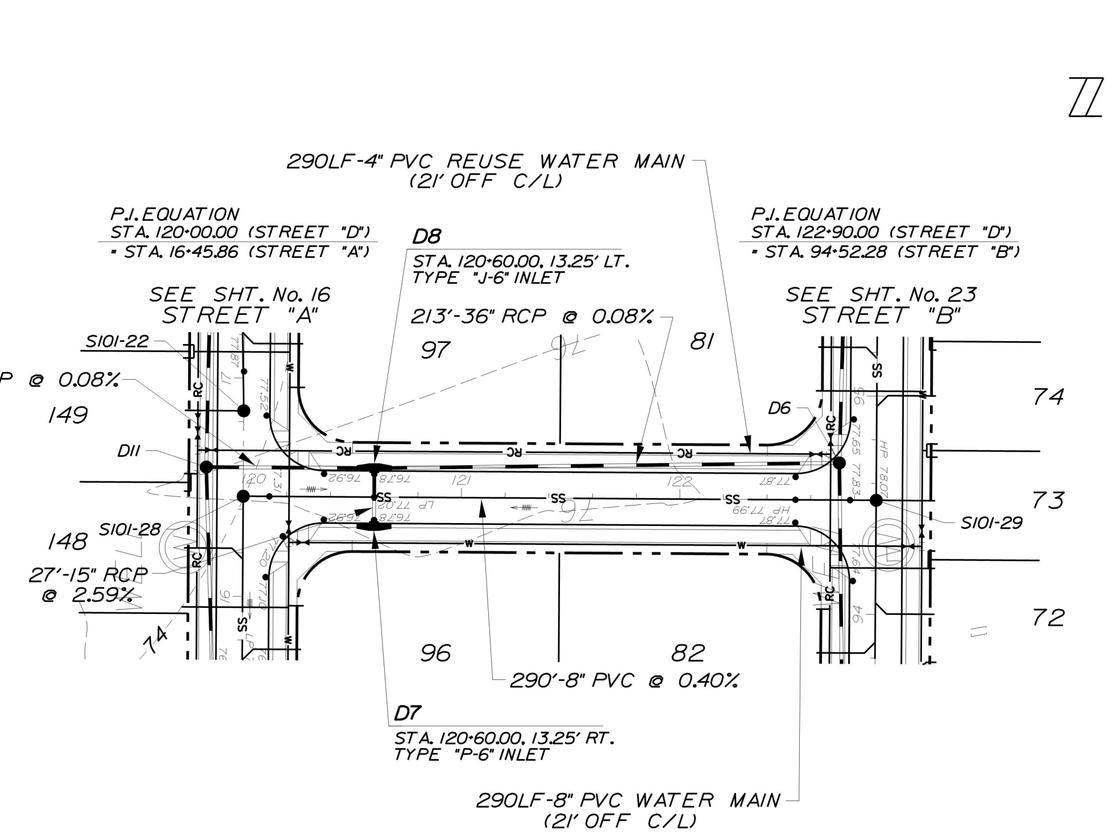
NOTE: USE PLAT FOR ALL CONSTRUCTION LAYOUT WORK.

NOTE: SEE LANDSCAPE PLANS FOR FINAL SIDEWALK LAYOUT.



STREET "B"

NOTE: PAVEMENT 24' WIDE W/25' RADII.

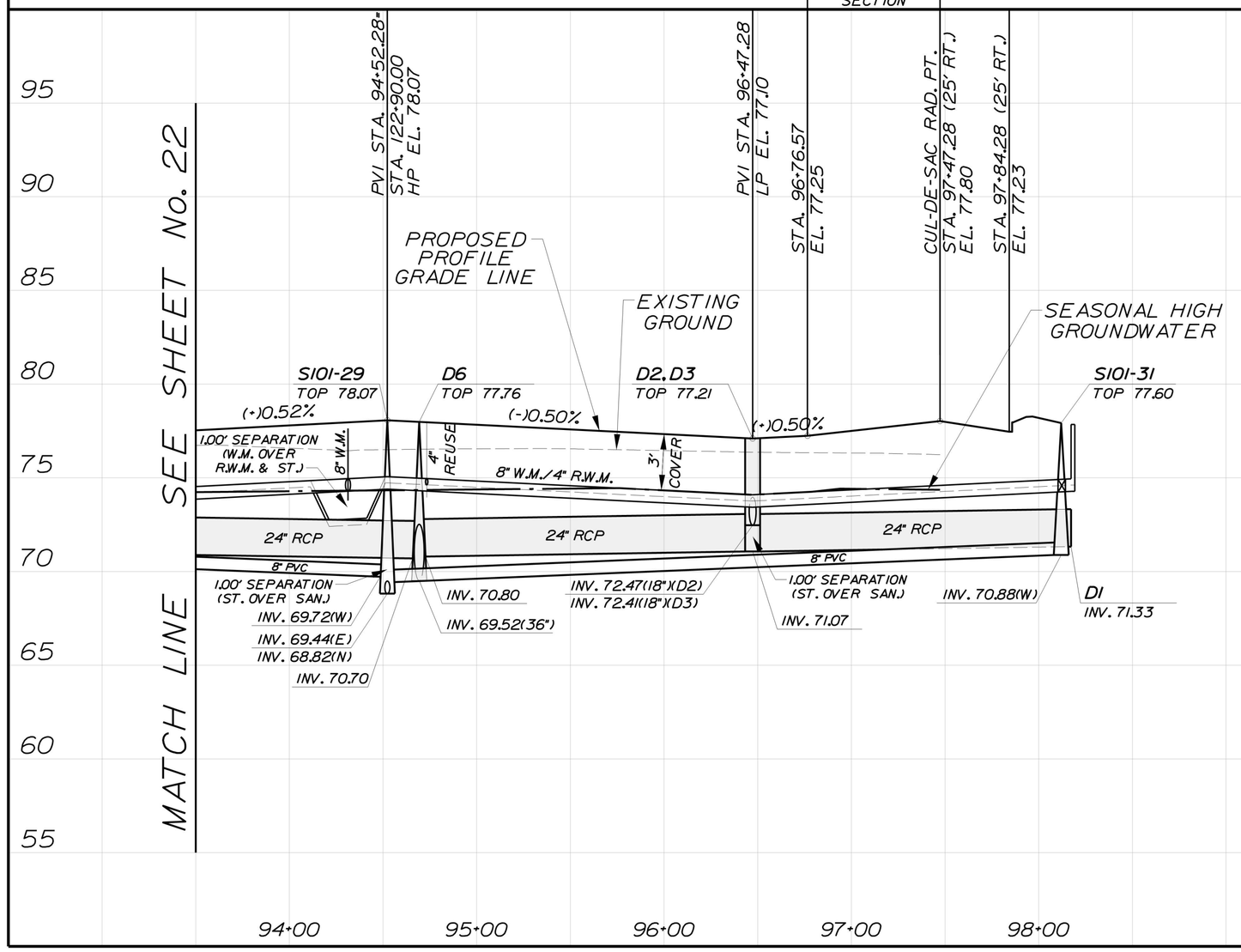


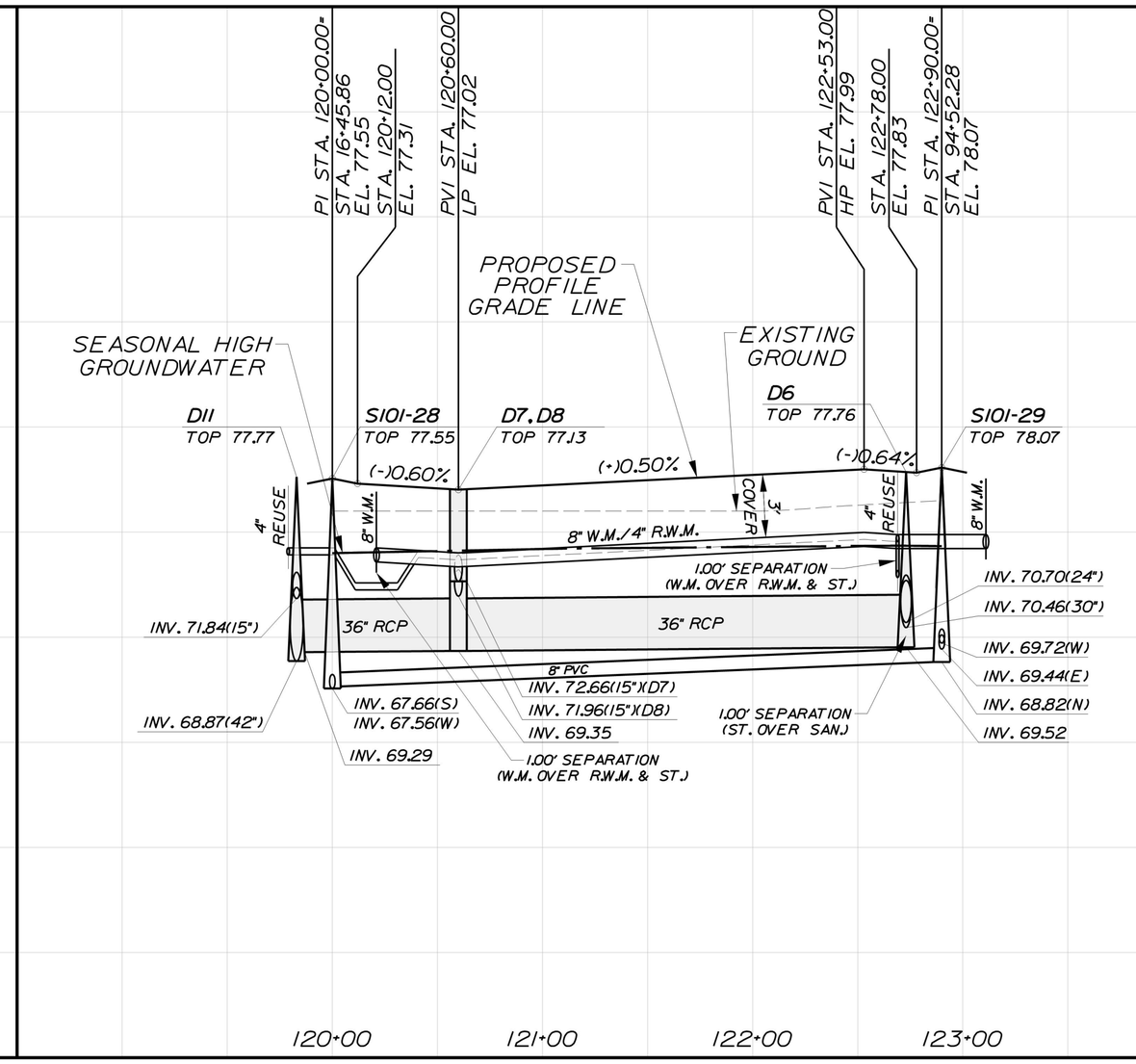
STREET "D"

NOTE: PAVEMENT 24' WIDE W/25' RADII.

PROPOSED SHWT CONTOURS 74

NOTES:
1. ALL SIDEWALK DESIGNS MUST CONFORM TO FDOT INDEX No. 304 (SEE SHT. No. 36).
2. A UTILITY, DRAINAGE, ACCESS & SIDEWALK ESMT. IS DEDICATED OVER ALL HOA TRACTS.
3. SEASONAL HIGH GROUNDWATER GENERATED BY UNIVERSAL ENGINEERING SCIENCES DATED 5-13-2014, UES REPORT No. 1121749 FOR THE POST DEVELOPED CONDITION.





Dewberry | BOWYER SINGLETON

FLORIDA

OSCEOLA COUNTY

PLAN & PROFILE STREETS "B" & "D"

NORTHWEST LAKESIDE GROVES

DAYTONA OFFICE • 1200 SOUTH MAGNOLIA AVENUE • ORLANDO, FLORIDA 32801
407-843-5120 • ENGINEERING BUSINESS - 8794

REVISIONS	DESCRIPTION	BY	DATE

CONTRACTOR "AS-BUILTS"
I hereby state that these "As-Builts" were furnished to me by the above-named contractor or his duly authorized employee under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed as shown on the plans based upon my observations of the construction.
Contractor's Name _____
Engineer _____
Not valid without the signature and the original seal of a Florida Registered Engineer.

Nicole Petersen Stalder
Florida Reg. Number
64720

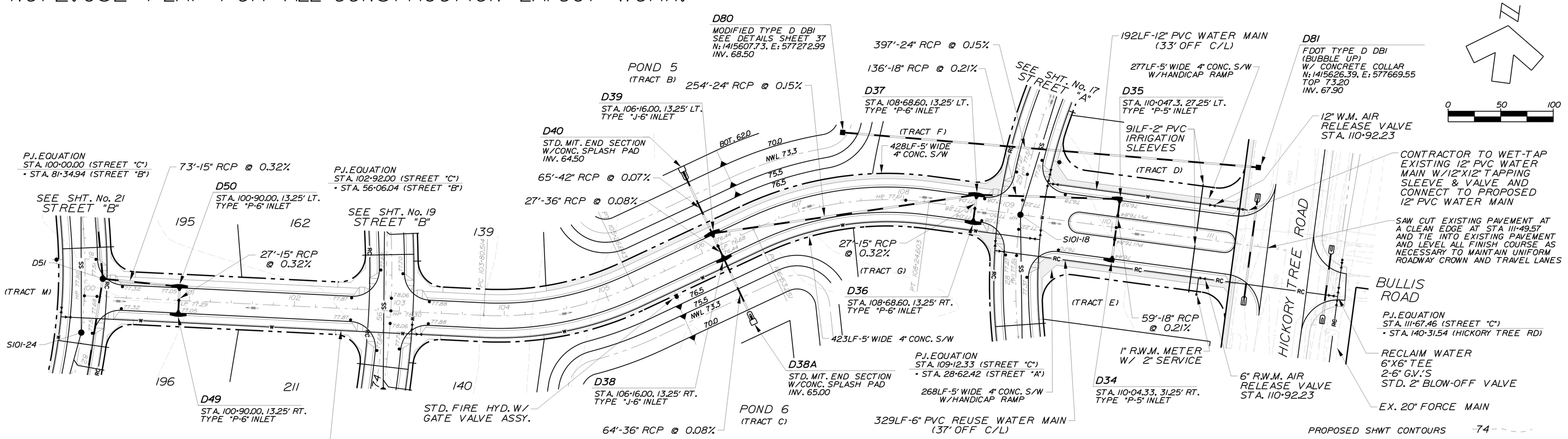
DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	1" = 50' HORIZONTAL 1" = 5' VERTICAL
PROJECT NO.	LKGRT/FINAL/North West
FILE NAME	LKGRT NW-planprofile08
SHEET	37 OF 44

PS 14-00001

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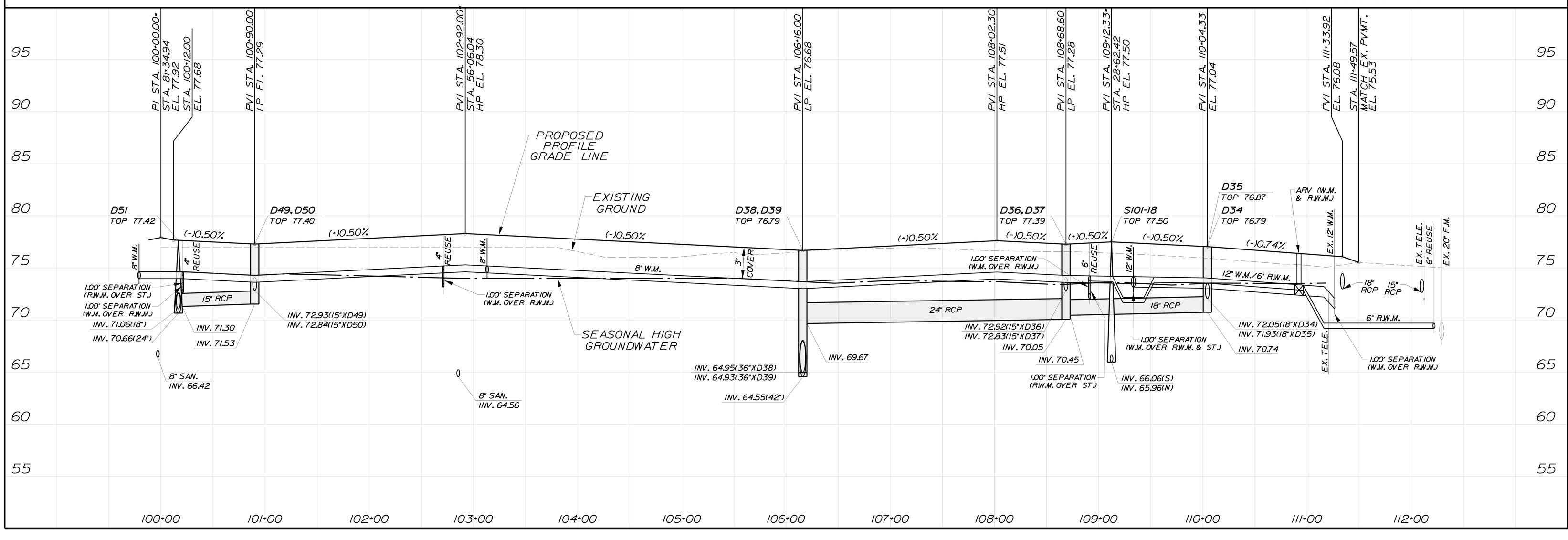
NOTE: USE PLAT FOR ALL CONSTRUCTION LAYOUT WORK.

NOTE: SEE LANDSCAPE PLANS FOR FINAL SIDEWALK LAYOUT.



STREET "C"

NOTE: PAVEMENT 24' WIDE W/25' RADII.



NOTES:
1. ALL SIDEWALK DESIGNS MUST CONFORM TO FDOT INDEX No. 304 (SEE SHT. No. 36).
2. A UTILITY, DRAINAGE, ACCESS & SIDEWALK ESMT. IS DEDICATED OVER ALL HOA TRACTS.
3. SEASONAL HIGH GROUNDWATER GENERATED BY UNIVERSAL ENGINEERING SCIENCES DATED 5-13-2014. UES REPORT No. 1121749 FOR THE POST DEVELOPED CONDITION.

Dewberry
BOWYER SINGLETON

OSCEOLA COUNTY FLORIDA

PLAN & PROFILE
STREET "C"
NORTHWEST LAKESIDE GROVES

DAYTONA OFFICE: 1200 SOUTH MAGNOLIA AVENUE - ORLANDO, FLORIDA 32801
407-843-5120 - ENGINEERING BUSINESS - 8934

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REVISIONS		
DATE	BY	DESCRIPTION

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Contractor's Name
Engineer
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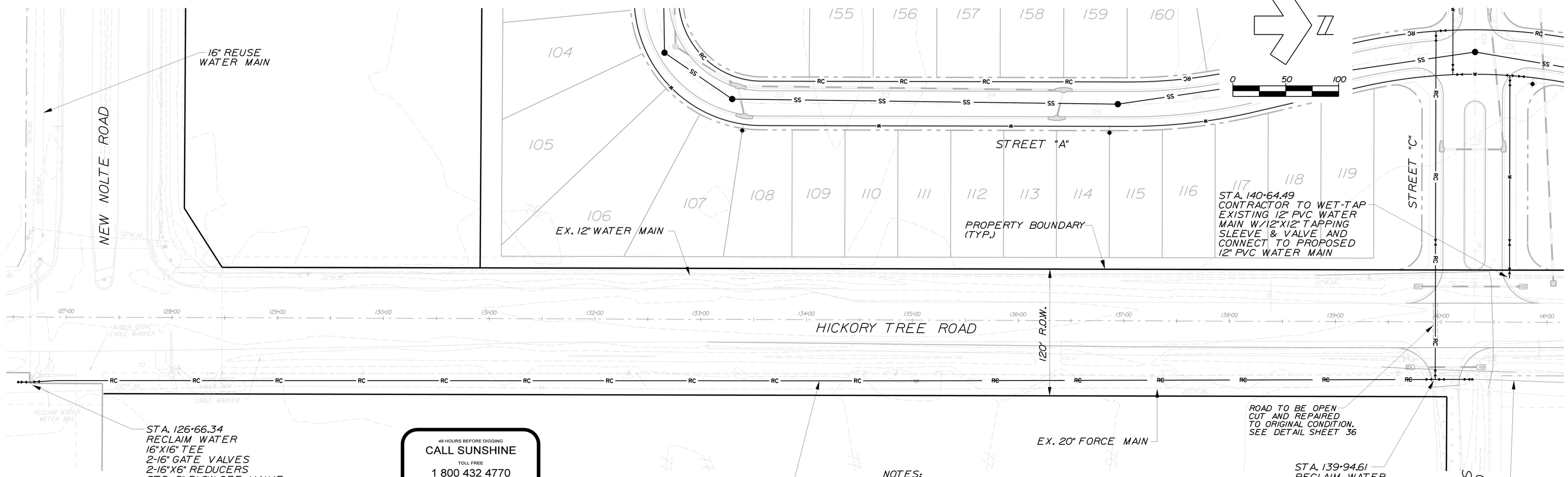
Nicole Petersen Stalder
Florida Reg. Number
64720

DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	1" = 50' HORIZONTAL 1" = 5' VERTICAL
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1 NW-planprofile09
SHEET	24 OF 44

PS 14-00001

Page 720 of 1191
10/29/2014 7:28:32 AM \\LKGR1 NW-planprofile09.dgn

NOTE: USE PLAT FOR ALL CONSTRUCTION LAYOUT WORK.



STA. 126+66.34
RECLAIM WATER
16"X16" TEE
2-16" GATE VALVES
2-16"X6" REDUCERS
STD. 2" BLOW-OFF VALVE
CONTRACTOR TO REMOVE EX. BLOW-OFF VALVE & CONN.
EX. 16" R.W.M. TO 16"X16" TEE.
CONTRACTOR TO LEAVE EX. VALVE CLOSED UNTIL PROPOSED LINE IS CLEARED FOR SERVICE BY COUNTY & F.D.E.P.

48 HOURS BEFORE DIGGING
CALL SUNSHINE
TOLL FREE
1 800 432 4770
UNDERGROUND UTILITIES NOTIFICATION CENTER OF FLORIDA

1158LF-6" PVC REUSE WATER MAIN

EX. 20" FORCE MAIN

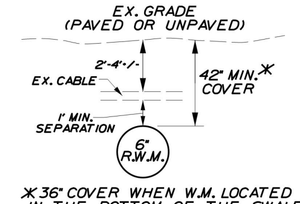
ROAD TO BE OPEN CUT AND REPAIRED TO ORIGINAL CONDITION. SEE DETAIL SHEET 36

STA. 139+94.61
RECLAIM WATER
6"X6" TEE
3-6" G.V.'S
STD. 2" BLOW-OFF VALVE

BULLIS ROAD

FUTURE REUSE WATER MAIN

NOTES:
1.) CONTRACTOR TO FIELD VERIFY ALL UNDERGROUND UTILITIES AND RELOCATE AS NECESSARY.
2.) ALL DISTURBED RIGHT-OF-WAY TO BE SODDED WITH BAHIA SOD.
3.) EXISTING LIGHT POLES, OPTIC LINES & TELEPHONE LINES LOCATED WITHIN PROPOSED CONSTRUCTION AREAS TO BE COORDINATED BY CONTRACTOR & TO BE RELOCATED BY THE RESPECTED UTILITIES COMPANIES.



*36" COVER WHEN W.M. LOCATED IN THE BOTTOM OF THE SWALE OR CROSSING THE DRAINAGE SWALE.

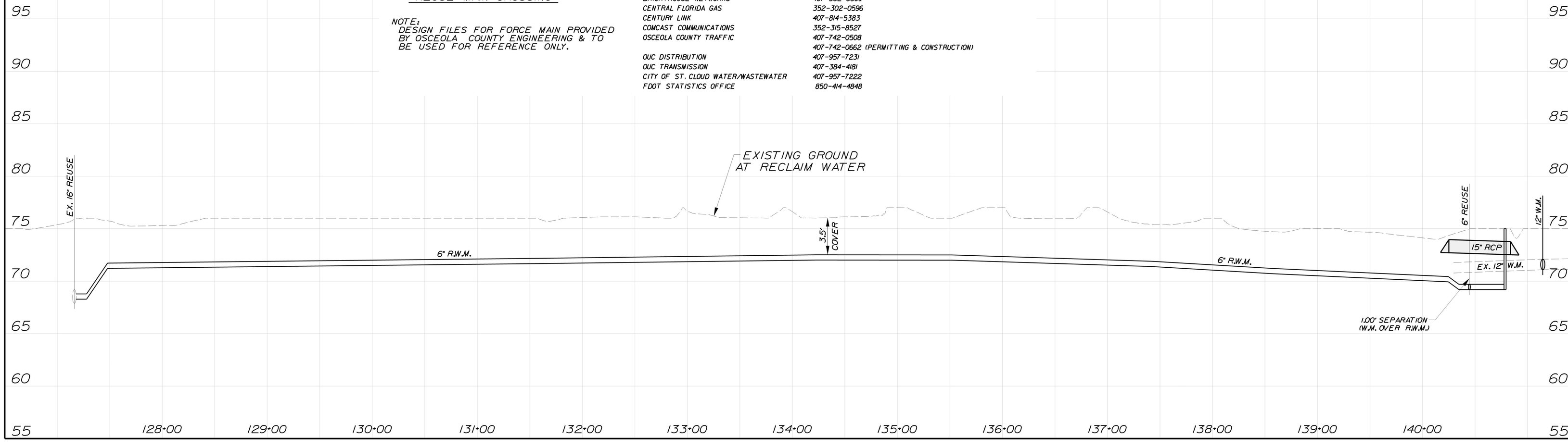
REUSE MAIN CROSSING

NOTE:
DESIGN FILES FOR FORCE MAIN PROVIDED BY OSCEOLA COUNTY ENGINEERING & TO BE USED FOR REFERENCE ONLY.

UTILITIES

THE CONTRACTOR SHALL NOTIFY UTILITY OWNERS THROUGH SUNSHINE ONE CALL OF FLORIDA, INC. (1-800-432-4770) TWO BUSINESS DAYS IN ADVANCE OF BEGINNING CONSTRUCTION ON THE JOB SITE:

UTILITY AGENCY OWNER	TELEPHONE NUMBER
AT&T LOCAL	407-578-8000
AT&T DISTRIBUTION	407-273-5084
BRIGHTHOUSE NETWORKS	407-532-8509
CENTRAL FLORIDA GAS	352-302-0596
CENTURY LINK	407-814-5383
COMCAST COMMUNICATIONS	352-315-8527
OSCEOLA COUNTY TRAFFIC	407-742-0508
	407-742-0662 (PERMITTING & CONSTRUCTION)
OUC DISTRIBUTION	407-957-7231
OUC TRANSMISSION	407-384-4181
CITY OF ST. CLOUD WATER/WASTEWATER	407-957-7222
FDOT STATISTICS OFFICE	850-414-4848



Dewberry
BOWYER SINGLETON

OSCEOLA COUNTY — FLORIDA

HICKORY TREE ROAD
UTILITY IMPROVEMENTS
NORTHWEST LAKESIDE GROVES

COMPLETE OFFICE LOCATIONS: 800 SOUTH MAGNOLIA AVENUE - ORLANDO, FLORIDA 32801
407-843-5120 - ENGINEERING BUSINESS - 8794

REVISIONS

DATE	BY	DESCRIPTION

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Contractor's Name

Engineer

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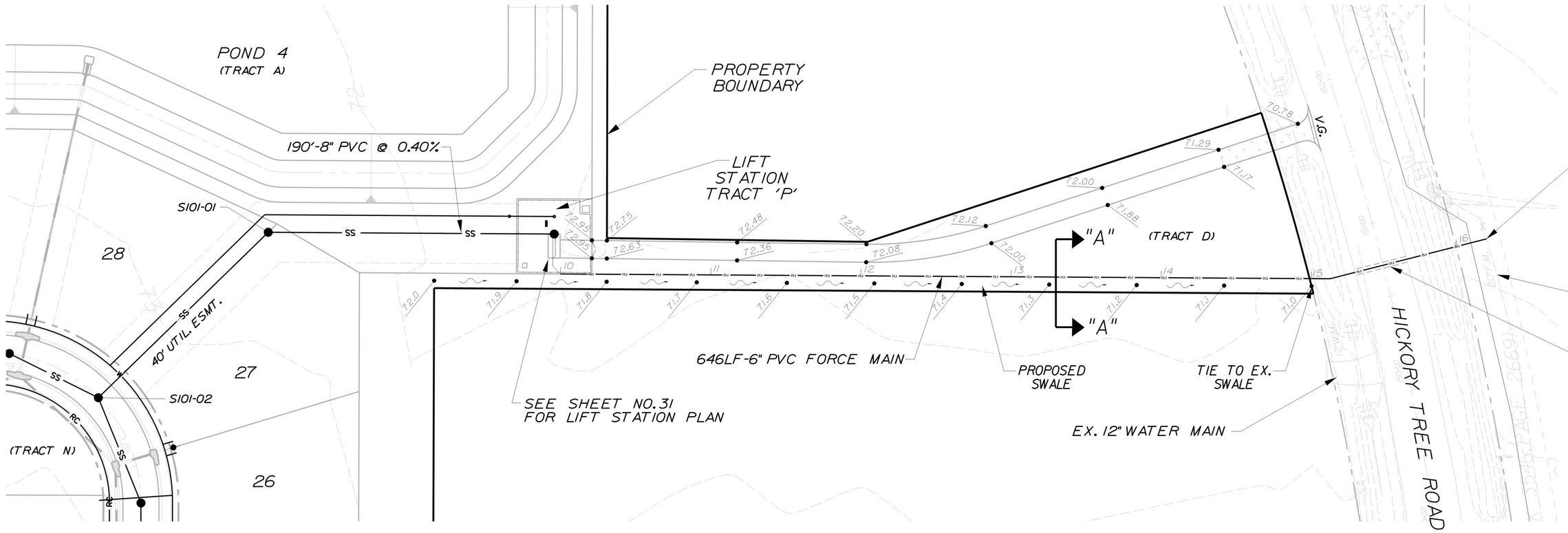
Nicole Petersen Stalder
Florida Reg. Number
64720

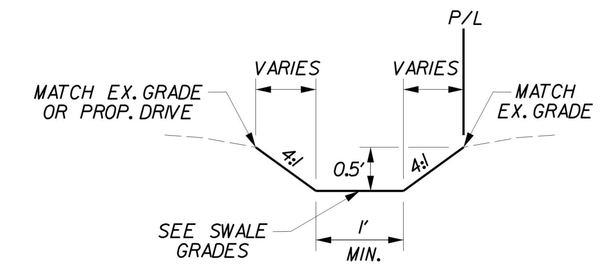
DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	1" = 50' HORIZONTAL 1" = 5' VERTICAL
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1 NW-offsiteutility01
SHEET	28 OF 44

PS 14-00001

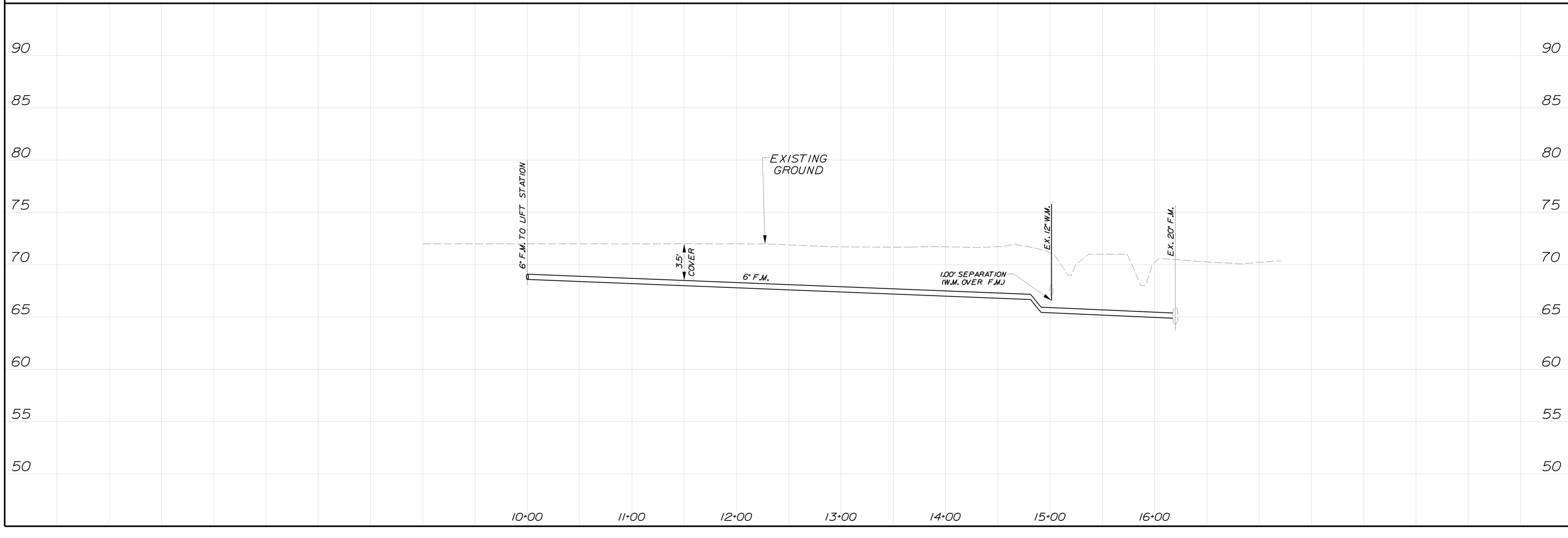
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City of St. Cloud

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SECTION "A"-"A"



Dewberry

BOWYER SINGLETON

FLORIDA

OSCEOLA COUNTY

OFF-SITE UTILITY IMPROVEMENTS

NORTHWEST LAKESIDE GROVES

COMPLETE OFFICE LOCATED AT 301 SOUTH MAGNOLIA AVENUE - ORLANDO, FLORIDA 32801
407-843-5120 - ENGINEERING BUSINESS - 8794

DATE	BY	DESCRIPTION

REVISIONS

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Engineer _____

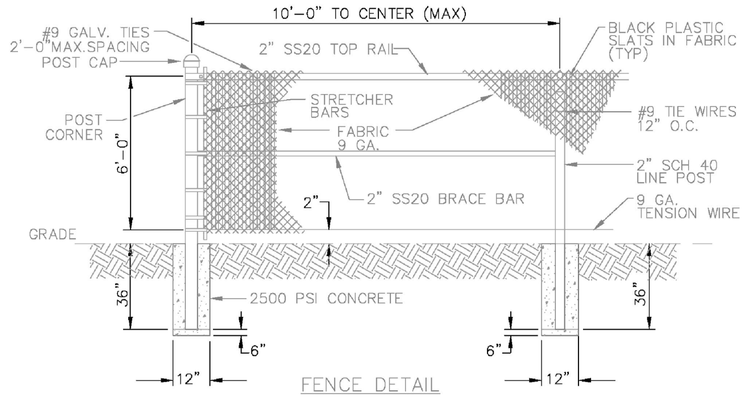
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Nicole Petersen Stalder
Florida Reg. Number
64720

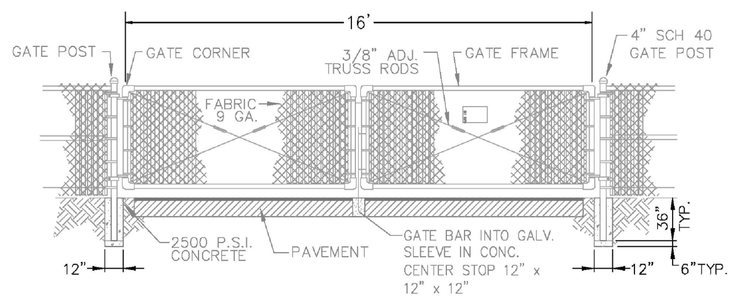
DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	1" = 50' HORIZONTAL 1" = 5' VERTICAL
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1 NW-offsiteutility02
SHEET	29 OF 44

PS 14-00001

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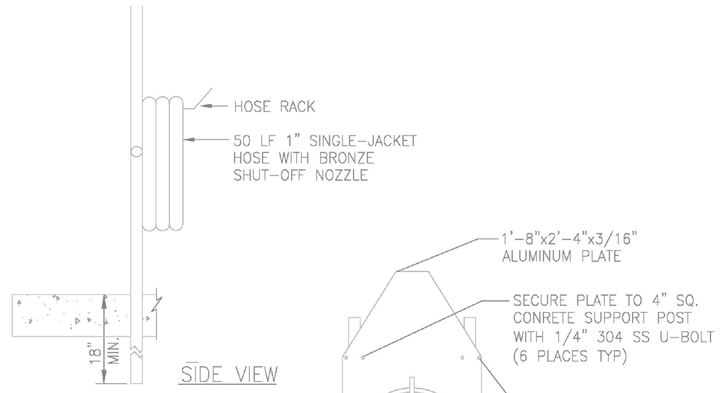
FENCE DETAIL



DOUBLE SWING GATE DETAIL

NOTES:
1. TRUSS BARS ARE REQUIRED FOR EACH GATE SECTION. THE FIRST SPAN ON EACH SIDE OF A CORNER POST SHALL REQUIRE A SS20 1 5/8" BRACE BAR. SUPPLEMENTAL BRACING IS NOT REQUIRED ON FENCE SECTIONS OTHER THAN THOSE NOTED.
2. FENCING SHALL BE REQUIRED AROUND ALL LIFT STATIONS, CHAIN LINK STYLE SHOWN.
3. ALL POSTS AND RAILS SHALL BE SCH40 HOT DIPPED GALVANIZED OR APPROVED EQUAL.
4. DOUBLE 8' LF. SWING GATES.
5. THE FENCES AND GATES SHALL INCLUDE COLOR SLATES TO MATCH LOCAL FEATURES AS APPROVED BY THE CITY OF ST. CLOUD.
6. AN EMERGENCY SIGN WILL BE INSTALLED ON THE FRONT GATE (SEE NOTE 6 OF LIFT STATION SITE PLAN)

SITE CHAINLINK FENCE DETAIL



1 1/2"x1 1/2"x1" THRD GS TEE

NOTES:

1. ELECTRIC HOIST AND PUSH TROLLEY OR EQUAL.

MANUFACTURER AND MODEL:
COLUMBUS McKINNON CORP. LODESTAR 3565 WP
LOAD: ___ TON
CHAIN: ZINE PLATED ALLOY STEEL CHAIN
VOLT: 460 V
PHASE: 3
HP: ___ HP
AVAILABLE LIFT: MIN. 40 FT.

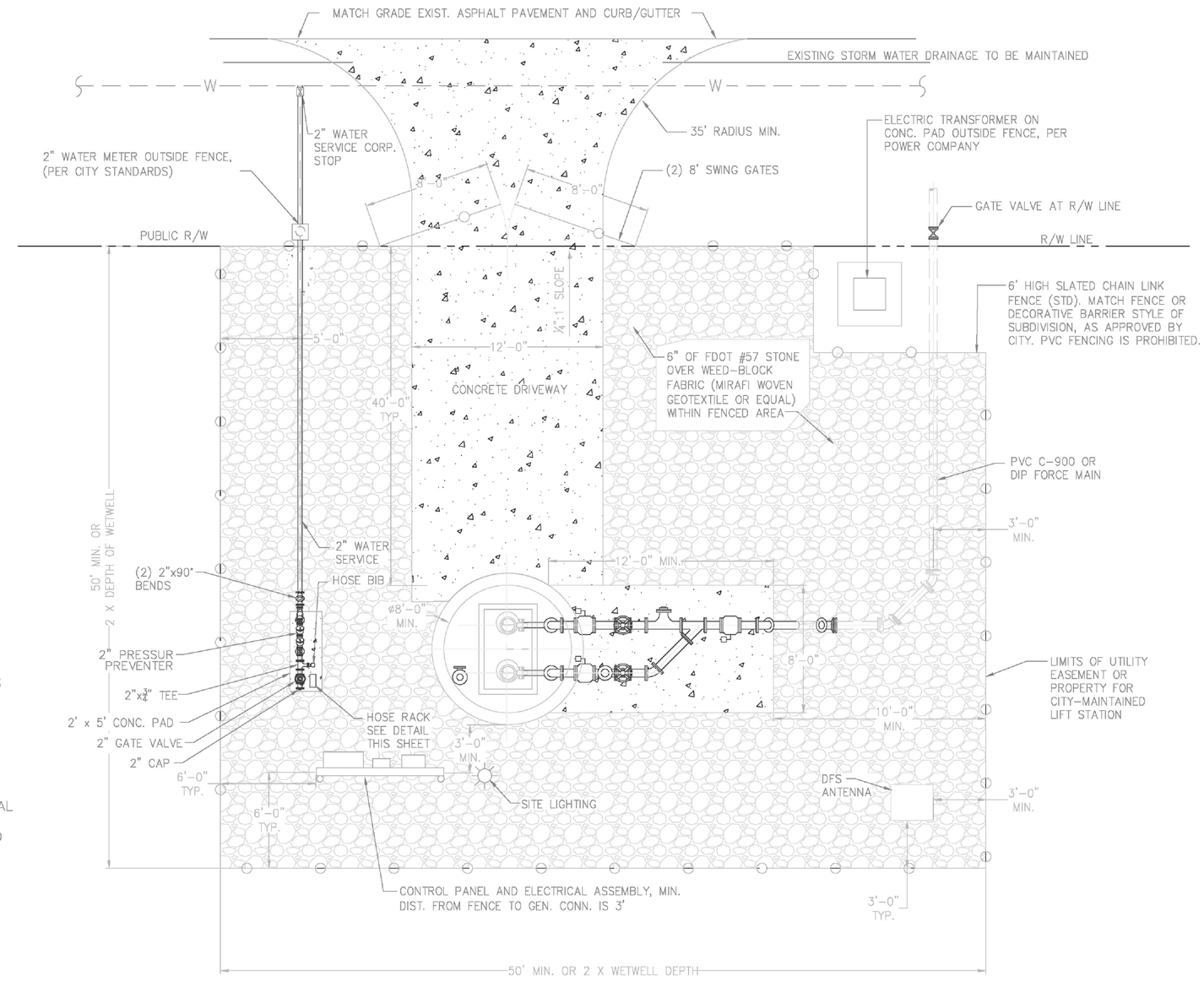
2. JIB CRANE

MANUFACTURER AND MODEL:
SPANCO 100-1818-1814 FREE STANDING JIB CRANE OR EQUAL.
LOAD: 2 TON ROTATION MANUAL W/MANUAL ROTATION STOPS.

3. ANCHOR BOLTS TO BE 304 STAINLESS STEEL, SIZED AND PROVIDED BY JIB CRANE MANUFACTURER.

4. JIB CRANE MANUFACTURER RESPONSIBLE FOR DESIGN OF JIB CRANE FOUNDATION.

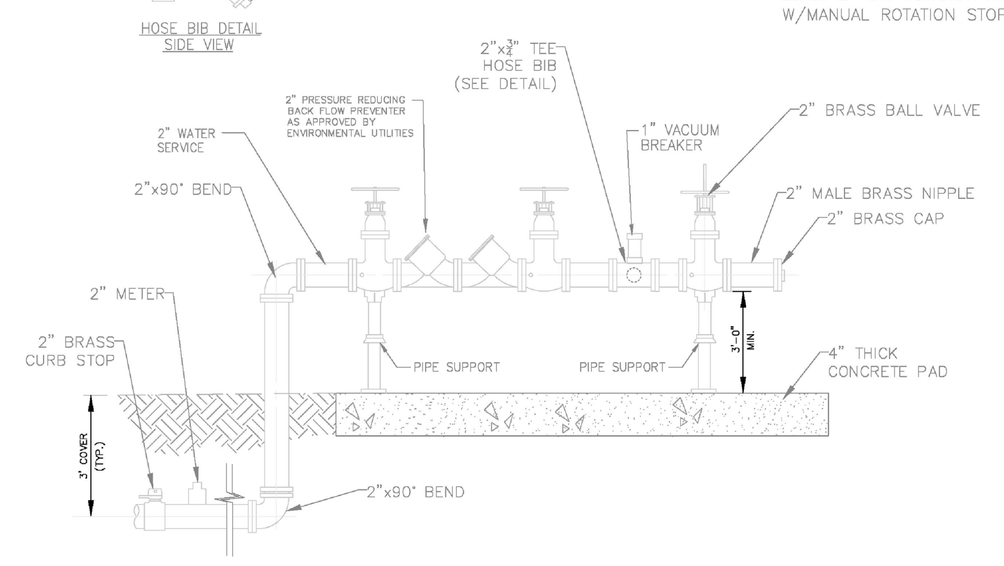
5. COMPLETE MECHANICAL AND ELECTRICAL ASSEMBLY AND INSTALLATION OF JIB CRANE AND DRIVE ASSEMBLY AND HOIST AND TROLLEY SYSTEM TO BE PROVIDED BY MANUFACTURER.



PLAN
LIFT STATION SITE PLAN

PUMP STATION NOTES:

1. THIS PLAN IS INTENDED TO SHOW A TYPICAL INSTALLATION ONLY. THE ENGINEER SHALL PROVIDE A SCALED (1"=20' MIN.) SITE SPECIFIC DETAIL.
2. GRAVITY SANITARY SEWER MAINS ENTERING WET WELL SHALL NOT BE LOCATED UNDER ANY STRUCTURE.
3. SERVICE DRIVEWAY SHALL BE PERPENDICULAR TO ADJACENT ROADWAY (PUBLIC OR PRIVATE). (WHERE PERPENDICULAR DRIVEWAY LOCATION IS NOT POSSIBLE) DRIVEWAY WIDTH SHALL BE INCREASED FROM : 12LF WIDTH TO 16LF WIDTH; WITH 40LF LONG (STRAIGHT) DRIVEWAY FROM BACK OF SIDEWALK OR RIGHT OF WAY APPROACH @ DOUBLE-SWING GATE ENTRANCE. CONST. SPECS PER: LDC ARTICLE VI DIVISION 10 COMMERCIAL DRIVEWAYS. (6"IN. THICK 3000 PSI STEEL REINFORCED OR FIBER-MIX CONCRETE MATERIAL; WITH COMPACTED SUB-GRADE @ 95% OF MAX. PER AASHTO T-180).
4. A LANDSCAPE PLAN MAY BE REQUIRED BASED ON SITE LOCATION AND RESIDENTIAL FEATURES.
5. THE SITE PLAN SHALL INCLUDE THE REQUIRED ELECTRICAL CONDUIT ROUTES TO PROVIDE SERVICE FROM THE SOURCE (POWER POLE) TO THE DESIGN LOCATION FOR THE CONTROL PANEL.
6. AN EMERGENCY CONTACT INFORMATIONAL SIGN WILL BE GIVEN TO THE CONTRACTOR BY THE CITY TO INSTALL ON THE FRONT GATE OF LIFT STATION
7. ALL PIPING MATERIAL FROM METER TO BACKFLOW PREVENTER TO HOSE BIB WILL BE BRASS PIPE. GALVANIZED PIPE IS NOT ACCEPTABLE



HOSE BIB DETAIL
SIDE VIEW

SITE WATER SERVICE DETAIL
SEE PUMP STATION NOTE 7

PUBLIC SERVICES DEPARTMENT
1300 NINTH STREET
ST. CLOUD, FL 34769
(407) 957-7344

ALL SURVEY DATA SHOWING PHYSICAL FEATURES WERE OBTAINED BY THE ENGINEER INCIDENTAL TO DESIGN AND NO LAND SURVEYING CERTIFICATION SHOULD BE IMPLIED

NOTES: ALL REFERENCES TO "EQUAL" OR "APPROVED EQUAL" PROVIDE AN OPPORTUNITY TO SUBSTITUTE MATERIALS. ALL PROPOSED SUBSTITUTIONS SHALL BE REVIEWED AND APPROVED BY THE CITY OF ST. CLOUD CITY MANAGER OR DESIGNEE BY SUBMITTING MANUFACTURER'S SPECIFICATIONS AND PRODUCT DATA SHEETS PRIOR TO CONSTRUCTION.

THIS DOCUMENT WILL BE CONSIDERED A COPY ONLY, UNLESS EMBOSSED BY A REGISTERED ENGINEERS SEAL

REVISIONS

DR: CC	10/13	CK: KF	10/13	DR:		CK:		DR:	CK:	DR:	CK:	DR:	CK:
REV. NO.: 1		AP: KF	10/13	REV. NO.:		AP:		REV. NO.:	AP:	REV. NO.:	AP:	REV. NO.:	AP:
DESCRIPTION: DRIVEWAY DIMENSION		DESCRIPTION:		DESCRIPTION:				DESCRIPTION:		DESCRIPTION:		DESCRIPTION:	
EMERGENCY SIGN, PIPING													

DRAWN BY: | DATE: | CHECKED BY: | DATE:
SCALE: NONE | APPROVED BY: | DATE:
FILENAME: 08- Duplex Liftstation-Ste
XREF'S:

DRAWING NUMBER: D-08-012012
SHEET 8 OF 16

Celebrating Small Town Life

DUPLEX LIFT STATION
SITE PLAN DETAILS

APPROVED BY
KEVIN FELBLINGER, P.E. CFM
FL REG. No. 68532
ENGINEERING MANAGER/
CITY ENGINEER
DATE _____

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Contractor's Name _____
Engineer _____
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Dewberry
BOWYER SINGLETON

OSCEOLA COUNTY FLORIDA
CITY OF ST. CLOUD
DUPLEX LIFT STATION
NORTHWEST LAKESIDE GROVES

DORAL OFFICE | 1401 SOUTH MAGNOLIA AVENUE - ORLANDO, FLORIDA 32801
407-843-5120 - ENGINEERING BUSINESS - 8794

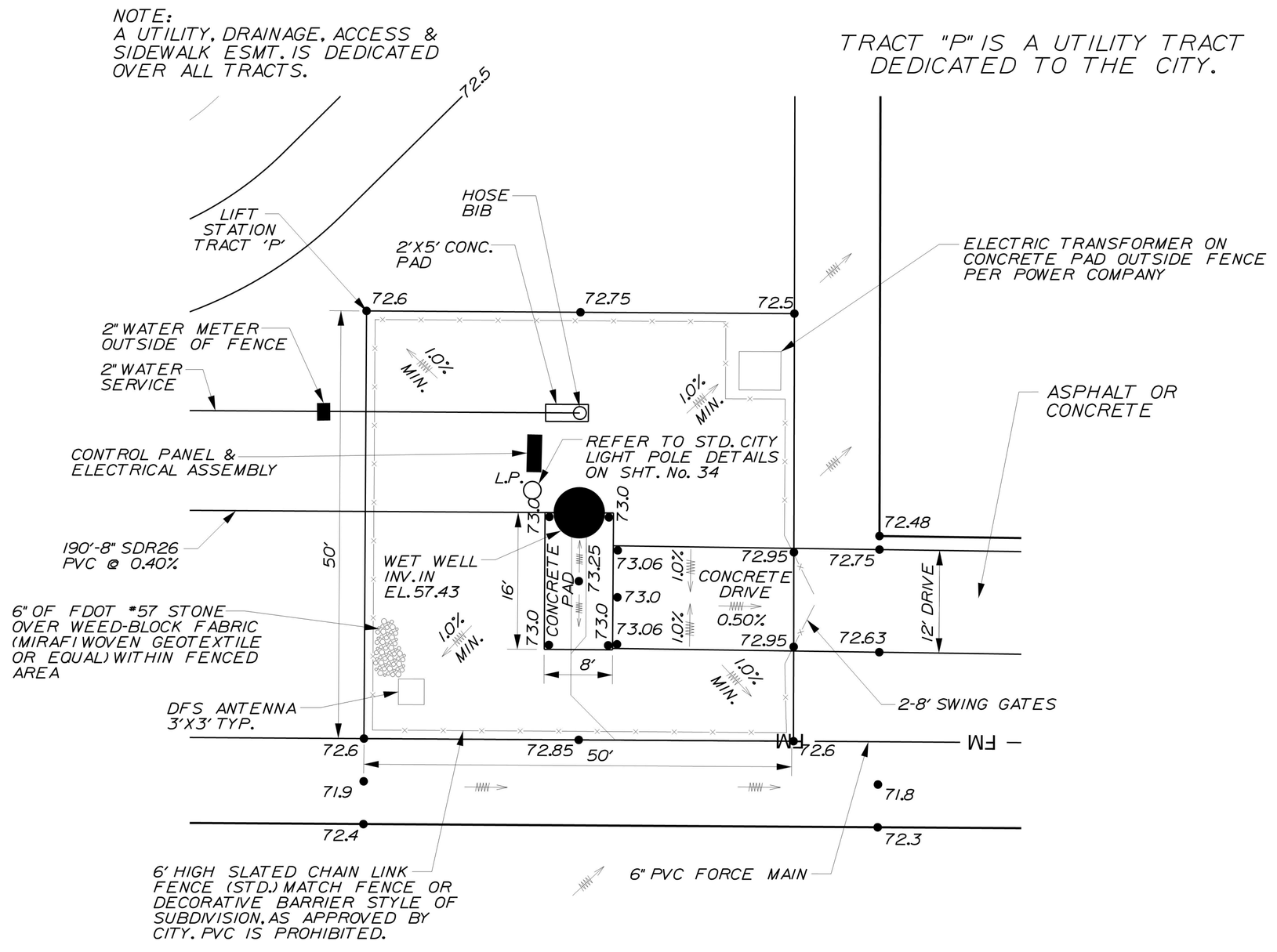
REVISIONS	DESCRIPTION	BY	DATE

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City of St. Cloud Laserfiche

DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	NONE
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1 NW-liftplan01
SHEET	10 OF 44

PS 14-00001

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WET WELL

N-1416607.49, E-577099.93
TOP
INV. 57.43

LIFT STATION (LS101) SITE PLAN

SCALE: 1" = 10'

0 10 20

Dewberry

BOWYER SINGLETON

FLORIDA

OSCEOLA COUNTY

LIFT STATION SITE PLAN
CITY OF ST. CLOUD
NORTHWEST LAKESIDE GROVES

COMPLETE OFFICE LOCATION: 1560 SOUTH MAGNOLIA AVENUE - ORLANDO, FLORIDA 32801
407-843-5120 - ENGINEERING BUSINESS - 8794

REVISIONS

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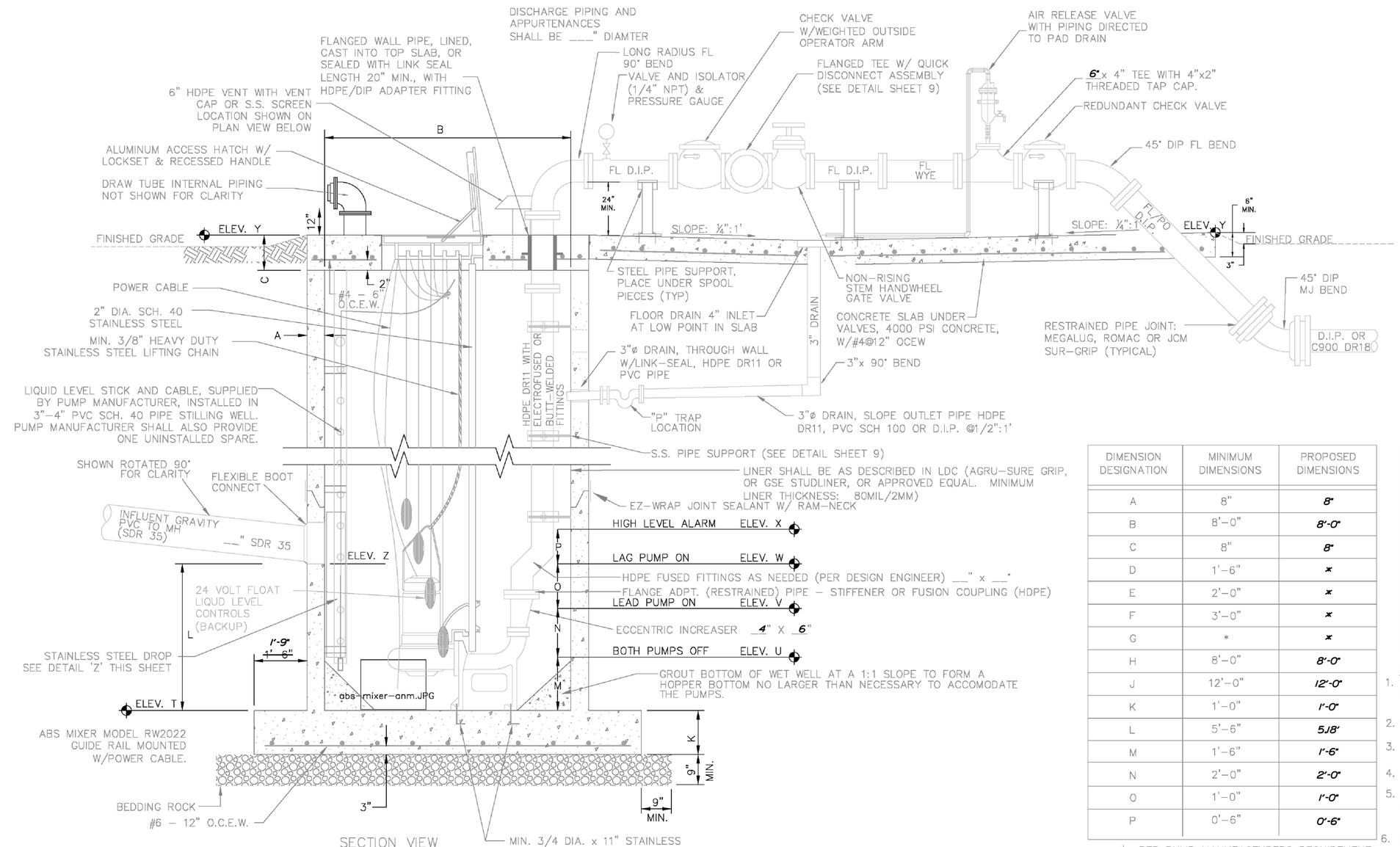
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Nicole Petersen Stalder
Florida Reg. Number
64720

DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	1"=10'
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1 NW-liftstation
SHEET	31 OF 44

PS 14-00001

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DIMENSION DESIGNATION	MINIMUM DIMENSIONS	PROPOSED DIMENSIONS
A	8"	8"
B	8'–0"	8'-0"
C	8"	8"
D	1'–6"	*
E	2'–0"	*
F	3'–0"	*
G	*	*
H	8'–0"	8'-0"
J	12'–0"	12'-0"
K	1'–0"	1'-0"
L	5'–6"	5'8"
M	1'–6"	1'-6"
N	2'–0"	2'-0"
O	1'–0"	1'-0"
P	0'–6"	0'-6"

* PER PUMP MANUFACTURERS REQUIREMENT

ELEVATION DESIGNATION	MINIMUM ELEVATIONS	PROPOSED ELEVATIONS
T	——	52.25
U	——	53.75
V	——	55.75
W	——	56.75
X	——	57.25
Y	100 YEAR FLOOD	73.25
Z	——	57.43

PUMP STATION NOTES:

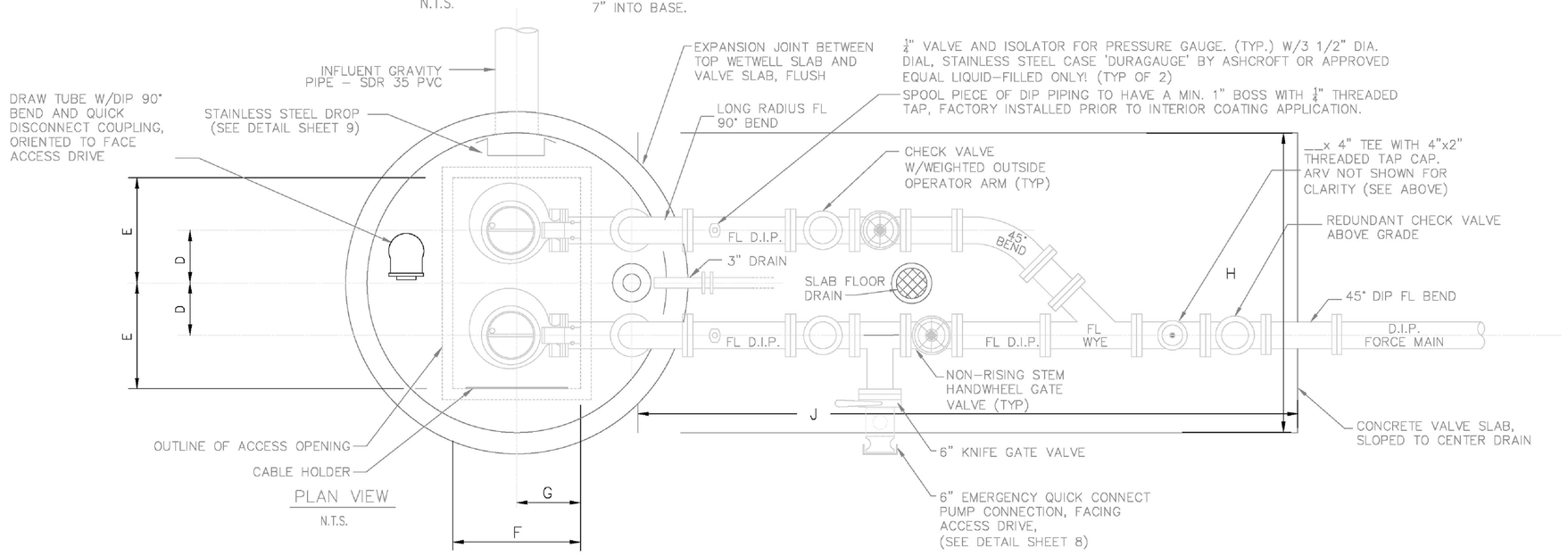
1. ALL EXPOSED METAL AND ABOVE GROUND PIPING SHALL BE PAINTED WITH 2 COATS OF EXTERIOR RUST INHIBITOR PRIMER AND 2 COATS OF BEHR PREMIUM PLUS ULTRA DEEP BASE #9853. (COLOR FOREST GREEN)
2. BASE AND FIRST RISER UNIT TO BE CAST MONOLITHIC.
3. ALL LOCATIONS WHERE PIPES ENTER OR LEAVE THE WET WELL SHALL BE MADE WATERTIGHT WITH LINK–SEAL OR WALL FLEXIBLE BOOT CONNECTION.
4. THERE SHALL BE NO VALVES OR ELECTRICAL JUNCTION BOXES IN WET WELL.
5. WET WELL COVER SHALL BE ALUMINUM WITH AISI 317L STAINLESS STEEL HARDWARE AND LOCK BRACKET. SIZE AS REQUIRED BY PUMP MANUFACTURER AND APPROVED BY THE CITY.
6. PUMPS SHALL BE:

MANUFACTURER: ABS ; MODEL: XFP100GCBI ;
IMPELLER: OPEN ; DIAMETER: 11 IN ;
MM, SPEED: 1760 RPM; DISCHARGE SIZE: 4 IN.; VOLTAGE: 230VAC < 20HP / 480VAC > 20HP
HZ.: 60 ; PHASE: 3 ; H.P.: 33.5 ;
MIN. SOLID SIZE: 3 IN.; CURVE: XFP100GCBI60HZ .

W/SPARE PARTS AS FOLLOWS FOR EACH PUMP SUPPLIED DELIVERED TO THE CITY PRIOR TO STARTING:

1 – UPPER BEARING
1 – LOWER BEARING
1 – SET OF UPPER AND LOWER SHAFT SEALS
1 – SET OF "O"–RINGS OR GASKETS REQUIRED FOR REPLACEMENT OF BEARINGS AND SEALS
1 – SET OF IMPELLER WEAR RINGS
1 – SHAFT SLEEVE (IF APPLICABLE)
1 – CABLE CAP
1 – IMPELLER
1 – LIQUID LEVEL STICK AND CABLE

7. OPERATING CONDITIONS SHALL BE 197 GPM AT 130 FEET TDH.
8. ALL HARDWARE IN WET WELL AND VALVE BOX TO BE AISI 317L STAINLESS STEEL.
9. CONTRACTOR SHALL INSTALL 1" WATER SERVICE LINE with an approved REDUCED PRESSURE BACKFLOW PREVENTER (SEE LAYOUT ON SHEET 5 for details). METER BOX ASSEMBLY PROVIDED BY THE CITY.
10. PUMP MANUFACTURER TO BE ABS OPEN IMPELLER.
11. PIPING MATERIAL ABOVE GRADE SHALL BE D.I.P. WITH FACTORY FLANGED FITTINGS. D.I.P. EXTERIOR FACTORY COATING – BITUMINOUS COATING AS SPECIFIED PER: ANSI A21.51. D.I.P. INTERIOR FACTORY COATING – PROTECTO 401, PERMITE, POLYBOND 40 MILS THICK.
12. ALL JOINTS BETWEEN STRUCTURE SECTIONS OF PRECAST MANHOLES AND WET WELLS (LIFT STATIONS) MUST BE WRAPPED WITH EZ–WRAP EXTERIOR WALL JOINT SEALANT
13. PUMPS SHALL BE INSTALLED WITH DUAL RAIL SYSTEMS.
14. ALL PIPING MATERIAL INSIDE WET–WELL SHALL BE: HDPE DR11 PIPE WITH ELECTROFUSED FITTINGS OR BUTT–WELDED CONNECTIONS.



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1300 NINTH STREET
ST. CLOUD, FL 34769
(407) 957-7344

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NOTES: ALL REFERENCES TO "EQUAL" OR "APPROVED EQUAL" PROVIDE AN OPPORTUNITY TO SUBSTITUTE MATERIALS. ALL PROPOSED SUBSTITUTIONS SHALL BE REVIEWED AND APPROVED BY THE CITY OF ST. CLOUD CITY MANAGER OR DESIGNEE BY SUBMITTING MANUFACTURER'S SPECIFICATIONS AND PRODUCT DATA SHEETS PRIOR TO CONSTRUCTION.

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REVISIONS

DR: CC 10/13	CK: KF 10/13	DR:	CK:	DR:	CK:	DR:	CK:	DR:	CK:
REV. NO.: 1	AP: KF 10/13	REV. NO.:	AP:	REV. NO.:	AP:	REV. NO.:	AP:	REV. NO.:	AP:
DESCRIPTION: MINOR WORDING LIQUID LEVEL STICK		DESCRIPTION:		DESCRIPTION:		DESCRIPTION:		DESCRIPTION:	

DRAWN BY: DATE: CHECKED BY: DATE:
SCALE: NONE APPROVED BY: DATE:
FILENAME: 09- Duplex Liftstaion-Piping and Wetwell
XREF'S:

DRAWING NUMBER: D-09-012012
SHEET 9 OF 16

DUPLEX LIFT STATION
WETWELL AND PIPING DETAILS

APPROVED BY
KEVIN FELBLINGER, P.E. CFM
FL REG. No. 68532
ENGINEERING MANAGER/
CITY ENGINEER
DATE

CONTRACTOR "AS-BUILTS"
I hereby state that these "As-Builts" were furnished by the contractor and/or his surveyor employed by me under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually furnished to the contractor based on periodic observations of the construction.
Contractor's Name
Engineer
Not valid without the signature and the original seal of a Florida Registered Engineer.

DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	NONE
PROJECT NO.	LKGRI/FINAL/North West
FILE NAME	LKGRI NW-liftdetails01
SHEET	32 OF 44

PS 14-00001

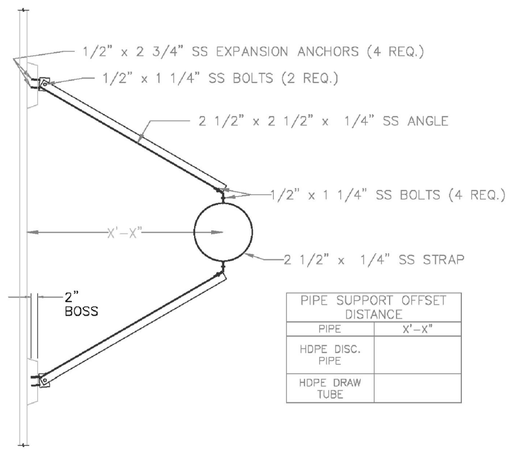
Dewberry
BOWYER SINGLETON
FLORIDA
OSCEOLA COUNTY
CITY OF ST. CLOUD
DUPLEX LIFT STATION
NORTHWEST LAKESIDE GROVES
WETWELL AND PIPING DETAILS
DEWBERRY ONE CAMPUS DRIVE 225 SOUTH MAGNOLIA AVENUE – ORLANDO, FLORIDA 32801
407-843-5120 – ENGINEERING BUSINESS - 8794

REVISIONS
DESCRIPTION
DATE BY

St. Cloud – Reproduced from Original Drawings
City of St. Cloud Laserfiche Reproduced

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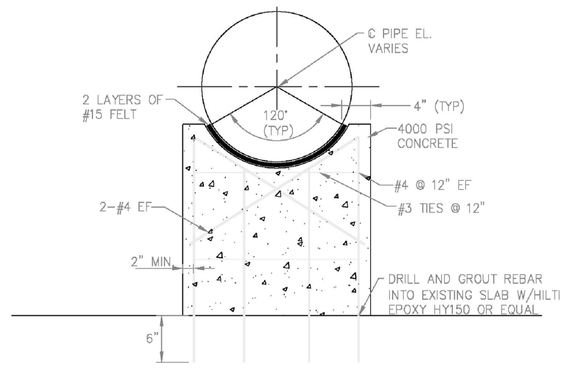
Page 725 of 1191



PIPE SUPPORT OFFSET DISTANCE	
PIPE	X'-X"
HDPE DISC. PIPE	
HDPE DRAW TUBE	

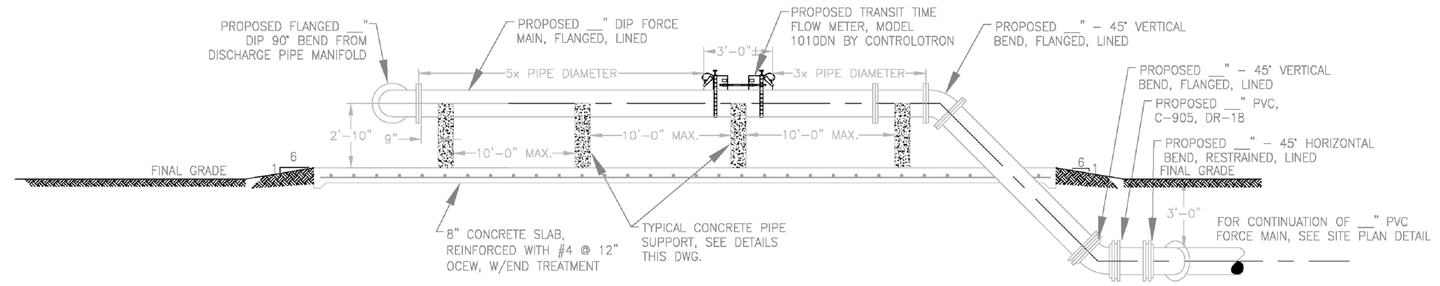
NOTE: TO BE USED ON HDPE DISCHARGE PIPES AND HDPE BYPASS DRAW TUBE

SS PIPE SUPPORT DETAIL



CONCRETE PIPE SUPPORT DETAILS

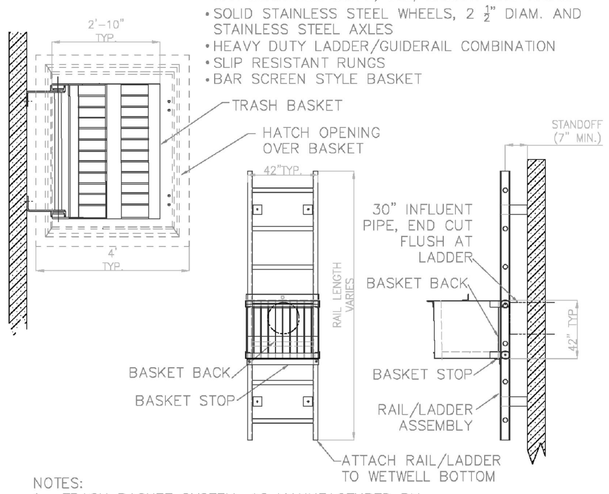
TO BE USED FOR PIPES LARGER THAN 12-INCH



ELEVATED FORCE MAIN WITH METER DETAILS

STANDARD FEATURES:

- ALL STAINLESS STEEL, 316, BASKET AND RAILS.
- SOLID STAINLESS STEEL WHEELS, 2 ½" DIAM. AND STAINLESS STEEL AXLES
- HEAVY DUTY LADDER/GUIDERAIL COMBINATION
- SLIP RESISTANT RUNGS
- BAR SCREEN STYLE BASKET



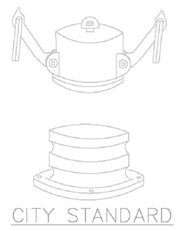
NOTES:

1. TRASH BASKET SYSTEM, AS MANUFACTURED BY HALLIDAY PRODUCTS, ORLANDO, FL, OR EQUAL, PROVIDED BY PUMP MANUFACTURER.
2. HEAVY DUTY LADDER SYSTEM SHALL HAVE 3" SS (316) CHANNEL AND 1-⅝" SLIP RESISTENT SS RUNGS, 12" O.C.
3. BASKET SCREEN, ¼"x2" FLAT BARS ON 2" CENTERS 2" MAX.
4. CONTRACTOR TO COORDINATE ALL DIMENSIONS WITH MANUFACTURER, SUBMIT TO CITY ENGINEER.

WETWELL TRASH BASKET DETAILS

NOTES:

1. USE NECESSARY FITTINGS TO CONNECT TO DISCHARGE PIPE.
2. INSTALL AT LOCATIONS AS SHOWN ON THE PLANS.



CITY STANDARD

QUICK DISCONNECT DETAIL

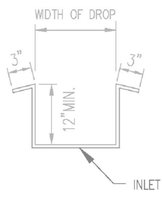
NOTES:

1. ALL HARDWARE, FLANGE, ANGLE, PIPES AND COUPLING SHALL BE 316 SS.
2. PROVIDE NEOPRENE WAFFLE ISOLATION PAD, KORFUND LORPAD 40 UNDER SUPPORT FOOT WHEN PIPING IS ISOLATED OR SUPPORT IS ADJACENT TO MECHANICAL EQUIPMENT.
3. FOR BASE, HEIGHT AND FLANGE DIMENSIONS, SEE TABLE BELOW. ALL DIMENSIONS IN INCHES.

PIPE SIZE	A	B	C MIN.	C MAX.	D
2 1/2	2 1/2	9	8	13	1 1/2
3	2 1/2	9	8 1/4	13 1/4	1 1/2
3 1/2	2 1/2	9	8 1/2	13 1/2	1 1/2
4	3	9	9 1/4	14	2 1/2
5	3	9	10	14 3/4	2 1/2
6	3	9	10 1/2	15 1/4	2 1/2
8	3	9	11 3/4	16 1/2	2 1/2
10	3	9	13 1/2	18 1/4	2 1/2
12	3	9	15	19 3/4	2 1/2

STANCHION PIPE SUPPORT DETAILS

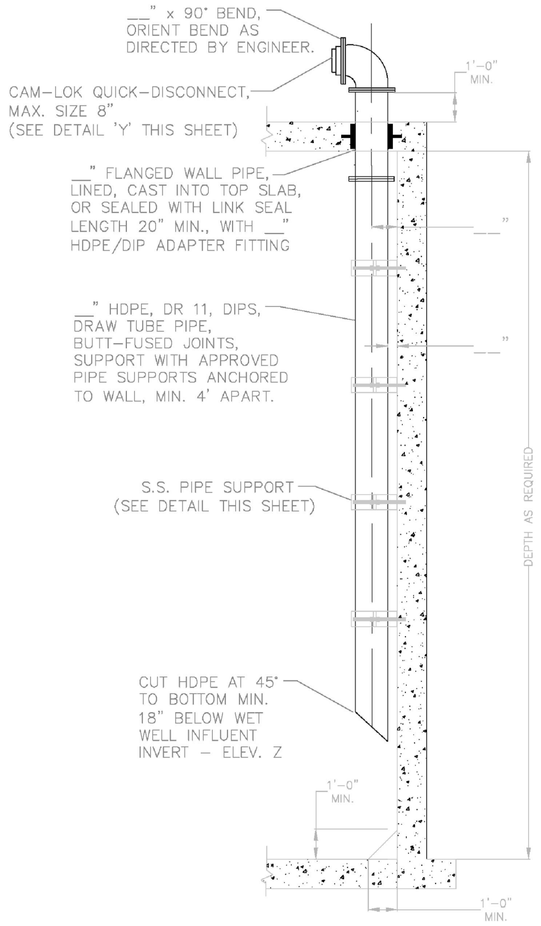
TO BE USED FOR PIPES 12-INCH AND SMALER



DROP NOTES:

1. DROP SHALL BE CONSTRUCTED OF 11 GAUGE 304 STAINLESS STEEL, AND BE CENTERED HORIZONTALLY ON INFLUENT PIPE.
2. HEIGHT OF DROP SHALL FROM 8" ABOVE TOP OF INFLUENT PIPE AND EXTEND DOWN TO "PUMPS OFF" ELEVATION.
3. WIDTH OF DROP SHALL BE 4" GREATER THAN THE DIAMETER OF THE INFLUENT PIPE.
4. AMOUNT OF CLEAR SPACE FROM INTERIOR WALL OF WET WELL TO INSIDE OF STAINLESS STEEL DROP SHALL BE 12" MINIMUM.
5. WEDGE ANCHORS SHALL BE A MINIMUM OF 1/2" DIAMETER 304 SS AND SHALL BE CENTERED IN FLANGES WITH A MAXIMUM OF 12" VERTICAL SPACING BETWEEN ANCHORS.

INLET DROP DETAILS



DRAW TUBE DETAIL

PUBLIC SERVICES DEPARTMENT
1300 NINTH STREET
ST. CLOUD, FL 34769
(407) 957-7344

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REVISIONS												
DR:	CK:	DR:	CK:	DR:	CK:	DR:	CK:	DR:	CK:	DR:	CK:	
REV. NO.:	AP:	REV. NO.:	AP:	REV. NO.:	AP:	REV. NO.:	AP:	REV. NO.:	AP:	REV. NO.:	AP:	
DESCRIPTION:		DESCRIPTION:		DESCRIPTION:		DESCRIPTION:		DESCRIPTION:				

DRAWN BY: DATE: CHECKED BY: DATE:
SCALE: NONE APPROVED BY: DATE:
FILENAME: 10-Duplex Liftstation- Master
XREF'S:

DRAWING NUMBER: D-10-012012
SHEET 10 OF 16

DUPLEX AND MASTER LIFT STATION
TYPICAL DETAILS

APPROVED BY
KEVIN FELBLINGER, P.E. CFM
FL REG. No. 66532
ENGINEERING MANAGER/
CITY ENGINEER
DATE

CONTRACTOR "AS-BUILTS"
I hereby state that these "As-Builts" were furnished to the city of St. Cloud by the contractor or his employee(s) under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge and was actually observations of the construction.

Contractor's Name
Engineer
Not valid without the signature and the original seal of a Florida Registered Engineer.

Dewberry
BOWYER SINGLETON

FLORIDA
OSCEOLA COUNTY

CITY OF ST. CLOUD
DUPLEX & MASTER LIFT STATION
NORTHWEST LAKESIDE GROVES

ORLANDO OFFICE • 800 SOUTH MAGNOLIA AVENUE, ORLANDO, FLORIDA 32801
407-843-5120 • ENGINEERING BUSINESS - 8794

REVISIONS DESCRIPTION	DATE	BY

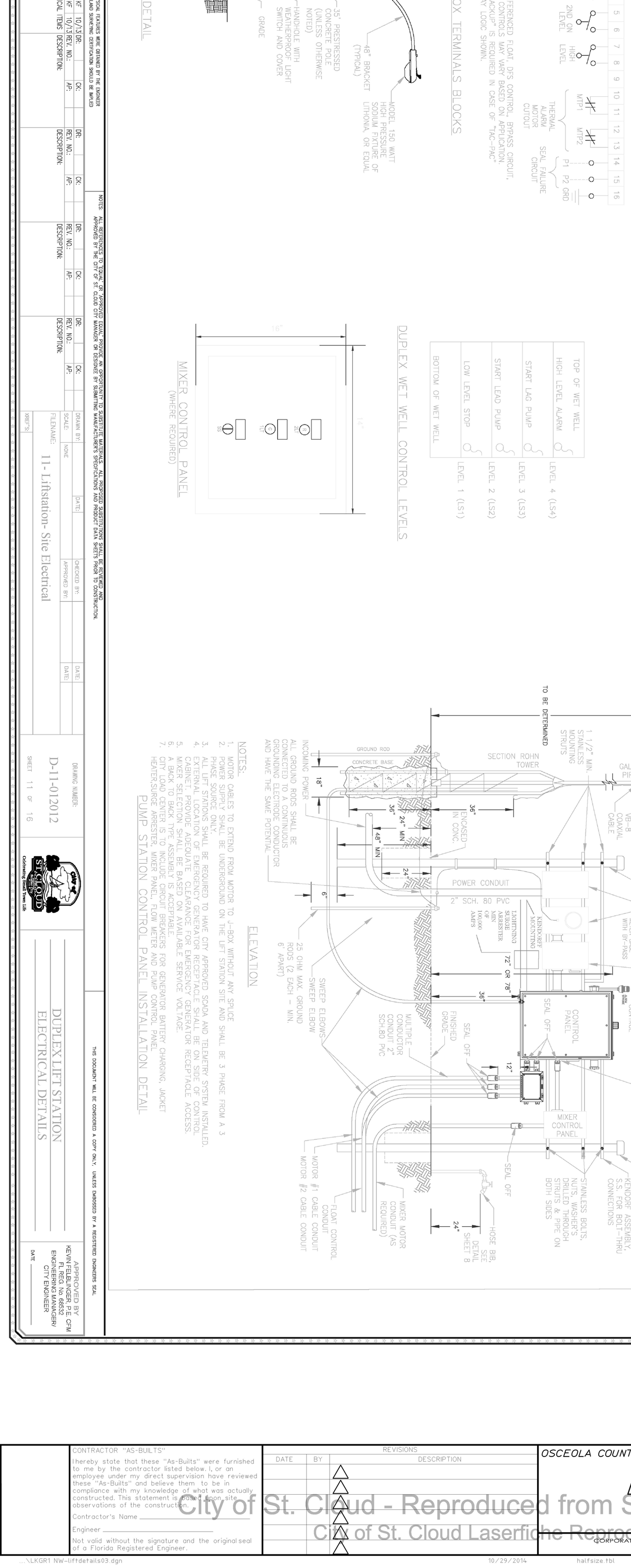
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DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	NONE
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1 NW-liftdetails02
SHEET	33 OF 44

PS 14-00001

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Page 726 of 1191



PUBLIC SERVICES DEPARTMENT
1300 9TH STREET
ST. CLOUD, FL 34769
(407) 957-7344

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REVISIONS

	DR:	CK:	DR:	CK:	DR:	CK:
DR: CC 10/13 CK: KF 10/13 DR: CK:						
REV. NO.: 1 AP: KF 10/13 REV. NO.: AP:	REV. NO.:	AP:	REV. NO.:	AP:	REV. NO.:	AP:
DESCRIPTION: ELECTRICAL ITEMS	DESCRIPTION:		DESCRIPTION:		DESCRIPTION:	

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APPROVED BY
KEVIN FELBLINGER, P.E. CFM
FL REG. No. 68632
ENGINEERING MANAGER/
CITY ENGINEER
DATE _____

DRAWING NUMBER: D-11-012012
SHEET 11 OF 16

DUPLEX LIFT STATION
ELECTRICAL DETAILS

DRAWN BY:	DATE:	CHECKED BY:	DATE:
SCALE: NONE		APPROVED BY:	DATE:
FILENAME: 11- Liftstation- Site Electrical			
XREF'S:			

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DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	NONE
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1 NW-liftdetails03
SHEET	34 OF 44

CONTRACTOR "AS-BUILTS"
I hereby state that these "As-Builts" were furnished to me by the contractor listed below. I, or an employee under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed. This statement is based upon site observations of the construction.
Contractor's Name _____
Engineer _____
Not valid without the signature and the original seal of a Florida Registered Engineer.

REVISIONS

DATE	BY	DESCRIPTION

OSCEOLA COUNTY FLORIDA

CITY OF ST. CLOUD
DUPLEX LIFT STATION
ELECTRICAL DETAILS
NORTHWEST LAKESIDE GROVES

CORPORATE OFFICE - 320 SOUTH MAGNOLIA AVENUE - ORLANDO, FLORIDA 32801
407-843-5120 - ENGINEERING BUSINESS - 8794

Dewberry
BOWYER SINGLETON

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City of St. Cloud Laserfiche Reproduction

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SHEET	35 OF 44
FILE NAME	LXCBTI NW-1ft14st10x04
PROJECT NO.	LXCBTI_FINAL_Nov14_Nw1ft
SCALE	NONE
CHECKED	NPS
DESIGNED	TFS
DATE	SEPTEMBER 2014

CONTRACTOR "AS-BUILTS"

I hereby state that these "As-Builts" were furnished to me by others employed under my direct supervision and that I have reviewed these "As-Builts" and believe them to be in accordance with the information supplied by the construction observations of the construction personnel.

Contractor's Name _____

Engineer _____

Date _____

Not valid without the signature and the original seal of a Florida Registered Engineer.

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City of St. Cloud Lift Station 460V

OSCEOLA COUNTY FLORIDA

CITY OF ST. CLOUD
DUPLEX LIFT STATION 460V
NORTH-WEST LAKESIDE GROVES

Dewberry
BOWYER SINGLETON

DEWBERRY | BOWYER SINGLETON
200 SOUTH MAGNOLIA AVENUE - SUITE 260 - ORLANDO, FLORIDA 32801
407-843-5120 - ENGINEERING BUSINESS - #794

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DESCRIPTION:	REV. NO.:	AP.:	DESCRIPTION:	REV. NO.:	AP.:	DESCRIPTION:	REV. NO.:	AP.:	DESCRIPTION:	REV. NO.:	AP.:	DESCRIPTION:	REV. NO.:	AP.:
DR.:	CK.:		DR.:	CK.:		DR.:	CK.:		DR.:	CK.:		DR.:	CK.:	

DRAWN BY: | DATE: | SCALE: NONE | CHECKED BY: | DATE: | APPROVED BY: | DATE:

FILENAME: 14- Duplex Liftstation- Control Panel- 460V-20HP or Greater

XREF'S:

DRAWING NUMBER: D-14-012012

SHEET 14 OF 16

Celebration Small Town Life

DUPLEX LIFT STATION 460V - 20HP or GREATER

CONTROL PANEL SCHEMATICS AND DETAILS

APPROVED BY:
KEVIN FELLENZER, P.E. CFM
ENGINEERING MANAGER/
CITY ENGINEER

DATE

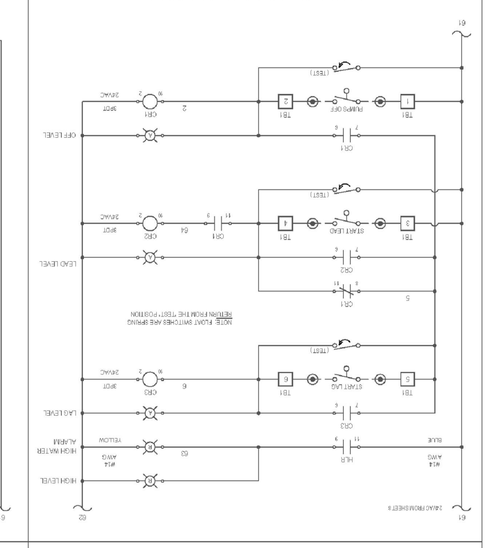
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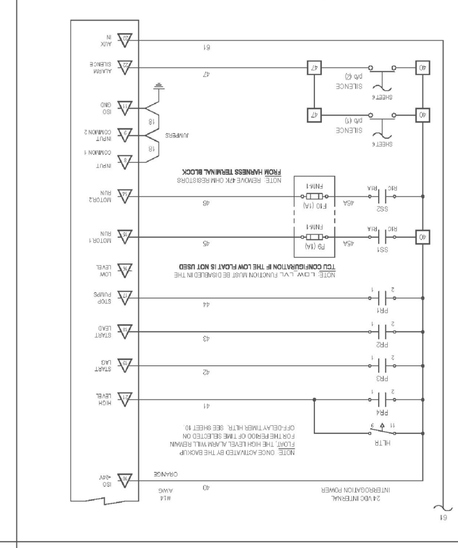
PANEL SHOP DRAWINGS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NEC) 2011 OR 2014 AND NFPA 70 AS ADOPTED BY THE CITY OF ST. CLOUD.

ALL SURVEY DATA SHOWN PHYSICAL FEATURES WERE OBTAINED BY THE ENGINEER OF RECORD TO DESIGN AND TO LAND SURVEYING CERTIFICATION SHOULD BE NEEDED

24 VAC FLOAT CIRCUITS DETAIL



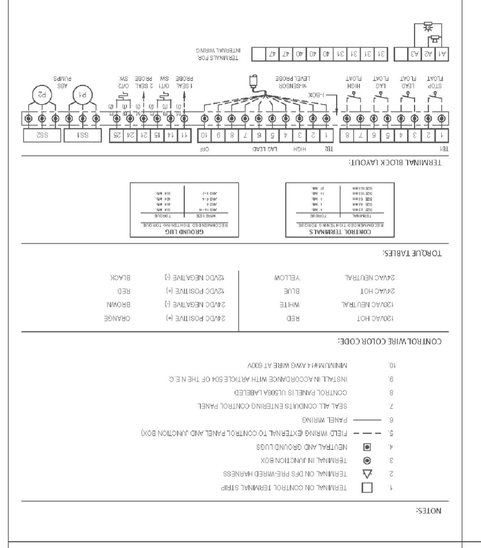
DFS 24 VDC INPUTS DETAIL



CONTROL PANEL BILL of MATERIAL

PART No.	DESCRIPTION	MFR.	QTY
22	47Q6K	2 POS TOGGLE SW, 10A 125VAC/6A 250VAC	GRAINGER	1
23	47Q7A	DPDT, 10 AMP, 120VAC COIL	GRAINGER	1
24	47Q8A	8 AMP DPDT MINI RELAY, 12VDC	GRAINGER	1
25	47Q9A	DPDT, 10 AMP, 24VDC COIL	GRAINGER	1
26	4P-1A4B-E	4 POLE, 1 NO 1 NC AUX CONTACT	ALLEN BRADLEY	2
27	4P-1A4B-E	4 POLE, 1 NO 1 NC AUX CONTACT	ALLEN BRADLEY	2
28	700-HC32A1	MOTOR PROTECTION RELAY, 3 PHASE, 24VDC	ALLEN BRADLEY	1
29	700-HC32Z24	MOTOR PROTECTION RELAY, 3 PHASE, 120VAC	ALLEN BRADLEY	1
30	700-HC32Z24	MOTOR PROTECTION RELAY, 3 PHASE, 120VAC	ALLEN BRADLEY	1
31	A9E-H10-E	MAIN DISC, 10 AMP, 600VAC, 3 POLE	ALLEN BRADLEY	1
32	A9E-H10-E	MAIN DISC, 10 AMP, 600VAC, 3 POLE	ALLEN BRADLEY	1
33	A9E-H10-E	MAIN DISC, 10 AMP, 600VAC, 3 POLE	ALLEN BRADLEY	1
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39	A9E-H10-E	MAIN DISC, 10 AMP, 600VAC, 3 POLE	ALLEN BRADLEY	1
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51	A9E-H10-E	MAIN DISC, 10 AMP, 600VAC, 3 POLE	ALLEN BRADLEY	1
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73	A9E-H10-E	MAIN DISC, 10 AMP, 600VAC, 3 POLE	ALLEN BRADLEY	1
74	A9E-H10-E	MAIN DISC, 10 AMP, 600VAC, 3 POLE	ALLEN BRADLEY	1
75	A9E-H10-E	MAIN DISC, 10 AMP, 600VAC, 3 POLE	ALLEN BRADLEY	1
76	A9E-H10-E	MAIN DISC, 10 AMP, 600VAC, 3 POLE	ALLEN BRADLEY	1
77	A9E-H10-E	MAIN DISC, 10 AMP, 600VAC, 3 POLE	ALLEN BRADLEY	1
78	A9E-H10-E	MAIN DISC, 10 AMP, 600VAC, 3 POLE	ALLEN BRADLEY	1
79	A9E-H10-E	MAIN DISC, 10 AMP, 600VAC, 3 POLE	ALLEN BRADLEY	1
80	A9E-H10-E	MAIN DISC, 10 AMP, 600VAC, 3 POLE	ALLEN BRADLEY	1
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83	A9E-H10-E	MAIN DISC, 10 AMP, 600VAC, 3 POLE	ALLEN BRADLEY	1
84	A9E-H10-E	MAIN DISC, 10 AMP, 600VAC, 3 POLE	ALLEN BRADLEY	1
85	A9E-H10-E	MAIN DISC, 10 AMP, 600VAC, 3 POLE	ALLEN BRADLEY	1
86	A9E-H10-E	MAIN DISC, 10 AMP, 600VAC, 3 POLE	ALLEN BRADLEY	1
87	A9E-H10-E	MAIN DISC, 10 AMP, 600VAC, 3 POLE	ALLEN BRADLEY	1
88	A9E-H10-E	MAIN DISC, 10 AMP, 600VAC, 3 POLE	ALLEN BRADLEY	1
89	A9E-H10-E	MAIN DISC, 10 AMP, 600VAC, 3 POLE	ALLEN BRADLEY	1
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99	A9E-H10-E	MAIN DISC, 10 AMP, 600VAC, 3 POLE	ALLEN BRADLEY	1
100	A9E-H10-E	MAIN DISC, 10 AMP, 600VAC, 3 POLE	ALLEN BRADLEY	1

CONTROL PANEL NOTES & TERMINATION DETAIL



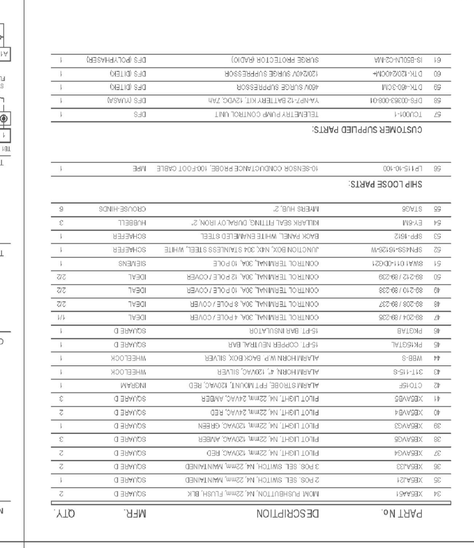
SOFT STARTER CONTROL DETAIL



LEVEL PROBE RELAYS DETAIL

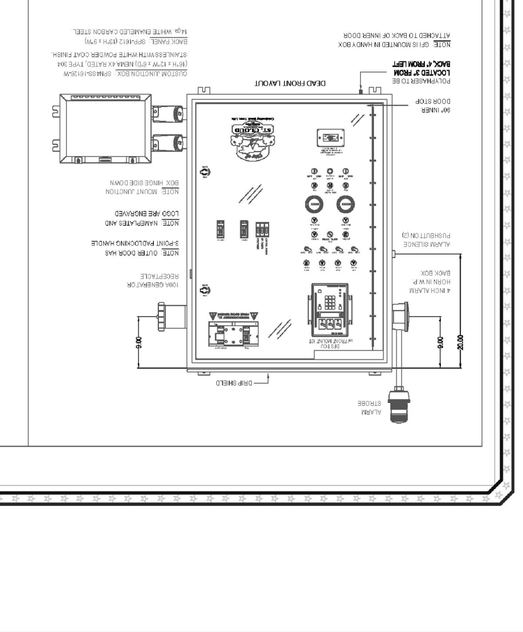
DFS ALARM CIRCUITS DETAIL

DFS / FLOAT SWITCH DETAIL

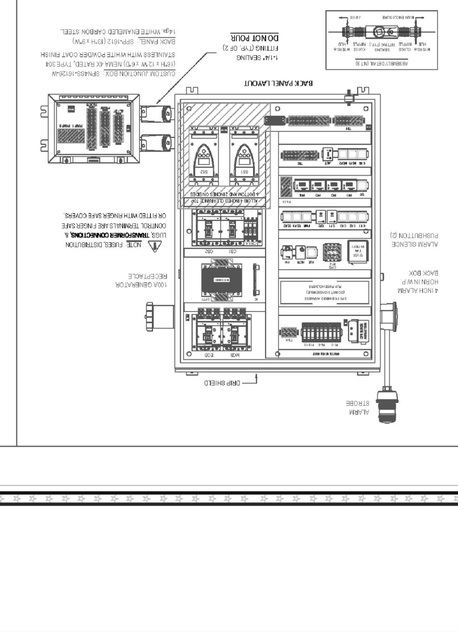


H-O-A & BATTERY CIRCUITS DETAIL

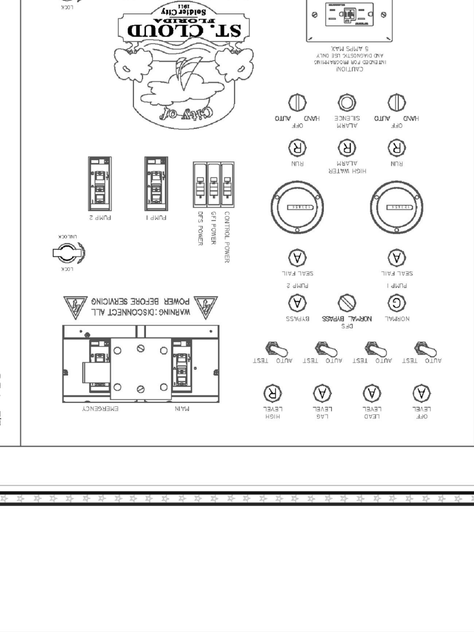
ENCLOSURE LAYOUT



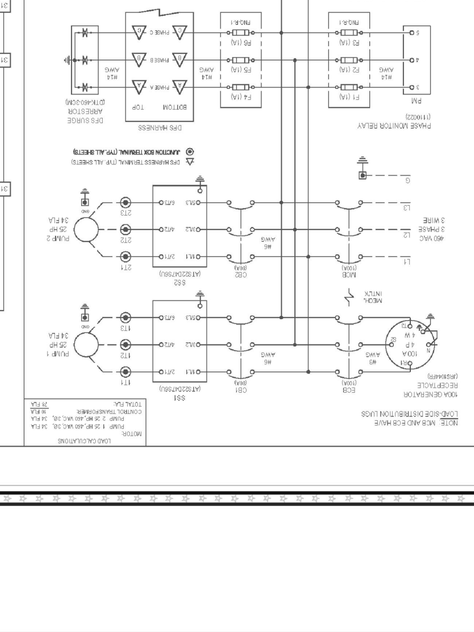
BACK PANEL LAYOUT



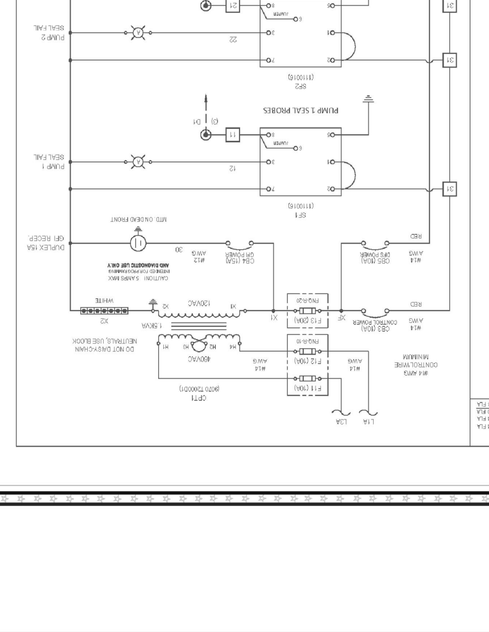
ENGRAVING DETAIL



INCOMING POWER DETAIL

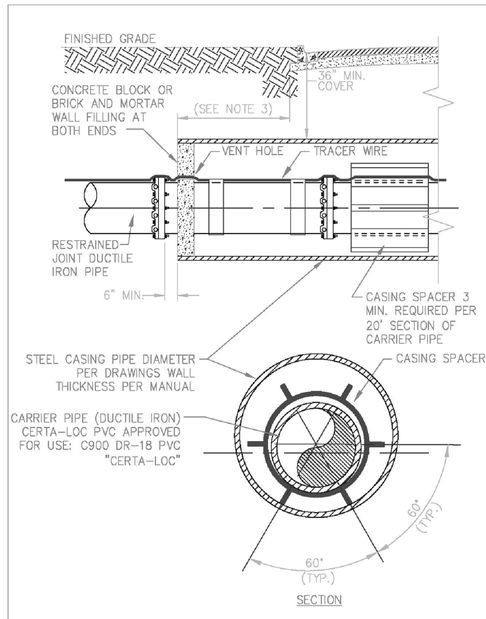


CONTROL POWER & SEAL FAIL DETAIL



NOTES:

1. OUTER BOX SIZE SHALL BE A MINIMUM OF 24"Wx36"Hx10"D OR AS APPROVED BY CITY. CONTROL PANEL SHALL BE NEMA 3R STAINLESS STEEL.
2. FOR STATIONS WITH PUMPS RATED 20HP OR GREATER. OUTER BOX SIZE SHALL BE 30"Wx42"Hx10"D MIN AND SHALL HAVE (2) LATCHES ON THE DEAD FRONT.
3. PANEL OUTSIDE DOOR SHALL HAVE TRIPLEX LOCKABLE OUTSIDE DOOR LATCH.
4. ALL COMPONENTS SHALL MEET ST. CLOUD WASTEWATER DESIGN STANDARDS OR APPROVED EQUAL AND SHALL BE PROPERLY GROUNDED IN ACCORDANCE WITH N.E.C. ARTICLE 250.
5. ALL CIRCUIT BREAKERS SHALL BE EQUIPPED WITH LOCK-OUT/TAG-OUT DEVICES
6. RUSSELL STOLL GENERATOR RECEPTACLE (NO SUBSTITUTION ACCEPTED).
7. STANDARD REFERENCE OF FLOAT, DFS CONTROL, BYPASS CIRCUIT, AND TYPICAL CONTROLS MAY VARY ACCORDING TO APPLICATION.
8. A MANUAL "BACKUP" IS REQUIRED IN CASE OF "TAC-PAC" FAILURE.
9. SPARE FUSES PER EACH SIZE SHALL BE INCLUDED.



JACK AND BORE DETAIL

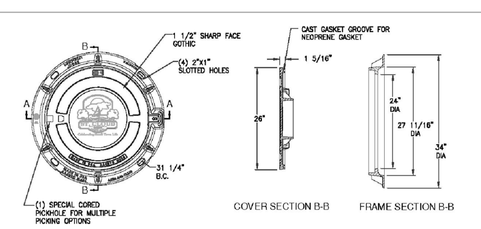
JACK & BORE NOTES:

1. WHEN CONSTRUCTION IS WITHIN F.D.O.T. JURISDICTION, ADDITIONAL REQUIREMENTS OF THE UTILITY ACCOMMODATION GUIDE LATEST EDITION SHALL BE MET.
2. WHERE PRACTICAL, CASING SHALL EXTEND 10' BEYOND EDGE OF PAVEMENT AND SHALL NOT BE LESS THAN 6' BEYOND EDGE OF PAVEMENT IN ANY CASE. THE CITY MAY REQUIRE LONGER CASING FOR DEEPER BORES.
3. TRACER WIRE SHALL BE REQUIRED ON ALL CARRIER PRESSURE PIPE.
4. CASING SPACERS SHALL BE USED IN COMPLIANCE WITH MANUFACTURERS RECOMMENDATIONS.
5. CARRIER PIPE FOR POTABLE & REUSE WATER SHALL BE MIN. PRESSURE CLASS 150 DUCTILE IRON PIPE WITH APPROVED INTERIOR & EXTERIOR COATING PER LDC ARTICLE VIII, DIVISION 4.
6. CARRIER PIPE FOR GRAVITY & FORCE MAIN SANITARY SEWER SHALL BE MIN. PRESSURE CLASS 150 DUCTILE IRON PIPE WITH APPROVED INTERIOR & EXTERIOR COATING PER STANDARD UTILITY MANUAL.
7. NOTE: 10" AND 18" NOMINAL DIAMETER PIPES ARE NOT ACCEPTABLE.

CASING NOTES:

1. STEEL CASING PIPE SHALL CONFORM TO THE REQUIREMENTS OF AWWA C-200 AND ASTM A-139, GRADE B.
2. MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE PERMIT REQUIREMENTS UNLESS TECHNICAL SPECIFICATIONS ARE MORE STRINGENT.

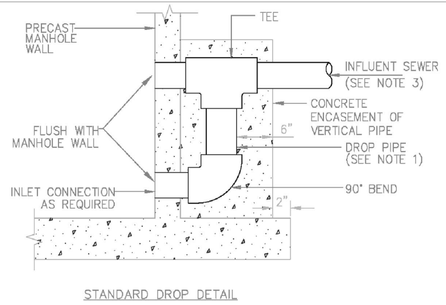
MINIMUM CASING SIZE AND THICKNESS												
D.I.P.–P.O. RESTRAINED	—	—	4"	—	6"	8"	12"	—	14"	16"	20"	24"
PVC C-900 RESTRAINED	—	—	4"	6"	—	8"	12"	—	14"	16"	20"	24"
STEEL CASING PIPE DIA.	8"	10"	12"	14"	16"	18"	24"	24"	30"	30"	32"	36"
WALL THICKNESS (ROADS)	.188	.188	.188	.250	.250	.250	.250	.250	.312	.312	.375	.375
WALL THICKNESS (R.R.)	.188	.188	.250	.250	.281	.312	.344	.344	.469	.469	.537	.532



SANITARY SEWER
STANDARD DUCTILE IRON MANHOLE RING AND COVER

RING & COVER NOTES:

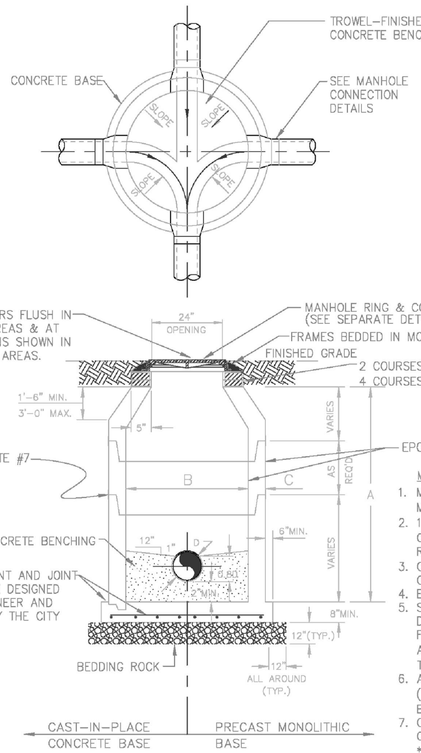
1. RING & COVER SHALL BE A EAST JORDAN ERGO 24" DUCTILE IRON, MODEL # 00104183.01 OR EQUAL
2. "CITY OF ST. CLOUD, FLORIDA" WITH LOGO CAST INTO LID REQUIRED IF SEWER SYSTEM IS OWNED & OPERATED BY CITY OF ST. CLOUD.
3. RING SHALL BE PLACED WITH OPENING LID PARALLEL WITH THE FLOW OF TRAFFIC, WHEN INSTALLED IN ROADWAY.
4. A MINIMUM OF FOUR (4) STAINLESS STEEL ANCHOR BOLTS SHALL ANCHOR THE RING TO THE MANHOLE CONE IN AREAS WHERE MANHOLE IS NOT PLACED IN ASPHALT OR CONCRETE AREAS.
5. WHEN PAVING AROUND MANHOLES A FILTER CLOTH SHALL BE PLACED OVER COVER AND FRAME TO PREVENT ASPHALT FROM STICKING TO COVER.



MANHOLE CONNECTION DETAILS

MANHOLE CONNECTION NOTES:

1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
2. THE CITY MAY APPROVE ALTERNATE WATER TIGHT CONNECTION DETAILS FOR CONNECTION OF 24" DIAMETER PIPES AND LARGER.
3. AN OUTSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT WHICH HAVE AN INVERT 2' OR MORE ABOVE THE MANHOLE INVERT.
4. PVC PIPE CONNECTIONS TO MANHOLES SHALL REMAIN FLEXIBLE.
5. INSIDE DROP MANHOLES MUST BE APPROVED BY THE CITY, AND SHALL BE 5 FT DIAMETER MIN. WITH RELINER INSIDE DROP SYSTEM.

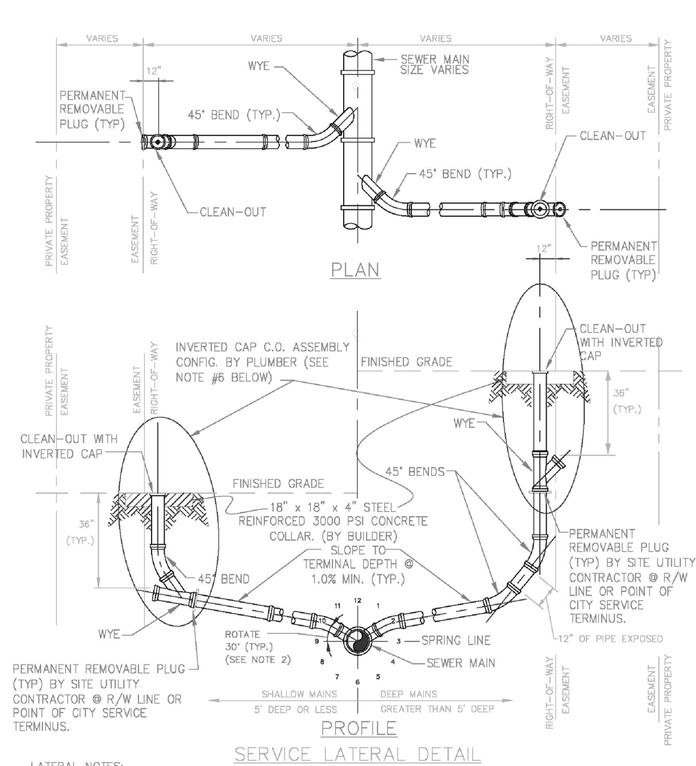


PRECAST CONCRETE MANHOLE PLAN AND SECTION

MANHOLE NOTES:

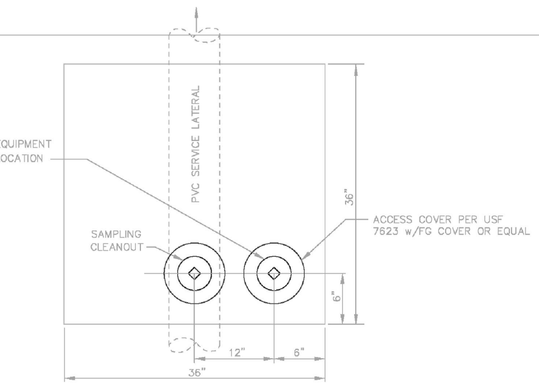
1. MANHOLE SHOWN IS FOR SEWER SIZE 8" THRU 24", SEE THE CITY STANDARD UTILITY MANUAL FOR MANHOLE DIAMETER FOR SEWERS LARGER THAN 24".
2. 12" OF BEDDING ROCK SHALL USED IN WET AREAS, AS DETERMINED BY OSCEOLA COUNTY SOIL SURVEY, LATEST EDITION, AND/OR BY A GEOTECHNICAL MEETING THE REQUIREMENTS SET FORTH IN THE LAND DEVELOPMENT CODE.
3. CONCRETE COLLARS MAY BE USED (ON A CASE BY CASE BASIS) IN ADDITION TO BRICK COURSES TO ADJUST MANHOLE RING AND COVER TO THE APPROVED DESIGN GRADE
4. ECCENTRIC CONES SHALL BE ORIENTED TO THE DOWNSTREAM INVERT ***
5. SANITARY SEWER MANHOLES AT FORCE MAIN TERMINUS AND ONE MANHOLE DOWNSTREAM OR UNDER CERTAIN OTHER CORROSIVE CONDITIONS, SHALL BE FIBERGLASS, PRECAST CONCRETE WITH A FIBERGLASS LINER, PRECAST CONCRETE WITH AGRU-SURE GRIP LINER OR GSE STUDLINER OR APPROVED EQUAL (MIN. 80 MILS/2MM THICK) **
6. ALL JOINTS BETWEEN STRUCTURE SECTIONS IN ALL PRECAST MANHOLES & WET WELLS (LIFT STATIONS) MUST BE WRAPPED WITH WRAPID SEAL (WITH APPROVED INSTALLATION BY MANUFACTURER) EXTERIOR WALL JOINT SEALANT OR APPROVED EQUAL.
7. CONST. FOR CAST-N-PLACE OR PIECAST CONCRETE MANHOLES SHALL BE IN COMPLIANCE WITH: ASTM C-478. BRICK MANHOLES ARE NOT ACCEPTABLE.
   * (FIBERGLASS MANHOLES SHALL CONFORM TO ASTM D3753, AND CITY STANDARD UTILITY MANUAL)
   ** ALL CONCRETE SHALL BE PROTECTED W/EPOXY COATING (RAVEN, SPECTRASHIELD OR APPROVED EQUAL, TO INCLUDE BENCH AND RISERS.
   *** PLASTIC RISERS MAY BE USED (LADTECH OR EQUAL) AS APPROVED.
   ***** WHEN TREMIE METHOD OF INSTALLATION IS UTILIZED, APPROVED EXTERIOR WRAPS WILL NEED TO BE APPROVED PRIOR TO INSTALLATION.

MANHOLE DIMENSIONS		
A	B	C
≤12'	4'	5" MIN
>12'	5'	6" MIN



LATERAL NOTES:

1. LOCATE SINGLE LATERAL AS CLOSE TO MIDDLE OF LOT AS POSSIBLE.
2. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE
3. ALL FITTINGS SHALL BE HARCO OR APPROVED EQUAL
4. MINIMUM DEPTH OF SANITARY SEWER MAINS SHALL BE 3 FEET
5. INVERTED BRASS CAP IS REQUIRED IN CLEANOUT IN DRIVEWAY (SEE WATER SERVICE NOTE)
6. SERVICE LATERAL CLEAN-OUT ASSEMBLIES (CIRCLED ABOVE) SHALL BE INSTALLED BY PLUMBER MAKING CONNECTION FROM RESIDENTIAL, COMMERCIAL, INDUSTRIAL OR PROFESSIONAL BUILDING STRUCTURE.
7. ALL SERVICES SHALL BE MARKED BY AN ELECTRONIC MARKER, EXTEND PVC 36" VERTICALLY WITH LOCKABLE CAP.
8. A "S" SHALL BE SCRIBED IN CURBLINE FOR EACH SERVICE.
9. PRIOR TO FINAL INSPECTION, PROVIDE TEMPORARY VERTICAL EXTENSIONS TO SERVICES 30" TO 36" ABOVE GRADE FOR ACCESS FOR TELEVISION INSPECTION. REMOVE UPON SUCCESSFUL INSPECTION.
10. LOCK DOWN CAPS FOR PRESSURE TESTS.

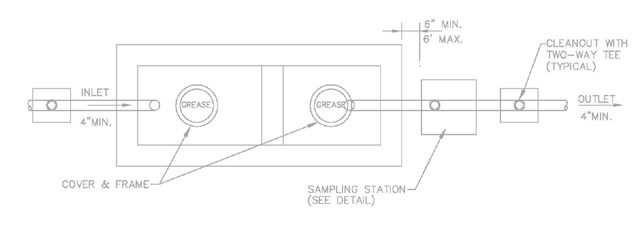


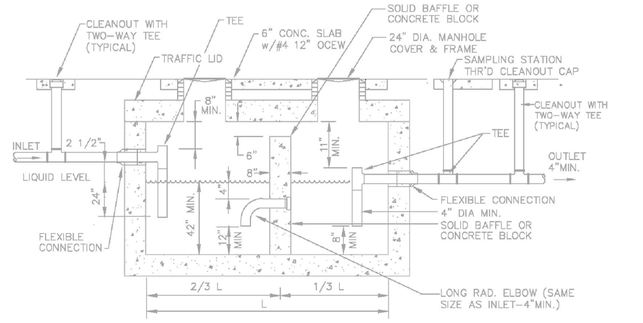
SAMPLING STATION

NOTES:

1. STRUCTURE SHALL CONFORM WITH FL. D.O.T. DESIGN STANDARDS TO PROVIDE FOR MINUMUM H-20 LOADING.
2. LIDS SHALL BE LABELED "GREASE".
3. STRAIGHT PIPE, INSTALLED AT 45° ANGLE, WILL BE PERMITTED IN LIEU OF A 90° BEND BETWEEN COMPARTMENTS.
4. GREASE TRAP SHALL BE 2 COMPARTMENT TYPE.
5. TWO 4'ø MANHOLES W/6" WALLS, PIPED IN SERIES AND SIMILAR TO THIS DETAIL, ARE AN ACCEPTABLE SUBSTITUTE, FOR FLOWS LESS THAN 750 GPD.
6. SIZING: 750 GALLON MINIMUM LIQUID CAPACITY AT 4 FT. LIQUID DEPTH.
7. PUMP OUT AND MAINTAIN GREASE TRAP TO CONFORM TO CITY BUILDING CODES.
8. ALL PIPING TO BE MINIMUM 4" DIAMETER.

GREASE TRAP DETAIL



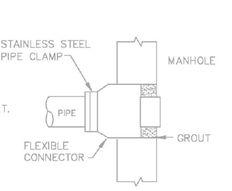


SIZING

*750 GALLON MINIMUM LIQUID CAPACITY (42" LIQUID DEPTH)
SIZING SHALL BE PER CITY OF ST. CLOUD SPECIFICATIONS AND PER THE LATEST FLORIDA BUILDING CODE.

NOTES:

1. STRUCTURE SHALL CONFORM WITH FLA. BUILDINGS CODE AND F.D.O.T. DESIGN STANDARDS. PROVIDE FOR A MINIMUM H-20 LOADING.
2. CAST-IN-PLACE STRUCTURES SHALL BE DESIGNED BY FLORIDA LICENSED ENGINEER.
3. PRECAST STRUCTURES SHALL CONFORM TO ASTM C478
4. GREASE TRAP SHALL BE 2 COMPARTMENT TYPE.
5. LIDS SHALL BE LABELED "GREASE".
6. INSTALLATION SHALL BE IN ACCORDANCE WITH STANDARD PLUMBING CODES.
7. INLET AND OUTLET PIPING REQUIRE A TWO-WAY CLEANOUT TEE.



GREASE INTERCEPTOR

PUBLIC SERVICES DEPARTMENT
1300 9TH STREET
ST. CLOUD, FL 34769
(407) 957-7344

ALL SURVEY DATA SHOWING PHYSICAL FEATURES WERE OBTAINED BY THE ENGINEER INCIDENTAL TO DESIGN AND NO LAND SURVEYING CERTIFICATION SHOULD BE IMPLIED

NOTES: ALL REFERENCES TO "EQUAL" OR "APPROVED EQUAL" PROVIDE AN OPPORTUNITY TO SUBSTITUTE MATERIALS. ALL PROPOSED SUBSTITUTIONS SHALL BE REVIEWED AND APPROVED BY THE CITY OF ST. CLOUD CITY MANAGER OR DESIGNEE BY SUBMITTING MANUFACTURER'S SPECIFICATIONS AND PRODUCT DATA SHEETS PRIOR TO CONSTRUCTION.

THIS DOCUMENT WILL BE CONSIDERED A COPY ONLY, UNLESS EMBOSSED BY A REGISTERED ENGINEERS SEAL

REVISIONS

DR: CC	10/13	CK: KF	10/13	DR:		CK:		DR:		CK:		DR:		CK:		DR:		CK:	
REV. NO.: 1		AP: KF	10/13	REV. NO.:		AP:		REV. NO.:		AP:		REV. NO.:		AP:		REV. NO.:		AP:	
DESCRIPTION: Manhole lid model MANHOLEWRAP				DESCRIPTION:				DESCRIPTION:				DESCRIPTION:				DESCRIPTION:			

DRAWN BY: | DATE: | CHECKED BY: | DATE:
SCALE: NONE | APPROVED BY: | DATE:
FILENAME: 04- Sanitary Sewer
XREF'S:

DRAWING NUMBER: D-04-012012
SHEET 4 OF 16

City of St. Cloud – Celebrating Small Town Life

SANITARY SEWER
TYPICAL DETAILS

APPROVED BY
KEVIN FELBLINGER, P.E. CFM
FL REG. No. 68532
ENGINEERING MANAGER/
CITY ENGINEER
DATE _____

CONTRACTOR "AS-BUILTS"
I hereby state that these "As-Builts" were furnished to me by the contractor or his surveyor or engineer employee under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually installed in the field. To the best of my knowledge and observations of the construction.

Contractor's Name _____
Engineer _____
Not valid without the signature and the original seal of a Florida Registered Engineer.

OSCEOLA COUNTY FLORIDA

CITY OF ST. CLOUD
SANITARY SEWER TYPICAL DETAILS
NORTHWEST LAKESIDE GROVES

Dewberry
BOWYER SINGLETON
ORLANDO OFFICE | 800 SOUTH MAGNOLIA AVENUE, ORLANDO, FLORIDA 32801 | 407-843-5120 • ENGINEERING BUSINESS - 8794

REVISIONS

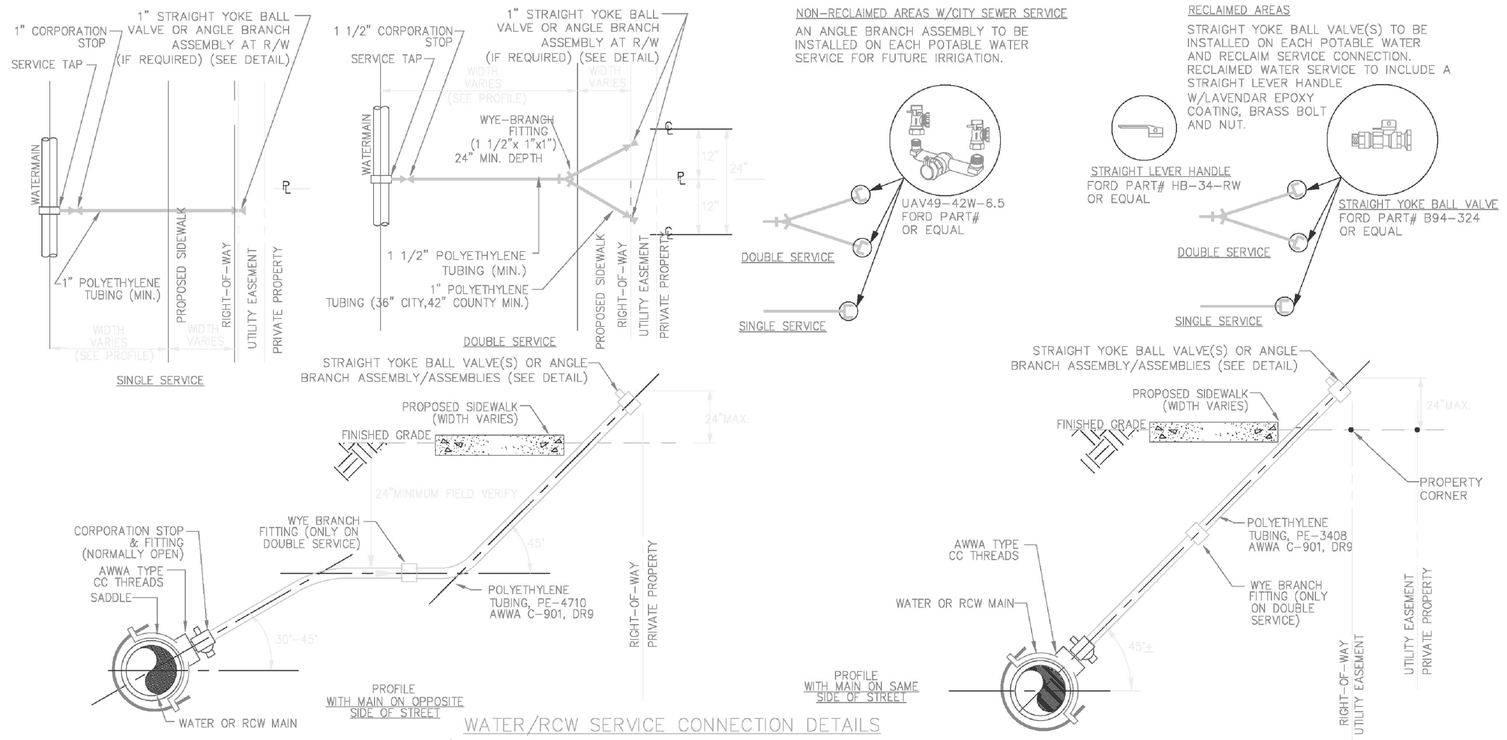
DATE	BY	DESCRIPTION

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DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	NONE
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1 NW-sanitarydetails
SHEET	39 OF 44

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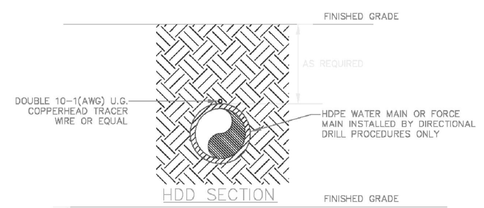
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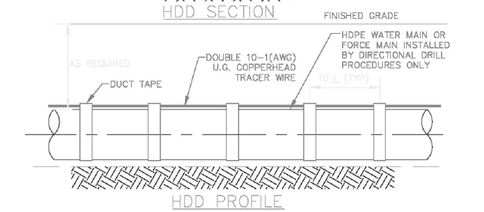
WATER/RCW SERVICE CONNECTION DETAILS

WATER/RECLAIMED WATER MAIN SERVICE NOTES:

1. ALL FITTINGS SHALL BE BRASS WITH COMPRESSION/PACK JOINT TYPE CONNECTIONS & BEVELED EDGE INSERTS
2. NO SERVICE LINE SHALL TERMINATE UNDER A DRIVEWAY.
3. EACH SERVICE SHALL TERMINATE AT PROPERTY LINE AS SHOWN
4. METER BOXES SHALL BE INSTALLED BY CITY UNLESS OTHERWISE APPROVED BY THE CITY
5. WATER SERVICE PIPE:
   SIZE: 1" OR 1 1/2" POLYETHYLENE TUBING, PE4710 (OR THE MOST CURRENT AWWA STANDARD) ASTM D2737, AWWA C-901, DR-9, CONSTRUCTION PER AWWA C-80 NSF 14 AND 16
   COLOR: BLUE
6. RECLAIMED WATER SERVICE PIPE:
   SIZE: 1" OR 1 1/2" POLYETHYLENE TUBING, PE4710 (OR THE MOST CURRENT AWWA STANDARD), ASTM D2737, AWWA C-901, DR-9 CONSTRUCTION PER AWWA C-80, NSF 14 AND 16
   COLOR: PURPLE
7. COVER ON RCW METER BOX TO BE SOLID PURPLE COLOR, AND LETTERED AS FOLLOWS: " RECLAIMED WATER – DO NOT DRINK "
8. SERVICE LOCATION IS TO BE MARKED ACCORDING TO DETAIL ON DRAWING D-03-012012
9. SERVICE SHALL BE 36" DEEP (MIN.) IN CITY AND 42" IN COUNTY AREAS, WHERE IT IS UNDER THE ROAD
10. SEE DETAIL FOR CURB MARKINGS (SCRIBE) "W" OR "RW" IN CURBING
11. ALL SERVICES SHALL BE MARKED BY A BURIED ELECTRONIC MARKER AND A VERTICAL PVC OR WOOD 2X4 MARKER
12. ALL SADDLES SHALL BE FUSHION-BONDED EPOXY OR NYLON-COATED BODIES, WITH DOUBLE STAINLESS STEEL STRAPS AND HARDWARE



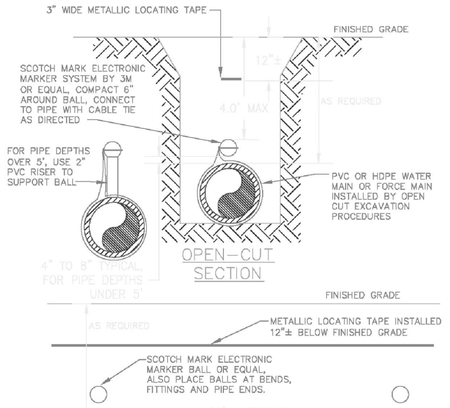
HDD SECTION



HDD PROFILE

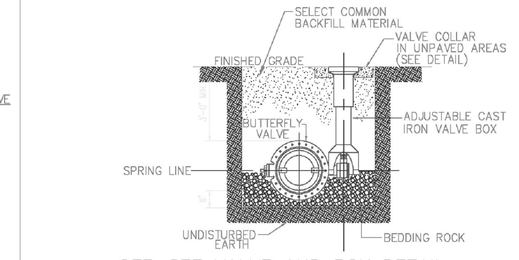
LOCATING PIPE METHODS NOTES:

1. A TRACER WIRE AS MANUFACTURED BY COPPERHEAD, DESIGNED FOR DIRECTIONAL DRILLING AND REINFORCED, OR APPROVED EQUAL, SHALL BE INSTALLED WITH THE PIPE IN ALL DIRECTIONAL BORES. A SCOTCH MARK ELECTRONIC MARKER SHALL BE PLACED ON EACH SIDE OF THE ROADWAY CROSSING OVER THE PIPE.
2. TRACER WIRE SHALL BE ATTACHED TO THE TOP OF THE PIPE WITH DUCT TAPE, OR APPROVED EQUAL, AT 10'± SPACING (TYPICAL) ON DIRECTIONAL BORES ONLY.
3. TRACER WIRE COLOR BLUE (POTABLE WATER), GREEN (SAN. SEWER) PURPLE (RECLAIMED WATER) SYSTEMS PIPE/MAINS.
4. THE UTILITY SYSTEM INSTALLED BY OPEN-CUT EXCAVATION SHALL BE IDENTIFIED USING THE "SCOTCH MARK ELECTRONIC MARKER SYSTEM BY 3M", OR EQUAL. THE APPROPRIATE MARKER MUST BE USED FOR THE APPROPRIATE DEPTH PER MANUFACTURER'S RECOMMENDATIONS, AND SHALL BE COMPATIBLE WITH THE CURRENT CITY LOCATOR SYSTEM. MARKERS SHALL BE PLACED AT ALL FITTINGS AND BENDS AND A MAXIMUM SEPARATION OF 25 LF BETWEEN MARKERS. GREEN COLOR FOR SEWER MAINS AND SERVICES, PURPLE COLOR FOR NON-POTABLE MAINS AND SERVICES. BLUE COLOR FOR POTABLE WATER MAINS AND SERVICES.
5. CONNECT TRACER WIRE IN COPPERHEAD "SNAKE-PIT" BOXES, OR EQUAL.



OPEN-CUT PROFILE

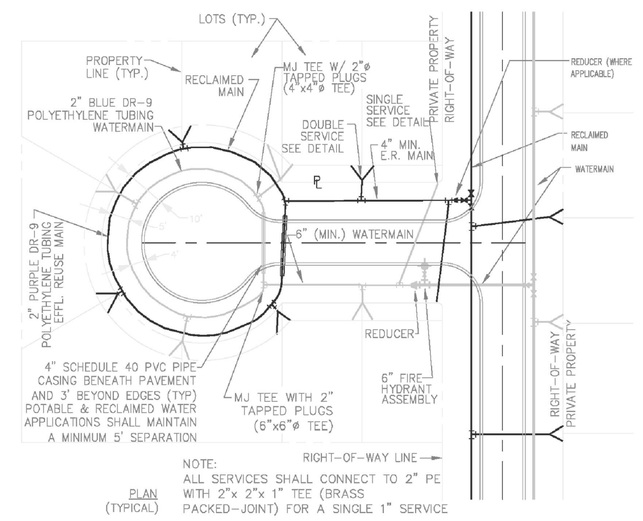
PIPE LOCATING DETAIL



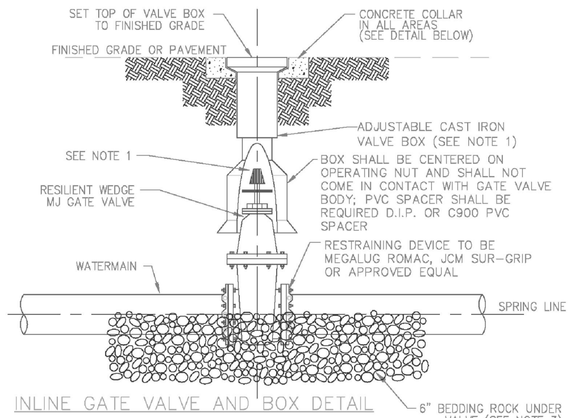
OFF-SET VALVE AND BOX DETAIL

BUTTERFLY VALVE NOTES:

1. C900 PVC OR D.I.P. EXTENSIONS CAN BE USED ON VALVE BOX INSTALLATION
2. ALL WATER SHUT-OFF VALVES LARGER THAN 20" SHALL BE BUTTERFLY VALVES.



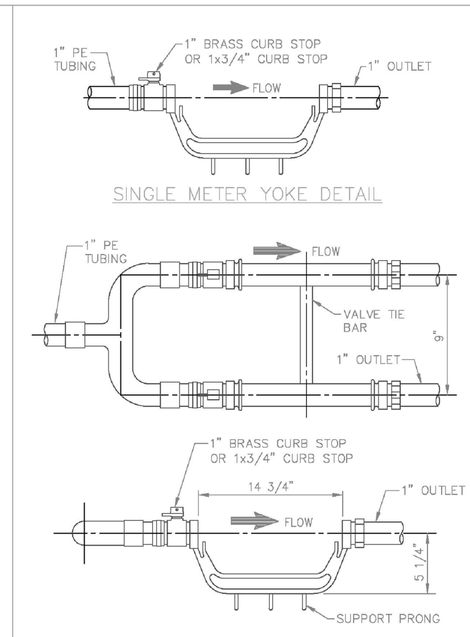
WATER AND RECLAIMED SERVICE LOCATION DETAIL



INLINE GATE VALVE AND BOX DETAIL

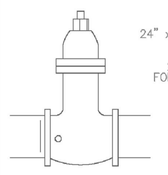
GATE VALVE NOTES:

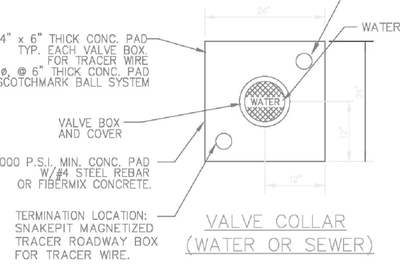
1. THE ACTUATING NUT FOR VALVES SHALL BE NO DEEPER THAN 4 FEET BELOW FINISHED GRADE. A TRENCH ADAPTER OR RETROFIT VALVE BOX INSERT SHALL BE USED FOR DEPTHS GREATER THAN 4 FEET BLOW FINISHED GRADE.
2. ALL GATE VALVES SHALL BE ANCHORED TO THE WATERMAIN WITH AN APPROVED RESTRAINING DEVICE
3. ROCK TO BE PLACED UNDER VALVE 6" DEEP AND UP TO SPRING LINE OF PIPE IN AN AREA EXTENDING 2' ALL AROUND THE ASSEMBLY
4. NO GATE VALVES OR GATE VALVE BOXES SHALL BE PLACED WITHIN ANY CONCRETE CURB SECTION.



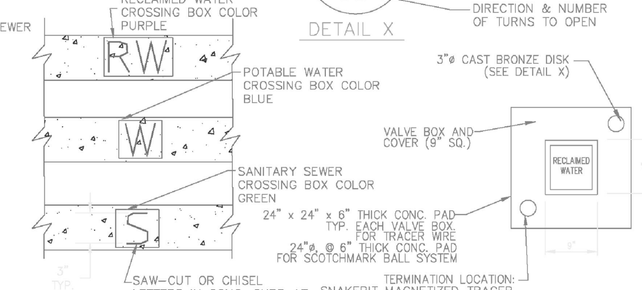
NOTES:

1. ROUND 24"ø @ 6" THICK COLLARS TO BE USED WHEN USING SCOTCHMARK ELECTRONIC MARKER SYSTEM.
2. CONCRETE PAD ALSO REQUIRED IF VALVE FALLS WITHIN PAVED AREA.
3. VALVE BOX SHALL BE PROTECTED FROM ASPHALT W/FILTER CLOTH WHEN PAVING AROUND VALVE.





VALVE COLLAR (WATER OR SEWER)



RECLAIMED WATER VALVE COLLAR

SIMILAR MARKINGS FOR WATER VALVE (WV), RECLAIMED VALVE (RWV) OR FORCE MAIN VALVE (FMV)

CURB MARKING FOR SERVICE

NOTE FOR ALL DETAILS:
SEE CITY OF ST. CLOUD STANDARD UTILITY MANUAL FOR ADDITIONAL INFORMATION.

PUBLIC SERVICES DEPARTMENT
1300 NEW YORK STREET
ST. CLOUD, FL 34769
(407) 957-7344

ALL SURVEY DATA SHOWING PHYSICAL FEATURES WERE OBTAINED BY THE ENGINEER INCIDENTAL TO DESIGN AND NO LAND SURVEYING CERTIFICATION SHOULD BE IMPLIED

NOTES: ALL REFERENCES TO 'EQUAL' OR 'APPROVED EQUAL' PROVIDE AN OPPORTUNITY TO SUBSTITUTE MATERIALS. ALL PROPOSED SUBSTITUTIONS SHALL BE REVIEWED AND APPROVED BY THE CITY OF ST. CLOUD CITY MANAGER OR DESIGNEE BY SUBMITTING MANUFACTURER'S SPECIFICATIONS AND PRODUCT DATA SHEETS PRIOR TO CONSTRUCTION.

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DRAWN BY: | DATE: | CHECKED BY: | DATE:
SCALE: NONE | APPROVED BY: | DATE:
FILENAME: 03- Water and Reuse Water General
XREF'S:

DRAWING NUMBER: D-03-012012
SHEET 3 OF 12

CITY OF ST. CLOUD — Celebrating Small Town Life

WATER & RECLAIMED TYPICAL DETAILS

APPROVED BY
KEVIN FELBLINGER, P.E. CFM
FL REG. No. 68532
ENGINEERING MANAGER/ CITY ENGINEER
DATE

Dewberry
BOWYER SINGLETON
FLORIDA
OSCEOLA COUNTY

CITY OF ST. CLOUD
WATER & RECLAIMED
NORTHWEST LAKESIDE GROVES
TYPICAL DETAILS

CORPORATE OFFICE: 1560 SOUTH MAGNOLIA AVENUE - ORLANDO, FLORIDA 32801
407-843-5120 - ENGINEERING BUSINESS - 8794

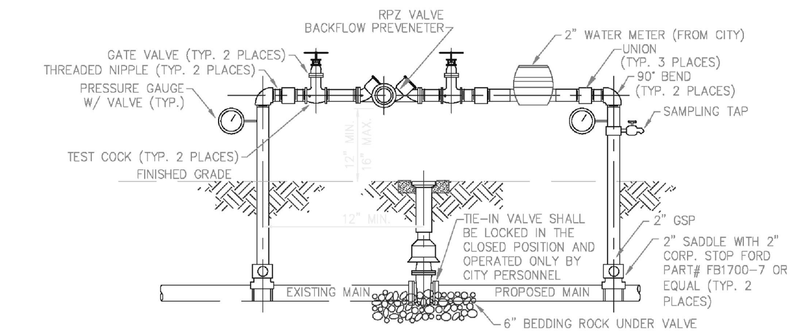
CONTRACTOR "AS-BUILTS"
I hereby state that these "As-Builts" were furnished to me by subcontractors and/or their employees under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed based on periodic and/or full time observations of the construction.
Contractor's Name _____
Engineer _____
Not valid without the signature and the original seal of a Florida Registered Engineer.

DATE	BY	DESCRIPTION

DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	NONE
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1 NW-waterreclaim
SHEET	40 OF 44

PS 14-00001

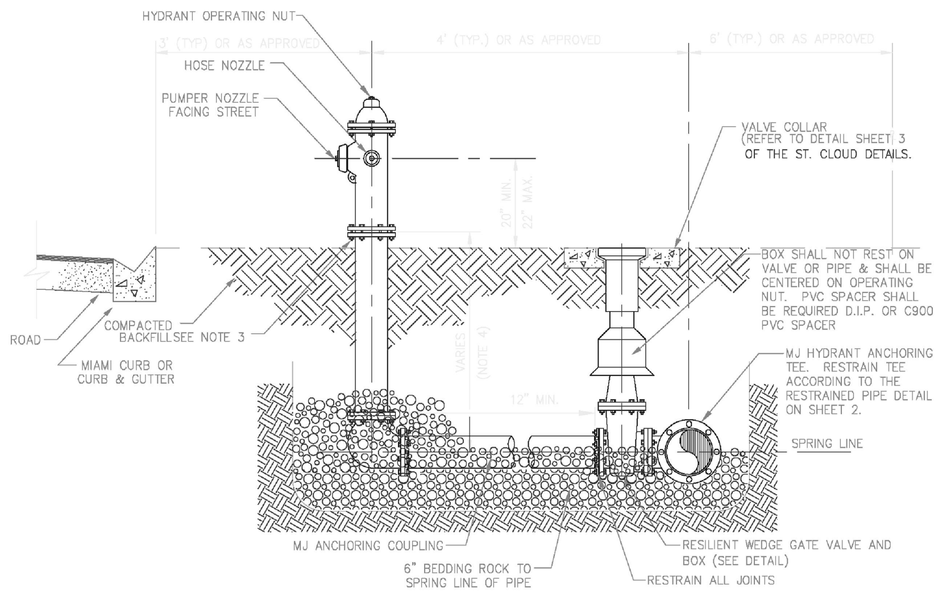
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St. Cloud - Reproduced from Laserfiche
City of St. Cloud Last Updated: 10-29-2014



TEMPORARY JUMPER CONNECTION DETAIL

JUMPER NOTES:

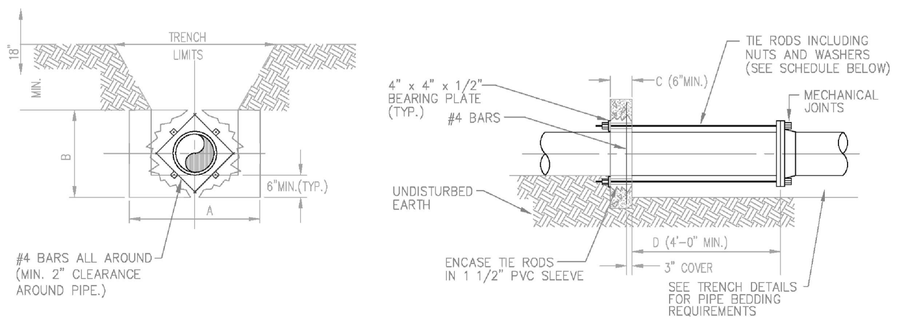
1. TEMPORARY JUMPER CONNECTION IS REQUIRED AT ALL CONNECTIONS BETWEEN EXISTING ACTIVE WATERMAINS AND PROPOSED NEW WATER MAIN IMPROVEMENTS
2. THE DETAIL ABOVE IS TO BE USED FOR FILLING ANY NEW WATER MAIN OF ANY SIZE FROM EXISTING ACTIVE WATER MAINS AND FOR FLUSHING OF NEW MAINS UP TO 8" DIAMETER (2.5 FPS MINIMUM VELOCITY.) AND FOR PULLING BACTERIOLOGICAL SAMPLES FROM ANY NEW WATER MAIN OF ANY SIZE. THE JUMPER CONNECTION SHALL BE MAINTAINED UNTIL AFTER FILLING, FLUSHING, TESTING AND DISINFECTION OF THE NEW MAIN HAS BEEN SUCCESSFULLY COMPLETED AND CLEARANCE FOR USE FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) AND OTHER PERTINENT AGENCIES HAS BEEN RECEIVED. ADEQUATE RESTRAINTS SHALL BE PROVIDED TEMPORARILY, AS REQUIRED. PIPE AND FITTINGS USED FOR CONNECTING THE NEW PIPE TO THE EXISTING PIPE SHALL BE DISINFECTED PRIOR TO INSTALLATION IN ACCORDANCE WITH AWWA C651, 1992 EDITION. THIS TAPPING SLEEVE AND THE EXTERIOR OF THE MAIN TO BE TAPPED SHALL BE DISINFECTED BY SPRAYING OR SWABBING PER SECTION II OF AWWA C651.
3. THE TIE-IN VALVE SHALL REMAIN CLOSED AND SHALL BE LOCKED IN THE CLOSED POSITION BY THE UTILITY COMPANY. THE TIE-IN VALVE SHALL REMAIN LOCKED CLOSED UNTIL THE NEW SYSTEM HAS BEEN CLEARED FOR USE BY FDEP AND ALL OTHER PERTINENT AGENCIES.
4. UPON RECEIPT OF CLEARANCE FOR USE FROM FDEP AND ALL OTHER PERTINENT AGENCIES. THE CONTRACTOR SHALL REMOVE THE TEMPORARY JUMPER CONNECTION. THE CORPORATION STOPS ARE TO BE CLOSED AND PLUGGED WITH 2" BRASS PLUGS.
5. ALL INSTALLATION AND MAINTENANCE OF THE TEMPORARY JUMPER CONNECTION AND ASSOCIATED BACKFLOW PREVENTION DEVICE FITTINGS, VALVE, ETC. SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. AFTER CHLORINATION AND FLUSHING OF 'NEW' MAIN, A MINIMUM PRESSURE OF 20 PSI SHALL BE MAINTAINED.
7. CITY TO SUPPLY METER AND BFP. CONTRACTOR TO INSTALL AND REMOVE TEMP. METER



FIRE HYDRANT ASSEMBLY DETAIL

HYDRANT NOTES:

1. FIRE HYDRANT SHALL BE SUPPLIED WITHOUT A WEEP HOLE, OR WITH A PERMANENTLY PLUGGED WEEP HOLE.
2. GROUND COVER OVER ALL PIPES SHALL BE 36" MINIMUM
3. FIRE HYDRANT ASSEMBLY SHALL BE PLACED 5' (TYP.) FROM THE EDGE OF PAVEMENT ON CURBED AND UNCURBED STREETS. (3LF FROM BACK OF CURB) AND WHEN IN OSCEOLA COUNTY AREAS REFER TO THEIR SETBACK REQUIREMENTS
4. VALVE IN HYDRANT ASSEMBLY SHALL BE 5 1/4" DIAMETER
5. HYDRANT ASSEMBLY SHALL BE MUELLER A-423 OR AMERICAN B-84B
6. HYDRANTS WITHIN CITY LIMITS SHALL BE PAINTED SILVER, FEDERAL SPEC. #12250; EXCEPT THREADS, OPERATING NUTS & BONNET. BONNET TO BE PAINTED A COLOR AS REQUIRED BY NFPA-291.
7. HYDRANTS IN COUNTY (OUTSIDE CITY LIMITS) SHALL BE PAINTED YELLOW EXCEPT BONNET. BONNET TO BE PAINTED A COLOR AS REQUIRED BY NFPA-291.
8. HYDRANT TEE SHALL BE RESTRAINED.



THRUST COLLAR DETAIL

THRUST COLLAR NOTES:

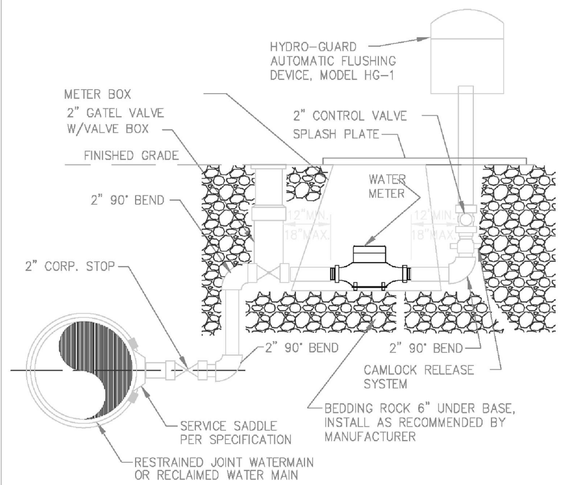
1. ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 2500 PSI.
3. BEDDING, BACKFILL, AND COMPACTION SHALL BE AS SPECIFIED ELSEWHERE IN THE STANDARD DRAWINGS.
4. ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
5. NO ALLOWANCE SHALL BE MADE FOR FRICTION BETWEEN THE PIPE WALL AND THE THRUST COLLAR.
6. DESIGN PRESSURE: _____ P.S.I. *

SCHEDULE OF DIMENSIONS AND MATERIALS *

PIPE SIZE (INCHES)	DIMENSIONS A	B	C	D	TIE RODS REQ'D DIA.	NO.

NOTE:
THRUST BLOCK AREAS TO BE COMPUTED ON BASIS OF _____ LBS. PER SQ. FT. SOIL RESTRAINT BEARING.
(1,500 MIN)
SEE NOTE 5

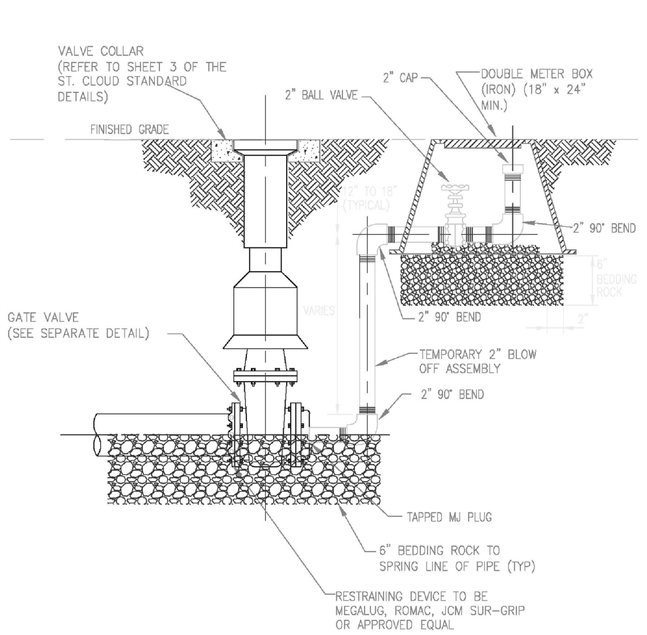
* TO BE COMPLETED BY ENGINEER.



PERMANENT BLOWOFF UNIT NOTES:

1. ALL 2" PIPE AND FITTINGS SHALL BE BRASS WITH THREADED (NPT) JOINTS.
2. ALL BLOWOFF SYSTEMS USED ON POTABLE WATER SYSTEMS TO BE PROGRAMMED BY CITY STAFF ONLY.
3. KEYS FOR POTABLE WATER BLOWOFF HYDRANTS TO BE MADE AVAILABLE TO AND TURN OVER KEYS TO PUBLIC SERVICES.
4. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
5. ALL SADDLES SHALL BE FUSHION-BONDED EPOXY OR NYLON-COATED BODIES, WITH DOUBLE STAINLESS STEEL STRAPS AND HARDWARE.
6. ALL HYDROGUROS WILL BE THE PROPERTY OF THE CITY OF ST. CLOUD AFTER PROJECT COMPLETION.

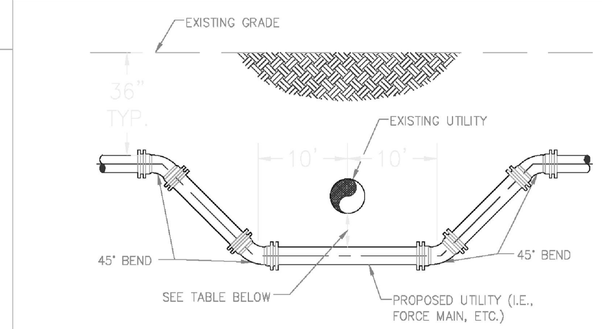
PERMANENT BLOWOFF DETAIL



DEAD END NOTES:

1. ALL 2" PIPE AND FITTINGS SHALL BE BRASS WITH THREADED (NPT) JOINTS
2. ALL TEMPORARY DEAD ENDS MUST BE TERMINATED WITH A GATE VALVE. TEMPORARY BLOW OFF SHALL BE INSTALLED IN PLUG AT DEAD END OF WATERMAIN.
3. DOUBLE METER BOX USED ON POTABLE WATER SYSTEMS SHALL BE BLACK IN COLOR.
4. DOUBLE METER BOX USED ON RECLAIMED WATER SYSTEMS SHALL BE PURPLE IN COLOR (NOT PAINTED) WITH LID LABELED, " RECLAIMED WATER – DO NOT DRINK "
5. SEE DETAIL FOR CURB MARKING AND SCRIBE "WV" OR "RV" IN CURBING.

TEMPORARY DEAD END DETAIL



UTILITY CROSSING DETAIL

NOTE:
FOR DEFLECTIONS LONGER THAN 20 FT. LENGTH AND MORE THAN 4 FT. DEPTH, USE HDPE PIPE.

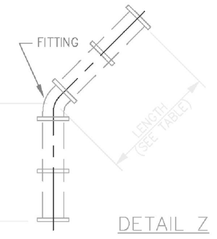
SEE SEPARATION NOTE 4 FOR ACCEPTABLE VARIANCES

PROPOSED UTILITY	MIN. HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS: POTABLE WATER HORIZ.	POTABLE WATER VERT.	RECLAIMED WATER HORIZ.	RECLAIMED WATER VERT.	SANITARY SEWER (GRAVITY & F.M.) HORIZ.	SANITARY SEWER (GRAVITY & F.M.) VERT.	STORM DRAIN HORIZ.	STORM DRAIN VERT.
POTABLE WATER	12"	6"	3'	12"	6' ALLOWED 10' PREFERRED	12"	3'	12"
RECLAIMED WATER	3'	12"	12"	6"	3'	12"	12"	6"
SANITARY SEWER	6' ALLOWED 10' PREFERRED	12"	3'	12"	12"	6"	12"	6"

SEPARATION NOTES:

1. THIS TABLE REPRESENTS THE MINIMUM SEPARATION REQUIREMENTS AS DESCRIBED IN F.D.E.P. RULES OF THE FLORIDA ADMINISTRATION CODE (F.A.C.) AND THE CITY'S SEPARATION REQUIREMENTS TO FACILITATE FUTURE MAINTENANCE. THESE REQUIREMENTS SHALL APPLY BETWEEN PROPOSED UTILITY LINES AND EXISTING OR PROPOSED UTILITY LINES.
2. RECLAIMED WATER IS DEFINED AS UNRESTRICTED PUBLIC ACCESS REUSE WATER AS DEFINED BY F.A.C. 17-610. OTHER TYPES OF RECLAIMED WATER ARE CONSIDERED RAW SEWAGE AND SEPARATIONS LISTED FOR SANITARY SEWER SHALL APPLY.
3. ALL SEPARATION DISTANCES ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE UNLESS OTHERWISE SPECIFIED. ACCEPTABLE VARIANCES:
4. WHERE POTABLE WATER AND SANITARY SEWER MAINS OR RECLAIM WATER MAINS CROSS THE WATER MAIN SHALL BE CENTERED ON THE CROSSING AND THE ENGINEER SHALL VERIFY THAT ALL WATER MAIN JOINTS ARE AT LEAST 6' AWAY FROM ALL SEWER/RECLAIM JOINTS OR AT LEAST 3' AWAY FROM ALL STORMWATER JOINTS.
5. THE HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY SANITARY SEWER MAY BE REDUCED TO 3' WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6" ABOVE THE TOP OF THE SEWER.
6. THE VERTICAL SEPARATION FOR WATER MAINS AND STORMWATER MAINS OR GRAVITY SEWER LINES MAY BE REDUCED TO 6" IF THE WATER MAIN IS LOCATED ABOVE THE STORMWATER OR GRAVITY SEWER LINES.
7. NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SEWER OR STORM MANHOLE OR STRUCTURE.
8. IF 36" MINIMUM DEPTH OF COVER IS NOT MAINTAINED, SPECIAL PROTECTION OR PIPE MATERIAL UPGRADE MAY BE REQUIRED.

(THE WORD "MAY", AS USED HERE, INDICATES CITY ENGINEER'S DISCRETION TO BE TAKEN ON A CASE BY CASE BASIS)



DETAIL Z

MINIMUM LENGTH (IN FEET) OF RESTRAINED PIPE REQUIRED

PIPE SIZE (DIAMETER IN INCHES)	BENDS 90° 100psi	90° 150psi	45° 100psi	45° 150psi	22 1/2° 100psi	22 1/2° 150psi	11 1/4° 100psi	11 1/4° 150psi	VERTICAL BENDS 100psi	VERTICAL BENDS 150psi	OTHER FITTINGS DEAD END 100psi	DEAD END 150psi	CROSS OR VALVE 100psi	CROSS OR VALVE 150psi	TEE BRANCH 100psi	TEE BRANCH 150psi
4"	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	40'	40'	20'	20'	40'	40'
6"	20'	40'	20'	20'	20'	20'	20'	20'	20'	40'	40'	60'	20'	20'	40'	40'
8"	20'	40'	20'	20'	20'	20'	20'	40'	40'	40'	40'	80'	20'	20'	40'	40'
12"	40'	40'	20'	20'	20'	20'	20'	40'	60'	60'	60'	100'	20'	20'	40'	40'
14"	40'	60'	20'	20'	20'	20'	20'	40'	60'	80'	80'	120'	20'	20'	40'	40'
16"	40'	60'	20'	20'	20'	20'	20'	40'	60'	80'	80'	120'	20'	20'	40'	60'
20"	40'	60'	20'	40'	20'	20'	20'	20'	60'	80'	100'	160'	20'	20'	40'	80'
24"	60'	80'	20'	40'	20'	20'	20'	20'	60'	80'	120'	180'	20'	20'	40'	100'
30"	60'	80'	40'	40'	20'	20'	20'	80'	100		140'	200'	20'	20'	60'	140'

RESTRAINED PIPE NOTES:

1. THE ABOVE THRUST RESTRAINT TABLE SHALL BE USED FOR THE FOLLOWING TRENCH CONDITIONS:
   MINIMUM 50% SOIL RETAINED ON A NUMBER 200 SIEVE
   MINIMUM 95% COMPACTION, AASHTO T-180
   MINIMUM 3' OF COVER
2. THE ABOVE TABLE SPECIFIES THE LENGTH OF RESTRAINED PIPE SECTIONS REQUIRED, IN EACH DIRECTION OF PIPE ON EXTENDED CENTERLINE OF FITTING (SEE DETAIL Z)
3. WHERE CONDITIONS VARY FROM THE ABOVE TABLE, A FLORIDA REGISTERED PROFESSIONAL ENGINEER MUST DETERMINE THE REQUIRED LENGTH OF OF RESTRAINED PIPE.
4. ALL FITTINGS, VALVES AND RESTRAINED PIPE SHALL BE RESTRAINED WITH MEGALUG, ROMAC, JCM SUR-GRIP OR APPROVED EQUAL.
5. POTABLE WATER MAIN, RECLAIMED WATER MAIN AND SANITARY FORCE MAIN TEST PRESSURE IS 150 psi MINIMUM.
6. THRUST BLOCKS MAY BE APPROVED BY THE CITY WHEN CONDITIONS WARRANT.
7. NOTE: 10" AND 18" NOMIMAL DIAMETER PIPES ARE NOT ACCEPTABLE.

(THE WORD "MAY", AS USED HERE, INDICATES CITY ENGINEER'S DISCRETION TO BE TAKEN ON A CASE BY CASE BASIS)

RESTRAINED PIPE TABLE

PUBLIC SERVICES DEPARTMENT
1300 KARY STREET
ST. CLOUD, FL 34769
(407) 957-7344

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THIS DOCUMENT WILL BE CONSIDERED A COPY ONLY, UNLESS EMBOSSED BY A REGISTERED ENGINEERS SEAL

REVISIONS

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REV. NO.:	1		AP:	KF	10/13	REV. NO.:		AP:		REV. NO.:		AP:		REV. NO.:		AP:	
DESCRIPTION: MINOR WORDING, HYDROGUARD REVISIONS						DESCRIPTION:				DESCRIPTION:				DESCRIPTION:			

DRAWN BY: | DATE: | CHECKED BY: | DATE:
SCALE: NONE | APPROVED BY: | DATE:
FILENAME: 06- Site Construction-Water, Sewer and Reclaimed
XREF'S:

DRAWING NUMBER: D-06-012012
SHEET 6 OF 16

City of St. Cloud
Celebrating Small Town Life

WATER , SEWER & RECLAIMED WATER
TYPICAL DETAILS-SITE CONSTRUCTION

APPROVED BY
KEVIN FELBLINGER, P.E. CFM
FL REG. No. 68532
ENGINEERING MANAGER/
CITY ENGINEER
DATE _____

Dewberry
BOWYER SINGLETON

OSCEOLA COUNTY FLORIDA

CITY OF ST. CLOUD
WATER, SEWER & RECLAIMED
NORTHWEST LAKESIDE GROVES
TYPICAL DETAILS

DEWBERRY ENGINEERS INC. 800 SOUTH MAGNOLIA AVENUE - ORLANDO, FLORIDA 32801
CORPORATE CERTIFICATE OF AUTHORIZATION #00000670
407-843-5120 - ENGINEERING BUSINESS - #794

REVISIONS | DATE | BY | DESCRIPTION

Reproduced from Scanned Drawings
City of St. Cloud - Reproduced from Scanned Drawings
10/29/2014
...\LKGR1 NW-waterreclaim1.dgn

"CONTRACTOR "AS-BUILTS"
I hereby state that these "As-Builts" were furnished to the City of St. Cloud by me or by persons employed by under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed. I have based this on field and/or observations of the construction.
Contractor's Name _____
Engineer _____
Not valid without the signature and the original seal of a Florida Registered Engineer.

DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	NONE
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1 NW-waterreclaim1
SHEET	41 OF 44

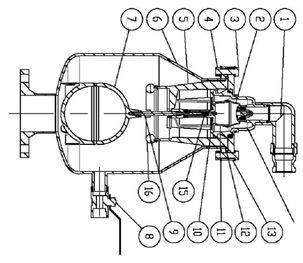
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PS 14-00001

ITEM	QUANT	COMBINATION AIR RELEASE VALVE ASSEMBLY MATERIALS DESCRIPTION
1A	1	ENCLOSURE, WATER PLUS, CORPORATION MODEL #131632 – PAR3, STANDARD MEDIUM GREEN
2A	1	AIR RELEASE VALVE 2" NPT, H-TEC MODEL 986 OR APPROVED EQUAL 2" TO 12" MAIN SIZE
1B	1	VENTED ENCLOSURE, WATER PLUS CORP. MODEL # 131632 – PAR3, LIGHT BLUE
1C	1	VENTED ENCLOSURE, WATER PLUS CORP. MODEL # 131632 – PAR3, LAVENDAR
2B	4	AIR RELEASE VALVE 2" NPT, H-TEC MODEL 986 OR APPROVED EQUAL 2" TO 12" MAIN SIZE
3	1	1" CURB STOP, BRASS
4	1	2" X 4" NIPPLE, BRASS
5	1	2" BALL VALVE, BRASS
6	1	2" TEE, BRASS
7	1	2" X 1" REDUCER, BRASS
8	1	1" SHORT NIPPLE, BRASS
9	4	2" X 90° ELBOW, BRASS
10	2	2" SHORT NIPPLE, BRASS
11	2	2" PIPE, LENGTH AS REQUIRED, BRASS
12	1	2" DOUBLE SS STRAP, IP TAPPING SADDLE, EPOXY COATED
13	1	2" CORPORATION, BRASS, MIPXFIP
14	2	1-1/2" PIPE, PVC, LENGTH AS REQUIRED
15	1	1-1/2" X 90° ELBOW, PVC
16	1	2" X 1-1/2" REDUCER, PVC
17	1	3" X 2" FLEX COUPLING, PVC
18	1	3" PIPE, PVC, LENGTH AS REQUIRED
19	1	3" X 45° FITTING, PVC
20	3	3" PIPE, PVC, LENGTH AS SHOWN, PERFORATED TOP HALF ONLY
21	1	3" TEE, PVC
22		2" CAP, PVC
23	2	CONCRETE SLAB AROUND ENCLOSURE 6" X 6"
24	1	GRANITE, 12" DEPTH (THICKNESS)
25	2	

NOTE:
ALL PRESSURE MAINS LARGER THAN 12" SHALL HAVE 3" NPT AIR RELEASE VALVE.
COPPER MAY BE SUBSTITUTED FOR BRASS ON 3" SIZES.

NOTE:
CITY OF ST. CLOUD SHALL HAVE OPTION OF REQUIRING THE AIR RELEASE VALVE ASSEMBLY WITH ODOR CONTROL SYSTEM (DETAIL 4c) TO BE INSTALLED WHERE ODOR MAY BE A CONCERN



No.	Component	Series - Epoxy-coated steel
1	Outlet elbow w. screen/cantock 1.5"	Polyethylene (PE)
2	Diaphragm	Buna (NBR
3	Hex Head Bolt	Stainless Steel
4	Hexagon nut	Stainless Steel
5	Debris shield	Polyethylene (PE)
6	Body	Steel - epoxy powder coated
7	Float	Delrin®(POM)
8	Float stemple	Stainless Steel 316Ti
9	Debris screen	Delrin®(POM)
10	Diaphragm holder	Delrin®(POM)
11	Diaphragm	Buna NBR
12	O-Ring 157 x 6 mm	Buna NBR
13	Clamping flange	Steel - epoxy powder coated
14	Valve body	Delrin®(POM)
15	Bonger ring	Buna NBR

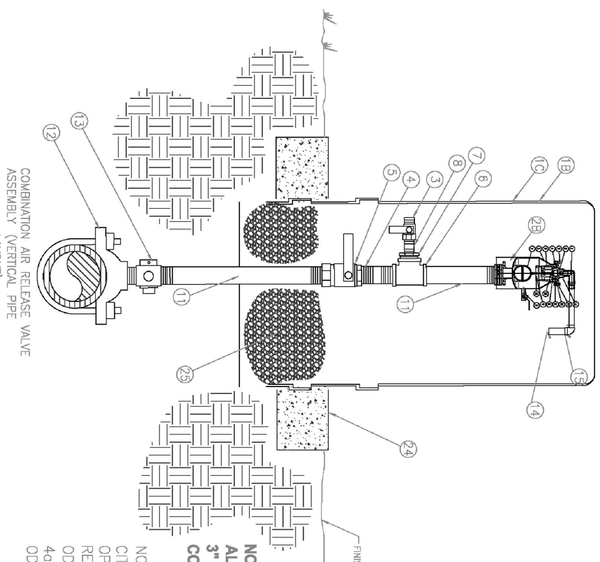
Automatic Air and Vacuum Release Valve, steel - epoxy powder coated (Model # 986).

Automatic Air and Vacuum Valves shall be infinitely variable automatic air release valves designed to operate within the pressure range of 0 psi (0 bar) to operating pressure range 0.01 through 250 psi (0 - 17 bar). Allow air to enter in the event of a vacuum, and soft working behavior as water enters the pipe. Provide a double orifice design for the large orifice. A debris shield made of PE-HD allows no contact between float and sealing area. A secondary debris screen provides an additional protection for the diaphragm. The float shall be Delrin (Polyoxymethylene, POM) the valve seat and all working parts shall be of corrosion-resistant materials.

Air and vacuum valves shall be from H-TEC, Inc. (Hawle company)

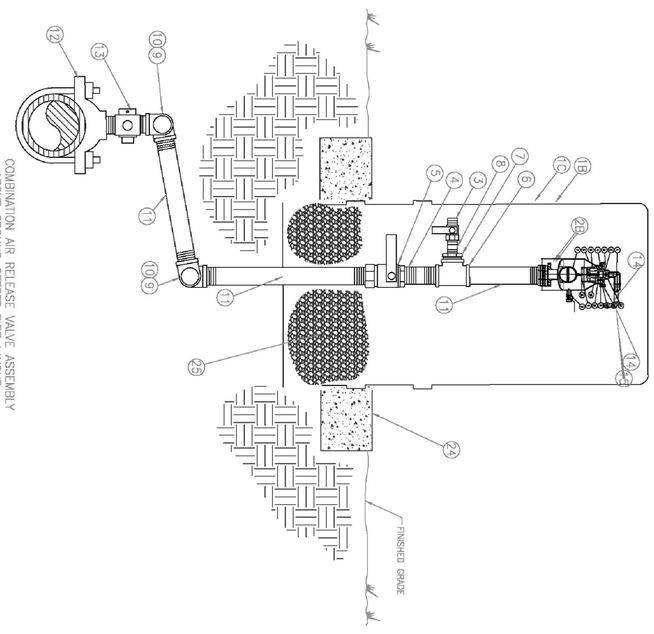
"POTABLE WATER AND RECLAIMED WATER"

COMBINATION AIR RELEASE VALVE ASSEMBLY (VERTICAL PIPE LAYOUT)



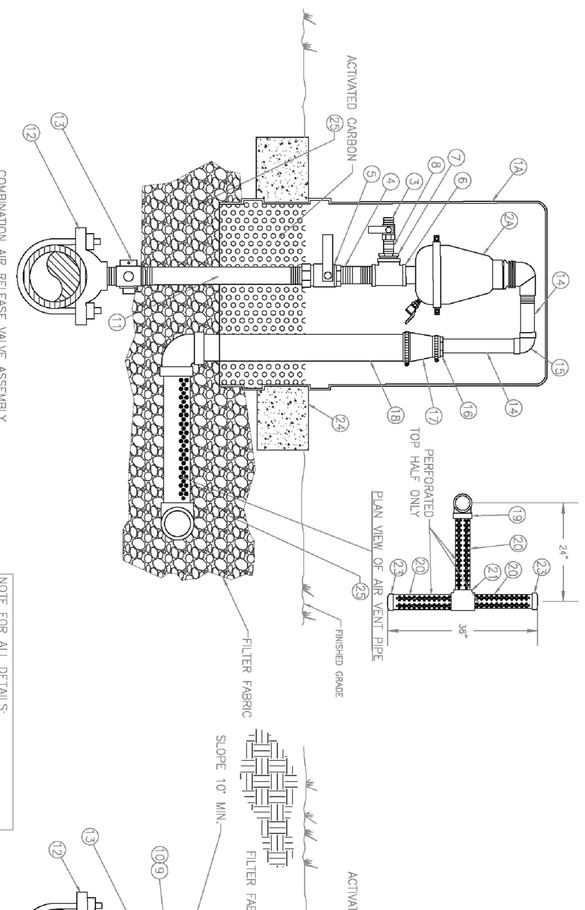
"POTABLE WATER AND RECLAIMED WATER"

COMBINATION AIR RELEASE VALVE ASSEMBLY ABOVE GROUND OFFSET PIPE LAYOUT



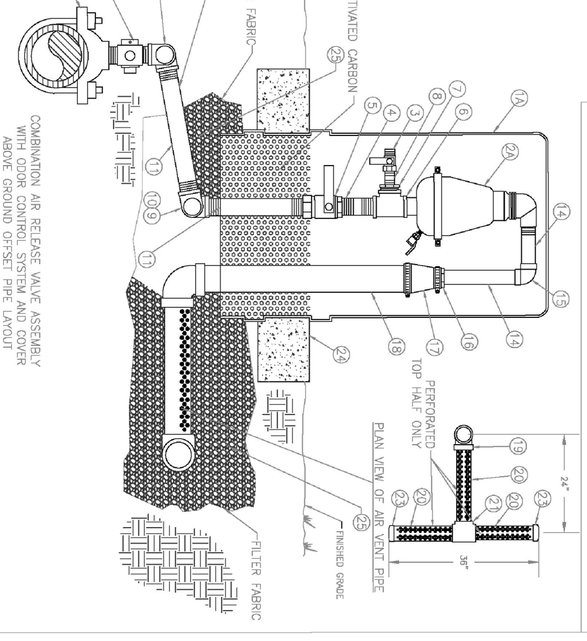
"POTABLE WATER AND RECLAIMED WATER"

COMBINATION AIR RELEASE VALVE ASSEMBLY WITH ODOR CONTROL SYSTEM (VERTICAL PIPE LAYOUT)



"SEWER ONLY"

COMBINATION AIR RELEASE VALVE ASSEMBLY WITH ODOR CONTROL SYSTEM AND COVER ABOVE GROUND OFFSET PIPE LAYOUT



"SEWER ONLY"

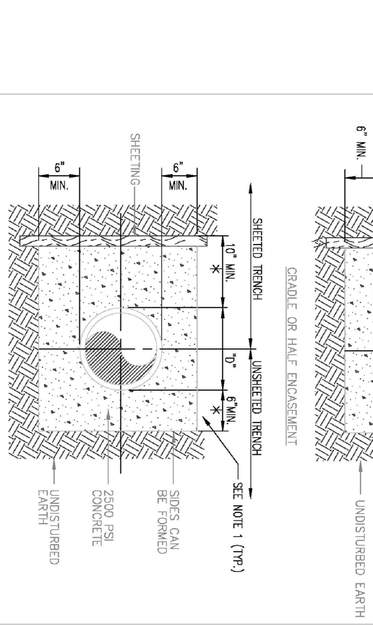
COMBINATION AIR RELEASE VALVE ASSEMBLY WITH ODOR CONTROL SYSTEM (VERTICAL PIPE LAYOUT)

NOTE FOR ALL DETAILS
SEE CITY OF ST. CLOUD STANDARD UTILITY MANUAL FOR ADDITIONAL INFORMATION.

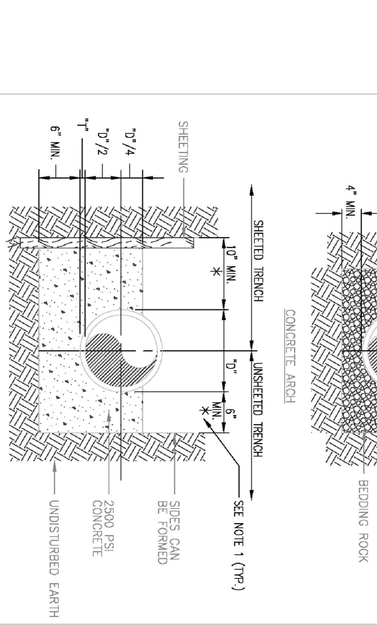
NOTES: ALL REFERENCES TO "EQUAL" OR "APPROVED EQUAL" PROVIDE AN OPPORTUNITY TO SUBSTITUTE MATERIALS. ALL PROPOSED SUBSTITUTIONS SHALL BE REVIEWED AND APPROVED BY THE CITY OF ST. CLOUD CITY MANAGER OR DESIGNEE BY SUBMITTING MANUFACTURER'S SPECIFICATIONS AND PRODUCT DATA SHEETS PRIOR TO CONSTRUCTION.

CONCRETE ARCH & ENCASEMENT DETAILS

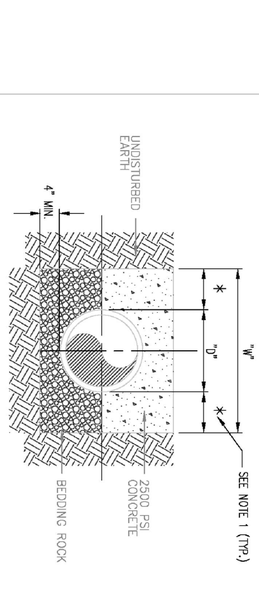
FULL ENCASEMENT



GRADE OR HALF ENCASEMENT

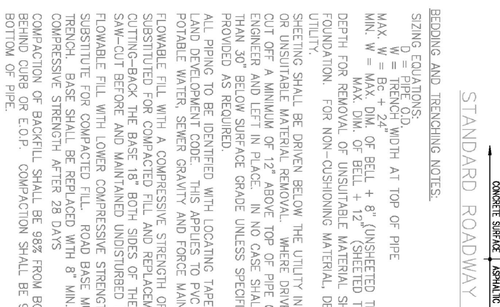


CONCRETE ARCH



1. * 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIA 24" AND OVER.
2. "D" REFERS TO THE DIAMETER OF THE PIPE.
3. "T" REFERS TO THE THICKNESS OF THE PIPE.
4. USE OF CONCRETE ARCH HALF ENCASEMENT OR FULL ENCASEMENT TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE CITY.

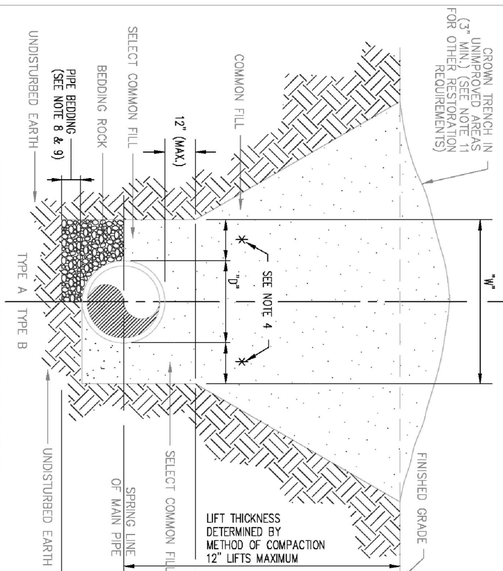
STANDARD ROADWAY OPEN CUT DETAIL



BEDDING AND TRENCHING NOTES:

1. SIZING EQUATIONS:
   D = PIPE O.D.
   W = TRENCH WIDTH AT TOP OF PIPE
   MAX. W = BC + DIA. OF BELL + 8" (UNSHEETED TRENCH)
   MIN. W = MAX. DIA. OF BELL + 12" (SHEETED TRENCH)
2. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL BE AS REQUIRED TO REACH SUITABLE FOUNDATION. FOR NON-CUSHIONING MATERIAL, DEPTH SHALL BE 6" BELOW BOTTOM OF UTILITY.
3. SHEETING SHALL BE DRIVEN BELOW THE UTILITY INVERT IF REQUIRED FOR LATERAL SUPPORT OR UNSUITABLE MATERIAL REMOVAL. WHERE DRIVEN BELOW PIPE INVERT, SHEETING SHALL BE CUT OFF A MINIMUM OF 12" ABOVE TOP OF PIPE OR HIGHER AS AUTHORIZED BY THE ENGINEER AND LEFT IN PLACE. IN NO CASE SHALL SHEETING LEFT IN PLACE EXTEND HIGHER THAN 30" BELOW SURFACE GRADE UNLESS SPECIFICALLY APPROVED. BRACING SHALL BE PROVIDED AS REQUIRED.
4. ALL PIPING TO BE IDENTIFIED WITH LOCATING TAPE IN ACCORDANCE WITH THE ST. CLOUD LAND DEVELOPMENT CODE. THIS APPLIES TO PVC AND IRON PIPE FOR USES INCLUDING POTABLE WATER, SEWER GRAVITY AND FORCE MAINS, AND RECLAIMED WATER MAINS
5. FLOWABLE FILL WITH A COMPRESSIVE STRENGTH OF 300 PSI AFTER 7 DAYS MAY BE SUBSTITUTED FOR COMPACTED FILL AND REPLACEMENT BASE TOGETHER WITHOUT CUTTING-BACK THE BASE 18" BOTH SIDES OF THE TRENCH AS LONG AS ROADWAY IS SAW-CUT BEFORE AND MAINTAINED UNDISTURBED DURING TRENCHING OPERATIONS.
6. FLOWABLE FILL WITH LOWER COMPRESSIVE STRENGTH MAY BE APPROVED AS A SUBSTITUTE FOR COMPACTED FILL. ROAD BASE MUST BE CUT-BACK 18" BOTH SIDES OF THE TRENCH. BASE SHALL BE REPLACED WITH 8" MIN. THICKNESS OF CONCRETE WITH 3,000 PSI COMPRESSIVE STRENGTH AFTER 28 DAYS
7. COMPACTION OF BACKFILL SHALL BE 98% FROM BOTTOM TO TOP OF SUBGRADE AND TO 2 LF BEHIND CURB OR E.O.P. COMPACTION SHALL BE 95% FROM BOTTOM OF SUBGRADE DOWN TO BOTTOM OF PIPE.

TYPE A TYPE B



BEDDING AND TRENCHING DETAIL

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180. COMPACTION SHALL BE 98% WITHIN 2' OF FINISHED ELEVATION UNDER ALL ROADWAYS, AND TO 2 LF BEHIND CONCRETE CURBS OR THE EDGE OF PAVEMENT.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180. COMPACTION SHALL BE 98% WITHIN 2' OF FINISHED ELEVATION UNDER ALL ROADWAYS, AND TO 2 LF BEHIND CONCRETE CURBS OR THE EDGE OF PAVEMENT.
3. USE TYPE A BEDDING TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE CITY.
4. * 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
5. ALL NECESSARY MEASURES SHALL BE TAKEN TO KEEP THE TRENCH AS DRY AS POSSIBLE DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO KEEP THE TRENCH AS DRY AS POSSIBLE.
7. REFER TO LAND DEVELOPMENT CODE FOR SHEETING AND BRACING IN EXCAVATIONS. GRAVITY SEWERS SHALL UTILIZE TYPE A BEDDING, IF REQUIRED BY THE CITY. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER LESS THAN 15", AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
8. THE CITY ENGINEER MAY APPROVE ALTERNATE METHODS OF TRENCH BACKFILL COMPACTION ON A CASE BY CASE SITUATION.
9. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. THE CITY SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.
10. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN THE CITY OF ST. CLOUD RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.

REVISIONS

	DR:	CC	10/13	CK:	KF	10/13	DR:			CK:			DR:			CK:			DATE:		
REV. NO.:	1	AP:	KF	10/13	REV. NO.:		AP:						REV. NO.:			AP:			DATE:		
DESCRIPTION:	ARV model and description Change				DESCRIPTION:								DESCRIPTION:								

PUBLIC SERVICES DEPARTMENT
1300 9th STREET
ST. CLOUD, FLORIDA 34769
(407) 957-7344

ALL SURVEY DATA SHOWING PHYSICAL FEATURES WERE OBTAINED BY THE ENGINEER INCIDENTAL TO DESIGN AND NO LAND SURVEYING CERTIFICATION SHOULD BE IMPLIED

THIS DOCUMENT WILL BE CONSIDERED A COPY ONLY, UNLESS EMBOSSED BY A REGISTERED ENGINEERS SEAL

APPROVED BY
KEVIN FELBLINGER, P.E. CFM
FL REG. No. 68532
ENGINEERING MANAGER/
CITY ENGINEER
DATE _____

DRAWING NUMBER: D-07-012012
SHEET 7 OF 16

ST. CLOUD
Celebrating Small Town Life

AIR RELEASE VALVES-OPEN CUT ROADS
TYPICAL DETAILS- BENCHING AND ENCASEMENT

CONTRACTOR "AS-BUILTS"
I hereby state that these "As-Builts" were furnished to me by the contractor listed below. I, or an employee under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed. This statement is based upon site observations of the construction.
Contractor's Name _____
Engineer _____
Not valid without the signature and the original seal of a Florida Registered Engineer.

REVISIONS

DATE	BY	DESCRIPTION

OSCEOLA COUNTY FLORIDA

CITY OF ST. CLOUD
AIR RELEASE VALVES
NORTHWEST LAKESIDE GROVES

CORPORATE OFFICE - 520 SOUTH MAGNOLIA AVENUE - ORLANDO, FLORIDA 32801
407-843-5120 - ENGINEERING BUSINESS - 8794

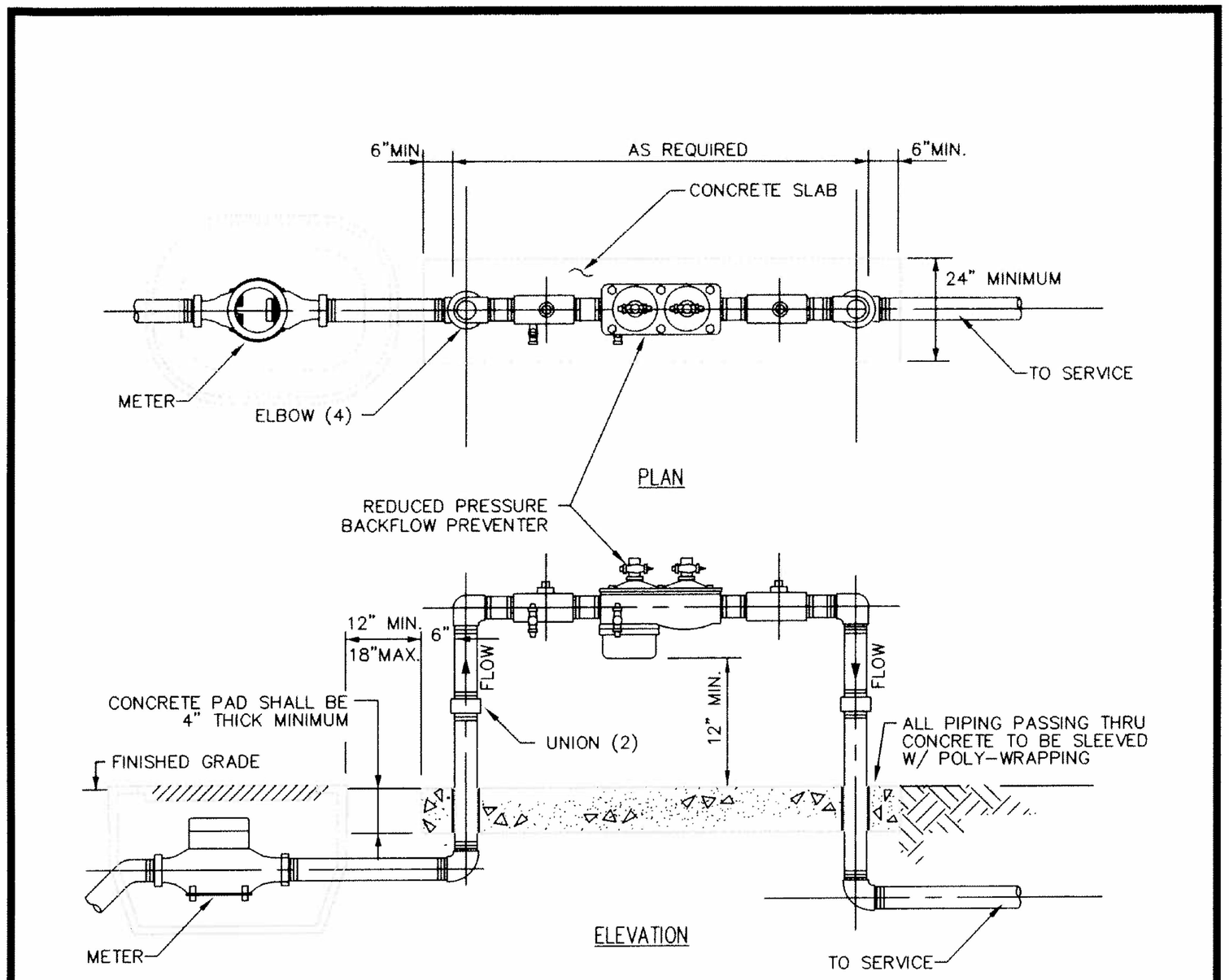
Dewberry
BOWYER SINGLETON

DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	NONE
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1 NW-airrelease
SHEET	42 OF 44

PS 14-00001

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City of St. Cloud Laserfiche Reproduction

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BACKFLOW PREVENTER NOTES

1. THIS DETAIL IS APPLICABLE FOR A SINGLE SERVICE WITHIN THE NON-RECLAIM RESIDENTIAL SERVICE AREA OF THE FOLLOWING SIZES: 3/4", 1", 1 1/2" & 2".
2. FOR ALL PIPING AND FITTINGS FROM THE METER CONNECTION TO THE FINAL DOWNSTREAM 90° ELBOW SHOWN ON THE DRAWING, THE ONLY SUITABLE MATERIALS FOR INSTALLATION SHALL BE SWEATED COPPER OR THREADED BRASS.
3. BACKFLOW PREVENTER SHALL BE LOCATED NO MORE THAN 18" DOWNSTREAM FROM THE WATER METER, UNLESS OTHERWISE PERMITTED.
4. ASSEMBLY MUST BE TESTED BY A CERTIFIED BACKFLOW PREVENTION DEVICE TESTER.

City of St. Cloud
Environmental Utilities
1300 Ninth Street
Building A, Second Floor
St. Cloud, FL 34769
Phone: (407)957-7344
Fax: (407)892-3372

Reduced Pressure Single System Backflow Preventer Typical Installation Detail

DRAWN BY	DATE
BP/TB	1/2009
CHECKED BY	DATE
MS	1/2009
APPROVED BY	DATE
MS	1/2009
SCALE: NONE	
SHEET 1 OF 1	

Dewberry
BOWYER SINGLETON

FLORIDA

CITY OF ST. CLOUD
REDUCED PRESSURE
BACKFLOW PREVENTER

NORTHWEST LAKESIDE GROVES

OSCEOLA COUNTY

ORLANDO OFFICE • 1560 SOUTH MAGNOLIA AVENUE • ORLANDO, FLORIDA 32801
407-843-5120 • ENGINEERING BUSINESS - 8794

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REVISIONS		
DESCRIPTION	BY	DATE

CONTRACTOR "AS-BUILTS"
I hereby state that these "As-Builts" were furnished to me by the contractor and/or his employees and that I or someone employed by me under my direct supervision have reviewed these "As-Builts" and believe them, to be in compliance with my knowledge of the best as-built observations of the construction.

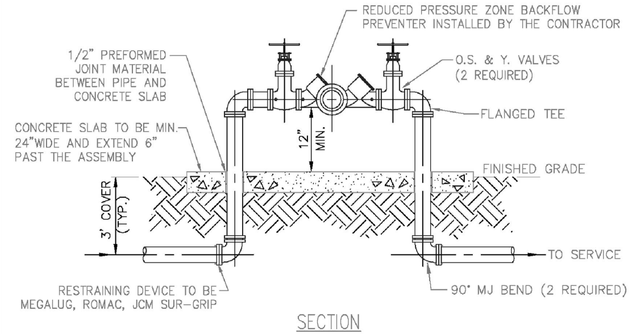
Contractor's Name
Engineer

Not valid without the signature and the original seal of a Florida Registered Engineer.

DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	NONE
PROJECT NO.	LKGRI/FINAL/North West
FILE NAME	LKGR1NW-backflow
SHEET	43 OF 44

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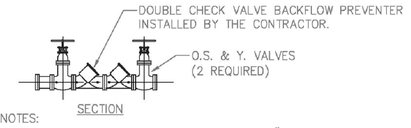
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SECTION

1. REDUCED PRESSURE BACKFLOW PREVENTER NOTES: BACKFLOW PREVENTER TO BE LOCATED NO MORE THAN 12" DOWNSTREAM FROM THE WATER METER, UNLESS OTHERWISE PERMITTED
2. ALL PIPE AND FITTINGS SHALL MATCH SIZE OF SERVICE PIPE.
3. SEE LIFT STATION SITE LAYOUT FOR LOCATION.

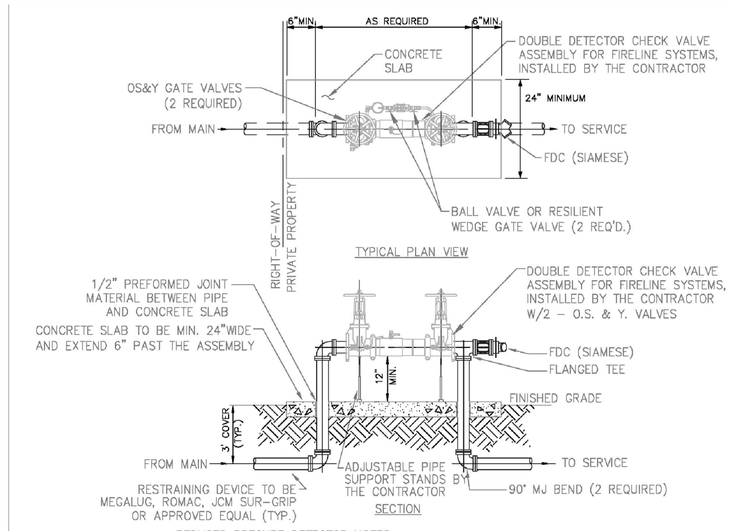
REDUCED PRESSURE BACKFLOW PREVENTER



SECTION

DOUBLE CHECK NOTES:
1. BACKFLOW PREVENTER TO BE LOCATED NO MORE THAN 12" DOWNSTREAM FROM THE WATER METER, UNLESS OTHERWISE PERMITTED
2. ALL PIPE AND FITTINGS 2 1/2" OR LARGER SHALL BE FLANGED DUCTILE IRON
3. ALL FLANGED FITTINGS SHALL HAVE STAINLESS STEEL BOLTS AND NUTS

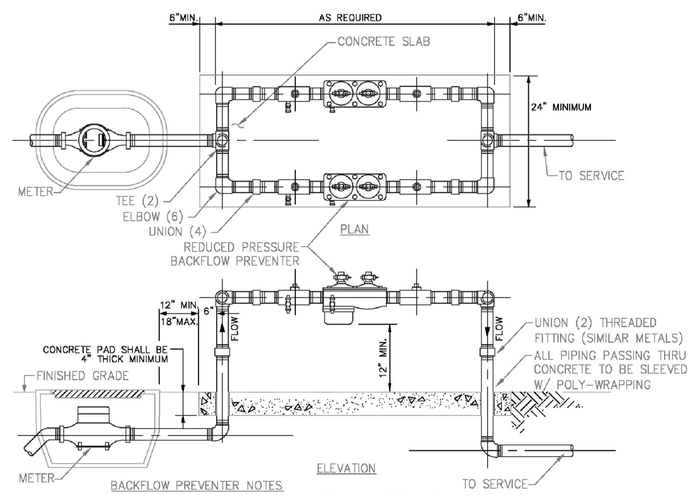
DOUBLE CHECK ASSEMBLY



SECTION

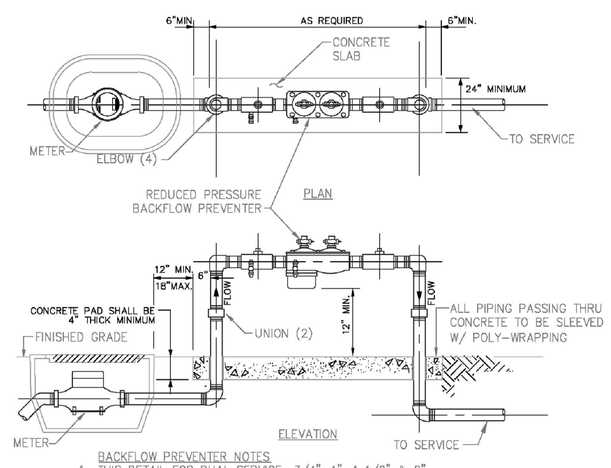
REDUCED PRESURE DETECTOR NOTES:
1. THE CONTRACTOR SHALL CONTACT PUBLIC SERVICES LINES SYSTEM DIVISION AND/OR S.C.F.D. FOR EXACT ASSEMBLY LENGTH AND HEIGHT ABOVE THE SLAB REQUIRED FOR THE FIRE LINE REDUCED PRESSURE CHECK VALVE ASSEMBLY. ALL ASSEMBLY PIPE, FITTINGS AND APPURTENANCES SHALL BE INSTALLED BY THE CONTRACTOR.
2. ALL ABOVE GROUND PIPE SHALL BE FLANGED DUCTILE IRON.
3. ALL FLANGED FITTINGS SHALL HAVE STAINLESS STEEL BOLTS AND NUTS
4. ASSEMBLY SHALL BE PAINTED RED. PAINT SHALL BE DIRECT TO METAL PAINT & PRIMER, SHERWIN WILLIAMS OR EQUAL.
5. IF ASSEMBLY, IS TO BE INSTALLED AT THE BUILDING, A GATE VALVE WILL BE REQUIRED AT THE POINT OF SERVICE OR PROPERTY LINE.
6. ALL FIRE LINE ASSEMBLY'S WILL BE REQUIRED TO BE TESTED BY A CERTIFIED TESTER.

FIRE LINE REDUCED PRESSURE DETECTOR ASSEMBLY



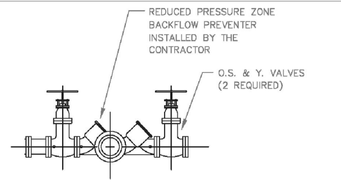
BACKFLOW PREVENTER NOTES
1. THIS DETAIL FOR DUAL SERVICE: 3/4", 1", 1 1/2" & 2"
2. ALL PIPING AND FITTINGS SHALL BE SWEATED COPPER, THREADED BRASS AS THE ONLY SUITABLE MATERIAL FOR INSTALLATION
3. BACKFLOW PREVENTER TO BE LOCATED NO MORE THAN 18" DOWNSTREAM FROM WATER METER, UNLESS OTHERWISE PERMITTED
4. BACKFLOW PREVENTORS ARE REQUIRED TO BE THE SAME TYPE
5. ASSY. WILL BE REQUIRED TO BE TESTED BY A CERTIFIED TESTER.

REDUCED PRESSURE PARALLEL SYSTEM BACKFLOW PREVENTER DETAIL



BACKFLOW PREVENTER NOTES
1. THIS DETAIL FOR DUAL SERVICE: 3/4", 1", 1 1/2" & 2"
2. ALL PIPING AND FITTINGS SHALL BE SWEATED COPPER, THREADED BRASS AS THE ONLY SUITABLE MATERIAL FOR INSTALLATION
3. BACKFLOW PREVENTER TO BE LOCATED NO MORE THAN 18" DOWNSTREAM FROM WATER METER, UNLESS OTHERWISE PERMITTED
4. ASSY. WILL BE REQUIRED TO BE TESTED BY A CERTIFIED TESTER.

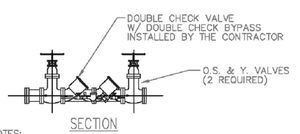
REDUCED PRESSURE SINGLE SYSTEM BACKFLOW PREVENTER DETAIL



SECTION

REDUCED PRESSURE BACKFLOW PREVENTER NOTES:
1. BACKFLOW PREVENTER TO BE LOCATED NO MORE THAN 12" DOWNSTREAM FROM THE WATER METER, UNLESS OTHERWISE PERMITTED
2. ALL PIPE AND FITTINGS 2 1/2" OR LARGER SHALL BE FLANGED DUCTILE IRON
3. ALL FLANGED FITTINGS SHALL HAVE STAINLESS STEEL BOLTS AND NUTS

REDUCED PRESSURE BACKFLOW PREVENTER

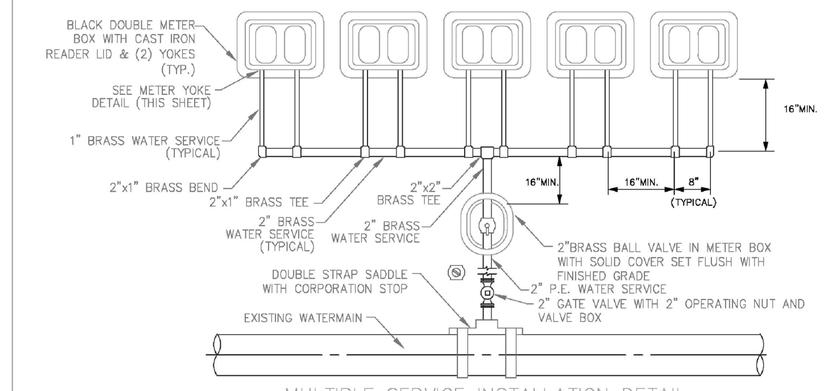


SECTION

DOUBLE CHECK DETECTOR NOTES:
1. BYPASS LINE SHALL ALSO HAVE AN APPROVED DOUBLE CHECK BACKFLOW PREVENTER ASSEMBLY. CONTRACTOR SHALL INSTALL UNIT WITH (O.S. & Y.) RESILIENT WEDGE GATE VALVES. METER SHALL BE SUPPLIED BY THE CITY.
2. IF ASSY. IS TO BE INSTALLED AT THE BUILDING, A GATE VALVE WILL BE REQUIRED AT THE POINT OF SERVICE OR PROPERTY LINE.
3. ALL FIRE LINE ASSEMBLY'S WILL BE REQUIRED TO BE TESTED BY A CERTIFIED TESTER.
4. ALL FLANGED FITTINGS SHALL HAVE STAINLESS STEEL BOLTS AND NUTS
5. ASSEMBLY SHALL BE PAINTED RED. PAINT SHALL BE DIRECT TO METAL PAINT & PRIMER, SHERWIN WILLIAMS OR EQUAL.

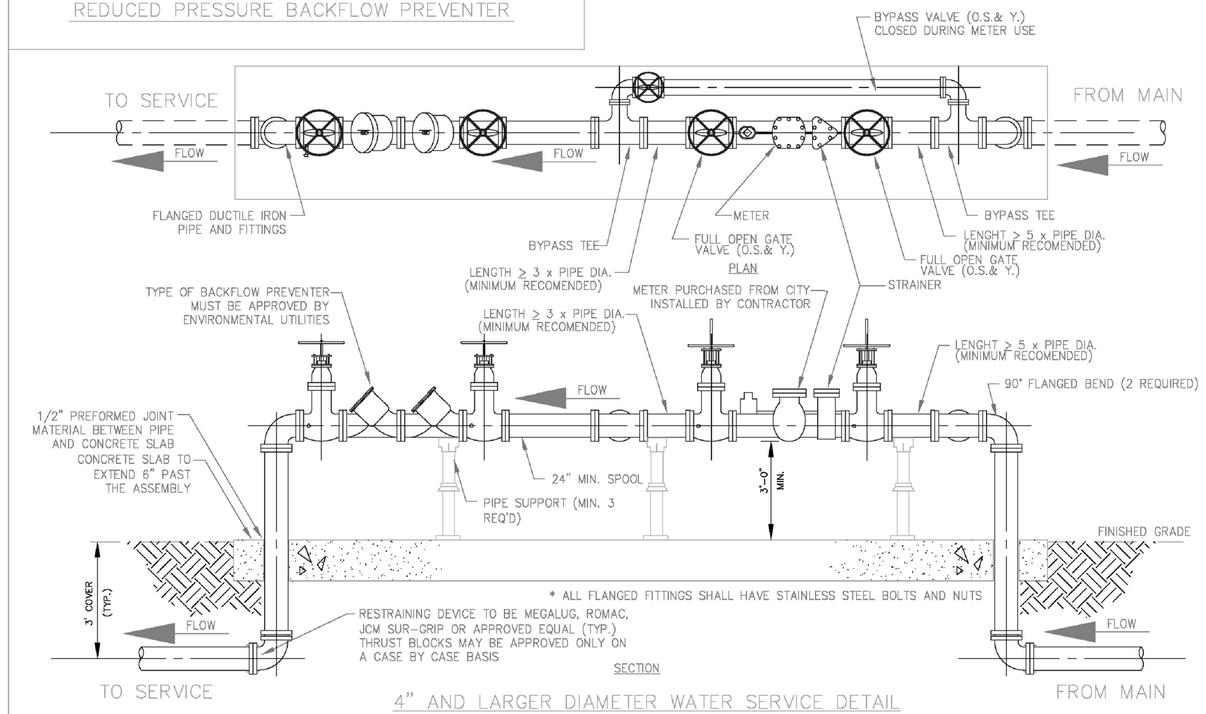
FIRE LINE DOUBLE CHECK DETECTOR ASSEMBLY

GENERAL NOTES:
1. SELECTION OF APPLICABLE BACKFLOW PREVENTION DEVICE SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF ST. CLOUD CROSS CONNECTION CONTROL MANUAL IN EFFECT AT THE TIME OF PLAN APPROVAL AND SUBJECT TO FINAL REVIEW AND APPROVAL OF THE CITY.
2. ALL UTILITY BFP, METER ASSEMBLIES SHALL BE PAINTED BLUE FOR POTABLE WATER AND PANTONE (PURPLE) FOR RECLAIMED WATER. PAINT SHALL BE DIRECT TO METAL PAINT & PRIMER, SHERWIN WILLIAMS OR EQUAL.

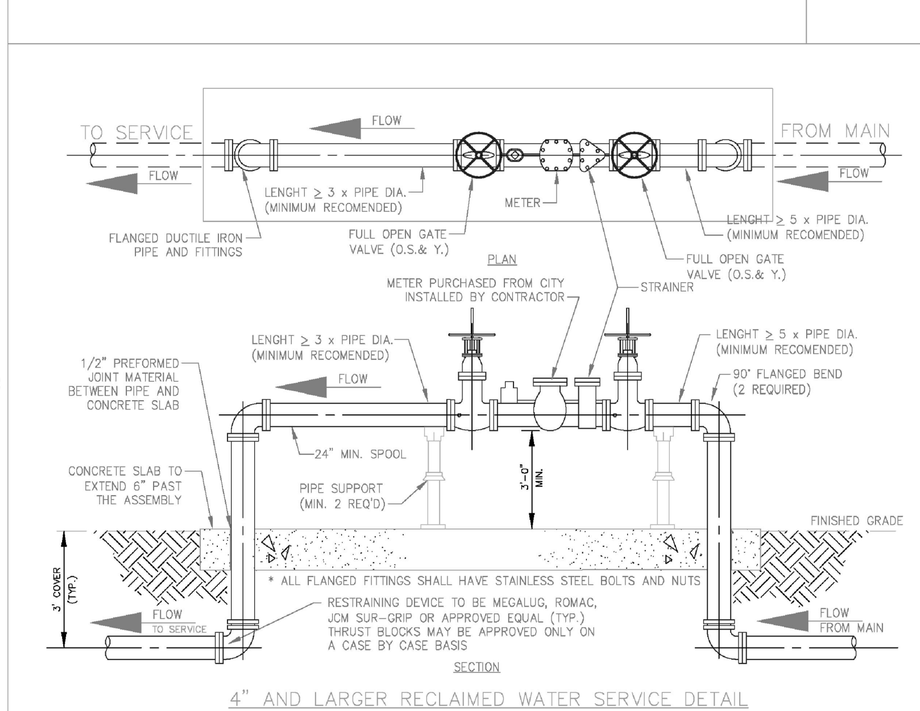


MULTIPLE SERVICE INSTALLATION DETAIL

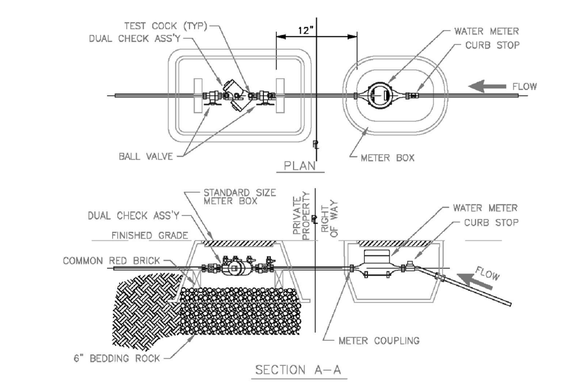
MULTIPLE SERVICE NOTES:
1. BRASS MANIFOLD ASSEMBLY SHALL HAVE 10" COVER FROM FINISHED GRADE TO TOP OF PIPE (CRITICAL).
2. SINGLE SERVICES MAY BE USED PER CITY OF ST. CLOUD STANDARD DRAWINGS.
3. MAXIMUM NUMBER OF SERVICES FOR THE ABOVE MANIFOLD CONFIGURATION IS TEN.
4. TRANSITION FROM P.E. WATER SERVICE TO BRASS WATER SERVICE SHALL OCCUR AT THE 2" BRASS BALL VALVE ASSEMBLY.



4" AND LARGER DIAMETER WATER SERVICE DETAIL



4" AND LARGER RECLAIMED WATER SERVICE DETAIL



DOUBLE CHECK VALVE ASSEMBLY WITH 1" OR LARGER METER

DOUBLE CHECK NOTES:
1. ALL PIPING BETWEEN CHECK VALVE AND METER TO BE SWEATED COPPER, PVC OR BRASS WITH THREADED (NPT) JOINTS.
2. INSTALLATION TO BE DONE IN ACCORDANCE WITH RULES AND REGULATIONS OF GOV'T AUTHORITIES INCLUDING AWWA, ASSE, AND THE CITY OF ST. CLOUD PUBLIC WORKS LINES SYSTEM DIVISION.
3. DOUBLE CHECK ASSEMBLY WITH METER IS REQUIRED ON POTABLE WATER SERVICES WHERE RECLAIMED WATER IS CONVENIENTLY AVAILABLE FOR IRRIGATION.
4. ASSEMBLY TO BE 1" OR LARGER AS REQUIRED.
5. ASSEMBLY WILL BE REQUIRED TO BE TESTED BY A CERTIFIED TESTER.

PUBLIC SERVICES DEPARTMENT
1300 9th STREET
ST. CLOUD, FL 34769
(407) 957-7344

ALL SURVEY DATA SHOWING PHYSICAL FEATURES WERE OBTAINED BY THE ENGINEER INCIDENTAL TO DESIGN AND NO LAND SURVEYING CERTIFICATION SHOULD BE IMPLIED

NOTES: ALL REFERENCES TO "EQUAL" OR "APPROVED EQUAL" PROVIDE AN OPPORTUNITY TO SUBSTITUTE MATERIALS. ALL PROPOSED SUBSTITUTIONS SHALL BE REVIEWED AND APPROVED BY THE CITY OF ST. CLOUD CITY MANAGER OR DESIGNEE BY SUBMITTING MANUFACTURER'S SPECIFICATIONS AND PRODUCT DATA SHEETS PRIOR TO CONSTRUCTION.

THIS DOCUMENT WILL BE CONSIDERED A COPY ONLY, UNLESS EMBOSSED BY A REGISTERED ENGINEERS SEAL

REVISIONS

DR:	CC	10/13	CK:	KF	10/13	DR:			CK:			DR:			CK:			DR:			CK:		
REV. NO.:	1		AP:	KF	10/13	REV. NO.:			AP:			REV. NO.:			AP:			REV. NO.:			AP:		
DESCRIPTION: MINOR WORDING						DESCRIPTION:						DESCRIPTION:						DESCRIPTION:					
DESCRIPTION:																							

DRAWN BY:		DATE:	
CHECKED BY:		DATE:	
SCALE:	NONE	APPROVED BY:	DATE:

FILENAME: 05- Water and Reclaim- Meters and Backflows

XREF'S:

DRAWING NUMBER: D-05-012012

SHEET 5 OF 16

Citizens of St. Cloud Celebrating Small Town Life

WATER & RECLAIMED WATER
TYPICAL DETAILS- METERS AND BACKFLOWS

APPROVED BY
KEVIN FELBLINGER, P.E. CFM
FL REG. No. 68532
ENGINEERING MANAGER/
CITY ENGINEER
DATE _____

Dewberry
BOWYER SINGLETON

OSCEOLA COUNTY — FLORIDA

CITY OF ST. CLOUD
WATER & RECLAIMED WATER
TYPICAL DETAILS
METERS & BACKFLOWS
NORTHWEST LAKESIDE GROVES

CORPORATE OFFICE: 1560 SOUTH MAGNOLIA AVENUE - ORLANDO, FLORIDA 32801
407-843-5120 - ENGINEERING BUSINESS - 8794

REVISIONS DESCRIPTION	DATE	BY

CONTRACTOR "AS-BUILTS"
I hereby state that these "As-Builts" were furnished to me by the contractor or his authorized employee under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed based upon periodic site observations of the construction.
Contractor's Name _____
Engineer _____
Not valid without the signature and the original seal of a Florida Registered Engineer

DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	NONE
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1 NW-meters
SHEET	44 OF 44

PS 14-00001

Page 734 of 1191
Reproduced from Signed and Sealed Laserfiche Record
City of St. Cloud - Reproduced from Signed and Sealed Laserfiche Record
10-29-2014
...North West\LKGR1 NW-meters.dgn
P:\2014_AP...

PLAT OF SURVEY

LEGAL DESCRIPTION:

Lots 1, 2, 15, 17, 18, 31, 32, 33, 34, 47, 48, 49, 50, 63 and 64, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 18, TOWNSHIP 26 S, RANGE 31 E, according to the plat thereof, as recorded in Plat Book "B", Page 24, Public Records of Osceola County, Florida; LESS AND EXCEPT that portion described as PARCEL 16216, in that certain ORDER OF TAKING recorded in Official Records Book 1918, Page 2958 and LESS AND EXCEPT that portion described as PARCEL 125, in that certain STIPULATED ORDER OF TAKING recorded in Official Records Book 3970, Page 2552.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 18, THENCE RUN N89°07'43" W, ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 543.96 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°30'24"W, A DISTANCE OF 20.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF HEARN ROAD, A PLATTED 40 FOOT PUBLIC RIGHT OF WAY AND THE POINT OF BEGINNING; THENCE CONTINUE S00°30'24"W, ALONG THE WEST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN O.R. BOOK 1918, PAGE 2958, OF THE PUBLIC RECORDS OF SAID OSCEOLA COUNTY, A DISTANCE OF 276.09 FEET; THENCE RUN S88°47'41"E, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 173.50 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE, N72°14'25"E, A DISTANCE OF 275.96 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF OLD HICKORY TREE ROAD, SAID LINE BEING A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1762.56 FEET, A CHORD WHICH BEARS S15°41'50"E FOR A CHORD DISTANCE OF 125.36 FEET; THENCE RUN ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°04'33" FOR AN ARC DISTANCE OF 125.39 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID LOT 1; THENCE RUN N89°15'26"W, ALONG SAID SOUTH LINE, A DISTANCE OF 585.49 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE RUN S00°34'05"W, A DISTANCE OF 330.17 FEET TO THE NORTHWEST CORNER OF AFORESAID LOT 17; THENCE RUN S89°14'30"E, ALONG THE NORTH LINE OF SAID LOT 17, A DISTANCE OF 636.58 FEET TO THE WEST RIGHT OF WAY LINE OF OLD HICKORY TREE ROAD, SAID LINE BEING A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1762.56 FEET, A CHORD WHICH BEARS S01°06'42"E FOR A CHORD DISTANCE OF 102.13 FEET; THENCE RUN ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°19'13" FOR AN ARC DISTANCE OF 102.14 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE, S00°30'37"W, A DISTANCE OF 1767.37 FEET TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF NEW NOLTE ROAD AS DESCRIBED IN O.R. BOOK 3970, PAGE 2552 OF THE PUBLIC RECORDS OF AFORESAID OSCEOLA COUNTY; THENCE RUN S57°42'13"W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 66.23 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, N89°14'47"W, A DISTANCE OF 1200.00 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, N32°13'35"W, A DISTANCE OF 49.63 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF CLARK ROAD; THENCE RUN N00°31'30"E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1534.52 FEET; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, N00°36'09"E, A DISTANCE OF 330.21 FEET; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, N00°35'24"E, A DISTANCE OF 640.33 FEET TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF AFORESAID HEARN ROAD; THENCE RUN S89°07'43"E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 758.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 66.981 ACRES±.

TITLE COMMITMENT REFERENCED HEREIN ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JUNE 17, 2013, FILE NUMBER 2037-2986487, SHOWS THE FOLLOWING EXCEPTION IN SCHEDULE BII:

ITEM 9. MATTERS APPEARING ON THE PLAT OF SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 18, TOWNSHIP 26 S, RANGE 31 E, RECORDED IN PLAT BOOK B, PAGE 24. (SHOWN ON SURVEY)

ITEM 10. EASEMENT AGREEMENT RECORDED IN O.R. BOOK 154, PAGE 350. (DOES NOT AFFECT THIS PARCEL)

ITEM 11. EASEMENT FOR INGRESS AND EGRESS RESERVED IN WARRANTY DEED RECORDED IN O.R. BOOK 154, PAGE 352. (DOES NOT AFFECT THIS PARCEL)

ITEM 12. PUBLIC UTILITY EASEMENT RECORDED IN O.R. BOOK 3546, PAGE 2660. (DOES NOT AFFECT THIS PARCEL)

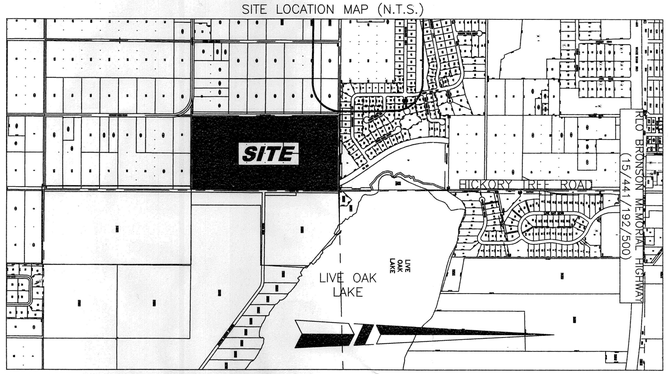
ITEM 13. PUBLIC UTILITY EASEMENT RECORDED IN O.R. BOOK 3546, PAGE 2669. (DOES NOT AFFECT THIS PARCEL)

ITEM 14. INTENTIONALLY DELETED.

ITEM 15. INTENTIONALLY DELETED.

ITEM 16. STIPULATED FINAL JUDGEMENT AS TO INVERSE CONDEMNATION CLAIM RECORDED IN O.R. BOOK 3223, PAGE 1368. (CREATES CERTAIN RIGHTS FOR DRAINAGE THAT MAY BENEFIT THIS PARCEL, NOT PLOTTABLE)

SITE LOCATION MAP (N.T.S.)



SURVEYOR'S CERTIFICATION

This survey is made for the benefit of:

PURCHASER: CONDEV LAKESIDE LLC, a Florida limited liability company
PURCHASER'S COUNSEL: AKERMAN SENTERFITT
TITLE COMPANY: FIRST AMERICAN TITLE INSURANCE COMPANY

I hereby certify that this survey, dated 05/06/2013,

(a) was made on the ground and platted under my supervision and correctly shows (i) the boundaries and areas of the subject property and the size, location, and type of buildings and improvements thereon and the distance therefrom to the nearest facing exterior property lines of the subject property, (ii) the location of all rights-of-way, easements and other matters of record which are reflected on First American Title Insurance Company's Title Commitment No. 2037-2986487 issued by Akerman Senterfitt affecting or benefitting the subject property, and (iii) all abutting dedicated public streets providing access to the subject property, together with the width and name thereof;

(b) shows that, except as specifically shown hereon, there are no (i) encroachments upon the subject property by improvements on adjacent property, (ii) encroachments on adjacent property, streets, or alleys by any improvements on the subject property, (iii) party walls, (iv) conflicts or protrusions, (v) overlaps or boundary line disputes, or (vi) easements above ground which are in use and not of record;

(a) shows all required building setback lines on the subject property located as shown thereon;

(b) shows adequate ingress to and egress from the subject property is provided by Hickory Tree Road and New Nolte Road, both being paved public roadways, and Clark Road, a dirt public roadway, with dedicated public right(s)-of-way maintained by Lake County;

(c) meets all requirements of the Minimum Technical Standards for surveys as set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes;shows that there exist at the boundary lines of the subject property storm and sanitary sewer lines, telephone lines, and electricity lines, all of which run directly from a dedicated public right-of-way to the subject property, without crossing privately owned property except over easements specifically provided for such purposes, which easements are reflected on this survey;

(d) shows that the parcels comprising the subject property as described in this survey share common boundaries, there being no hiatus parcels between them;

(e) shows that the subject property contains 66.981 acres.

(f) shows that the property is located in Flood Zone X and Flood Zone A, according to Flood Insurance Rate Map No. 12097C0280 G. effective June 18, 2013.

Randy Hanson 6-17-14
Randy Hanson, P.L.S. # 4629 or Carroll Oostlebern, P.L.S. #4226 — Date Signed

B.O.C = BACK OF CURB
BLDG. = BUILDING
C.B.S. = CONCRETE BLOCK STRUCTURE
C = *CHORD*
C.M. = CONCRETE MONUMENT
C.P. = CONCRETE PIPE
CONC. = CONCRETE
CB = CHORD BEARING
D = DRAINAGE
E.O.P. = EDGE OF PAVEMENT
EL. = ELEVATION
ESM'T = EASEMENT
F.F. = FINISH FLOOR
FND. = FOUND
HWA = HANSON, WALTER & ASSOCIATES
I.D. = IDENTIFICATION
I.P. = IRON PIPE
I.R. = IRON ROD
I.R.C. = IRON ROD & CAP
L = LENGTH OF CURVE
L.B. = LICENSED SURVEYING BUSINESS
L.S. = LICENSED SURVEYOR
N.T.S. = NOT TO SCALE
N.R. = NON-RADIAL
O/S = OFFSET
O.R. = OFFICIAL RECORD
P.B. = PLAT BOOK
P.C. = POINT OF CURVATURE
P.I. = POINT OF INTERSECTION
P.L.S. = PROFESSIONAL LAND SURVEYOR
P.C.C. = POINT OF COMPOUND CURVE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVE
PP = POWER POLE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENCY
PG. = PAGE
R = RADIUS
RES. = RESIDENCE
RGE. = RANGE
R.L.S. = REGISTERED LAND SURVEYOR
RO = ROOF OVERHANG
R/W = RIGHT OF WAY
SW = SIDEWALK
SEC. = SECTION
T = TANGENT LENGTH OF CURVE
TOB = TOP OF BANK
TWP. = TOWNSHIP
U = UTILITY
U.G. = UNDERGROUND
℄ = CENTERLINE
Δ = DELTA (CENTRAL ANGLE)
(C) = CALCULATED DATA
(D) = DEED DATA
(L) = LEGAL DATA
(M) = MEASURED DATA
(P) = PLAT DATA
○ = PK NAIL
● = IRON ROD
▣ = CONCRETE MONUMENT
◉ = NAIL & DISC
⊙ = IRON PIPE
BUILDING SETBACK LINE
OE OVERHEAD ELECTRIC LINE
G GAS LINE
W WATER LINE
UTILITY/POWER POLE
GUY WIRE
TELEPHONE BOX
ELECTRIC BOX
LIGHT POLE
WATER METER
SANITARY SEWER MANHOLE
STORM DRAINAGE MANHOLE
TV CABLE BOX
FIRE HYDRANT

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DESIGN N/A	FB# 13-05	SEC 18	5-06-13	RH	UPDATE BOUNDARY SURVEY
DRAWN TKC	PAGE 17-19	TWP 26 S.	12-05-13	RH	ADD SURFACE WATER ELEVATIONS
CK'D RH/CC	SCALE 1" = 100'	RGE 31 E.			
CAD# SEE STAMP	SURVEY DATE 1-15-2007		DATE	BY	REVISIONS

400 WEST EMMETT STREET, KISSIMMEE, FLORIDA 34744
PHONE (407) 847-9433 FAX (407) 847-2499
ENGINEERING, SURVEYING AND PLANNING
Hanson, Walter & Associates, Inc.

PREPARED FOR:
LAKESIDE GROVES, INC.

BOUNDARY AND TOPOGRAPHIC SURVEY

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO. 1 of 2
JOB# 4587-01A

I:\4587-02\SURVEY\CADD\BF&T\4587-02-RDV-12-30-13.dwg * Jun 12, 2014-8:29am * plotted by manson

City of St. Cloud Reproduced from Scanned Image
City of St. Cloud Laserfiche Reproduction

PLAT OF SURVEY

ASSUMED NORTH MERIDIAN; BEARINGS BASED ON THE WEST R/W LINE OF OLD HICKORY TREE ROAD AS BEING N 00°30'37" E.

N 1414381.459
E 576371.847

N32°13'35"W
49.63'(M)

DIRT ROAD CLARK ROAD (50' R/W)

N00°31'30"E

EAST RIGHT OF WAY LINE OF CLARK ROAD

1534.52'(M)

4" WOOD FENCE CORNER
GATE POST
GATE POST
GATE POST (TYPICAL)
4" WOOD FENCE

FND 5/8" IRC
LB #966

M.E.S. & 24" RCP
INV. EL=74.34'

MAIL BOX

STORM MANHOLE
TOP EL=78.23'
INV. EL=74.01'

M.E.S. & 24" RCP
INV. EL=74.40'

CURB INLET

N89°14'47"W

445.42'

PARCEL 125
(O.R. BOOK 3953, PAGE 1342)
(O.R. BOOK 3970, PAGE 2552)

NORTH RIGHT OF WAY LINE OF NEW NOLTE ROAD

20'x80' METAL FRAME BUILDING

M.E.S. & 15"X24" ERCP
E. INV. EL=74.68'
W. INV. EL=74.82'

WELL

CURB INLET

NEW NOLTE ROAD (150' R/W)

1200.00'(M)

8' CONCRETE SIDEWALK

CURB INLET

PARCEL 125
(O.R. BOOK 3953, PAGE 1342)
(O.R. BOOK 3970, PAGE 2552)

FND 5/8" IRC
LB #966

S57°42'13"W
66.23'(M)

CURB INLET

SET 5/8" IRC
LB #3270

S00°30'37"W

1767.37'(M)

W. LINE SECTION 17-26-31

HICKORY TREE RD (100' R/W)
(COUNTY ROAD 15 EXTENSION)

10.00'(C)

SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION
PLAT BOOK B, PAGE 24
AREA = 66.98 ACRES +/-

FND 4x4 CM
R.L.S. #935

N00°36'09"E
330.21'(M)

FND 4x4 CM
LB #966

N89°10'23"W

22'X38' C.B.S.

26'X31' WOOD FRAME BUILDING

POND
WATER EL. 70.65' (12-12-13)

4" BARBED WIRE FENCE
0.80' SOUTH
0.50' WEST
0.20' NORTH

642.36'(M)

S89°10'34"E

642.11'(M)

S00°33'31"W
330.24'(M)

FND 4x4 CM
LB #966

FND 4x4 CM
R.L.S. #935

S89°14'30"E
636.58'(M)

FND 5/8" IRC
LB #4475

R/W PARCEL 16216
(O.R. BOOK 1918, PAGE 2958)

FND 4x4 CM
OSCEOLA COUNTY R/W

N89°15'26"W
585.49'(M)

N00°35'24"E
640.33'(M)

FND 4x4 CM
LB #966

FND 5/8" IRC
LB #4475

S89°07'43"E
S89°11'14"E
758.72'(D)
756.53'(M)

SOUTH RIGHT OF WAY LINE OF HEARN ROAD (60' UNIMPROVED R/W)

EAST LINE OF SECTION 18-26-31

FLOOD ZONE A

APPROXIMATE LIMITS OF FLOOD ZONE A

FLOOD ZONE X (UNSHADED)

LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16

HICKORY HOLLOW
UNIT THREE
P.B. 8, PAGES 32-33

WATER EL. 66.92' (12-12-13)

FND 4x4 CM
LB #966

P.O.B.
FND 5/8" IRC
LB #4475

FND 4x4 CM
OSCEOLA COUNTY R/W
4.02' N.

S09°30'24"W
276.09'(M)

6' CHAIN LINK FENCE
0.50' E.

S00°30'24"W
20.00'

TRACT A

S88°47'41"E
173.50'(M)

FND 4x4 CM
OSCEOLA COUNTY R/W

6' CHAIN LINK FENCE
0.70' N.

6' CHAIN LINK FENCE
0.60' S.

6' CHAIN LINK FENCE
0.75' E.

GATE POST

OFF-SITE POND
WATER EL. 66.19'
(12-12-13)

N72°14'25"E
275.96'(M)

M.E.S. & 24"X38" ERCP
INV. EL=63.97'

M.E.S. & 24" RCP
INV. EL=63.97'

M.E.S. & 40"X96" ERCP
INV. EL=64.68'
INV. EL=64.38'

M.E.S. & 24"X38" ERCP
INV. EL=63.97'

WATER EL. 64.44' (12-12-13)

M.E.S. & 18"X29" ERCP
INV. EL=57.98'

M.E.S. & 15" RCP
INV. EL=57.98'

M.E.S. & 40"X96" ERCP
INV. EL=63.38'

CONC. HEADWALL & END

BENCHMARK
OCED-D3A002
EL.= 70.425' NAVD 88

WEST RIGHT OF WAY LINE OF HICKORY TREE ROAD

SET 5/8" IRC
LB #3270

C2

C3

DIRT DRIVE

S00°29'10"W
221.22'(M)

P.O.C.
FOUND 4x4 CM
OSCEOLA COUNTY R/W
THE N.E. CORNER OF
SEC 18-26-31

30' UTILITY EASEMENT (O.R. BOOK 3546, PAGE 2669)

FND 4x4 CM
OSCEOLA COUNTY R/W

FND 4x4 CM
OSCEOLA COUNTY R/W

DIRT DRIVE TO NEIGHBORING PROPERTY (ENCROACHMENT)

M.E.S. & 30" RCP
INV. EL=66.37'

M.E.S. & 30" RCP
INV. EL=66.37'

M.E.S. & 30" RCP
INV. EL=66.37'

CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD	CHORD BEARING
C1	125.39	1762.56	4°04'33"	125.36	S15°41'50"E
C2	102.10'	1762.56'	3°19'08"	102.08'	S01°06'44"E

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B.O.C = BACK OF CURB
BLDG. = BUILDING
C.B.S. = CONCRETE BLOCK STRUCTURE
C = CHORD
C.M. = CONCRETE MONUMENT
C.P. = CONCRETE PIPE
CONC. = CONCRETE
CB = CHORD BEARING
D = DRAINAGE
E.O.P. = EDGE OF PAVEMENT
EL. = ELEVATION
ESM'T = EASEMENT
F.F. = FINISH FLOOR
FND. = FOUND
HWA = HANSON, WALTER & ASSOCIATES

I.D. = IDENTIFICATION
I.P. = IRON PIPE
I.R. = IRON ROD
I.R.C. = IRON ROD & CAP
L = LENGTH OF CURVE
L.B. = LICENSED SURVEYING BUSINESS
L.S. = LICENSED SURVEYOR
N.T.S. = NOT TO SCALE
N.R. = NON-RADIAL
O/S = OFFSET
O.R. = OFFICIAL RECORD
P.B. = PLAT BOOK
P.C. = POINT OF CURVATURE
P.I. = POINT OF INTERSECTION
P.L.S. = PROFESSIONAL LAND SURVEYOR

P.C.C. = POINT OF COMPOUND CURVE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVE
PP = POWER POLE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENCY
PG. = PAGE
R = RADIUS
RES. = RESIDENCE
RGE. = RANGE
R.L.S. = REGISTERED LAND SURVEYOR
RO = ROOF OVERHANG
R/W = RIGHT OF WAY
SW = SIDEWALK

SEC. = SECTION
T = TANGENT LENGTH OF CURVE
TOB = TOP OF BANK
TWP. = TOWNSHIP
U = UTILITY
U.G. = UNDERGROUND

℄ = CENTERLINE
△ = DELTA (CENTRAL ANGLE)
(C) = CALCULATED DATA
(D) = DEED DATA
(L) = LEGAL DATA
(M) = MEASURED DATA
(P) = PLAT DATA
○ = PK NAIL
● = IRON ROD
□ = CONCRETE MONUMENT
◉ = NAIL & DISC
O = IRON PIPE

BUILDING SETBACK LINE
OE OVERHEAD ELECTRIC LINE
G GAS LINE
W WATER LINE
UTILITY/POWER POLE
GUY WIRE
TELEPHONE BOX
ELECTRIC BOX
LIGHT POLE
WATER METER
SANITARY SEWER MANHOLE
STORM DRAINAGE MANHOLE
CABLE BOX
FIRE HYDRANT

DESIGN	N/A	FB#	13-05	SEC	18
DRAWN	TKC	PAGE	17-19	TWP	26 S.
CK'D	RH/CC	SCALE	1" = 100'	RGE	31 E.
CAD#	SEE STAMP	SURVEY DATE	1-15-2007		

DATE	BY	REVISIONS
5-06-13	RH	UPDATE BOUNDARY SURVEY
12-05-13	RH	ADD SURFACE WATER ELEVATIONS

400 WEST EMMETT STREET, KISSIMMEE, FLORIDA 34744
PHONE (407) 847-9433 FAX (407) 847-2499
ENGINEERING, SURVEYING AND PLANNING
Hanson, Walter & Associates, Inc.

PREPARED FOR:
LAKESIDE GROVES, INC.

BOUNDARY AND TOPOGRAPHIC SURVEY

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO. 2 of 2
JOB# 4587-01A

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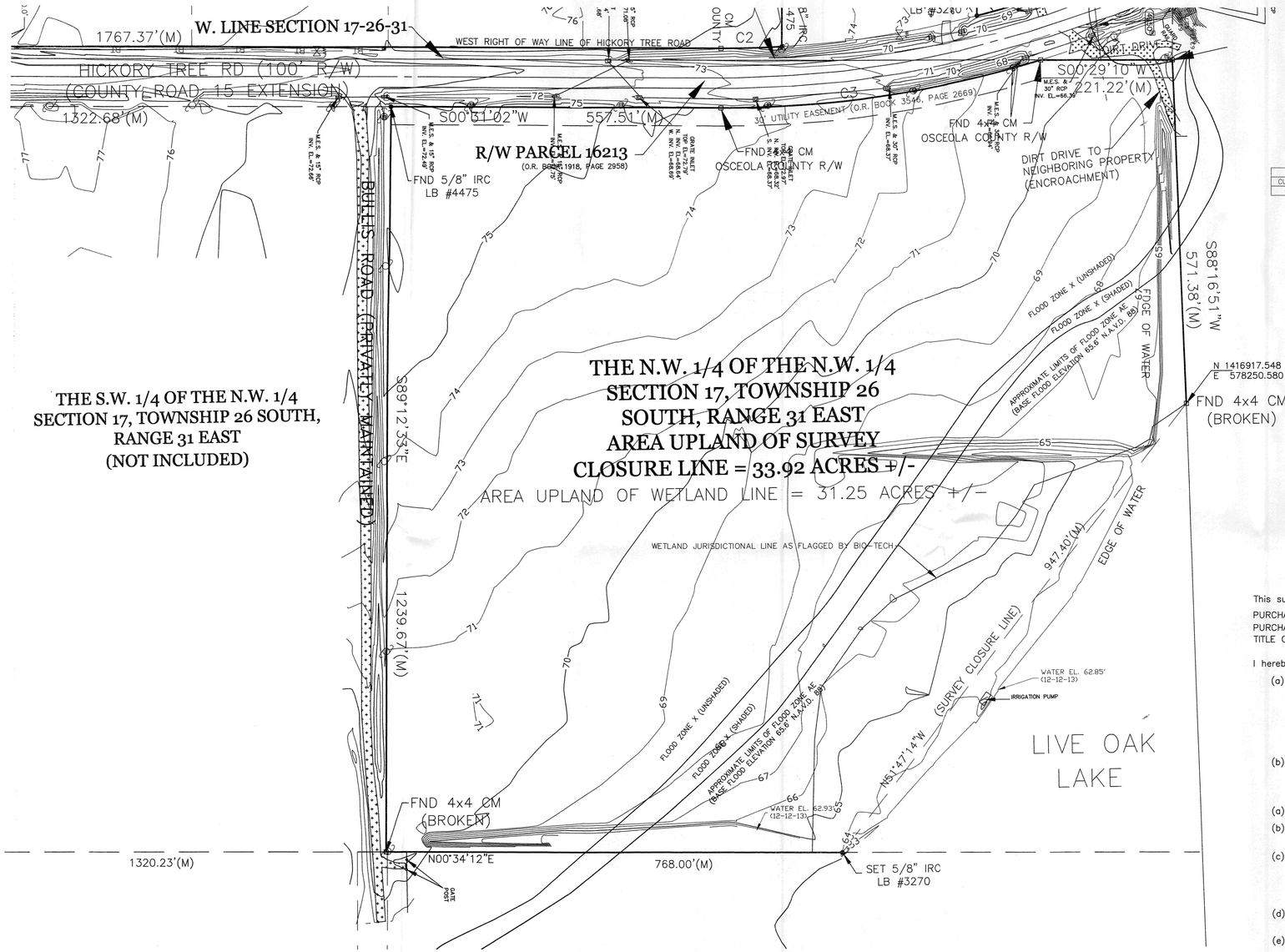
I:\4587-02\SURVEY\CADD\BT&T\4587-02-REV-12-30-13.dwg • Jan 12, 2014 - 8:06am • plotted by Hanson

PLAT OF SURVEY

LEGAL DESCRIPTION:

The Northwest 1/4 of the Northwest 1/4 of Section 17, Township 26, South, Range 31 East, Osceola County, Florida; LESS AND EXCEPT that portion described as PARCEL 16213, in that certain ORDER OF TAKING recorded in Official Records Book 1918, Page 2958.

ASSUMED NORTH MERIDIAN; BEARINGS BASED ON THE WEST R/W LINE OF OLD HICKORY TREE ROAD AS BEING N 00°30'37" E.



CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD	CHORD BEARING
C3	547.86	1862.56	16°51'12"	545.89	N07°54'34"W

TITLE COMMITMENT REFERENCED HEREIN ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JUNE 17, 2013, FILE NUMBER 2037-2986487, SHOWS THE FOLLOWING EXCEPTION IN SCHEDULE BII:

ITEM 9. MATTERS APPEARING ON THE PLAT OF SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 18, TOWNSHIP 26 S, RANGE 31 E, RECORDED IN PLAT BOOK B, PAGE 24. (DOES NOT AFFECT THIS PARCEL)

ITEM 10. EASEMENT AGREEMENT RECORDED IN O.R. BOOK 154, PAGE 350. (DOES NOT AFFECT THIS PARCEL)

ITEM 11. EASEMENT FOR INGRESS AND EGRESS RESERVED IN WARRANTY DEED RECORDED IN O.R. BOOK 154, PAGE 352. (DOES NOT AFFECT THIS PARCEL)

ITEM 12. PUBLIC UTILITY EASEMENT RECORDED IN O.R. BOOK 3546, PAGE 2660. (DOES NOT AFFECT THIS PARCEL)

ITEM 13. PUBLIC UTILITY EASEMENT RECORDED IN O.R. BOOK 3546, PAGE 2669. (SHOWN ON SURVEY)

ITEM 14. INTENTIONALLY DELETED.

ITEM 15. INTENTIONALLY DELETED.

ITEM 16. STIPULATED FINAL JUDGEMENT AS TO INVERSE CONDEMNATION CLAIM RECORDED IN O.R. BOOK 3223, PAGE 1368. (CREATES CERTAIN RIGHTS FOR DRAINAGE THAT MAY BENEFIT THIS PARCEL, NOT PLOTTABLE)

SURVEYOR'S CERTIFICATION

This survey is made for the benefit of:

PURCHASER: CONDEV LAKESIDE LLC, a Florida limited liability company
PURCHASER'S COUNSEL: AKERMAN SENTERFITT
TITLE COMPANY: FIRST AMERICAN TITLE INSURANCE COMPANY

I hereby certify that this survey, dated 05/06/2013,

(a) was made on the ground and platted under my supervision and correctly shows (i) the boundaries and areas of the subject property and the size, location, and type of buildings and improvements thereon and the distance therefrom to the nearest facing exterior property lines of the subject property, (ii) the location of all rights-of-way, easements and other matters of record which are reflected on First American Title Insurance Company's Title Commitment No. 2037-2986487 issued by Akerman Senterfitt affecting or benefiting the subject property, and (iii) all abutting dedicated public streets providing access to the subject property, together with the width and name thereof;

(b) shows that, except as specifically shown hereon, there are no (i) encroachments upon the subject property by improvements on adjacent property, (ii) encroachments on adjacent property, streets, or alleys by any improvements on the subject property, (iii) party walls, (iv) conflicts or protrusions, (v) overlaps or boundary line disputes, or (vi) easements above ground which are in use and not of record;

(a) shows all required building setback lines on the subject property located as shown thereon;

(b) shows adequate ingress to and egress from the subject property is provided by Hickory Tree Road a paved public roadway, with dedicated public right(s)-of-way maintained by Lake County;

(c) meets all requirements of the Minimum Technical Standards for surveys as set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes;shows that there exist at the boundary lines of the subject property storm and sanitary sewer lines, telephone lines, and electricity lines, all of which run directly from a dedicated public right-of-way to the subject property, without crossing privately owned property except over easements specifically provided for such purposes, which easements are reflected on this survey;

(d) shows that the parcels comprising the subject property as described in this survey share common boundaries, there being no hiatus parcels between them;

(e) shows that the property is located in Flood Zone X, Flood Zone X Shaded and Flood Zone AE, having a Base Flood Elevation of 65.6 feet NAVD-88, according to Flood Insurance Rate Map No. 12097C0280 G, effective June 18, 2013.

Randy Hanson, P.L.S. # 4629 or Carol Castleberry, P.L.S. #4226 — Date Signed

B.O.C = BACK OF CURB
BLDG. = BUILDING
C.B.S. = CONCRETE BLOCK STRUCTURE
C = CHORD
C.M. = CONCRETE MONUMENT
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○ = IRON PIPE
BUILDING SETBACK LINE
OE OVERHEAD ELECTRIC LINE
G GAS LINE
W WATER LINE
UTILITY/POWER POLE
GUY WIRE
TELEPHONE BOX
ELECTRIC BOX
LIGHT POLE
WATER METER
SANITARY SEWER MANHOLE
STORM DRAINAGE MANHOLE
CABLE BOX
FIRE HYDRANT

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DESIGN N/A	FB# 13-05	SEC 17	5-06-13	RH	UPDATE BOUNDARY SURVEY
DRAWN CC	PAGE 17-18	TWP 26 S.	12-05-13	RH	ADD SURFACE WATER ELEVATIONS
CK'D RH/CC	SCALE 1" = 100'	RGE 31 E.			
CAD# SEE STAMP	SURVEY DATE 1-15-2007		DATE	BY	REVISIONS

400 WEST EMMETT STREET, KISSIMMEE, FLORIDA 34744
PHONE (407) 847-9433 FAX (407) 847-2499
ENGINEERING, SURVEYING AND PLANNING
Hanson, Walter & Associates, Inc.

PREPARED FOR:
LAKESIDE GROVES, INC.

BOUNDARY AND TOPOGRAPHIC SURVEY

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO. 1 of 1
JOB# 4587-01B

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I:\4587-02\SURVEY\CAD\PLAT\4587-02-SDV-12-30-13.dwg * Jun 12, 2014-8:07am * plotted by rhanson

PLAT OF SURVEY

LEGAL DESCRIPTION PER O.R. BOOK 4456, PAGE 2817:

The West half of the Southwest quarter of Section 17, Township 26, South, Range 31 East, Osceola County, Florida; LESS AND EXCEPT that portion described as PARCEL 16215, in that certain ORDER OF TAKING recorded in Official Records Book 1918, Page 2958 and LESS AND EXCEPT that portion described as PARCEL 164, in that certain STIPULATED ORDER OF TAKING recorded in Official Records Book 3970, Page 2552.

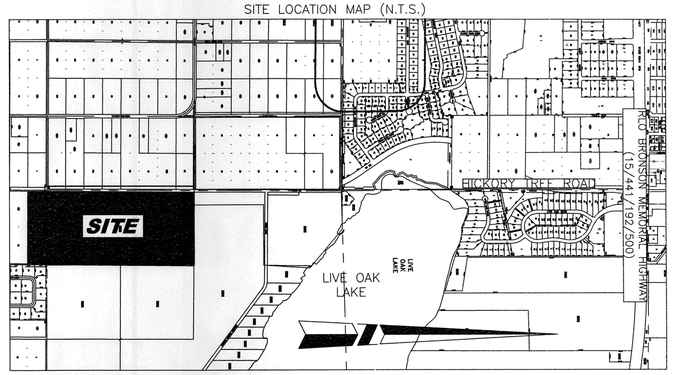
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 17, THENCE RUN S89°20'08"E, ALONG THE SOUTH LINE OF SAID SECTION 17, A DISTANCE OF 89.74 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF OLD HICKORY TREE ROAD AS DESCRIBED IN THE AFORESAID ORDER OF TAKING RECORDED IN O.R. BOOK 1918, PAGE 2958; THENCE RUN ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES; (1) N00°38'50"E, A DISTANCE OF 1265.03 FEET, (2) N88°44'34"W, A DISTANCE OF 9.91 FEET, (3) N00°36'07"E, A DISTANCE OF 1304.67 FEET, (4) S89°37'24"E, A DISTANCE OF 10.01 FEET, (5) N00°35'31"E, A DISTANCE OF 68.81 FEET TO A POINT ON THE NORTH LINE OF THE AFORESAID WEST 1/2 OF SECTION 17; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE RUN S89°19'19"E, ALONG SAID NORTH LINE, A DISTANCE OF 1228.41 FEET; THENCE RUN S00°33'24"W, A DISTANCE OF 2638.38 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF SECTION 17; THENCE RUN N89°20'08"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1231.58 FEET TO THE POINT OF BEGINNING.

TOOGETHER WITH:

LOTS 7 AND 8, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 26 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. LESS AND EXCEPT: A PORTION OF LOT 8, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 26 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHWEST CORNER OF SAID LOT 8, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF A 20.0 FOOT RIGHT OF WAY, AS SHOWN ON SAID PLAT; THENCE SOUTH 89°22'53" EAST, ALONG THE NORTH LINE OF SAID LOT 8, 70.0 FEET; THENCE SOUTH 00°48'21" WEST, 310.84 FEET; THENCE SOUTH 89°11'25" EAST, 15.0 FEET; THENCE SOUTH 00°48'24" WEST, 0.94 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 8; THENCE NORTH 89°24'23" WEST, 84.73 FEET TO A POINT ON SAID EAST RIGHT OF WAY LINE, THENCE NORTH 00°45'21" EAST, ALONG SAID LINE, 311.87 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN SECTION 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA.

SITE LOCATION MAP (N.T.S.)



TITLE COMMITMENT REFERENCED HEREIN ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JUNE 17, 2013, FILE NUMBER 2037-2986487, SHOWS THE FOLLOWING EXCEPTION IN SCHEDULE BII:

ITEM 9. MATTERS APPEARING ON THE PLAT OF SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 18, TOWNSHIP 26 S, RANGE 31 E, RECORDED IN PLAT BOOK B, PAGE 24. (DOES NOT AFFECT THIS PARCEL)

ITEM 10. EASEMENT AGREEMENT RECORDED IN O.R. BOOK 154, PAGE 350. (CREATES DRAINAGE RIGHTS AND EASEMENTS THAT AFFECTS THIS PARCEL, NO DEFINED EASEMENT BOUNDARIES, NOT PLOTTABLE)

ITEM 11. EASEMENT FOR INGRESS AND EGRESS RESERVED IN WARRANTY DEED RECORDED IN O.R. BOOK 154, PAGE 352. (SHOWN ON SURVEY)

ITEM 12. PUBLIC UTILITY EASEMENT RECORDED IN O.R. BOOK 3546, PAGE 2660. (SHOWN ON SURVEY)

ITEM 13. PUBLIC UTILITY EASEMENT RECORDED IN O.R. BOOK 3546, PAGE 2669. (DOES NOT AFFECT THIS PARCEL)

ITEM 14. INTENTIONALLY DELETED.

ITEM 15. INTENTIONALLY DELETED.

ITEM 16. STIPULATED FINAL JUDGEMENT AS TO INVERSE CONDEMNATION CLAIM RECORDED IN O.R. BOOK 3223, PAGE 1368. (CREATES CERTAIN RIGHTS FOR DRAINAGE THAT MAY BENEFIT THIS PARCEL, NOT PLOTTABLE)

SURVEYOR'S CERTIFICATION

This survey is made for the benefit of:

PURCHASER: CONDEV LAKESIDE LLC, a Florida limited liability company
PURCHASER'S COUNSEL: AKERMAN SENTERFITT
TITLE COMPANY: FIRST AMERICAN TITLE INSURANCE COMPANY

I hereby certify that this survey, dated 05/06/2013.

(a) was made on the ground and platted under my supervision and correctly shows (i) the boundaries and areas of the subject property and the size, location, and type of buildings and improvements thereon and the distance therefrom to the nearest facing exterior property lines of the subject property, (ii) the location of all rights-of-way, easements and other matters of record which are reflected on First American Title Insurance Company's Title Commitment No. _____ issued by Akerman Senterfitt affecting or benefitting the subject property, and (iii) all abutting dedicated public streets providing access to the subject property, together with the width and name thereof;

(b) shows that, except as specifically shown hereon, there are no (i) encroachments upon the subject property by improvements on adjacent property, (ii) encroachments on adjacent property, streets, or alleys by any improvements on the subject property, (iii) party walls, (iv) conflicts or protrusions, (v) overlaps or boundary line disputes, or (vi) easements above ground which are in use and not of record;

(a) shows all required building setback lines on the subject property located as shown thereon;

(b) shows adequate ingress to and egress from the subject property is provided by Hickory Tree Road a paved public roadway, with dedicated public right(s)-of-way maintained by Lake County;

(c) meets all requirements of the Minimum Technical Standards for surveys as set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes;shows that there exist at the boundary lines of the subject property storm and sanitary sewer lines, telephone lines, and electricity lines, all of which run directly from a dedicated public right-of-way to the subject property, without crossing privately owned property except over easements specifically provided for such purposes, which easements are reflected on this survey;

(d) shows that the parcels comprising the subject property as described in this survey share common boundaries, there being no hiatus parcels between them;

(e) shows that the subject property contains 74.787 acres.

(f) shows that the property is located in Flood Zone X and Zone A, according to Flood Insurance Rate Map No. 12097C0280 G, effective June 18, 2013.

Randy Hanson, P.L.S. # 4629 or Carol Castleberry, P.L.S. #4226 — Date Signed 6/6/14

B.O.C = BACK OF CURB	I.D. = IDENTIFICATION	P.C.C. = POINT OF COMPOUND CURVE	SEC. = SECTION
BLDG. = BUILDING	I.P. = IRON PIPE	P.O.B. = POINT OF BEGINNING	T = TANGENT LENGTH OF CURVE
C.B.S. = CONCRETE BLOCK STRUCTURE	I.R. = IRON ROD	P.O.C. = POINT OF COMMENCEMENT	TOB = TOP OF BANK
C = CHORD	*I.R.C. = IRON ROD & CAP*	*P.R.C. = POINT OF REVERSE CURVE*	TWP. = TOWNSHIP
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F.F. = FINISH FLOOR	P.C. = POINT OF CURVATURE	RO = ROOF OVERHANG	
FND. = FOUND	P.I. = POINT OF INTERSECTION	R/W = RIGHT OF WAY	
HWA = HANSON, WALTER & ASSOCIATES	P.L.S. = PROFESSIONAL LAND SURVEYOR	SW = SIDEWALK	

℄ = CENTERLINE	.....	BUILDING SETBACK LINE
Δ = DELTA (CENTRAL ANGLE)	——OE——	OVERHEAD ELECTRIC LINE
(C) = CALCULATED DATA	——G——	GAS LINE
(D) = DEED DATA	——W——	WATER LINE
(L) = LEGAL DATA		UTILITY/POWER POLE
(M) = MEASURED DATA		GUY WIRE
(P) = PLAT DATA	T	TELEPHONE BOX
○ = PK NAIL	E	ELECTRIC BOX
● = IRON ROD		LIGHT POLE
▣ = CONCRETE MONUMENT	W	WATER METER
◉ = NAIL & DISC	S	SANITARY SEWER MANHOLE
○ = IRON PIPE	D	STORM DRAINAGE MANHOLE
	TV	CABLE BOX
		FIRE HYDRANT

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DESIGN N/A | DRAWN CC | CK'D RH/CC | CAD# SEE STAMP
FB# 13-05 | PAGE 18-18 | SCALE 1" = 100' | SURVEY DATE 1-15-2007
SEC 17 | TWP 26 S. | RGE 31 E.

DATE	BY	REVISIONS
5-06-13	RH	UPDATE BOUNDARY SURVEY
9-05-13	RH	ADD COMINS PROPERTY (LOTS 7 & 8)
11-24-13	RH	REVISE CULVERT LOCATIONS & LEGAL DESCRIPTION
12-05-13	RH	ADD SURFACE WATER ELEVATIONS

400 WEST EMMETT STREET, KISSIMMEE, FLORIDA 34744
PHONE (407) 847-9433 FAX (407) 847-2499
ENGINEERING, SURVEYING AND PLANNING
Hanson, Walter & Associates, Inc.

PREPARED FOR:
LAKESIDE GROVES, INC.

BOUNDARY AND TOPOGRAPHIC SURVEY

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO. 1 of 2
JOB# 4587-01C

I:\4587-02\SURVEY\(CADD)\FT&T\4587-02-REV-12-30-13.dwg * Jun 12, 2014-8:26am * plotted by rhanson

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PLAT OF SURVEY

NOTE
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988

ASSUMED NORTH MERIDIAN; BEARINGS BASED ON THE WEST LINE OF THE S.W. 1/4 OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, AS BEING N00°37'26"E.

W. LINE SECTION 17-26-31

WEST R/W LINE OF HICKORY TREE ROAD

HICKORY TREE ROAD

E.74 R/W LINE OF HICKORY TREE ROAD

N00°37'26"E 1265.20'(M)

UTILITY EASEMENT (O.R. BOOK 3546, PAGE 2660)

POND EL. = 70.99' 11/08/13

STORM MANHOLE TOP EL=75.66'
STRUCTURE BOTTOM EL=71.49'
TOP OF WEIR ON W. SIDE OF STRUCTURE EL=72.98'
FALLING INTO (3) 4'Ø1.3' BOX OPENINGS
(3)24"x38" E.R.C.P. OUTFALL ON E. SIDE INV. EL.=71.81'

BENCHMARK
OCED-03A003
EL = 75.65' NAVD 88

WATER EL. 73.00'
(12-12-13)

M.E.S. & 24" RCP
S. INV. EL.=73.45'
N. INV. EL.=71.81'

M.E.S. & 24" RCP
N. INV. EL.=72.00'
S. INV. EL.=71.81'

M.E.S. & 15" RCP
N. INV. EL.=72.50'
S. INV. EL.=72.63'

N 1416616.303
E 577663.238

M.E.S. & 15" RCP
N. INV. EL.=72.31'
S. INV. EL.=72.59'

M.E.S. & 18" RCP
N. INV. EL.=72.10'
S. INV. EL.=72.00'

CONTROL STRUCTURE TOP EL=74.76'
TOP OF SKIMMER EL=75.26'
6" BLEEDER INV. EL.=70.85'
24" R.C.P. OUTFALL INV. EL.=70.45'
N.E. INV. OF 24" R.C.P.= 69.79'

M.E.S. & 24" RCP
INV. EL.=68.18'

CATCH BASIN
GRATE EL. = 72.73'
24" R.C.P. INVERT = 68.48'

STORM MANHOLE TOP EL=75.17'
STRUCTURE BOTTOM EL=69.44'
(3) 24"x38" E.R.C.P. OUTFALL INVERTS = 69.79'
NORTH AND SOUTH PIPES ARE PLUGGED

M.E.S. & 24" RCP
N.W. INV. EL.=72.02'
S.E. INV. EL.=69.79'

M.E.S. & 24"x38" ERCP
S. INV. EL.=71.80'
N. INV. EL.=69.79'

M.E.S. & 34"x58" ERCP
N. INV. EL.=72.45'
S. INV. EL.=69.79'

20' PLATTED R/W

W. LINE OF SECTION 20-26-31

S.W. CORNER OF LOT 8

N00°45'21"E 311.87'(D)

20' PLATTED R/W

HICKORY TREE ROAD
(2 LANE PAVED ROAD)

FIBER OPTIC CABLE MARKERS

76 STOP

LOCKED OUT POWER POLE LOT 8

SWALE

80.00'

S.E. HOOPER FENCE

500°48'21"W 310.84'(M)

SET 5/8" IRC
LB #3270

FIBER OPTIC CABLE MARKER

WATER EL. 72.49'
(12-12-13)

HEADWALL &
3-24"x38" ERCP
N. INV. EL.=71.37'
CENTER INV. EL.=71.44'
S. INV. EL.=71.53'

WEST R/W LINE OF HICKORY TREE ROAD

20' PLATTED R/W

SWALE

N00°37'26"E 1304.61'(M)

UTILITY EASEMENT (O.R. BOOK 3546, PAGE 2660)

FIBER OPTIC CABLE MARKER

SEWER VALVE

FIBER OPTIC VAULT BOX

FIBER OPTIC CABLE MARKER

HEADWALL &
3-24"x38" ERCP
N. INV. EL.=68.88'(PLUGGED)
CENTER INV. EL.=69.01'
S. INV. EL.=69.0'(PLUGGED)

SET 5/8" IRC
LB #3270

N89°22'46"W 10.00'(M)

30'

R/W PARCEL 16215
(O.R. BOOK 1918, PAGE 2958)

W. LINE SECTION 17-26-31

PARCEL 164
(O.R. BOOK 3970, PAGE 2552)

WEST R/W LINE OF HICKORY TREE ROAD

20' PLATTED R/W

SIGNAL MAST ARM & SIGNAL CONTROL BOX

FIBER OPTIC CABLE MARKER

SET 5/8" IRC
LB #3270

S89°36'23"E 10.01'(M)

SET 5/8" IRC REBAR WITH WHITE CAP
LB #3270

N00°36'32"W 68.81'(M)

SET LB

LOT 9

LOT 8
SUBDIVISION OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST,
(PLAT BOOK B, PAGE 26)
SEMINOLE LAND & INVESTMENT COMPANY'S (INCORPORATED)
8.681 ACRES, MORE OR LESS.

LOT 7

LOT 10

OFF-SITE POND
WATER EL. = 70.11'
(11-08-13)

N 1411278.731
E 578964.570

WETLAND AREA = 0.88 ACRES +/-

POND
WATER EL.=71.04'
(11-08-13)

ZONE "A"

ZONE "X" (UNSHADED)

WETLAND JURISDICTIONAL LINE AS FLAGGED BY BIO-TECH

WATER EL. 71.99'
(12-12-13)

WATER EL. 70.52'
(12-12-13)

17.5' PLATTED R/W (UNIMPROVED)

17.5' PLATTED R/W

35' UTILITY & DRAINAGE EASEMENT

S.E. CORNER OF THE W. 1/2 OF THE S.W. 1/4 OF SECTION 17-26-31
FOUND 4"X4" C.M.
(NO CAP)

LOT 14

LOT 15

TYMBER COVE
(P.B. 2, PAGES 106 & 107)

UNPLATTED LAND

WETLAND AREA = 2.76 ACRES +/-

WETLAND JURISDICTIONAL LINE AS FLAGGED BY BIO-TECH

THE W. 1/2 OF THE S.W. 1/4
SECTION 17, TOWNSHIP 26
SOUTH, RANGE 31 EAST
AREA = 74.78 ACRES +/-

WATER EL. 70.01'
(12-12-13)

WATER EL. 70.26'
(12-12-13)

WATER EL. 70.79'
(12-12-13)

PVC OUTTAKE PIPE
INV. EL=69.63'
PVC INTAKE PIPE
INV. EL=70.64'

18" CMP
INV. EL=70.79'
INV. EL=70.20'

3" WELL CASING

WATER EL. 70.25'
(12-12-13)

WATER EL. 71.92'
(12-12-13)

15" RCP
INV. EL=70.39'

15" RCP
INV. EL=71.99'

S00°33'31"W 2638.38'(M)

N89°19'19"E

N. LINE OF S.W. 1/4 SECTION 17-26-31

1228.22'(M)

N 1414248.309
E 578992.410

FND 4x4 CM
(BROKEN)

25' INGRESS/EGRESS EASEMENT (O.R. BOOK 154, PAGE 352 & O.R. BOOK 425, PAGE 973)

DRAINAGE DITCH

·72 DRAINAGE EASEMENT (O.R. BOOK 154, PAGE 350)
BENEFITS THE SUBJECT BY ACCEPTING DRAINAGE FROM THE SUBJECT PROPERTY THROUGH THE EXISTING DRAINAGE DITCHES ON THE ADJACENT PROPERTY

DRAINAGE EASEMENT (O.R. BOOK 154, PAGE 350)
BENEFITS THE SUBJECT BY ACCEPTING DRAINAGE FROM THE SUBJECT PROPERTY THROUGH THE EXISTING DRAINAGE DITCHES ON THE ADJACENT PROPERTY

B.O.C = BACK OF CURB
BLDG. = BUILDING
C.B.S. = CONCRETE BLOCK STRUCTURE
C = CHORD
C.M. = CONCRETE MONUMENT
C.P. = CONCRETE PIPE
CONC. = CONCRETE
CB = CHORD BEARING
D = DRAINAGE
E.O.P. = EDGE OF PAVEMENT
EL. = ELEVATION
ESM'T = EASEMENT
F.F. = FINISH FLOOR
FND. = FOUND
HWA = HANSON, WALTER & ASSOCIATES

I.D. = IDENTIFICATION
I.P. = IRON PIPE
I.R. = IRON ROD
I.R.C. = IRON ROD & CAP
L = LENGTH OF CURVE
L.B. = LICENSED SURVEYING BUSINESS
L.S. = LICENSED SURVEYOR
N.T.S. = NOT TO SCALE
N.R. = NON-RADIAL
O/S = OFFSET
O.R. = OFFICIAL RECORD
P.B. = PLAT BOOK
P.C. = POINT OF CURVATURE
P.I. = POINT OF INTERSECTION
P.L.S. = PROFESSIONAL LAND SURVEYOR

P.C.C. = POINT OF COMPOUND CURVE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVE
PP = POWER POLE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENCY
PG. = PAGE
R = RADIUS
RES. = RESIDENCE
RGE. = RANGE
R.L.S. = REGISTERED LAND SURVEYOR
RO = ROOF OVERHANG
R/W = RIGHT OF WAY
SW = SIDEWALK

SEC. = SECTION
T = TANGENT LENGTH OF CURVE
TOB = TOP OF BANK
TWP. = TOWNSHIP
U = UTILITY
U.G. = UNDERGROUND

℄ = CENTERLINE
Δ = DELTA (CENTRAL ANGLE)
(C) = CALCULATED DATA
(D) = DEED DATA
(L) = LEGAL DATA
(M) = MEASURED DATA
(P) = PLAT DATA
○ = PK NAIL
● = IRON ROD
□ = CONCRETE MONUMENT
◉ = NAIL & DISC
○ = IRON PIPE

BUILDING SETBACK LINE
OE OVERHEAD ELECTRIC LINE
G GAS LINE
W WATER LINE
UTILITY/POWER POLE
GUY WIRE
TELEPHONE BOX
ELECTRIC BOX
LIGHT POLE
WATER METER
SANITARY SEWER MANHOLE
STORM DRAINAGE MANHOLE
CABLE BOX
FIRE HYDRANT

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DESIGN N/A	FB# 13-05	SEC 17	5-06-13	RH	UPDATE BOUNDARY SURVEY	400 WEST EMMETT STREET, KISSIMMEE, FLORIDA 34744 PHONE (407) 847-9433 FAX (407) 847-2499 ENGINEERING, SURVEYING AND PLANNING Hanson, Walter & Associates, Inc.	PREPARED FOR: LAKESIDE GROVES, INC.	BOUNDARY SURVEY & TOPOGRAPHIC SURVEY	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	SHEET NO. 2 of 2
DRAWN CC	PAGE 18-18	TWP 26 S.	9-05-13	RH	ADD COMINS PROPERTY (ADD LOTS 7 & 8)					
CK'D RH/CC	SCALE 1" = 100'	RGE 31 E.	12-05-13	RH	ADD SURFACE WATER ELEVATIONS					JOB# 4587-01C
CAD# SEE STAMP	SURVEY DATE 1-15-2007									
			DATE	BY	REVISIONS					

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I:\4587-02\SURVEY\CADD\DETAIL\4587-02-REV-12-30-13.dwg • Jun 12, 2014-8:09am • plotted by monson

Fidelity National Title Insurance Company

Akerman LLP
420 South Orange Avenue, Suite 1200
Orlando, FL 32801
Phone: 407-423-4000
Fax: 407-843-6610

Fidelity National Title Insurance Company

CERTIFICATE OF TITLE REPORT

Order No.: 4982327
Customer Reference: Lakeside Groves (West Parcel)

Certified Party: City of St. Cloud

This will serve to certify that Fidelity National Title Insurance Company has caused to be made a search of the Public Records of Osceola County, Florida, ("Public Records") as contained in the office of the Clerk of the Circuit of said County, through September 22, 2014 at 5:00 PM, as to the following described real property lying and being in the aforesaid County, to-wit:

See Exhibit A attached hereto for Legal Description

As of the effective date of this report, the apparent record Fee Simple title owner to the above-described real property is:

JTD Land at Lakeside, LLC, a Florida limited liability company formerly known as Condev Lakeside LLC, a Florida limited liability company, by virtue of the Special Warranty Deed recorded July 2, 2013 in Official Records Book 4465, Page 2817, Public Records of Osceola County, Florida.

The following encumbrances against the said real property recorded in the aforesaid Public Records have been found:

1. Utility Easement in favor of the City of St. Cloud, Florida, a Municipal corporation, recorded October 14, 1983 in Official Records Book 685, Page 794, Public Records of Osceola County, Florida.

2. Terms, conditions, obligations and provisions as set forth and contained in that certain Stipulated Final Judgment as to Inverse Condemnation Claim styled Osceola County, Florida, a political subdivision of the State of Florida, and Thomas S. Tileston and Marilyn D. Tileston, husband and wife; Florida Gas Transmission Company, a Delaware corporation, f/k/a Houston Texas Gas & Oil Corporation; Lakeside Groves, Inc., a Florida corporation; Ronald K. Bischoff; Gust Adams; Jeffrey T. Aurand; Craig Scott Romaine, Jr. and Carol Fulton Romaine, husband and wife; SunTrust Bank, Central Florida, N.A. f/k/a SunBank, N.A.; Alice J. Thompson f/k/a Alice J. O'Brien; Patricia E. Gregory, Trustee of the Patricia E. Gregory Revocable Living Trust dated May 22, 1997, et al. in the Circuit Court of the 9th Judicial Circuit, in and for Osceola County, Florida under Case No. CI-01-ED-0980, and recorded June 21, 2006 in Official Records Book 3223, Page 1368, Public Records of Osceola County, Florida.

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3. Temporary Construction Easement as to Parcel 733 set forth and described in the Stipulated Final Judgment recorded February 25, 2010 in Official Records Book 3953, Page 1342 and further referenced in the Stipulated Order of Taking recorded April 9, 2010 in Official Records Book 3970, Page 2552, all of the Public Records of Osceola County, Florida.

NOTE: 2013 Real Property Taxes in the gross amount of $3,749.37 are PAID, under Tax I.D. No. R182631-495000010010.

Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

This report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; this report is being provided for the use and benefit of the Certified Party only, and it may not be used or relied upon by any other party. This report may not be used by a Fidelity National Title Insurance Company agent for the purpose of issuing a Fidelity National Title Insurance Company title insurance commitment or policy.

In accordance with Section 627.7843, Florida Statues the liability Fidelity National Title Insurance Company may sustain for providing incorrect information in this Report shall be the actual loss or damage of the Certified Party named above, up to a maximum amount of $1,000.00.

IN WITNESS WHEREOF, Fidelity National Title Insurance Company has caused this report to be issued in accordance with its By-Laws.

File No.: 4982327

By: Justin Lippard

Justin Lippard
Fidelity National Title Insurance Company
Commercial Title Examiner

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Fidelity National Title Insurance Company

Exhibit "A"

ALL OF LOTS 2, 15, 18, 31, 32, 33, 34, 47, 48, 49, 50, AND A PORTION OF LOTS 1, 17, 63 AND 64 OF SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION AS RECORDED IN PLAT BOOK B, PAGE 24 PUBLIC RECORDS OSCEOLA COUNTY, FLORIDA; SAID LANDS BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 26 SOUTH, RANGE 31 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE RUN N89°41'28"W ALONG THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 18, A DISTANCE OF 20.00 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°07'16"E A DISTANCE OF 111.03 FEET TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF NEW NOLTE ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 3953, PAGE 1342 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND THE WEST RIGHT OF WAY LINE OF HICKORY TREE ROAD PER PLAT BOOK B, PAGE 24 OF SAID PUBLIC RECORDS; SAID POINT BEING THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING THREE COURSES: S57°18'43"W, A DISTANCE OF 66.28 FEET; THENCE RUN N89°37'55"W, A DISTANCE OF 1199.94 FEET; THENCE RUN N32°29'37"W, A DISTANCE OF 49.61 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF CLARK ROAD PER PLAT BOOK B, PAGE 24, AND THE WEST LINE OF THE AFOREMENTIONED LOT 63; THENCE RUN N00°09'22"E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 2505.85 FEET TO THE NORTHWEST CORNER OF LOT 2 AND A POINT ON THE SOUTH RIGHT OF WAY LINE OF HEARN ROAD (A 40' UNIMPROVED RIGHT OF WAY) PER PLAT BOOK B, PAGE 24; THENCE RUN S89°31'06"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 757.13 FEET TO THE WEST LINE OF THAT CERTAIN OSCEOLA COUNTY PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1918, PAGE 2958 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN ALONG THE WEST AND SOUTHERLY BOUNDARIES OF SAID OSCEOLA COUNTY PARCEL THE FOLLOWING THREE COURSES: S00°08'07"W, A DISTANCE OF 276.25 FEET; THENCE RUN S89°09'51"E, A DISTANCE OF 173.52 FEET; THENCE RUN N71°50'34"E, A DISTANCE OF 275.99 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF HICKORY TREE ROAD PER OSCEOLA COUNTY RIGHT OF WAY MAP FOR COUNTY ROAD 15 EXTENSION; SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1762.57 FEET, A CENTRAL ANGLE OF 04°05'59", A CHORD BEARING OF S16°02'06"E AND CHORD DISTANCE OF 126.09 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 126.12 FEET TO A POINT ON THE SOUTH LINE OF LOT 1 OF AFORESAID SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE RUN N89°32'24"W ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 586.13 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE RUN S00°08'19"W ALONG THE EAST LINE OF LOT 15 OF AFORESAID SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION, A DISTANCE OF 330.22 FEET TO THE SOUTHEAST CORNER OF SAID LOT 15; THENCE RUN S89°33'42"E ALONG THE NORTH LINE OF LOT 17 OF AFORESAID SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION, A DISTANCE OF 636.58 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF HICKORY TREE ROAD PER SAID OSCEOLA COUNTY RIGHT OF WAY MAP; SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1762.57 FEET, A CENTRAL ANGLE OF 03°14'58", A CHORD BEARING OF S01°29'01"E AND A CHORD DISTANCE OF 99.95 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 99.96 FEET TO THE END OF SAID CURVE; THENCE RUN S00°07'16"W ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1768.98 FEET TO THE POINT OF BEGINNING.

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Dewberry

Dewberry Engineers Inc.
520 South Magnolia Avenue
Orlando, FL 32801

407.843.5120
407.649.8664 fax
www.dewberry.com

February 05, 2015

File No.: 50067918 (LKGR-1)

Ms. Sandy Miville
Development Coordinator
City of St. Cloud
Planning & Zoning Department
1300 9th Street
Building A, 2nd Floor
St. Cloud, Florida 34769

Subject: **Lakeside Groves Northwest Parcel**
Case # 14-20.26 Water /Sewer Request
Revised Comments for Planning -Response to DRC Comments

Dear Ms. Miville:

We offer the following information and supporting documentation in response to the DRC comments and concerns for Case# 14-20.26 expressed in your letter dated December 1, 2014, regarding the referenced project. Our revised responses correspond to the order your comments were presented and appear in bold type.

PLANNING DEPARTMENT CONDITIONS: MARIA LEWICKA 407-957-8428

1. Please amend the Notice of Encumbrance to include the correct legal description of the property.

   The revised Notice of Encumbrance will be submitted by JTD Land at Lakeside, LLC to be recorded.

2. Please confirm that the legal description of the "Exhibit A" to the Special Warranty Deed does match the legal description on the "Exhibit A" to the Certificate of Title Report, legal description shown on the survey, and Northwest Lakeside Groves Construction Plans.

   Exhibit A in both the warranty deed and certificate of title describe all of the Lakeside Groves holdings on the east and west side of Hickory Tree Road. The legal description shown on the Northwest Groves Survey and Construction Plans is wholly contained within the lands described in Exhibit A. All encumbrances contained within the Certificate of Title that affect the Northwest Groves development parcel have been plotted on said Boundary Survey and existing condition plan.

INFORMATION:

5. All subdivisions, whether inside or outside the municipal boundaries of the City of St. Cloud, must submit a copy of the recorded plat to the Environmental Utilities Department for verification of easement and/or right-of-way dedication and location prior to requesting installations of water and/or sewer taps.

   Boundary Survey of subject parcel denoting existing easements and right of ways provided together with preliminary subdivision plan and utility plans depicting future services and required easements. Plat to be completed and recorded upon plan approval.

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NARRATIVE OF CHANGES:

This narrative is to serve as an explanation of changes made since the previous submittal of plans made on January 9, 2015. Changes were made based on comments and discussions had with Osceola County, clouded as revision 2. Additional notes were added for the construction of the drainage system in the Hickory Tree right-of-way as discussed with the City of St. Cloud, clouded as revision 3.

Revisions affecting the City review include:

- The revision to the legal description on the Cover Sheet.
- The addition of Sheets 8, 10 and 11 to the review set. This includes the Grading Key Map (Sheet 8) and two Grading and Drainage Sheets (10 and 11). The addition and revisions made to the storm drainage system within the Hickory Tree right-of-way and the addition of notes for the construction of the storm system adjacent to the existing 12" water main, as coordinated with the City of St. Cloud. See Grading Sheets 10 and 11.
- The sample points on Sheet 14 were re-numbered to be consistent with the phasing of the project. See Sheet 14.

There have been no revisions to the utility layout or design from the plans that were submitted to the City of St. Cloud on January 9, 2015.

LEGAL:

A word formatted copy of the revised legal description is included on the CD submittal.

We believe this information sufficiently addresses your concerns, thereby allowing you to approve the Water / Sewer Request Case # 14-20.26. Should you have any questions or require additional information, please contact me at (321) 354-9707. Thank you.

Sincerely,

Nicole P. Stalder, P.E., LEED-AP
Associate Project Manager
Dewberry Engineers Inc.

NPS:drq
LKGR-1\Admin\Corr\4006
Enclosures

c: Danielle Van De Loo, PE, Dewberry | Bowyer-Singleton
Permit File

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PLAT OF BOUNDARY SURVEY
-FOR-
JTD LAND COMPANY, LLC

LEGEND AND ABBREVIATIONS:

±	MORE OR LESS
EL.	ELEVATION
LB	LICENSED BUSINESS
NO.	NUMBER
LS	LAND SURVEYOR
I.D.	IDENTIFICATION
ORB	OFFICIAL RECORDS BOOK
℄	CENTERLINE
R	RADIUS
L	ARC LENGTH
Δ	DELTA (CENTRAL ANGLE)
C.D.	CHORD LENGTH
C.B.	CHORD BEARING
POC	POINT ON CURVE
POL	POINT ON LINE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PI	POINT OF INTERSECTION
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
PB	PLAT BOOK
ORB	OFFICIAL RECORDS BOOK
PG(S)	PAGE(S)
R/W	RIGHT OF WAY
ESMT.	EASEMENT
SEC	SECTION
FND	FOUND
REC	RECOVERED
CCR	CERTIFIED CORNER RECORD
RLS	REGISTERED LAND SURVEYOR
CM	CONCRETE MONUMENT
IRC	IRON ROD AND CAP
IR	IRON ROD
IP	IRON PIPE
CLF	CHAIN LINK FENCE
(P)	PLAT DIMENSION
(C)	CALCULATED DIMENSION

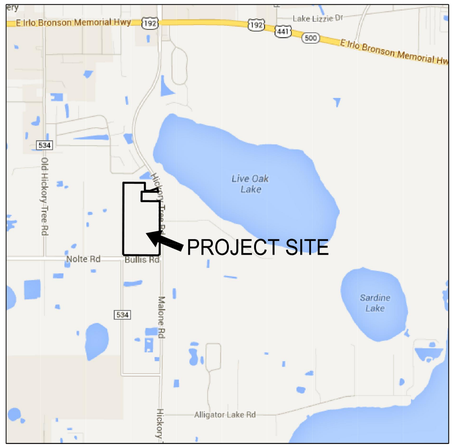
⊡	FOUND CONCRETE MONUMENT AS NOTED
○	FOUND NAIL AS NOTED
◎	FOUND NAIL & DISK (LB 1221) UNLESS OTHERWISE NOTED
◉	SET NAIL & DISK (LB 1221)
◉	FOUND IRON ROD & CAP AS NOTED UNLESS OTHERWISE NOTED
●	FOUND IRON ROD AS NOTED
◍	SET 5/8" IRON ROD & CAP (LB 1221)
▤	CURB INLET GRATE
⊕ ▤	CATCH BASIN
Ⓜ	STORM MANHOLE
Ⓢ	SANITARY MANHOLE
⊗	SANITARY CLEANOUT
Ⓔ	ELECTRIC MANHOLE
Ⓔ	ELECTRIC METER
▣	ELECTRIC RISER BOX
▣	CABLE TELEVISION RISER BOX
▣	TELEPHONE RISER BOX
▣	UTILITY RISER
⊛	WELL
⊛	WATER SPIGOT
▶◀	IRRIGATION CONTROL VALVE
⊠	WATER METER
⋈	WATER VALVE
⚠	FIRE HYDRANT
⊠	AIR CONDITIONER PAD
⋈	GAS VALVE
▣	GAS METER
◬	GAS LINE MARKER
⊹	CONCRETE UTILITY POLE
⊹	METAL UTILITY POLE
⊹	WOOD UTILITY POLE
←	UTILITY POLE GUY ANCHOR
☼	LIGHT POLE
◀	SPOT/GROUND LIGHT
▽	ELECTRIC TRANSFORMER
✱	WETLAND FLAG
⊤	SIGN
•	BOLLARD
⚐	FLAG POLE
✉	MAILBOX
▭	HEDGE ROW
⟋⟍	LINE BREAK
-x-	FENCE LINE AS NOTED
-OHL-	OVERHEAD UTILITY LINE
T/B	APPROXIMATE TOP OF BANK APPROXIMATE TOE OF SLOPE
	EXISTING CONTOUR

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 26 SOUTH, RANGE 31 EAST, AS BEING N00°07'16"E.
2. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 12097C0280C, OSCEOLA COUNTY, FLORIDA, EFFECTIVE DATE OF JUNE, 18, 2013 THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE "X" AND DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.
3. UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
5. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD BY THIS FIRM.
6. NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
7. WETLAND AREAS, IF EXISTING, WERE NOT ADDRESSED AS A PART OF THIS SURVEY.
8. THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (COMMERCIAL/HIGH RISK); 1 FOOT IN 10,000 FEET.
9. LANDS SHOWN HEREON ARE CONTIGUOUS TO THAT CERTAIN PUBLIC RIGHT OF WAY KNOWN AS OLD HICKORY ROAD, NEW NOLTE ROAD AND CLARK ROAD OWNED AND MAINTAINED BY OSCEOLA COUNTY, FLORIDA
10. SUBJECT PROPERTY CONTAINS 65.220 ACRES MORE OR LESS.

SHEET INDEX

SHEET 1: COVER SHEET
SHEET 2: OVERALL BOUNDARY



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

OVERALL PARCEL

ALL OF LOTS 2, 15, 18, 31, 32, 33, 34, 47, 48, 49, 50, AND A PORTION OF LOTS 1, 17, 63 AND 64 OF SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION AS RECORDED IN PLAT BOOK B, PAGE 24 PUBLIC RECORDS OSCEOLA COUNTY, FLORIDA; SAID LANDS BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 26, RANGE 31 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE RUN N89°41'28" W ALONG THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 18, A DISTANCE OF 20.00 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°07'16"E A DISTANCE OF 111.03 FEET TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF NEW NOLTE ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 3953, PAGE 1342 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND THE WEST RIGHT OF WAY LINE OF HICKORY TREE ROAD PER PLAT BOOK B, PAGE 24 OF SAID PUBLIC RECORDS; SAID POINT BEING THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING THREE COURSES: S57°18'43" W, A DISTANCE OF 66.28 FEET; THENCE RUN N89°37'55" W, A DISTANCE OF 217.77 FEET; THENCE RUN N00°22'05" W, A DISTANCE OF 280.00 FEET; THENCE RUN S89°37'55" W, A DISTANCE OF 272.27 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF AFORESAID HICKORY TREE ROAD; THENCE RUN S00°07'16" W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 243.85 FEET TO THE POINT OF BEGINNING.

CONTAINS: 1.731 ACRES MORE OR LESS.

LEGAL DESCRIPTION:

RESIDENTIAL PARCEL

ALL OF LOTS 2, 15, 18, 31, 32, 33, 34, 47, 48, 50 AND A PORTION OF LOTS 1, 17, 49, 63, AND 64 OF SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION AS RECORDED IN PLAT BOOK B, PAGE 24 PUBLIC RECORDS OSCEOLA COUNTY, FLORIDA; SAID LANDS BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 26, RANGE 31 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINS: 66.951 ACRES MORE OR LESS.

FUTURE DEVELOPMENT PARCEL

A PORTION OF LOTS 49 AND 64 OF SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION AS RECORDED IN PLAT BOOK B, PAGE 24 PUBLIC RECORDS OSCEOLA COUNTY, FLORIDA; SAID LANDS BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 26, RANGE 31 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINS: 1.731 ACRES MORE OR LESS.

CERTIFIED TO:

JTD LAND COMPANY, LLC

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS SURVEY 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.

WILLIAM D. DONLEY — 02/05/15
WILLIAM D. DONLEY — DATE
FLORIDA LICENSED SURVEYOR & MAPPER NO. LS 5381

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

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD

Dewberry
520 South Magnolia Avenue
Orlando, Florida 32801
Phone: 321.354.9826 Fax: 407.648.9104
www.dewberry.com
Certificate Of Authorization No. LB 8011

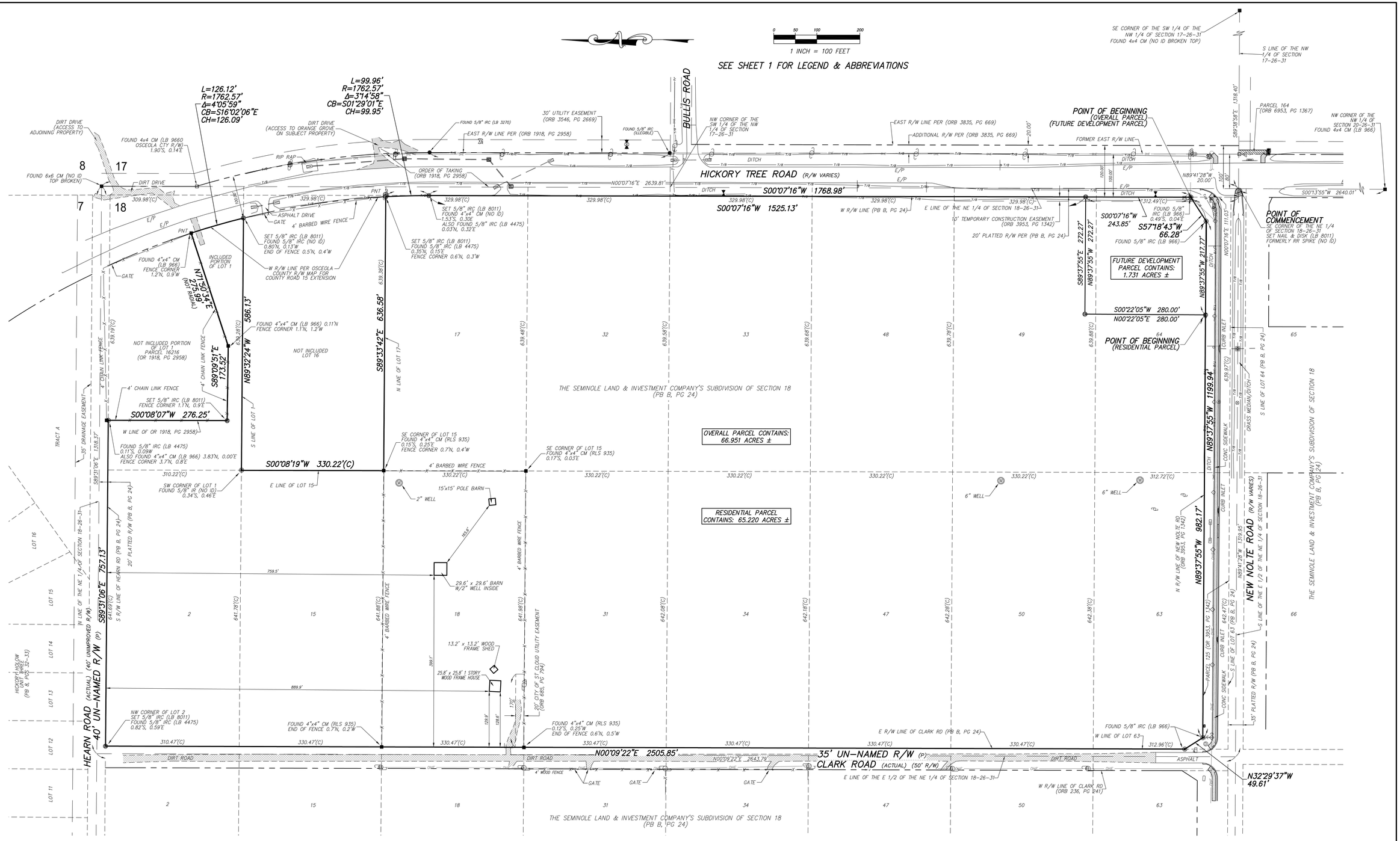
PORTION OF
SECTION 18, TOWNSHIP 26
SOUTH, RANGE 31 EAST
OSCEOLA COUNTY, FLORIDA

PLAT OF BOUNDARY SURVEY
-FOR-
JTD LAND COMPANY, LLC

FB/PG	FIELD DATE	PROJECT NO.	1
17-26-31 #2/3-8	12/11/14	50071200	OF
DRAWING DATE	BY / APPROVED	SCALE	2
01/19/15	MRP / WDD	N/A	

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City of St. Cloud Laserfiche Reproduction

Drawing name: S:\Lakes\la Grave\Osceola_Jr Davis_Job No\DWG\Land01\Lakes\la_Graves _99253087_NW_surbary_020515.dwg Sheet | Feb 05, 2015 1:45pm by: mphillips



REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD

Dewberry
520 South Magnolia Avenue
Orlando, Florida 32801
Phone: 321.354.9826 Fax: 407.648.9104
www.dewberry.com
Certificate Of Authorization No. LB 8011

PORTION OF SECTION 18, TOWNSHIP 26 SOUTH, RANGE 31 EAST
OSCEOLA COUNTY, FLORIDA

PLAT OF BOUNDARY SURVEY FOR JTD LAND COMPANY, LLC.

FB/PG	FIELD DATE
17-26-31 #2/3-8	12/11/14

DRAWING DATE	BY	APPROVED
01/19/15	MRP	WDD

PROJECT NO. 50071200

SCALE 1"=100'

2 OF 2

Drawing name: S:\Lakeside Groves_Osceola_Jr Dor\5-Job No\DWG-Land\DT\Lakeside_Groves_-99253087_NW_survey_020515.dwg Sheet 2 Feb 05, 2015 1:46pm by: mphillips

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CONSTRUCTION PLANS

OSCEOLA COUNTY, FLORIDA

NORTHWEST LAKESIDE GROVES

PARCEL ID. NUMBER 18-26-31-4950-0001-0010

PREPARED FOR:
JTD Land at Lakeside, LLC
210 South Hoagland Boulevard
Kissimmee, Florida 34741
Contact: Craig Harris

OWNER/DEVELOPER
JTD LAND AT LAKESIDE, LLC
210 SOUTH HOAGLAND BLVD.
KISSIMMEE, FLORIDA 34741
PHONE: (407) 870-0066
CONTACT: CRAIG HARRIS

GEOTECHNICAL ENGINEER
UNIVERSAL ENGINEERING SCIENCES, INC.
3532 MAGGIE BLVD.
ORLANDO, FLORIDA 32811
PHONE: (407) 423-0504
CONTACT: GUY RABENS, P.E.

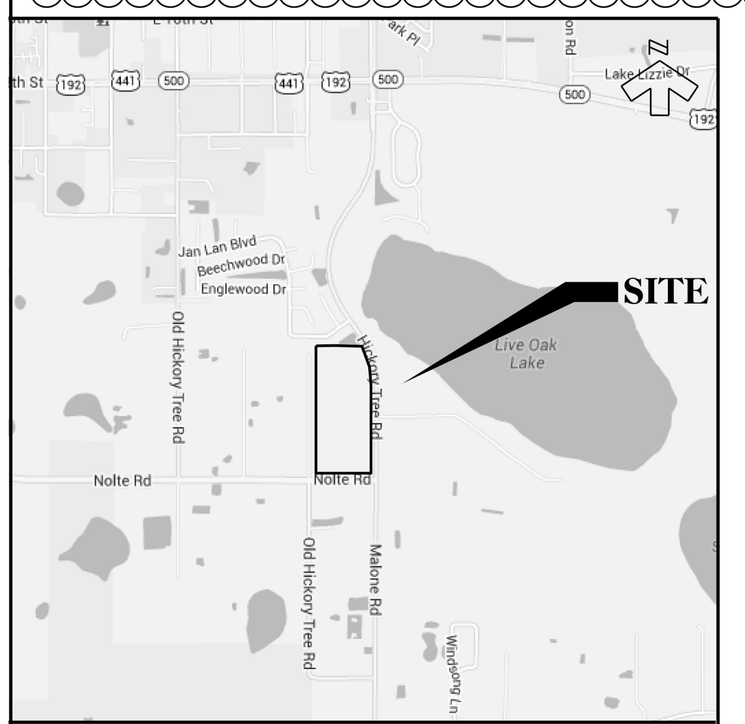
ENGINEER/PLANNER
DEWBERRY/BOWYER-SINGLETON
520 SOUTH MAGNOLIA AVE.
ORLANDO, FLORIDA 32801
PHONE: (407) 843-5120
CONTACT: NICOLE STALDER, P.E.

ENVIRONMENTAL
BIO-TECH CONSULTING, INC.
2002 EAST ROBINSON STREET
ORLANDO, FLORIDA 32803
PHONE: (407) 894-5969
CONTACT: JOHN MIKLOS

SURVEYOR 2

DEWBERRY/BOWYER-SINGLETON
(OFF-SITE SURVEY, HICKORY TREE ROAD AND WATER ELEVATIONS)
520 SOUTH MAGNOLIA AVE.
ORLANDO, FLORIDA 32801
PHONE: (407) 843-5120
CONTACT: NICOLE STALDER, P.E.

HANSON, WALTER AND ASSOCIATES
(ON-SITE SURVEY & DRAINAGE STRUCTURES)
400 EMMITT ST.
KISSIMMEE, FLORIDA 34741
PHONE: (407) 847-9433
CONTACT: RANDY HANSON



2 **LOCATION MAP**

SECTION: 18; TOWNSHIP: 26S; RANGE: 31E

LEGAL DESCRIPTION

2 3

ALL OF LOTS 2, 15, 18, 31, 32, 33, 34, 47, 48, 49, 50, AND A PORTION OF LOTS 1, 17, 63 AND 64 OF SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION AS RECORDED IN PLAT BOOK B, PAGE 24 PUBLIC RECORDS OSCEOLA COUNTY, FLORIDA; SAID LANDS BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 26, RANGE 31 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINS: 66.951 ACRES MORE OR LESS.

1 2 *NOTE:*
THE FOLLOWING PROPOSED FACILITIES SHOWN ON THE DEVELOPMENT PLANS ARE FOR REFERENCE PURPOSES ONLY AND EACH SHALL REQUIRE A SEPARATE BUILDING PERMIT. THE LIST INCLUDES, BUT IS NOT LIMITED TO: PROPOSED BUILDINGS, SANITARY LIFT STATIONS, LIGHT FIXTURES (POLES) THAT ARE INDEPENDENT FROM ANY BUILDING STRUCTURE, FENCES, GATES, MONUMENT SIGNS, DUMPSTER ENCLOSURES, AND RETAINING WALLS THAT EXCEED THREE (3) FEET IN HEIGHT. SUNSHINE STATE TICKET NUMBERS 274400221, 274400123 AND 274400185.

UTILITY PROVIDERS

SEWER, WATER & RECLAIM
CITY OF ST. CLOUD
1300 9TH STREET
ST. CLOUD, FLORIDA 34769
407-957-7344

TELEPHONE
CENTURYLINK
1359 VINE STREET
KISSIMMEE, FLORIDA 34741
407-390-6302

POWER
OUC ELECTRIC
5003 PERSHING AVENUE
ORLANDO, FLORIDA 32822
407-384-4100

CABLE
BRIGHTHOUSE
3613 GRISSOM LANE
KISSIMMEE, FLORIDA 34741
407-532-8509

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7	OVERALL SITE PLAN
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8	OVERALL GRADING PLAN
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THIS IS TO CERTIFY THAT THE ROADWAY CONSTRUCTION PLANS AND SPECIFICATIONS AS CONTAINED HEREIN WERE DESIGNED TO APPLICABLE STANDARDS AS SET FORTH IN THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS" AS PREPARED BY FLORIDA DEPARTMENT OF TRANSPORTATION.

Dewberry | BOWYER SINGLETON

FLORIDA
OSCEOLA COUNTY
NORTHWEST LAKESIDE GROVES

520 SOUTH MAGNOLIA AVENUE — ORLANDO, FLORIDA 32801
407-843-5120 - ENGINEERING BUSINESS - 8794

REVISIONS	DESCRIPTION	BY	DATE
1	EXISTING WATER MAIN RELOCATION	TFS	1-16-15
2	REVISED PER COMMENTS	TFS	12-31-14

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City of St. Cloud Laserfiche

CONTRACTOR "AS-BUILTS"
I hereby state that these "As-Builts" were furnished to me by the contractor or his surveyor or his employee(s) under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed as shown on the contractor's or surveyor's observations of the construction.
Contractor's Name _____
Engineer _____
Not valid without the signature and the original seal of a Florida Registered Engineer.

Nicole Petersen Stalder
Florida Reg. Number
64720

DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	NONE
PROJECT NO.	LKGRI/FINAL/North West
FILE NAME	LKGRI NW-cover
SHEET	1 OF 44

SDP 14-0129 PS 14-00001

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GENERAL

1. Unless otherwise specified, all construction shall be performed consistent with the most recent publication of the following codes, standards and specifications as well as the latest editions of all other applicable specifications & standards:
Osceola County
City of St. Cloud Utilities
Ida Water Management District (SFWMD)
Florida Department Of Environmental Protection (FDEP)
Florida Department Of Transportation (FDOT)
Americans with Disabilities Act (ADA) by U.S. Department Of Justice
"Manual On Uniform Traffic Control Devices" (MUTCD) published by the U.S. Department of Transportation, Federal Highway Administration

2. All construction is to be governed by all applicable federal, state and local laws, ordinances, building and safety codes.

3. In the event that any standards or specifications as described herein are in conflict with each other, or that shown in the plans, the more stringent criteria will apply. Contractor shall notify the engineer of record immediately and in writing should the more stringent criteria be unclear, for engineer's interpretation of the more stringent criteria to be used.

4. These plans were based on the boundary and topographic survey by Hanson, Walter and Associates and geotechnical report provided by Universal Engineering Sciences, Inc.

5. All elevations shown on these drawings refer to national geodetic vertical datum (NAVD 88).

6. These plans were based on the geotechnical report(s) Universal Engineering Sciences, Inc. Project No.1121749/Gautham S. Pillappa, P.E./ Fl. Reg. No. 60917/Universal Engineering Sciences, Inc./3532 Maggie Boulevard, Orlando, Florida 32811/ Phone: (407) 423-0504/ Fax: (407) 423-3106. It is the contractor's responsibility to acquire a copy of the report(s) from the geotechnical engineer, familarize themselves with the conditions as described in the report(s), and comply with all recommendations made in the report(s) specifically for soil preparation on the site. It is the contractor's responsibility to obtain a copy all supplemental reports for this project from the owner and to follow the supplemental reports recommendations.

7. Geotechnical recommendations or recommendations as provided in supplemental reports by others are not the responsibility of Bowyer-Singleton & Associates, Inc., who has relied upon the referenced geotechnical report(s) in the preparation of the plans. Any conflict between information contained in the report(s) and these plans shall be reported to the engineer and owner immediately and in writing. Bowyer-Singleton & Associates, Inc. assumes no responsibility for the correctness, completeness, or accuracy of the report(s). When the plans and/or specifications contain the results of a soils survey, the contractor shall not assume the information is a guarantee of the depth, extent or character of material present. It is the responsibility of the contractor to make a necessary examination of the site and of any material sources indicated on the plans to be informed of the conditions under which construction is to occur.

8. The contractor shall obtain from the owner copies of permits for all agencies having jurisdiction, such as governmental, regulatory or local entities. The contractor shall be expected to review and abide by all the terms, conditions, requirements and limitations set forth in all of these permits. A copy of the permits shall be kept on the construction site and made available for review at all times.

9. The standards and specifications as listed herein, the geotechnical report(s), boundary and topographic survey(s), and required permits are hereby incorporated along with the plans by Bowyer-Singleton and Associates, Inc. as the complete "Site Civil Construction Documents."

10. If items appearing to be historical or archeological artifacts are discovered at any time during construction within the project limits, immediate notification shall be provided to the owner, the engineer, and the Bureau of Historical Preservation, Division of Historical Resources R.A. Gray Building, 500 S. Bronough St. Tallahassee, Florida 32399-0250.

CONTRACTOR RESPONSIBILITIES

1. Contractor shall familiarize himself with the site, including all surface and subsurface conditions, the work required and all other conditions that may effect the successful completion of the job prior to commencement of work.

2. The location of existing utility services, facilities, and structural features shown on these plans have been determined from the best information and are provided for the convenience of the contractor. The engineer does not guarantee the accuracy or the completeness of the location information provided. Any inaccuracy or omission in such information shall not relieve the contractor of his responsibility to protect the existing features from damage or unscheduled interruption of service. Should a discrepancy arise between these plans and actual field conditions, which would appreciably affect the execution of these plans, the contractor shall stop all construction and notify the engineer immediately.

3. The contractor shall give all notices and comply with all laws, ordinances, rules, regulations and permit conditions bearing on the conduct of the work as drawn and specified. If the contractor observes that the drawings and specifications are at variance therewith, he shall promptly notify the engineer. In writing, and any necessary changes shall be adjusted, as provided in the agreement for changes in the work.

4. The contractor shall be responsible for the maintenance of all landscape buffers, retention and detention facilities until the project has been accepted by the owner. All disturbed areas shall be returned to equal or better condition.

5. The contractor shall be responsible to the owner and the engineer for the acts and omissions of contractor's employees and all his subcontractors and their agents and employees and other persons performing any of the work under a contract with the contractor.

6. All work and furnished materials shall be in reasonable conformity with the lines, grades, grading sections, cross sections, dimensions, material requirements and testing requirements that are specified in the contract, plans, details or specifications.

7. The contractor shall be responsible for making all necessary arrangements with governmental departments, public utilities, public carriers, service companies, and corporations owning or controlling roadways, railways, water, sewer, gas, electrical, telephone, and telegraph facilities such as pavements, tracks, piping, wires, cables, conduits, poles, guys, or other similar facilities, including incidental structures connected therewith that are encountered in the work in order that such items may be properly supported, protected or located.

8. Prior to commencing work, the contractor shall furnish, erect and maintain all barricades, lights, warning signs, and pavement markings for hazards and the control of traffic through the construction zone in conformity with the all agencies having jurisdiction standards to effectively prevent accidents at all locations where construction causes an obstruction to the normal flow of traffic or creates a hazard in any way to the public.

9. In the event the contractor discovers any errors or omissions in the plans he shall immediately notify the owner or owner's agent.

10. The contractor shall comply with all legal load restrictions in the hauling of materials on public roads beyond the limits of the work. A special permit will not relieve the contractor of liability for any damage that may result from the moving of materials and equipment.

11. The contractor shall be responsible for protecting all existing survey monumentation, such as the preservation of all permanent reference monuments, permanent control points, permanent bench marks, property corners, points or markers. In the event any monumentation is disturbed, it shall be restored by a Florida licensed surveyor and mapper selected by the owner at the contractor's expense.

12. The owner, owner's representatives and inspectors of applicable government agencies having jurisdiction, shall at all times have access to the work site wherever and whenever it is in preparation or progress. The contractor shall provide proper facilities for such access and inspections.

13. It is the contractor's responsibility to take all reasonable and prudent precautions to insure that all completed work, materials and equipment stored on site are safe and secured from unauthorized access or use. Such precautions may include installation of signs, fences, or posting of security guards.

14. Contractor shall, at all times, utilize all normally accepted and reasonably expected safety practices and comply with all federal, state and local regulations, ordinances and guidelines pertaining to safe utilization of equipment or materials as published by manufacturer.

15. Adequate traffic control, signage, barricades and flagman services shall be furnished and maintained by the contractor at all points where construction equipment engaged in work enters onto or crosses functioning traffic-carrying roadway.

16. Those parts of work in place that are subject to damage because of operations being carried on adjacent thereto shall be covered, boarded up or substantially enclosed with adequate protection by the contractor at contractor's expense, protecting work completed.

17. The contractor shall comply in every respect with the Federal Occupational Health and Safety Act of 1970 and all rules and regulations now or hereafter in effect under said Act, and the contractor further agrees to comply with any and all applicable state laws and regulations pertaining to job safety and health.

18. The contractor shall protect and keep owner (including their agents and employees) free and harmless from any and all liability, public or private, penalties, contractual or otherwise, losses, damages, costs, attorney's fees, expenses, causes of action, claims or judgments resulting from the Federal Occupational Health and Safety Act of 1970 as amended or any rule or regulation promulgated thereunder or of any state laws or regulations pertaining to job safety and health arising out of or in any way connected with the performance of work or work to be performed under this contract, and contractor shall indemnify owner from any such claims, penalties, suits or actions, public or private, administrative or judicial, including attorney's fees paid or incurred by or on behalf of owner, jointly or severally, and/or their agents and employees. The contractor further agrees, in the event of a claimed violation of any federal or state safety and health law or regulation arising out of or in any way connected with the performance of work or work to be performed under this contract, owner may immediately take whatever action is deemed necessary by owner to remedy the claimed violation. Any and all costs or expenses paid or incurred by owner in taking such action shall be borne by contractor, and contractor agrees to protect, hold harmless and indemnify owner against any and all such costs or expenses.

19. The contractor shall take all reasonable precautions for the safety of, and shall provide all reasonable protection to prevent damage, injury or loss to:

a. All employees on the work site and all other persons who may be affected thereby;

b. All the work and all materials and equipment to be incorporated therein, whether in storage on or off the site, under the care, custody or control of the contractor or any of its subcontractors; and

c. Other property at the site or adjacent thereto, including trees, shrubs, lawns walks, pavements, roadway, structures and utilities not designated for demolition in the course of construction.

20. The contractor shall comply with all applicable safety codes and with all applicable laws, ordinances, rules, regulations and lawful orders of any public, quasi public or other authority having jurisdiction for the safety of persons or property or for their protection against damage, injury or loss, or designed to protect the environment. The contractor shall erect and maintain, as required by existing conditions and progress of the work, all reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards, promulgating safety regulations and notifying owners and users of adjacent utilities of the existence of hazards and of the safety regulations.

21. All damage or loss to any property referred to in herein caused in whole or in part by the contractor, a subcontractor, or by anyone for whose acts any of them may be liable, shall be remedied by the contractor, except damage or loss properly attributable solely to the acts or omissions of the owner, or the engineer or anyone employed by them, or for whose acts any of them may be liable, and not properly attributable in whole or in part, to the fault or negligence of the contractor.

22. Until final acceptance of the work by owner, the contractor shall have the charge and care of and shall bear the risk of injury or damage, loss or expense to any part thereof, or to any materials stored on site, by the action of the elements or from any other cause whether arising from the execution or non-execution of the work. The contractor shall rebuild, repair, restore and make good all injuries or damages to any portion of the work occasioned by any of the above causes before final acceptance and shall bear the expenses thereof.

23. The contractor shall be responsible for meeting all inspection criteria and schedules, and signing for said inspections.

24. The contractor shall control and be responsible for their operations and those of their subcontractors and all suppliers, to assure the least inconvenience to the public. The contractor shall maintain free and unobstructed movement of vehicular traffic and shall limit their operations in relation to the safety and convenience of the traveling public. Under all circumstances, safety shall be the most important consideration.

25. The contractor shall familiarize himself with the policies and guidelines established by all agencies having jurisdiction for the preservation of all public and private property. The contractor shall be responsible for all damage or injury to property of any character, during the execution of the work, resulting from any act, omission, neglect, or misconduct in their manner or method of executing the work, or at anytime due to defective work or materials.

26. The contractor shall not excavate, remove, or otherwise disturb any material, structure or part of a structure which is located outside the lines, grades or grading sections established for this project, except where such excavation or removal is provided for in the contract, plans or specifications.

27. The contractor should verify the quantities and lengths of materials shown on the plans. Any discrepancy between material callouts and actual shown in plan view is to be brought to the engineer's attention by the contractor prior to bidding. It is the engineer's intention to construct what is shown on the plans.

28. Any discrepancy between the dimensions and measurements shown on the plans and the actual field conditions shall immediately be brought to the engineer's attention. Failure to do so and to continue construction shall make the contractor responsible for all errors and necessary corrections that may subsequently arise.

EROSION CONTROL

1. The contractor shall comply with all federal, state and local laws and all regulations controlling pollution of the environment.

2. The contractor shall develop and implement a stormwater pollution prevention plan (SWPPP) according to EPA/FDEP NPDES criteria to minimize erosion and insure proper functioning of storm water management system upon completion of construction. In addition to meeting EPA/FDEP NPDES criteria, the SWPPP shall be submitted to and comply with local agency having jurisdiction's minimum erosion control criteria.

3. Contractor shall execute all measures necessary to limit the transportation of sediments outside the limits of the project to the volume and amount as those that exist prior to commencement of construction. This condition must be satisfied until project is fully completed and accepted. Contractor shall provide routine maintenance on temporary erosion control features at his expense. Provision must be made to preserve the integrity and capacity of check weirs, sediment basins, slope drains, grading patterns, etc. Required to meet this provision through out the life of construction. Contractor shall provide synthetic hay bales, silt barriers, muraf l filters, temporary grassing, etc., as required to fully comply with the intent of this specification. Contractor shall provide continuous monitoring of erosion and sediment controls taken and shall document all corrective measures. A copy of the approved SWPPP shall be kept on site at all times for review by owner's representative and by NPDES inspectors. This permit must be submitted to Orange County by the contractor prior to the issuance of permits.

4. The owner and/or contractor shall provide a notice of intent in accordance with criteria set forth in the NPDES permit requirements 48 hours prior to beginning construction, clearing, or demolition.

5. Provide effective temporary and permanent erosion control following the requirements in Section 104 of the State Dept. of Transportation standards specifications for road and bridge construction, latest edition. (F.D.O.T. Section 104)

6. Inlets and catch basins shall be protected from sedimentation resulting from surface runoff until completion of all construction operation that may cause sediment runoff. Filter fabric shall be placed and maintained under the grate and filter socks placed in front of the throat of curb inlets, during construction.

7. Turbidity barriers must be installed at all locations where the possibility of transferring sediments and suspended solids into the receiving water body exists due to construction. Turbidity barriers shall remain in place until construction is completed, soils are stabilized and vegetation has been established.

8. All slopes 5:1 or greater shall be sodded. All pond slopes and rights-of-way shall be sodded.

9. In accordance with FDEP and Water Management District permits, all disturbed areas shall be seeded and mulched within 7 days of no construction activities.

DEMOLITION AND CLEARING

1. Prior to construction, the contractor shall clearly designate the limits of construction on-site. The contractor shall not perform any work outside the limits of construction.

2. The contractor shall be extremely cautious when working near trees that are to be saved, whether shown in the plans or designated in the field.

3. All practical and necessary effort shall be taken during construction to prevent unnecessary tree removal.

4. Any proposed cut or fill material to be removed or placed within the drip line of specimen trees to remain, including trenching for proposed improvements such as utilities, will require the advanced pre-treatment of each impacted tree by a qualified arborist or at the direction of the landscape architect to minimize the potentially adverse impacts of construction.

5. Tree protection barricades or equivalent protective measures will be constructed according to the local jurisdiction's criteria for trees to remain within the limits of construction.

6. In areas requiring fill material, the contractor shall strip or otherwise remove all vegetation such as brush, heavy sods, heavy growth of grass, decayed vegetation matter, rubbish and any other deleterious material before embankment is placed. Immediately prior to the placing of fill material, the entire area upon which fill is to be placed, shall be scarified in a direction approximately parallel to the axis of fill. The geotechnical engineer shall approve the area prior to the placement of fill. Fill shall be placed in level lifts not to exceed 12 inches in uncompacted thickness. Each lift should be compacted to at least 95% of the modified Proctor maximum dry density value (ASTM D-1557), as recommended by the geotechnical report.

PAVING, GRADING & DRAINAGE

1. The contractor shall perform all work pertaining to drainage including excavation of stormwater management ponds or equivalent facilities prior to the commencement of other work included in these plans.

2. The contractor shall stake all improvements using the record plat. The contractor shall verify with the engineer that the plat is correct prior to any construction. If a plat does not exist, contractor is to verify use of the survey for layout with engineer prior to starting work. It is the contractor's responsibility to completely stake and check all improvements to insure correct positioning, both horizontal and vertical, including minimum building setbacks prior to the installation of any improvement. Any discrepancy between platted information and the plans shall be reported to the engineer immediately and in writing.

3. Prior to initiating any excavation (including but not limited to tunnels, ditches, storm water ponds, canals, artificial lakes) contractor shall install fences and take all other reasonable and prudent steps to insure that access to excavation by unauthorized personnel is prevented.

4. All drainage structures are to be traffic bearing unless otherwise noted. All precast circular structures shall be constructed with a minimum 5-inch wall thickness.

5. All proposed paving surfaces in intersections and adjacent existing sections shall be graded to drain positively in the direction shown by the proposed grades and flow arrows on the plans and to provide a smoothly transitioned driving surface for vehicles with no sharp breaks in grade, and no unusually steep or reverse cross slopes. Approaches to intersections and entrance and exit grades to intersections may require minor local field adjustments should actual conditions vary from the surveyed information the design was based upon in order to accomplish the intent of the plans. In addition, the standard crown will have to be changed in order to drain positively in the area of intersections. It is the contractor's responsibility to accomplish the above and consult the engineer as needed to make any and all required interpretations of the plans or give supplementary instructions should the intent of the plans be unclear.

6. Construction of roadways shall meet the minimum standards and specifications of the local agency(s) having jurisdiction and the minimum suggested sections as outlined in the soils report's recommendations, unless otherwise noted.

7. The contractor is responsible for removing any excess cuts or supplying fill as necessary to grade the site to the proposed elevations as designed within the construction documents.

8. If limestone bedrock is encountered during excavation of the retention basins or a sinkhole or solution cavity forms during construction, excavation of the basin must be halted immediately, the owner, engineer, and water management district must be notified, and remedial action will be required. The permitee must inspect all permitted surface water management basins monthly for the occurrence of sinkholes and document these inspections on water management district condition compliance form number EN-33. Two copies of the completed forms must be sent to the water management district and the local agency having jurisdiction annually by May 31st of each year. The permitee must report any sinkhole that develops within the surface water management system. The permitee must notify the water management district and local agency having jurisdiction of any sinkhole development in the surface water management system within 48 hours of its discovery and complete sinkhole repair within 10 days of such discovery using a district approved methodology.

9. After the roadway has been constructed to subgrade, it shall be proof-rolled to assure that proper compaction has been attained. The proof-rolling and compaction operations shall be inspected and tested by a Florida licensed geotechnical engineer to assure that the specified compaction is maintained and all deleterious materials have been removed.

10. The contractor shall insure that a minimum soil density of 98% compaction is achieved unless otherwise noted for placement of all headwall/endwall footings, retaining wall footings, and in general, any footing support described on these plans. It will also be the responsibility of the contractor to insure that sufficient geotechnical testing and design has been performed prior to construction.

11. Blue reflective pavement markers shall be placed in the center of the driving lane opposite each fire hydrant.

12. Storm pipe lengths shown on the plans include mitered end sections. If the contractor elects to use an approved alternate, the pipe lengths must be adjusted.

13. Inlet offsets are to the centerlines shown on F.D.O.T. design standards indexes.

14. The contractor is responsible for paving all roadways to drain positively. Intersections shall be transitioned to provide a smooth driving surface while maintaining positive drainage. If an area of poor drainage is observed, the contractor shall notify the engineer prior to paving so that a solution or recommendation for correction may be made.

15. All reinforced concrete pipe (R.C.P.) shall be minimum Class III, unless otherwise approved or noted on the plans or specifications.

16. All stormwater pipe joints shall be wrapped with filter fabric (per FDOT Index no. 280).

17. Wherever roadway construction reveals unexpected water bearing strata that would cause deterioration of the pavement, underdrains or other acceptable alternative that will provide necessary measures to maintain the structural integrity of the road will be required, even through not shown on the plans.

18. All soil density testing, subsurface investigations and all other geotechnical activity onsite shall be supervised and certified by a professional geotechnical engineer.

19. Should unsuitable soils such as muck, clay and other organic soils are found, all unsuitable soils shall be excavated and replaced with suitable soils per the geotechnical engineer's recommendation.

20. All stripping, grubbing and proof-rolling shall be conducted per the geotechnical report specifications. 1 2

21. The Contractor shall install, as part of the Infrastructure and prior to Certificate of Completion, drop curbs and handicap ramps at all intersections of the sidewalk with the proposed pavement to meet Osceola County and A.D.A. specifications. Sidewalks adjacent to HOA tracts will be constructed with the development of the phase. Sidewalks adjacent to the single family lots will be constructed with lot development.

PUBLIC RIGHTS-OF-WAY

1. The contractor shall coordinate all work within public rights-of-way with the respective local agency(s) having jurisdiction (city or county) Director of Public Works and the jurisdiction's engineer. In addition, any work within a state road right-of-way must be approved and coordinated with the FDOT through the local maintenance office for each district.

2. Prior to performing any work within any public or utility right-of-way, contractor shall obtain authorization and permit from all jurisdictions responsible for such right-of-way.

3. Prior to performing any work within any public right-of-way, contractor shall develop and submit a maintenance of traffic plan to the local agency having jurisdiction over said ROW for their approval. This plan must meet the minimum requirements as outlined in the "Manual On Uniform Traffic Control Devices" published by the U.S. Department of Transportation, Federal Highway Administration and the Florida Department Of Transportation design standards.

UTILITIES

Utility Providers:
Water: City of St. Cloud
Sanitary Sewer: City of St. Cloud
Solid Waste: Osceola County
Reclaim: City of St. Cloud

1. The existing utilities shown are approximate. The contractor shall field locate all existing utilities as to size, location, and elevation. The contractor shall notify the engineer of any and all conflicts prior to beginning construction.

2. The contractor shall be responsible for locating and verifying size, type, location, and elevation of all existing utilities prior to construction and notifying the involved utility providers to make any necessary arrangements for relocation, disruption of service, or clarification of activity regarding said utility. The contractor shall use extreme caution when crossing an underground utility, whether shown on these plans or field located. The respective utility providers shall relocate utilities that interfere with the proposed construction and the contractor shall cooperate with the utility providers during relocation operations. Any delay or inconvenience caused by the involved utilities shall be incidental to the contract. The contractor shall conform to Florida Statute Chapter 556 and the Sunshine State One-Call of Florida.

3. Contractor shall notify all utility owners and the Sunshine Underground Utilities Notification Center at 1-800-432-4770 at least 72 hours prior to start of work. Contractor is responsible for continual maintenance of all utility locates, flags, marking, et cetera through the entire duration of construction.

4. Utility services to the proposed building(s) shall terminate 5 feet outside of the building unless otherwise noted. Prior to construction, the contractor shall review building architectural and plumbing plans to verify proper continuation of the proposed utilities for location, alignment and elevation(s) for each service to the building(s). Should utility service laterals shown on the site civil construction plans not correspond with building architectural or plumbing plans the contractor shall notify the engineer immediately.

5. The power distribution system shall be designed and installed by the power service provider. The contractor shall coordinate with said power service provider to insure proper construction phasing is achieved, and to allow the installation of street crossings, sleeves, conduits, poles, transformers, and other required equipment. It is the owner's responsibility to acquire any necessary easements as a result of the power service provider's design and respective installation locations.

6. The telephone, cable TV, data, and/or communication systems shall be designed and installed by their respective service provider. The contractor shall coordinate with said service provider to insure proper construction phasing is achieved, conflict free, and to allow the installation of street crossings, sleeves, conduits, poles, and other required equipment. It is the owner's responsibility to acquire any necessary easements as a result of the service providers' designs and respective installation locations.

7. It is the contractor's responsibility to properly coordinate the final designs and subsequent installations of all service providers' utilities and their minimum criteria as set forth therein for items such as maintaining the minimum separation distances between the various utilities.

8. Unless otherwise noted, the top 24 inches of all utility trenches within roadways in maximum 12" lifts, shall be compacted to 98% of the modified proctor maximum density, all other utility trenches shall be compacted to 95% of the modified proctor maximum density.

9. The contractor shall notify the applicable utilities construction department for the corresponding local utility provided a minimum of 48 hours prior to starting any utilities construction.

10. Pipe alignment, deflection, and integrity testing shall be performed by the 'lamping' method and utilizing video inspection. The contractor shall perform internal video inspection for the gravity sewer to check pipe alignment and deflection.

11. All fire hydrants and apparatus must comply with FFPC Section 3-5.6 and Section 3-7.1 when applicable.

12. Maximum spacing of fire hydrants is 500' in accordance with City Code 24.30 (f.x.i).

13. Underground main contractor must apply for a Fire permit for the installation or modification of any underground mains serving fire hydrants and/or fire protection systems prior to any installation. If the water distribution system and fire hydrants are located in a right-of-way or recorded easement and owned/installed/maintained by the water purveyor, we will only require installation to the water purveyor's standards for underground components and connections. However, hydrants must be in compliance with hydrant spacing, location, distribution, color coding, and needed fire flow minimus as specified in City Fire Code. Underground main and fire hydrant installations on private property will require an FIR permit and full compliance with NFPA 24. (City Fire Code, Section 24.3(1)(x)(1)(i).

Dewberry
BOWYER SINGLETON

FLORIDA

OSCEOLA COUNTY

GENERAL NOTES

NORTHWEST LAKESIDE GROVES

DOWNTOWN OFFICE • 142 SOUTH MAGNOLIA AVENUE • ORLANDO, FLORIDA 32801
407-843-5120 • ENGINEERING BUSINESS - 8734

REVISIONS	DESCRIPTION	DATE	BY
		1-16-15	GC
2		12-31-14	TFS

REVISED PER COMMENTS

CONTRACTOR "AS-BUILTS"
I hereby state that these "As-Built" were furnished to me by the contractor who is employed under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed as shown by the contractor's observations of the construction.
Contractor's Name
Engineer
Not valid without the signature and the original seal of a Florida Registered Engineer

Nicole Petersen Stalder
Florida Reg. Number
64720

DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	NONE
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1 NW-generalnotes01
SHEET	2 OF 44

SDP 14-0129 PS 14-00001

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POTABLE WATER

1. All PVC watermains 2" or less shall be SDR21 (200 psi) unless otherwise noted.

2. Water mains shall comply with AWWA standards. All PVC pipe 3 to 12 inches shall be AWWA C900 DR18; all PVC pipe 14 inches and larger shall comply with AWWA C905 DR25. All water mains shall bear the NSF logo and shall be color-coded or marked using blue as a predominant color to differentiate drinking water from other water lines.

3. Where ductile iron pipe is required for water mains,it shall conform to ANSI/AWWA A21.51. A minimum thickness for pressure class 350 per ANSI/AWWA shall be supplied. Dip sizes up to 12 inches in diameter shall be pressure Class 350.Dip sizes 14 inches and larger shall be pressure Class 250.

4. All water main fittings, valves, restraints, couplings, pipe, and in general, those materials required for installing the water supply system, shall comply with the minimum material standards, ratings and classifications established by the respective utility provider. All water main fittings shall be DIP for all 3" thru 12" PVC and DIP water mains conforming to the requirements of ANSI/AWWA C153/A21.53 and epoxy coated exterior, unless noted otherwise. .These fittings shall incorporate restraining rings, mega-lugs or other approved equivalent mechanical devices.

5. Ductile iron pipe and fittings shall have a cement mortar interior lining conforming to the requirements of ANSI/AWWA C104/A21.4.

6. Valves for potable and raw water mains shall be ductile iron (D.I.) epoxy coated gate valves or butterfly valves. See specifications for details.

7. All polyethylene pressure pipe and fittings 4-inch and larger shall conform to AWWA Standard C906-99 (DRII) Pressure Class 160 and ASTM Standard D3350.D2837 PE 3408.

8. All polyethylene pipes for service tubing shall conform to AWWA Standard C901 (DR9) Pressure Class 200 and Standard D2737 PE 3408.

9. All pipe and polyethylene service tubing shall bear the National Sanitation Foundation (NSF) seal of approval for potable water service.

10. PVC pipe less than 2-inches shall conform to ASTM D1785. Threaded pipe and fittings shall be Sch.80 and conform to ASTM D2464. Unthreaded pipe and fittings shall be Sch.40 with solvent-cemented joints. Cemented joints and fittings shall comply with ASTM D2466 and D2855.

11. 2",2½" and 3" PVC pipe shall conform to ASTM D2241. Pipe shall be furnished in 20-foot lengths, shall have dimension ratio (DR21) and a water pressure rating of 200 psi.

12. Pipe measurements shall be center to center of fittings or valves.

13. Contractor shall provide temporary thrust restraints, bracing, test plugs and/or other devices necessary to successfully complete pressure testing of all pressure piping systems, ancillary to the work.

14. Automatic air relase/vacuum air release valves for underground installation shall conform with 62-555.320(21)(b)F.A.C. & RSWW 8.4.2.

15. All buried piping specified for pressure service shall be provided with restraining devices at all directional changes, unless noted otherwise.

16. All fasteners shall be manufactured of non-corrosive materials.

17. Locations and dimensions of existing rights-of-way and easements are based on the best available information. The contractor shall verify all the limits of rights-of-way and easements in order to avoid encroachments.

18. The contractor shall repair or replace with equal materials in kind or as directed by the owner or inspector any items disturbed or damaged by the utility construction or its related activities for items such as but not limited to, paving, stabilized earth, driveways, etc.

19. Contractor shall paint the hydrants according to fire department requirements.

20. Where applicable fire hydrants shall be installed within the ROW.

21. Proper backflow prevention assemblies shall be provided in accordance with Rule 62-555.360, F.A.C. and AWWA Manual M14, "Recommended Practice forBackflow Prevention And Cross Connection Control" (latest editions) as incorperated in rule 62-555-330 F.A.C. The method of connection to the existing active main should be chosen to encsure that the pressure does not drop below 20psi otherwise a boil water notice is required to be issued by the utility supplying the water.

22. Contractor shall coordinate with agency having jurisdiction and water service provider to have water samples taken at locations as specified by their minimum standards and as outlined in the Florida Department Of Environmental Protection permit for construction of the water distribution system (if permit is required). Documentation of the minimum testing results such as bacteriological reports with residual CL levels shall be submitted to the engineer within 4 days from the day of sample. It is the contractor's responsibility to review and verify the results as passing prior to submittal to the engineer.

23. All water mains shall be hydrostatically tested and disinfected in accordance with AWWA Standards, latest revisions. Hydrostatic testing for PVC mains shall be 150 psi for minimum of 2 hours and meet AWWA Standard C605/M23. Ductile iron mains shall be tested at 150 psi for 2 hours per AWWA C600. All new mains shall be disinfected per AWWA Standard C651. Bacteriological tests for 2 consecutive days shall be approved prior to placing system into service.

24. All water mains shall have an "Early Warning" protection tape installed continuously along the entire length. The protection tape shall be installed during the backfilling 6 to 12 inches below finish grade directly over the pipe and be continuously marked with "Caution - Water Main Buried Below".The tape shall have an embedded metallic detectable strip and be blue in color for potable water.

25. The contractor shall submit shop drawings on all equipment and materials for approval to the engineer and water service provider prior to procurement.

WATER LINE CONSTRUCTION NOTES PER FDEP

1. All pipe, pipe fittings, pipe joint packing and jointing materials, valves, fire hydrants, and meters installed will confirm to applicable American Water Works Association (AWWA) standards.

2. All public water system components, excluding fire hydrants, that will be installed and that will come into contact with drinking water will conform to NSF International Standard 61 as adopted in Rule 62-555.335, F.A.C., or other applicable standards, regulations, or requirements referenced in paragraph 62-55.320 (3)(b), F.A.C.

3. All pipe and pipe fittings installed will contain no more than 8.0% lead, and any solder or flux used in this project will contain no more than 0.2% lead.

4. All pipe and pipe fittings installed will be color-coded or marked in accordance with subparagraph 62-555.320 (21)(b) 3, F.A.C., using blue as a predominant color. (Underground plastic pipe will be solid-wall blue pipe, will have a co-extruded blue external skin, or will be white or black pipe with blue stripes incorporated into, or applied to, the pipe wall; underground metal or concrete pipe will have blue stripes applied to the pipe wall. Pipe striped during manufacturing of the pipe will have continuous stripes that run parallel to the axis of the pipe, that are located at no greater than 90-degree intervals around the pipe, and that will remain intact during and after installation of the pipe. If tape or paint is used to stripe pipe during installation of the pipe, the tape or paint will be applied in a continuous line that runs parallel to the axis of the pipe and that is located along the top of the pipe; for pipe with an internal diameter of 24 inches or greater, tape or paint will be applied in continuous lines along each side of the pipe as well as along the top of the pipe. Aboveground pipe will be painted blue or will be color-coded or marked like underground pipe.)

5. All fire hydrants that have unplugged, underground drains will be located at least three feet from any existing or proposed storm sewer, stormwater force main, pipeline conveying reclaimed water regulated under Part III of Chapter 62-610, F.A.C., or vacuum-type sanitary sewer; at least six feet from any existing or proposed gravity- or pressure-type sanitary sewer, wastewater force main, or pipeline conveying reclaimed water not regulated under Part III of Chapter 62-10, F.A.C.; and at least ten feet from any existing or proposed "on-site sewage treatment and disposal system".

6. New or altered chambers, pits, or manholes that contain valves, blow-offs, meters, or other such water distribution systems appurtenances will not be connected directly to any sanitary or storm sewer, and blow-offs or air relief valves installed under this project will not be connected directly to any sanitary or storm sewer.

7. New or altered water mains will be installed in accordance with applicable AWWA standards or in accordance with manufacturers' recommended procedures.

8. A continuous and uniform bedding will be provided in trenches for underground pipe installed; backfill material will be tamped in layers around underground pipe installed and to a sufficient height above the pipe to adequately support and protect the pipe; and unsuitably sized stones (as described in applicable AWWA standards or manufacturer's recommended installation procedures) found in trenches will be removed for a depth of at least six inches below the bottom of underground pipe.

9. All water main tees, bends, plugs, and hydrants installed will be provided with restrained joints to prevent movement.

10. Water mains that are constructed of asbestos-cement or polyvinyl chloride pipe will be pressure and leakage tested in accordance with AWWA Standard C603 Or C605, respectively, as incorporated into Rule 62-555.330, F.A.C., and all other new or altered water mains included in this project will be pressure and leakage tested in accordance with AWWA Standard C600 as incorporated into Rule 62-555.330 F.A.C.

11. Water mains, including fire hydrant leads and including service lines that will be under the control of a public water system and that have an inside diameter of three inches or greater, will be disinfected and bacteriologically evaluated in accordance with Rule 62-555.340, F.A.C.

12. New or relocated, underground water mains shall be laid to provide a horizontal distance of at least six feet, and preferably ten feet, between the outside of the water main and the outside of any existing or proposed gravity- or pressure-type sanitary sewer, wastewater force main, or pipeline conveying reclaimed water not regulated under Part III of Chapter 62-610, F.A.C. The minimum horizontal separation distance between water mains and gravity-type sanitary sewers shall be reduced to three feet where the bottom of the water main is laid at least six inches above the top of the sewer. However, it is preferable to lay the water main above the other pipeline.
New or relocated,underground water mains shall be laid to to provide a horizontal distance of at least three feet,and preferably ten feet, between the outside of the water main and the outside of any existing or proposed vacuum-type sanitary-sewer.

13. New or relocated, underground water mains crossing any existing or proposed gravity-or vacuum-type sanitary sewer, shall be laid so the outside of the water main is at least 6 inches, and preferably 12 inches, above or at least 12 inches below the outside of the other pipeline. However,it is preferable to lay the water main above the other pipeline.
New or relocated, underground water mains crossing any existing or proposed pressure-type sanitary sewer, wastewater or stormwater force main, or pipeline conveying reclaimed water shall be laid so the outside of the water main is at least 12 inches above or below the outside of the other pipeline. However, it is preferable to lay the water main above the other pipeline.

14. At the utility crossings described above, one full length of water main pipe shall be centered above or below the other pipeline so the water main joints will be as far as possible from the other pipeline. Alternatively, at such crossings,the pipes shall be arranged so that all water main joints are at least three feet from all joints in vacuum-type sanitary sewers,or pipelines conveying reclaimed water regulated under Part III of Chapter 62-610, F.A.C., and at least six feet from all joints in gravity-or pressure-type sanitary sewers, wastewater force mains, or pipelines conveying reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.

SANITARY GRAVITY & FORCE MAINS

1. All PVC gravity sanitary sewer shall be SDR35, unless otherwise noted; and all PVC sanitary sewer forcemain 4" thru 12" shall be C900/DR18, unless otherwise noted.

2. Leakage tests for the sanitary sewer system shall meet provider's specifications using the low pressure air test method, 5 psi for 5 minutes and shall not exceed 400 feet in length and shall be tested between adjacent manholes and shall include all laterals.

3. All PVC sanitary force mains shall be color-coded or marked using green as a predominant color to differentiate the force main from other utility lines.

4. Minimum slope allowed for sanitary sewer pipe is 0.28%.

5. PVC pipe and fittings 4-inches through 15-inches shall conform to ASTM D3034, SDR35 or 26.

6. PVC pipe and fittings 18-inches through 27-inches shall conform to ASTM F679-T1, SDR35.

7. PVC pipe and fittings shall be solid green in color.

8. Material for gravity sewer pipe and fittings shall be as shown for the following depths of excavation:
   a. 5' to 12' PVC, ASTM 3034/ASTM F679, SDR 35
   b. Less than 5' or greater than 12'; PVC, ASTM 3034, SDR 26

9. The contractor shall submit shop drawings on all equipment and materials for approval by the engineer and service provider prior to procurement.

10. Pipe measurements on the main "trunk" sewer shall be from center to center of manholes or cleanouts, unless otherwise noted.

11. Pipe measurements for service laterals shall be from the main "trunk" sewer to the property line. The depth of the lateral at the property line shall be measured and recorded on the record drawings.

12. For a scheduled interruption of sanitary sewer main flow, the contractor shall provide to the agency having jurisdiction and service provider for review a written schedule as to the method and duration of flow interruption.

13. During normal sanitary sewer main flow interruption, the contractor shall provide uninterrupted by-pass flow and shall provide all equipment necessary to accomplish the same in the form of, but not limited to, the following: power, pumps, piping, appurtenant valves and fittings and/or septic tanker truck pumping, hauling and disposal services.

14. Contractor shall pay for inspection of the gravity sewer line by a TV camera system. A VHS tape and report shall be submitted to engineer for review and approval prior to final inspection by service provider's authorized representative.

HAZARDOUS MATERIALS

1. Hazardous material means any substance: (a) the presence of which requires investigation or remediation under any present federal, state or local statute, regulation, ordinance, rule, code, order, action, policy or common law, or (b) which is or becomes defined as a "hazardous waste," "hazardous substance," pollutant or contaminant under any present federal, state or local statute, regulation, rule or ordinance or amendments thereto including, without limitation, the Comprehensive Environmental Response Compensation and Liability Act (42 U.S.C. Sections 9601 et seq.) and/or the Resource Conservation and Recovery Act (42 U.S.C. Sections 6901 et seq.), or (c) which is toxic, explosive, corrosive, flammable, infectious, radioactive, carcinogenic, mutagenic, or otherwise hazardous and is regulated by any governmental authority, agency, department, commission, board, agency or instrumentality of the United States, the state in which the premises are located or any political subdivision thereof, or

(d) The presence of which on the premises causes or threatens to cause a nuisance upon the premises or to adjacent properties or poses or threatens to pose a hazard to the health or safety of persons on or about the premises, or (e) which contains gasoline, diesel fuel or other petroleum hydrocarbons, or (f) which contains polychlorinated biphenyls (PCBS), asbestos, lead or urea formaldehyde foam insulation.

2. Contractor and its subcontractors shall use, handle, transport, and dispose of all hazardous materials (as defined herein) in compliance with all present federal, state and local environmental, health or safety law, including, but not limited to, all such statutes, regulations, rules, ordinances, codes, and rules of common law.

3. Contractor further agrees that contractor and its subcontractors shall not cause the discharge, release or disposal of any hazardous material created by its work on or about the job site. In the event of any spill, release or any other reportable occurrence, contractor shall notify the appropriate governmental agency and shall take such action as may be necessary to minimize the deleterious effect of such spill on persons or property.

4. Contractor and its subcontractors shall, upon completion of performance of all duties under this contract, remove all supplies, materials, and waste containing any hazardous material from the job site. Contractor shall bear full financial responsibility, as between the parties of this contract, for the compliance of contractor and its subcontractors with the provisions as outlined herein.

5. Contractor agrees to indemnify, defend, protect and hold the owner harmless from and against any claims including, without limitation, actual attorney's fees and any costs of investigation, soils testing, governmental approvals, remediation and cleanup arising out of or in any way connected with the failure of contractor or its subcontractors, or their agents, employees, officers, or representatives, to comply with the terms as described herein.

6. Should contractor or its subcontractors discharge, release or dispose of any hazardous material on or about the job site in violation of this paragraph, contractor shall immediately inform the owner in writing, in the event of any spill, release or any other reportable occurrence, contractor shall notify the appropriate governmental agency(s) and shall take such action as may be necessary to minimize the deleterious effect of such spill on persons, property or the environment.

7. In the event contractor or its subcontractors encounter on the premises any pipeline, underground storage tank or other container, of any kind, that may contain a hazardous material, or encounter material reasonably believed to be a hazardous material, contractor shall immediately stop work in the area affected and report the condition to the owner in writing.

8. If contractor or its subcontractors do not comply with the requirements as outlined herein, owner may, but is not obligated to, give written notice of violation to contractor. Should contractor or its subcontractors fail to comply with the requirements of the paragraph within twenty-four (24) hours from the time owner issues such written notice of noncompliance or within the time of an abatement period specified by any governmental agency, whichever period is shorter, contractor shall be in material default of this contract.

9. All areas used for fuel storage shall have the property owner's prior approval and appropriate measures shall be taken to insure protection of groundwater and soil resources.

PRE-CONSTRUCTION

1. Contractor shall attend a mandatory pre-construction meeting with the engineer of record and applicable staff of the local agency having jurisdiction (eg.city or county) prior to any disturbance of land, clearing or demolition. Contractor must provide written notice of the pre-construction meeting's time, date and location to the owner and engineer of record a minimum of 48 hours prior to.

2. If any testing, inspection or approval under this paragraph reveal defective work, contractor shall not be allowed to receive any associated costs and the owner shall be entitled to deduct from the contract price, by issuing a change order, owner's costs arising out of the defective work, including costs of repeated procedures, compensation for engineer's and design engineer's services and other related costs.

3. Shop drawings and certifications for all storm drainage, water system, sewer system, and paving system materials and structures are required. The contractor shall submit shop drawings to the engineer for approval prior to ordering the materials required for construction.

4. The contractor shall provide the engineer 48-hour advance notification for the following construction and observation activities:
   - Sanitary sewer lamping and video inspection
   - Connections to existing systems
   - Storm drainage lamping
   - Inlet top pours (reinforcing steel check)
   - Water and force main pressure tests
   - Bacteriological sampling
   - Base observation & sounding
   - Asphalt placement
   - Pre-final observation
   - Final observation

RECORD DRAWINGS & CERTIFICATION

1. Prior to construction, the contractor will obtain a copy of the minimum requirements for as-built record drawing acceptance for the agency having jurisdiction (such as the city or county) and/or utility service provider, familiarize themselves with these requirements, and produce as-built record drawings that substantially comply with or exceed these requirements, including any required electronic data submittals.

2. As-built drawings shall be accurately recorded and certified by a licensed land surveyor registered in the State of Florida and shall meet the minimal technical standards set forth by the Florida Board of Surveyor's and Mappers in Charter 61G17-6, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

3. The contractor will be responsible to provide sufficient as-built information to convey that the construction has been completed within acceptable tolerances to the approved design and shall include but is not limited to the following:

Sanitary sewer
1. Top elevation of each manhole frame and cover.
2. Invert of each line entering and leaving each manhole/structure.
3. Length of each run of main between manholes (center to center).
4. Actual grade of pipe between manholes.
5. Locate all service wyes from downstream manhole with depth at lot line and distance from the main line.
6. Locate with measurements from permanent visible objects all fittings/accessories not visible from the surface (minimum two point ties).

Storm drainage
1. Top elevation of each manhole frame and cover/grate as well as all other structures (headwalls, control structures, etc.).
2. Invert of each line entering and leaving each structure, including underdrain pipes.
3. Inverts of all mitered end sections.
4. Actual grade of pipe between the structures.
5. Invert elevation and two horizontal ties from permanent visible objects to all storm stub-outs.
6. Underdrains

Water and reuse system and force mains
1. Actual lengths of pipe between branches and valves in the run.
2. Locate with measurements from permanent visible objects all fittings/accessories not visible from the surface (minimum two point ties).
3. List the depths of the lines at all valves, fittings and fire hydrants.

Other Improvements
Building(s), sidewalks, pavement, curb & gutter. Submit certified drawings to the engineer two weeks prior to final inspection of the work to be certified.

4. The engineer strongly recommends that the contractor keep a daily "as-built" set of drawings while the work being done is visible exposed according to the criteria outlined herein.

5. The engineer reserves the right to require the contractor to uncover, retest and/or perform any action necessary to ensure that the improvements have been constructed in accordance with the plans and specifications.

6. Final "as-built" drawings for potable water shall clearly indicate compliance to minimum separation distances or required pipe upgrades. All water main and force main pipe fittings shall be referenced to at least two visible reference points (swing ties) and the nearest distance to the centerline of road.

7. The contractor's geotechnical engineer shall certify all site, utility, and roadway compaction and all underdrain and pavement construction to Bowyer-Singleton & Associates, Inc.

8. All PVC water mains and PVC force mains shall be installed with a solid copper "locating wire" with sufficient grounding points at maximum 500 feet spacing.

1 2

M.D.T. NOTES: (WORK WITHIN COUNTY RIGHT-OF-WAYS)
1. ALL APPLICABLE STATE AND FEDERAL PERMITS MUST BE OBTAINED BEFORE COMMENCEMENT OF DEVELOPMENT OFF-SITE.
2. NO LANE CLOSURE SHALL OCCUR ON HICKORY TREE ROAD BETWEEN THE HOURS OF 6AM-9AM AND 3:00PM-6:00PM ON MONDAY, TUESDAY, THURSDAY AND FRIDAY; ON WEDNESDAY, NO LANE CLOSURE SHALL OCCUR BETWEEN THE HOURS OF 6AM-9AM AND 1PM-6PM.
3. ALL MOT WORK SHALL HAVE MOT CERTIFIED FIELD PERSONAL.
4. A BOND LETTER OF CREDIT MAY BE REQUIRED FOR WORK WITHIN COUNTY R/W.
5. CONTRACTOR INSURANCE CERTIFICATE IS REQUIRED FOR WORK WITHIN COUNTY R/W.
6. NOTIFICATION MUST BE PROVIDED TO ALL RIGHT OF WAY USERS PRIOR TO WORK IN ROW. PROVIDE VERIFICATION TO INSPECTIONS PRIOR TO PRE-CONSTRUCTION CONFERENCE.
7. UNDERGROUND UTILITIES INSTALLATION SHALL BE COMPLETED BY A LICENSED CONTRACTOR.

OSCEOLA COUNTY SOIL EXCAVATION OPERATING STANDARDS:
1. Prior to excavation, the perimeter of the permitted soil excavation shall be adequately staked to delineate the excavation. These stakes shall be maintained throughout the duration of excavation and reclamation. The County Manager may require a legal description of the soil excavation when necessary for determining staking and location of the land excavation.
2. The standard slope for the side of a lake creation, including ditches, shall be four (4) feet measured horizontally to one (1) foot measured vertically (4:1) to a depth of six (6) feet below normal water level, then no steeper than two (2) feet measured horizontally to one (1) foot measured vertically (2:1) to the bottom of the excavation. Dry soil excavations shall be no steeper than four (4) feet measured horizontally to one (1) foot measured vertically (4:1) to the bottom of the excavation. Any mitigated wetlands shall be sloped and vegetated in accordance with state, Federal law and other provisions of this Ordinance.
3. Required side slopes shall be constructed and maintained as excavation progresses. Side slopes shall not be excavated and backfilled, unless approved by the County Manager.
4. Medium and large soil excavations shall be secured with a fence and gate to prevent unauthorized access to the soil excavation. All points of access shall be secured when activity is not occurring in the soil excavation. The fence shall be posted at 500' intervals for "No Trespassing".
5. Ingress/egress aprons are required for all soil excavations from which material is excavated and transported on a public road. Aprons shall be geometrically designed according to the specifications of the FDOT. The ingress/egress apron shall be maintained throughout the duration of the soil excavation activities and shall be of such length to remove excess earth/mud from tire tread (minimum length to right-of-way line).
6. A stop sign shall be posted at the soil excavation site access onto a public road, as well as advance warning signs on the public road advising of "Trucks Entering Highway".
7. On-site, excavated material shall be transported along a course from the soil excavation to the point of ingress/egress access which will have the least adverse impact. If any, on surrounding land uses and/or environmentally significant areas. This shall be reviewed and approved on the excavation site plan by the County.

Dewberry
BOWYER SINGLETON

OSCEOLA COUNTY FLORIDA

GENERAL NOTES

NORTHWEST LAKESIDE GROVES

DOWNTOWN OFFICE • 500 SOUTH MAGNOLIA AVENUE • ORLANDO, FLORIDA 32801
407-843-5120 • ENGINEERING BUSINESS - #794

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DATE	BY	REVISIONS DESCRIPTION
1-16-15	TFS	REVISED PER COMMENTS
12-31-14	TFS	

CONTRACTOR "AS-BUILTS"
I hereby state that these "As-Builts" were furnished to me by the contractor listed below or his employee under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed as shown by the contractor's observations of the construction.

Contractor's Name

Engineer

Not valid without the signature and the original seal of a Florida Registered Engineer

Nicole Petersen Stalder
Florida Reg. Number
64720

DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	NONE
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1NW-generalnotes02
SHEET	3 OF 44

SDP 14-0129 PS 14-00001

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GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN CONFORMANCE WITH THE CITY OF ST. CLOUD SPECIFICATIONS AND ANY OTHER AGENCIES' SPECIFICATIONS AND REQUIREMENTS. HE SHALL OBTAIN A COPY OF THE SOIL REPORT REFERENCED HEREIN AND VISIT THE SITE PRIOR TO BIDDING TO DETERMINE EXISTING CONDITIONS. HE SHALL CLEAR AND GRUB ALL RIGHT-OF-WAYS, TRACTS AND APPROPRIATE EASEMENTS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, AND ALL OTHER DELETERIOUS MATERIAL.
2. THE EXACT LOCATIONS OF EXISTING UTILITIES ARE UNKNOWN. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BIDDING BY NOTIFYING THE UTILITY COMPANY TO LOCATE THEIR UTILITIES OR BY FIELD VERIFICATION. HE SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGED UTILITY RESULTING FROM HIS CONSTRUCTION AT HIS OWN EXPENSE.
3. THE REQUIREMENTS OF THE CITY OF ST. CLOUD STANDARD SPECIFICATIONS AND STANDARD DETAILS SHALL GOVERN ALL UTILITIES WORK. WHERE A CONFLICT EXISTS IN THE REQUIREMENTS OF A REFERENCED MATERIAL OR INSTALLATION STANDARD, THE REQUIREMENTS OF CITY OF ST. CLOUD SHALL PREVAIL. WHERE THE REQUIREMENTS OF A STATE OR LOCAL AGENCY HAVING JURISDICTION ARE MORE STRINGENT, THOSE REQUIREMENTS SHALL PREVAIL.
4. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE, AT ALL TIMES, ONE COPY OF THE CONTRACT DOCUMENTS INCLUDING STAMPED APPROVED PLANS, SPECIFICATIONS, AND ANY SPECIAL PROVISIONS, AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
5. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER OF RECORD.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS AND BONDS PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
8. ALL COPIES OF REQUIRED TEST RESULTS ARE TO BE SENT TO THE CITY OF ST. CLOUD DIRECTLY FROM THE TESTING AGENCY.
9. ALL PAVING AND DRAINAGE TO BE CONSTRUCTED PER APPROVED PLANS PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.
10. ALL SIGNAGE TO BE PERMITTED BY SEPARATE INSTRUMENT.
11. THE ENGINEER/ARCHITECT ASSUMES NO RESPONSIBILITY FOR UTILITY INFORMATION SHOWN ON THE CONTRACT DRAWINGS. THE CONTRACTOR IS RESPONSIBLE TO HAVE THE CITY AND/OR ANY OTHER UTILITY FIELD LOCATE ITS FACILITIES PRIOR TO EXCAVATION.
12. THE SITE IS TO BE CLEARED AND GRUBBED.
13. ALL UNPAVED AREAS WITHIN THE CONSTRUCTION AREA AND RIGHT OF WAY SHALL BE SODDED WITH BAHIA GRASS AND/OR LANDSCAPED AS NOTED.

AS-BUILT NOTES

THE CONTRACTOR SHALL SUBMIT A CERTIFIED SET OF RECORD DRAWINGS TO THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING INFORMATION ON THE APPROVED PLANS CONCURRENTLY WITH CONSTRUCTION PROGRESS. RECORD DRAWINGS SUBMITTED TO THE ENGINEER AS PART OF THE PROJECT ACCEPTANCE SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:

A). DRAWINGS SHALL BE LEGIBLY MARKED TO RECORD ACTUAL CONSTRUCTION.

B). DRAWINGS SHALL SHOW ACTUAL LOCATION OF ALL UNDERGROUND AND ABOVE GROUND STORM DRAINAGE, WATER AND WASTEWATER PIPING AND RELATED APPURTENANCES. ALL CHANGES TO PIPING LOCATION INCLUDING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AND APPURTENANCES SHALL BE CLEARLY SHOWN AND REFERENCED TO PERMANENT SURFACE IMPROVEMENTS. DRAWINGS SHALL ALSO SHOW ACTUAL INSTALLED PIPE MATERIAL, CLASS, ETC.

C). DRAWINGS SHALL CLEARLY SHOW ALL FIELD CHANGES OF DIMENSION AND DETAIL INCLUDING CHANGES MADE BY FIELD ORDER OR BY CHANGE ORDER. DRAWINGS SHALL CLEARLY SHOW ALL DETAILS NOT ON THE ORIGINAL CONTRACT DRAWINGS, BUT CNSTRUCTED IN THE FIELD. ALL EQUIPMENT AND PIPING RELOCATION SHALL BE CLEARLY SHOWN.

D). LOCATION OF ALL INLETS, MANHOLES, HYDRANTS, VALVES AND VALVE BOXES SHALL BE SHOWN. ALL VALVES SHALL BE REFERENCED FROM AT LEAST TWO AND PREFERABLY THREE PERMANENT POINTS.

E). DIMENSIONS BETWEEN ALL INLETS AND MANHOLES SHALL BE FIELD VERIFIED AND SHOWN. THE INVERTS AND GRADE ELEVATIONS OF ALL INLETS AND MANHOLES SHALL BE SHOWN.

F). EACH SHEET OF THE PLANS SHALL BE SIGNED, SEALED AND DATED BY A REGISTERED SURVEYOR WITH A NOTE READING "THESE AS-BUILTS DRAWINGS ACCURATELY DEPICT THE ACTUAL IMPROVEMENTS AS CONSTRUCTED".

PAVING, GRADING & DRAINAGE NOTES

1. ALL ROADWAY AND PAVING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST REVISION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, OSCEOLA COUNTY AND CITY OF ST. CLOUD STANDARDS.
2. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED ON THE PLANS AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED.
3. ALL PAVED AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVING SECTIONS AS INDICATED.
4. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTORS SHALL SAW-CUT THE EXISTING PAVEMENT FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATIONS WITH THE PROPOSED PAVEMENT.
5. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL STORM DRAINAGE STRUCTURES TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO ORDERING MATERIALS.
6. THE CITY OF ST. CLOUD SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER SYSTEM IN ACCORDANCE WITH THE GUIDELINES SET FORTH BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT PERMIT. DOCUMENTS ARE ON FILE UNDER SFWMD PERMIT
7. ANY UNSUITABLE MATERIAL FOUND WITHIN LIMITS OF ROADWAY OR PAVEMENT SHALL BE REMOVED AND MAY BE USED FOR SHOULDER OR BEHIND CURB PLACEMENT.
8. ALL RUBBLE, CONCRETE SLABS, PAVEMENT, FOOTING MUCK, ORGANIC FINE SAND WITH ROOTS AND OTHER UNDESIRABLE MATERIALS SHALL BE REMOVED FROM THE SITE. THE UNDESIRABLE MATERIALS RESULTING FROM THE CLEARING OPERATION SHALL BE DISPOSED OF IN A PROPER MANNER BEYOND THE LIMITS OF THE CLEARED SITE.
9. ALL AREAS TO BE FILLED SHALL BE DONE WITH CLEAN, SUITABLE MATERIAL COMPRISED OF NON-PLASTIC SAND WITH LESS THAN ABOUT 12% FINES CONTENT, AND NOT CONTAINING ANY SIGNIFICANT AMOUNT OF ORGANIC SUBSTANCES (LESS THAN 3% BY WEIGHT) OR OTHER DELETERIOUS MATERIALS. FILL SHALL BE COMPACTED TO 98% DENSITY AS DETERMINED BY AASHTO T-180 AND 95% FOR AREAS BELOW ROAD SUBGRADE AS DETERMINED BY ASTM D-1557. FILL SHALL BE COMPACTED IN 12" MAX. LIFTS TO 98% OR 95% MAX. DENSITY UNLESS OTHERWISE NOTED.
10. THE CONTRACTOR SHALL SOD ALL RETENTION AREAS AND ALL SIDE SLOPES AND OTHER DISTURBED AREAS ADJACENT TO DRAINAGE CONVEYANCE AREAS.

EROSION CONTROL
WATER QUALITY MANAGEMENT

1. THE CONTRACTOR MUST SELECT, IMPLEMENT, AND OPERATE ALL EROSION AND SEDIMENT CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ON-SITE AND TO PREVENT VIOLATIONS OF WATER QUALITY STANDARDS AS SPECIFIED IN CHAPTERS 17-301, 17-302, 17-4, F.A.C. THE CONTRACTOR IS ENCOURAGED TO USE APPROPRIATE BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROLS AS DESCRIBED IN THE FLORIDA LAND DEVELOPMENT MANUAL: A GUIDE TO SOUND LAND AND WATER MANAGEMENT (DER, 1988).
2. THE CONTRACTOR SHALL CONTROL TURBID RUNOFF FROM THE PROJECT BY ROUGH EXCAVATING THE PROPOSED RETENTION AREAS IMMEDIATELY FOLLOWING CLEARING AND GRUBBING OPERATIONS. ALL DEWATERING DISCHARGE SHALL BE DIRECTED TO THESE AREA(S) FOR SETTLING PRIOR TO DISCHARGE OFF-SITE.
3. THE CONTRACTOR SHALL INSTALL WATER QUALITY CONTROL DEVICES ALONG THE SITE PERIMETER, AS DESIGNATED ON THESE PLANS. THE CONTRACTOR SHALL RECEIVE THE ENGINEER'S APPROVAL OF THE INSTALLATION PRIOR TO ANY OTHER SITE CONSTRUCTION.
4. ALL EROSION CONTROL/WATER QUALITY DEVICES SHALL BE IN ACCORDANCE WITH INDEXES 102 AND 103 OF THE LATEST EDITION OF THE FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS" SILT FENCES, HAY BALES, AND/OR TURBIDITY BARRIERS SHALL BE INSTALLED AT ALL OFF-SITE DISCHARGE POINTS. ALL EROSION CONTROL/WATER QUALITY DEVICES SHALL BE LEFT IN PLACE UNTIL THE DISTURBED AREAS ARE COMPLETELY STABILIZED AND/OR VEGETATED.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SOIL MOISTURE TO PREVENT WIND GENERATED SOIL EROSION. ALL SURFACES DISTURBED FOR 30 OR MORE DAYS SHALL BE VEGETATED WITH A TEMPORARY OR PERMANENT COVER.

SANITARY SEWER NOTES

1. PIPE LENGTHS SHOWN REPRESENT APPROXIMATE DISTANCES SHOWN BETWEEN
2. FIELD ADJUST ANY CHANGES WITH CITY OF ST. CLOUD ENGINEERING
3. CONTRACTOR MUST COMPLY WITH ALL TRENCH SAFETY STANDARDS.
4. NO WATER MAIN SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SANITARY OR STORMWATER MANHOLE OR STRUCTURE.
5. ALL SANITARY SERVICE LATERALS SHALL BE 6 INCHES IN DIAMETER UNLESS OTHERWISE NOTED.
6. SANITARY SEWER GRAVITY MAIN SHALL INCORPORATE GASKET JOINTS.
7. WHERE SANITARY HAZARDS EXIST, (SANITARY SEWER, FORCE MAIN, REUSE, & WATER MAIN) SHALL BE CONSTRUCTED OF 18 FEET OF DUCTILE IRON PIPE (9 FEET EACH SIDE OF HAZARD CENTERLINE), OR THE WATER LINE ALIGNMENT SHOULD BE MODIFIED TO PROVIDE THE MINIMUM 12 INCHES OF VERTICAL CLEARANCE(18" PREFFERED). THERE SHOULD BE A MINIMUM HORIZONTAL CLEARANCE OF 6 FEET(10' PREFFERED) IN PARALLEL INSTALLATION. THE SANITARY SEWER MAIN IS TO BE CONSTRUCTED OF DUCTILE IRON PIPE WHERE HORIZONTAL AND VERTICAL CLEARANCES CANNOT BE MAINTAINED.
8. CITY OF ST. CLOUD PERSONNEL FOR SANITARY SEWER WILL OBSERVE SEWER MAIN LOW AIR PRESSURE TEST IN ACCORDANCE WITH UNIBELL AND LAMPING OF ALL SANITARY SEWER LINES.
9. THE CONTRACTOR SHALL VERIFY F.D.E.P. CLEARANCE OF EXISTING MAIN PRIOR TO CONSTRUCTION OF NEW MAIN.
10. DENSITY TESTS SHALL BE REQUIRED FOR EACH RUN OF SEWER PIPE BETWEEN MANHOLES AT ONE FOOT LIFTS STARTING FROM THE SPRINGLINE OF THE PIPE TO GRADE. THIS CRITERIA SHALL APPLY TO WATER MAINS, REUSE, AND FORCE MAINS ALSO, BUT AT 300 FOOT INTERVALS MAXIMUM.
11. 3 SETS OF WATER AND SEWER SHOP DRAWINGS SHALL BE SUBMITTED TO CITY OF ST. CLOUD AND ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO ORDERING MATERIALS.
12. CITY OF ST. CLOUD SHALL BE NOTIFIED 48 HOURS IN ADVANCE PRIOR TO THE START OF CONSTRUCTION.
13. NO WATER AND SEWER CONSTRUCTION SHALL START WITHOUT THE APPROPRIATE FDEP PERMITS AND SHOP DRAWINGS.
14. A MINIMUM 10-FOOT EASEMENT SHALL BE PROVIDED ON BOTH SIDES OF ALL MAINS.
15. SANITARY SEWER FOUR (4) INCHES TO FIFTEEN (15) INCHES SHALL BE PVC ASTM D3034 (SDR 35). THE JOINTS SHALL BE INTEGRAL BELL ELASTOMERIC GASKET JOINTS MANUFACTURED IN ACCORDANCE WITH ASTM D3212 AND ASTM F477, APPLICABLE UNI-BELL PLASTIC PIPE ASSOCIATION STANDARD UNI IS 8-4. SANITARY SEWER EIGHTEEN (18) INCHES TO TWENTY-SEVEN (27) INCHES SHALL BE ASTM F679 (SDR 35). THE JOINTS SHALL BE INTEGRAL BELL ELASTOMERIC GASKET JOINTS MANUFACTURED IN ACCORDANCE WITH ASTM D3212 AND ASTM F477/ APPLICABLE UNI-BELL PLASTIC PIPE ASSOCIATION STANDARD UNI IS 8-7. DIP SHALL BE ANSI/AWWA A21.51/C151 AND LINED WITH PROTECTO 401 OR EQUAL.
16. ALL TIE-INS TO EXISTING MANHOLES SHALL BE CORE DRILLED. PIPE SHALL BE TIED IN USING A FLEXIBLE CONNECTOR.
17. ALL SANITARY MANHOLES SHALL BE INSPECTED BY CITY OF ST. CLOUD PERSONNEL.
18. FERNCO ADAPTERS ARE NOT ALLOWED. ONLY RIGID P.V.C. ADAPTERS WILL BE PERMITTED.
19. ALL SANITARY MANHOLES INTERIOR SURFACES SHALL BE COATED WITH TWO APPLICATIONS OF KOPPERS BITUMASTIC NO.300 OR APPROVED EQUAL.
20. ALL DIP PIPE FOUR (4) INCHES THROUGH FIFTY-FOUR (54) INCHES SHALL BE ANSI/AWWA A21.50/C50 AND A21.51/C151, MINIMUM PRESSURE CLASS 150. ANY FITTINGS REQUIRED SHALL BE MECHANICAL JOINT DUCTILE IRON OR GRAY IRON CONFORMING TO ANSI/AWWA A21.10/C110, 250 PSI MIN. PRESSURE RATING.
21. MARKING TAPE SHALL BE INSTALLED 12" TO 18" OVER ALL PIPE. PIPE SHALL BE GREEN IN COLOR OR SHALL HAVE A CONTINUOUS 2" WIDE, PERMANENT GREEN STRIPE ON THE TOP OF THE PIPE.
22. A CONTINUOUS, INSULATED 14 GAUGE COPPER WIRE SHALL BE INSTALLED, TAPED TO THE TOP OF THE PIPE AND BE ACCESSIBLE AT EACH VALVE BOX.
23. MAINTAIN A MINIMUM OF 36" OF COVER OVER ALL PIPES. IF LESS THAN 36" OF COVER, USE DIP AND NOTIFY ENGINEER FOR EVALUATION.
24. SANITARY SEWER SHALL BE CONSTRUCTED TO THE FIRST MANHOLE IN AN ADJOINING PHASE. THERE SHALL BE NO TEMPORARY MANHOLES.
25. DUCTILE IRON PIPE SHALL BE ANSI/AWWA A21.51/C151 AND LINED WITH PROTECTO 401 OR EQUAL.
26. EXISTING UTILITIES SHOWN ON PLANS SHALL BE FIELD VERIFIED BY CONTRACTOR AS TO LOCATION, (HORIZONTAL AND VERTICAL), SIZE AND MATERIALS BEFORE COMMENCEMENT OF CONSTRUCTION.
27. ALL HYDROSTATIC TESTING FOR PRESSURE PIPES AND JOINTS SHALL BE CONDUCTED AT 100 P.S.I. IN ACCORDANCE WITH CITY OF ST. CLOUD STANDARD 61.5 "HYDROSTATIC TESTS".
28. DENSITY TESTS SHALL BE PERFORMED AROUND ALL MANHOLE STRUCTURES AND WET WELLS EVERY 100sf USING 1' LIFTS.
29. A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE CITY OF ST. CLOUD PRIOR TO BEGINNING OF CONSTRUCTION.

WATER / REUSE NOTES

1. PIPE LENGTHS SHOWN REPRESENT APPROXIMATE DISTANCES BETWEEN FITTING OF BRANCHES AND MAINS.
2. ALL PIPE FITTINGS SHALL BE CLEARLY MARKED WITH THE NAME OR TRADEMARK OF THE MANUFACTURER. ALL PIPE AND FITTINGS SHALL BE SUITABLE FOR A MINIMUM OF 150 PSI WORKING PRESSURE. ALL PLASTIC PIPES SHALL BE INSTALLED WITH A 3" WIDE METALLIC CONTINUOUS TAPE INSTALLED 12"-18" ABOVE THE PIPE FOR LOCATION PURPOSES. USE INSULATED 12 GAUGE COPPER WIRE TAPED DIRECTLY ON TOP OF THE PIPE. TERMINATE INSULATED LOCATOR WIRES, CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX, AT EACH VALVE BOX.
3. PIPE MATERIAL SHALL BE AS FOLLOWS:
   PVC POTABLE WATER MAIN PIPE 4"-36" DIAMETER SHALL BE AWWA C-900-89, DR-18, WITH INTEGRAL BELL PUSH ON JOINTS CONFORMING TO ASTM D3139.
   DUCTILE WATER MAIN PIPE 4"-54" SHALL BE ANSI A21.51/AWWA C151, CLASS 50 (MIN.). ANY FITTINGS REQUIRED SHALL BE MECHANICAL JOINT DUCTILE IRON OR GRAY IRON CONFORMING TO ANSI/AWWA A21.10/C110, 250 PSI MIN. PRESSURE RATING OR DUCTILE IRON COMPACT FITTING 4"-12" IN ACCORDANCE WITH ANSI/AWWA A21.53/C153.
   POLYETHYLENE MATERIALS SHALL COMPLY WITH ASTM 3350 WITH A STANDARD PE CODE OF PE 3408.
   TUBING SHALL BE PC-200, DR 9. PIPE (1/2"-3" SHALL BE PC-200, DR 9). ALL POLYETHYLENE MATERIAL SHALL BE GOVERNED BY AWWA C-901.
4. ALL PVC AND PEP WATER SYSTEM MATERIALS SHALL BE APPROVED POTABLE WATER SERVICE BY THE NATIONAL SANITATION (NSF) AND BEAR THE NSF SEAL.
5. ALL MECHANICAL JOINTS SHALL BE RESTRAINED.
6. WHERE A WATER LINE IS LOCATED BELOW A STORM DRAIN, THE WATER MAIN SHALL BE DIP AND SHALL MAINTAIN A MINIMUM VERTICAL CLEARANCE OF 18 INCHES.
7. WHERE PROPOSED WATER LINES CONFLICT WITH PROPOSED STORM DRAINS, INSTALL 45 DEGREE BENDS AS NECESSARY TO OBTAIN THE PROPER CROSSING CLEARANCE.
8. ALL GATE VALVES SHALL BE RESILIENT WEDGE MECHANICAL JOINT GATE VALVES, EQUIPPED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH COVER, WITH THREADED CAST IRON EXTENSIONS WHERE NEEDED.
9. HYDRANTS SHALL BE PAINTED PER SECTION 52.7.2, CITY OF ST. CLOUD STANDARDS AND SPECIFICATIONS. BLUE BI-DIRECTIONAL REFLECTORS SHALL BE PLACED IN ROADWAY AT HYDRANT LOCATIONS IN ACCORDANCE WITH CITY OF ST. CLOUD LAND DEVELOPMENT REGULATIONS.
10. THRUST RESTRAINT SHALL BE PROVIDED BY RESTRAINED JOINT SHOWN ON WATER DETAIL SHEET UNLESS OTHERWISE SHOWN ON FOR RESTRAINED JOINT DETAIL SEE STANDARD WATER DETAILS SHEET.
11. INSTALLATION AND TESTING OF ALL WATER MAIN SHALL BE DONE IN ACCORDANCE WITH ALL UTILITY AND F.D.E.P. REQUIREMENTS. FIELD ADJUST ANY CHANGES WITH CITY OF ST. CLOUD ENGINEERING DEPARTMENT AND ENGINEER.
12. FOR DETAILS SEE WATER SYSTEM DETAILS SHEETS.
13. HYDROSTATIC TESTING CONSISTING OF PRESSURE TEST AND LEAKAGE TEST SHALL BE CONDUCTED ON ALL NEWLY-INSTALLED WATER DISTRIBUTION SYSTEM PRESSURE PIPES AND APPURTENANCES. TESTING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF AWWA C-600 OR M23 AS APPLICABLE AND OBSERVED BY THE CITY OF ST. CLOUD.
14. DISINFECTION OF THE WATER DISTRIBUTION SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C651 – DISINFECTING WATER MAINS AND OBSERVED BY THE CITY OF ST. CLOUD.
15. CONTRACTOR MUST COMPLY WITH ALL TRENCH SAFETY STANDARDS.
16. NO WATER MAIN SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SANITARY OR STORMWATER MANHOLE OR STRUCTURE.
17. TO PROTECT EXISTING ACTIVE MAINS FROM BACKFLOW CONTAMINATION DURING FILLING, FLUSHING, AND TESTING OF THE NEW MAINS, THE NEW MAINS MUST REMAIN ISOLATED FROM THE EXISTING MAINS OR PARTIALLY CLEARED PHASES OF CONSTRUCTED MAINS UNTIL A LETTER OF CLEARANCE FOR THE NEW MAINS HAS BEEN OBTAINED FROM F.D.E.P.
    NEW MAINS SHALL BE FILLED WITH A 2" JUMPER WITH APPROVED BACKFLOW PREVENTER. MAINS UP TO 8" IN DIAMETER SHALL BE FLUSHED WITH JUMPER. MAINS LARGER THAN 8" SHALL BE FLUSHED BY OPENING THE ISOLATING VALVE UNDER THE DIRECT SUPERVISION OF THE WATER UTILITY. TEMPORARY JUMPERS SHALL HAVE REDUCED PRESSURE ZONE TYPE BACKFLOW PREVENTERS.
18. CONTRACTOR TO PLACE ALL GATE VALVES IN PAVEMENT OR GRASSED AREAS. PLACEMENT OF VALVES IN CURBING SHALL BE PROHIBITED.
19. CITY OF ST. CLOUD PERSONNEL FOR POTABLE WATER SHALL OBSERVE PRESSURE TEST AND CHLORINATION OF LINES AND SHALL PERFORM BACTERIOLOGICAL TESTS.
20. BACKFLOW PREVENTION SHALL BE SUBJECT TO CITY OF ST. CLOUD APPROVAL.
21. WHERE SANITARY HAZARDS (SANITARY SEWER, FORCE MAIN, STORM SEWER,) CROSS WATER LINES WITH LESS THAN 12 INCHES OF VERTICAL CLEARANCE(18" PREFFERED), THE SANITARY MAIN SHALL BE CONSTRUCTED OF 18 FEET OF DUCTILE IRON PIPE (9 FEET EACH SIDE OF HAZARD CENTERLINE), OR THE WATER LINE ALIGNMENT SHOULD BE MODIFIED TO PROVIDE THE MINIMUM 18 INCHES OF VERTICAL CLEARANCE. THERE SHOULD BE A MINIMUM HORIZONTAL CLEARANCE OF 6 FEET IN PARALLEL INSTALLATION(10' PREFFERED). THE SANITARY SEWER MAIN IS TO BE CONSTRUCTED OF DUCTILE IRON PIPE WHERE HORIZONTAL AND VERTICAL CLEARANCES CANNOT BE MAINTAINED.
22. CONTRACTOR IS TO PLACE A 2-1/2" PVC PIPE AT ALL FITTING LOCATIONS, EXTENDING FROM FITTING TO ABOVE GROUND, TO FACILITATE HORIZONTAL AND VERTICAL LOCATION BY SURVEYOR OF RECORD.
23. THE CONTRACTOR SHALL VERIFY F.D.E.P. CLEARANCE OF EXISTING MAIN PRIOR TO CONSTRUCTION OF NEW MAIN.
24. 3 SETS OF WATER, SEWER AND REUSE SHOP DRAWINGS SHALL BE SUBMITTED TO CITY OF ST. CLOUD AND ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO ORDERING MATERIALS.
25. CITY OF ST. CLOUD SHALL BE NOTIFIED 48 HOURS IN ADVANCE PRIOR TO THE START OF CONSTRUCTION.
26. NO WATER, SEWER OR REUSE CONSTRUCTION SHALL START WITHOUT THE APPROPRIATE FDEP PERMITS AND SHOP DRAWINGS.
27. ALL WATER, SEWER AND REUSE MAINS SHALL HAVE A MINIMUM COVER OVER TOP OF PIPE OF 3.5 FEET. IF 3.5 FEET OF COVER CANNOT BE MAINTAINED THE WATER MAIN SHALL BE DUCTILE IRON PIPE.
28. WATER AND REUSE MAINS SHALL BE ALLOWED TO BE DEFLECTED PER MANUFACTURER'S SPECIFICATIONS. CURVATURE SHALL BE ATTAINED BY EITHER BENDING PIPE OR DEFLECTING PIPE AT PIPE JOINTS. IF PIPE IS DEFLECTED AT JOINTS, DEFLECTIONS SHALL NOT EXCEED THOSE RECOMMENDED BY THE PIPE MANUFACTURER. CURVATURE OF PIPE ATTAINED BY BENDING PIPE SHALL BE PER THE FOLLOWING:
    4" PVC: 100' RADIUS 6" PVC: 150' RADIUS
    8" PVC: 200' RADIUS 10" PVC: 250' RADIUS
    12" PVC: 300' RADIUS
29. A 10-FOOT EASEMENT SHALL BE PROVIDED ON BOTH SIDES OF ALL MAINS.
30. ALL REUSE PIPES SHALL BE INSTALLED USING WATER PIPE CRITERIA. PIPE SHALL BE PURPLE IN COLOR OR SHALL HAVE A CONTINUOUS 2" WIDE PERMANENT PURPLE STRIPE ON THE TOP OF THE PIPE.
31. WATER GATE VALVES AND TEMPORARY BLOWOFFS AND REUSE GATE VALVES AND TEMPORARY BLOWOFFS ARE REQUIRED AT ALL PHASE LINES.
32. A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE CITY OF ST. CLOUD PRIOR TO BEGINNING OF CONSTRUCTION.

PUBLIC SERVICES DEPARTMENT
1300 NINTH STREET
ST. CLOUD, FL 34769
(407) 957-7344

ALL SURVEY DATA SHOWING PHYSICAL FEATURES WERE OBTAINED BY THE ENGINEER INCIDENTAL TO DESIGN AND NO LAND SURVEYING CERTIFICATION SHOULD BE IMPLIED

NOTES: ALL REFERENCES TO "EQUAL" OR "APPROVED EQUAL" PROVIDE AN OPPORTUNITY TO SUBSTITUTE MATERIALS. ALL PROPOSED SUBSTITUTIONS SHALL BE REVIEWED AND APPROVED BY THE CITY OF ST. CLOUD CITY MANAGER OR DESIGNEE BY SUBMITTING MANUFACTURER'S SPECIFICATIONS AND PRODUCT DATA SHEETS PRIOR TO CONSTRUCTION.

THIS DOCUMENT WILL BE CONSIDERED A COPY ONLY, UNLESS EMBOSSED BY A REGISTERED ENGINEERS SEAL

REVISIONS

DR: CC	10/13	CK: KF	10/13	DR:		CK:		DR:		CK:		DR:		CK:		DR:		CK:	
REV. NO.: 1		AP: KF	10/13	REV. NO.:		AP:		REV. NO.:		AP:		REV. NO.:		AP:		REV. NO.:		AP:	
DESCRIPTION: Minor note change		DESCRIPTION:				DESCRIPTION:				DESCRIPTION:				DESCRIPTION:					

DRAWN BY: DATE: CHECKED BY: DATE:
SCALE: NONE APPROVED BY: DATE:
FILENAME: 01-ST-CLOUD-NOTES
XREF'S:

DRAWING NUMBER: D-01-012012
SHEET 1 OF 16

GENERAL NOTES

APPROVED BY
KEVIN FELBLINGER, P.E. CFM
FL REG. No. 68532
ENGINEERING MANAGER/
CITY ENGINEER
DATE

SDP 14-0129 PS 14-00001

Dewberry
BOWYER SINGLETON

FLORIDA

CITY OF ST. CLOUD
GENERAL NOTES
NORTHWEST LAKESIDE GROVES

OSCEOLA COUNTY

DORR OKIE CIRCLE • 532 SOUTH MAGNOLIA AVENUE • ORLANDO, FLORIDA 32801
407-843-5120 • ENGINEERING BUSINESS # 8794

REVISIONS	DESCRIPTION	BY	DATE
	REVISED PER COMMENTS	TFS	12-31-14

CONTRACTOR "AS-BUILTS"
I hereby state that these "As-Builts" were furnished to me by the contractor or by persons under his employee under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually observations of the construction process.

Contractor's Name
Engineer
Not valid without the signature and the original seal of a Florida Registered Engineer.

DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	NONE
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1 NW-generalnotes03
SHEET	4 OF 44

2/6/2015 8:52:55 AM
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CLARK ROAD

N00°09'22"E 2505.85'

NEW NOLTE ROAD

S89°37'55"E 982.17'

S00°22'05"W 280.00'

N89°37'55"W 272.27'

N89°37'55"W 217.27'

S57°18'43"W 66.28'

N00°07'16"E 243.85'

S00°07'16"W 1525.13'

W. LINE SECTION 17-26-31

HICKORY TREE ROAD

S89°31'06"E 757.13'

S00°08'19"W 330.22'(C)

S00°08'07"W 276.25'

S89°09'51"E 1732.52'

S89°33'42"E 636.58'

N89°32'24"W 586.13'

N17°50'34"E 275.99' (NOT RADIAL)

L=126.12'
R=1762.57'
Δ=4°05'59"
CB=S16°02'06"E
CH=126.09'

L=99.96'
R=1762.57'
Δ=3°14'58"
CB=S01°29'01"E
CH=99.95'

S00°29'10"W 2212.22'(M)

S89°37'02"W 562.91'(M)

BULLIS ROAD

SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION
PLAT BOOK B, PAGE 24
AREA = 66.98 ACRES +/-

PARCEL 125
(O.R. BOOK 3953, PAGE 1342)
(O.R. BOOK 3970, PAGE 2552)

PID#17-26-31-0000-0030-0000
NARCOOSSEE LAND VENTURES LLC
THE S.W. 1/4 OF THE N.W. 1/4
SECTION 17, TOWNSHIP 26 SOUTH,
RANGE 31 EAST
(NOT INCLUDED)

PID#17-26-31-0000-0020-0000
NARCOOSSEE LAND VENTURES LLC
THE N.W. 1/4 OF THE N.W. 1/4
SECTION 17, TOWNSHIP 26
SOUTH, RANGE 31 EAST
AREA UPLAND OF SURVEY
CLOSURE LINE = 33.92 ACRES +/-

R/W PARCEL 16216
(O.R. BOOK 1918, PAGE 2958)

R/W PARCEL 16213
(O.R. BOOK 1918, PAGE 2958)

FND 5/8" IRC LB #966
FND 4x4 CM LB #966
FND 4x4 CM R.L.S. #935
FND 5/8" IRC LB #4475
FND 5/8" IRC (NO I.D.)
SET 5/8" IRC LB #3240
FND 4x4 CM OSCEOLA COUNTY R/W

PID#18-26-31-4950-0001-0510 ROMAN RICARDO ROMAN JIMMY
PID#18-26-31-4950-0001-0460 G&P INVESTOR GROUP INC
PID#18-26-31-4950-0001-0350 FRENCH RONALD FRENCH JOAN
PID#18-26-31-4950-0001-0300 COUTURIER DEBORAH S COUTURIER ROBERT M
PID#18-26-31-4950-0001-0190 COUTURIER DEBORAH S COUTURIER ROBERT M
PID#18-26-31-4950-0001-0140 FRED RAMON
PID#18-26-31-4950-0001-0030 ROMAN JIMMY ROMAN ELSIE

20'X30' WOOD FRAME BUILDING
20'X80' METAL FRAME BUILDING
WELL
POND
FLOOD ZONE A
FLOOD ZONE X (UNSHADED)
APPROXIMATE LIMITS OF FLOOD ZONE A
FLOOD ZONE X (SHADED)
DIRT DRIVE TO NEIGHBORING PROPERTY (ENCROACHMENT)
BENCHMARK OCED-034002 EL= 70.425' NAVD 88

R-1 R-2 R-3 R-4 R-5 R-6 R-7 R-8 R-9 R-10 R-11 R-12 R-13 R-14 R-15
P-1 P-2 P-3 P-4 P-5 P-6

0 100 200

SOILS LEGEND

(6)	BASINGER FINE SAND,DEPRESSIONAL A/D
(22)	MYAKKA FINE SAND,A/D
(24)	NARCOOSSEE FINE SAND,A
(32)	SMYRNA FINE SAND,A/D
(42)	SMYRNA FINE SAND,A/D

LEGEND

CONTOURS
PROPERTY BOUNDARY
SOILS DIVIDE LINE
SOILS LEGEND (34)
BORING LOCATION R-10

SURVEY NOTE:
EXISTING TOPOGRAPHIC, PLANIMETRIC, AND PROPERTY INFORMATION IS SHOWN PER A SURVEY COMPLETED BY HANSON, WALTER AND ASSOCIATES DATED 5/6/2013.

NOTE:
NATIONAL GEODETIC VERTICAL DATUM NAVD88.

Dewberry
BOWYER SINGLETON

FLORIDA

OSCEOLA COUNTY

EXISTING CONDITIONS PLAN
NORTHWEST LAKESIDE GROVES

COMPANY ADDRESS 1 - 1000 SOUTH MAGNOLIA AVENUE - ORLANDO, FLORIDA 32801
407-843-5120 - ENGINEERING BUSINESS - 8794

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DESCRIPTION	BY	DATE	
REVISED PER COMMENTS	TFS	1-16-15	2

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CONTRACTOR "AS-BUILTS"
I hereby state that these "As-Builts" were furnished to me by the contractor and/or his surveyor and employee under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed in the field and my periodic observations of the construction.

Contractor's Name _____

Engineer _____
Not valid without the signature and the original seal of a Florida Registered Engineer

DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	1"=100'
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1 NW-exconditions
SHEET	5 OF 44

LKGR1 NW-exconditions.dgn
2/6/2015 6:53:44 AM

SDP 14-0129 PS 14-00001

Page 752 of 1191



OSCEOLA COUNTY PERMANENANT EROSION CONTROL NOTES:

THE EROSION CONTROL FACILITIES OF THE PROJECT SHALL BE DESIGNED TO MINIMIZE THE IMPACT ON OFF-SITE FACILITIES. ALL STORMWATER DISCHARGE FROM THE PROJECT LIMITS SHALL BE ROUTED THROUGH DETENTION BASINS TO TRAP SUSPENDED SEDIMENTS AND DISCHARGE FACILITIES FROM THESE BASINS. SHALL BE PROVIDED WITH A SKIMMING DEVICE TO TRAP FLOATABLE DEBRIS.

A. PERMANENT SEEDING
ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION SHALL, AS A MINIMUM, BE FERTILIZED AND SEEDED IN ACCORDANCE WITH THE OSCEOLA COUNTY ROAD CONSTRUCTION SPECIFICATIONS.

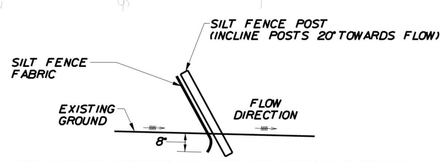
B. PERMANENT SEEDING AND MULCHING
IN ADDITION TO THE MINIMUM REQUIREMENTS ABOVE, SLOPES OF FROM 6:1 TO 3:1, INCLUSIVE, WILL BE MULCHED WITH A UNIFORM THICKNESS OF APPROXIMATELY TWO INCHES, LOOSE MEASURE, OF MULCH MATERIAL INCORPORATED INTO THE SOIL BY MIXING TO A DEPTH OF FOUR INCHES.

C. PERMANENT SODDING
ALL RETENTION/DETENTION BASINS SHALL BE SOLID SODDED AS DESCRIBED IN THIS CHAPTER. ALL EXPOSED AREAS INCLUDING PUBLIC RIGHTS-OF-WAY WITH SLOPES STEEPER THAN 4:1 WILL BE SOLID SODDED.

D. STRIP SODDING
STRIP SOD, 10 FOOT WIDE OR GREATER, SHALL BE PLACED ADJACENT TO ALL CURBS, WALKS AND PAVEMENT. IN AREAS WITH A SIDEWALK, THE ENTIRE AREA BETWEEN THE SIDEWALK AND THE BACK OF CURB AND/OR EDGE OF PAVEMENT SHALL BE SODDED.

E. REGRASSING
ALL GRASSED AREAS WILL BE MAINTAINED TO ASSURE A GOOD STAND AND SUFFICIENT GROUND COVER TO MINIMIZE EROSION. IF, AFTER 60 DAYS AN ADEQUATE GROUND COVER HAS NOT BEEN ESTABLISHED, THE AREA WILL BE REGRASSED.

F. ADDITIONAL FERTILIZER
GRASSED AREAS, NOT ACCEPTED WITHIN 90 DAYS OF THEIR COMPLETION, SHALL BE REFERTILIZED AT AN APPLICATION RATE OF 250 LB. PER ACRE.



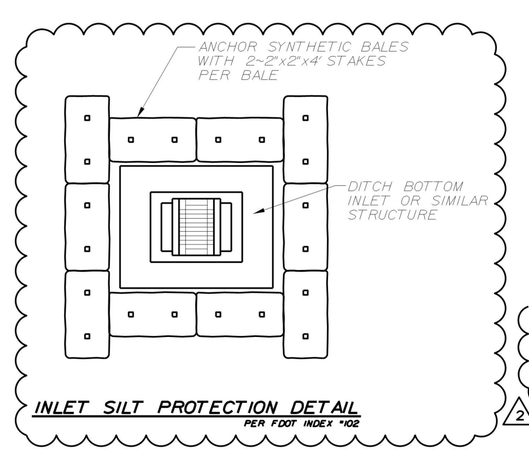
6 FOOT APPROVED TEMPORARY SILT FENCE. PRE-ASSEMBLED IN 100' ROLLS UTILIZING 2" X 2" X 4' WOODEN POSTS @ 8' C/C MAX. W/ 3' OF WOVEN GEOTEXTILE MATERIAL MEETING THE REQUIREMENTS OF SEC. 985-4, SIMILAR & EQUAL TO THAT SUPPLIED BY FIEMME CO. OF TAMPA FLA.

NOTES:
CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AS FOLLOWS:
1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF ITS USE, IT SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT.
4. ANY SEDIMENT DEPOSITS LEFT IN PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE FINISHED GRADE, PREPARED AND SEEDED.

TYPICAL SILT FENCE DETAIL
N.T.S.

EXISTING DRAINAGE FLOW ARROWS
PROPOSED DRAINAGE FLOW ARROW

NOTE:
TEMP. SILT FENCE SINGLE ROW ALONG INSIDE OF PERIMETER OF P/L. THE EROSION CONTROL MEASURES DEPICTED ON THE PLANS ARE THE MINIMUM REQUIRED. ADDITIONAL MEASURES WILL BE UTILIZED BY THE CONTRACTOR AS NEEDED BASED ON ACTUAL SITE CONDITIONS.



INLET SILT PROTECTION DETAIL
PER FDOT INDEX 102

NOTES:
1. SOILS EXPOSED DURING THE ALTERATION SHALL BE STABILIZED AND DIRECTED TO AREAS APPROVED IN THE EXCAVATION SITE PLAN OR OPERATING PERMIT IN SUCH A MANNER TO PREVENT OFF-SITE IMPACTS.
2. EXISTING BUILDING PADS AND OTHER STRUCTURES TO BE REMOVED WITHIN PROJECT LIMITS.
3. EXISTING ON SITE WELLS TO BE ABANDONED IN ACCORDANCE WITH FDEP WITH FDEP REGULATIONS BY OTHERS.
4. ALL DISTURBED AREAS TO BE SEEDED AND MULCHED.
5. CONTRACTOR TO PRODUCE DUST ABATEMENT PLAN TO COUNTY ENGINEER OR LIMIT ANY CLEARING AND GRUBBING TO 10 ACRES AT A TIME.
6. NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY PER LDC 6J0.B.
7. EROSION CONTROL BEST MANAGEMENT PRACTICES WILL BE USED ON THE PROPOSED STORMWATER SYSTEM WHILE CONSTRUCTION IS ONGOING. THIS INCLUDES, BUT IS NOT LIMITED TO, INLET PROTECTION, ADDITIONAL SILT FENCING, ETC., LDC 6J0.
8. REFER TO SHEET 3 FOR OSCEOLA COUNTY SOIL EXCAVATION OPERATING STANDARDS.
9. ALL CLEARED LAND SHALL BE GRADED IN A MANNER TO DRAIN TOWARDS THE TEMPORARY SETTLING BASIN UNTIL THE PROPOSED PONDS ARE CONSTRUCTED.

NOTE:
A UTILITY, DRAINAGE & SIDEWALK ESMT. IS DEDICATED OVER ALL HOA TRACTS

Dewberry
BOWYER SINGLETON

FLORIDA

OSCEOLA COUNTY

EROSION CONTROL PLAN

NORTHWEST LAKESIDE GROVES

COMPANY ONE, LLC
301 SOUTH MAGNOLIA AVENUE - ORLANDO, FLORIDA 32801
407-843-5120 - ENGINEERING BUSINESS - 8794

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DESCRIPTION	DATE	BY	
REVISED PER COMMENTS	12-31-14	TFS	2
	1-16-15	GTS	

CONTRACTOR "AS-BUILTS"
I hereby state that these "As-Builts" were furnished to me by the contractor whose name appears hereon, employed under my direct supervision, have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually observed during construction and based upon observations of the construction.

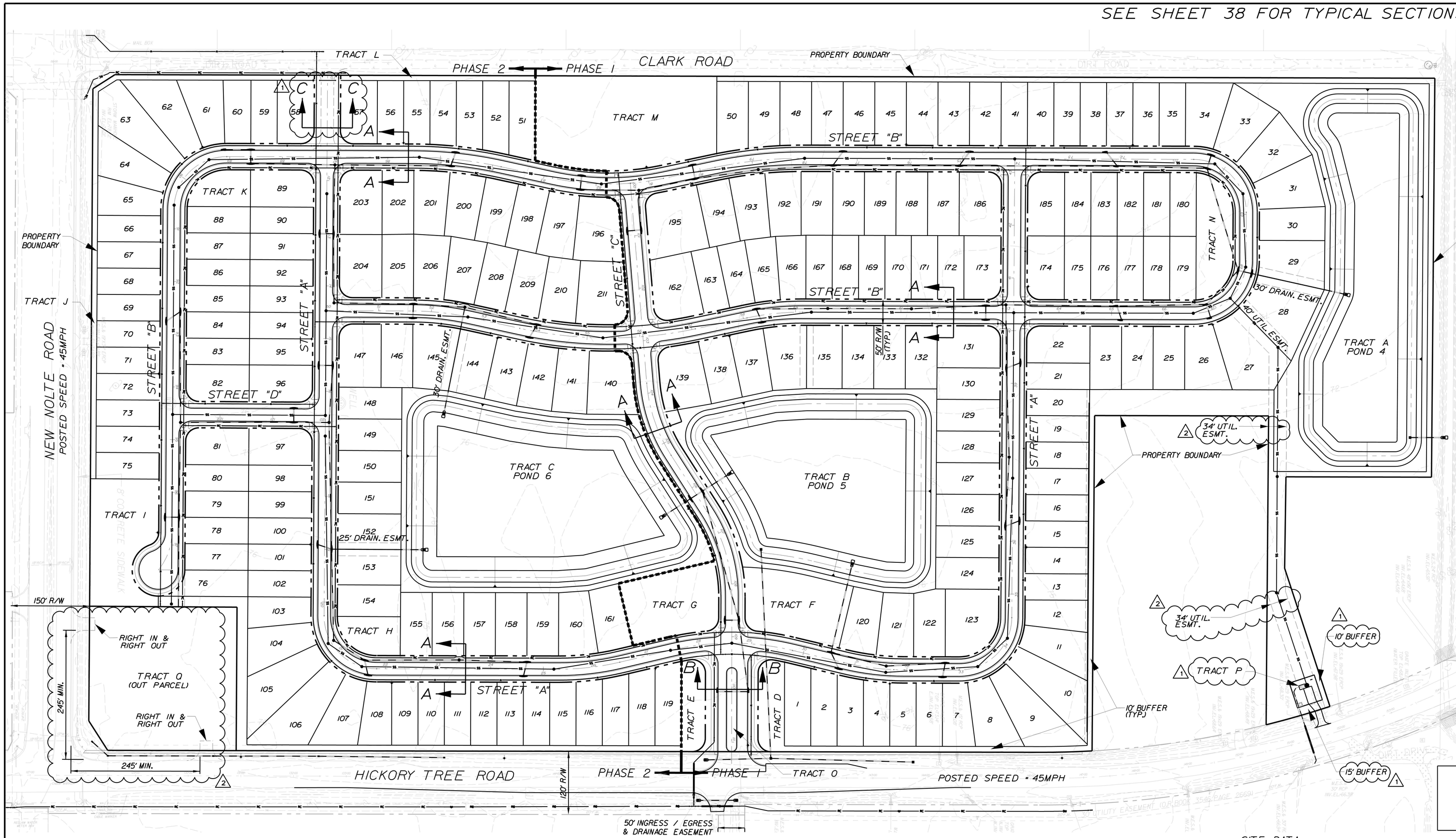
Contractor's Name
Engineer
Not valid without the signature and the original seal of a Florida Registered Engineer

Nicole Petersen Stalder
Florida Reg. Number
64720

DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	1"=100'
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1 NW-SWPPP
SHEET	6 OF 44

SDP 14-0129 PS 14-00001

2/6/2015 6:53:49 AM \\North West\LKGR1 NW-SWPPP.dgn



HICKORY TREE ROAD - MINOR ARTERIAL
POSTED SPEED LIMIT - 50 MPH

TRACT TABLE

TRACT	AREA	DESIGNATION	USE	OWNERSHIP	MAINTENANCE
A	4.15	STORMWATER POND	POND / OPEN SPACE	HOA	HOA
B	3.58	STORMWATER POND	POND / OPEN SPACE	HOA	HOA
C	4.19	STORMWATER POND	POND / OPEN SPACE	HOA	HOA
D	2.05	PERIMETER BUFFER	OPEN SPACE	HOA	HOA
E	0.59	PERIMETER BUFFER	OPEN SPACE	HOA	HOA
F	0.54	PARK / OPEN SPACE	ACTIVE / RECREATION	HOA	HOA
G	0.50	PARK / OPEN SPACE	ACTIVE / RECREATION	HOA	HOA
H	0.18	OPEN SPACE	OPEN SPACE	HOA	HOA
I	0.63	PARK / OPEN SPACE	ACTIVE / RECREATION	HOA	HOA
J	0.27	PERIMETER BUFFER	OPEN SPACE	HOA	HOA
K	0.17	OPEN SPACE	OPEN SPACE	HOA	HOA
L	0.08	PERIMETER BUFFER	OPEN SPACE	HOA	HOA
M	1.34	AMENITY / PARK	ACTIVE / RECREATION	HOA	HOA
N	0.33	OPEN SPACE	OPEN SPACE	HOA	HOA
O	0.06	OPEN SPACE	OPEN SPACE	HOA	HOA
P	0.06	LIFT STATION	LIFT STATION	CITY OF ST. CLOUD	CITY OF ST. CLOUD
Q	1.73	OUT PARCEL (2)	FUTURE DEVELOPMENT	DEVELOPER	DEVELOPER

Note: Size and Configuration of Tracts may vary slightly with Final Subdivision Plans

NOTE:
ALL GEOTECHNICAL REPORTS ARE CONSIDERED TO BE PART OF THESE PLANS. THE CONTRACTOR SHALL OBTAIN ANY AND ALL GEOTECHNICAL REPORTS AND CONSTRUCT ACCORDING TO THE RECOMMENDATION AND REQUIREMENTS SET FORTH IN SAID REPORTS. ANY CONFLICTS BETWEEN THE GEOTECHNICAL REPORT AND THE ENGINEERING PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION ACTIVITIES.

NOTES:
1. A UTILITY, DRAINAGE, ACCESS & SIDEWALK ESMT. IS DEDICATED OVER ALL HOA TRACTS.
2. ALL INTERNAL ROADS WILL BE DEDICATED TO THE PUBLIC & MAINTAINED BY OSCEOLA COUNTY.
3. DRAINAGE EASEMENTS WILL BE OWNED & MAINTAINED BY THE HOA WITH ACCESS RIGHTS TO OSCEOLA COUNTY.
4. SEE SHEET No. 38 FOR TYPICAL PVMT. SECTIONS.
5. NO EXPORT OF SOIL IS ANTICIPATED WITH THIS PROJECT.
6. ALL HICKORY TREE OFF-SITE IMPROVEMENTS SHALL BE CONSTRUCTED WITH PHASE I OF THE DEVELOPMENT. (1)

TOTAL PSP AREA	66.96 Ac.
TOTAL DEVELOPABLE AREA	66.96 Ac.
DENSITY: 211 UNITS/66.96	3.15 UNITS/Ac.
EXISTING ZONING	LDR (LOW DENSITY RESIDENTIAL)
EXISTING LAND USE	VACANT

(2) LAND USE AREAS

RESIDENTIAL (LOTS):	35.64 Ac.
RIGHT OF WAY DEDICATION:	10.87 Ac.
OUT PARCEL: (TRACT O)	1.73 Ac.
AMENITY AREA: (TRACT M)	1.34 Ac.
LIFT STATION TRACT: (TRACT P)	0.06 Ac.
STORMWATER PONDS: (TRACTS A,B,C)	11.86 Ac.
BUFFERS / OPEN SPACE: (TRACTS D-L,N,O)	5.46 Ac.
TOTAL	66.96 Ac.

10 FT. LOW BUFFER AROUND PERIMETER

REQUIRED TREES	
TWO (2) TREES PER LOT	422 (211 X 2)
ONE (1) TREE PER FIFTY (50) LF OF ROAD	190 (9482/50)
TOTAL TREES REQUIRED	612
POND AREA	
REQUIRED (15% DEVELOPABLE AREA):	10.04 Ac. (66.96 X 15%)
PROVIDED:	11.86 Ac.
LOT MIX	
50' LOTS	122
60' LOTS	89

SITE DATA

OPEN SPACE CALCULATIONS

REQUIRED (20% OF DEV.PSP AREA):	(2) 13.05 Ac. (65.23 X 20%)
PROVIDED:	
PERIMETER LANDSCAPE BUFFER (10') (TRACTS D,E,J & L)	3.05 Ac.
MISC. OPEN SPACE (TRACTS F,G,H,J,K,M,N,O)	3.75 Ac.
POND AREA (50% OF POND AREA)	5.93 Ac.
RECREATION AREAS	4.01 Ac.
TOTAL PROVIDED	16.74 Ac.

RECREATION CALCULATIONS

REQUIRED (MIN. 0.50 ACRES, 1 Ac./50 LOTS X 8)	4 Ac. (211/50)
PROVIDED:	
STORMWATER PONDS (25% MAX)	1.00 Ac.
ACTIVE / TRAILS / PARKS (TRACTS F,G,I & M)	3.01 Ac.
TOTAL PROVIDED	4.01 Ac.

STREETS TO BE PUBLIC

MINIMUM BUILDING SETBACKS

FRONT (TO BLDGS. UNDER A/C)	10 FT.
FRONT (TO FRONT GARAGE)	20 FT.
REAR	15 FT.
SIDE (STREET)	10 FT.
SIDE	5 FT.
POOL/ACCESSORY STRUCTURE	5 FT.
MAXIMUM BUILDING HEIGHT	3 STORIES
MINIMUM LOT WIDTH	40 FT.
MINIMUM LOT AREA	4000 SQ.FT.

(2) TRAFFIC COUNT

TOTAL TRIPS	1912
AM PEAK	152
PM PEAK	186

PHASE LOT COUNT

PHASE 1	104 LOTS
PHASE 2	107 LOTS

Dewberry
BOWYER SINGLETON

FLORIDA

OVERALL SITE PLAN

NORTHWEST LAKESIDE GROVES

OSCEOLA COUNTY

CORPORATE OFFICE: 1560 SOUTH MAGNOLIA AVENUE - ORLANDO, FLORIDA 32801
407-843-5120 - ENGINEERING BUSINESS - 8794

NO.	DESCRIPTION	DATE	BY
1	REVISED PER COMMENTS	12-31-14	TFS
2		1-16-15	

CONTRACTOR "AS-BUILTS"
I hereby state that these "As-Builts" were furnished under my direct supervision and that I or my employees under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed as shown by the record drawings and observations of the construction.

Contractor's Name
Engineer
Not valid without the signature and the original seal of a Florida Registered Engineer.

Nicole Petersen Stalder
Florida Reg. Number
64720

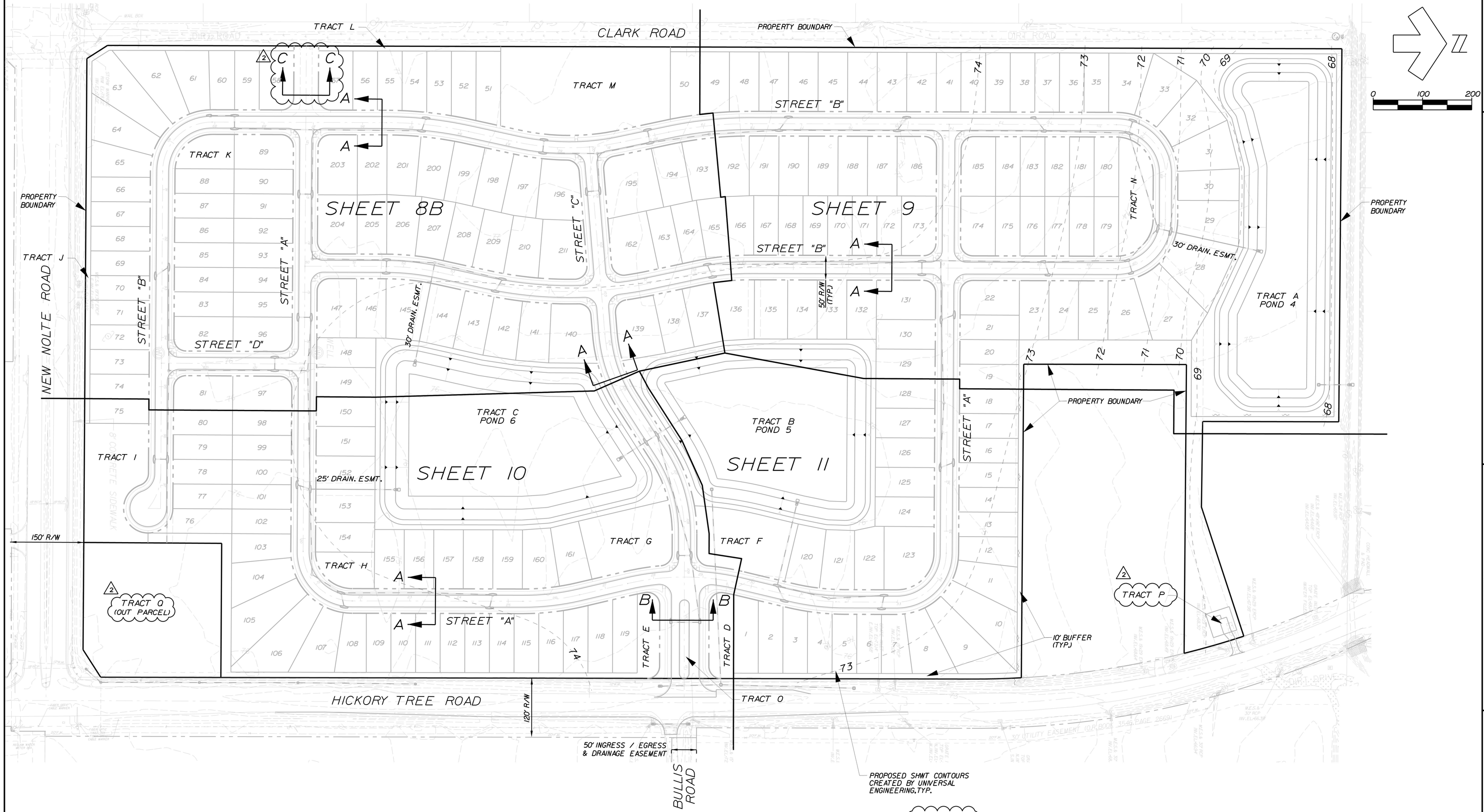
DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	1"=100'
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1 NW-overallsite
SHEET	7 OF 44

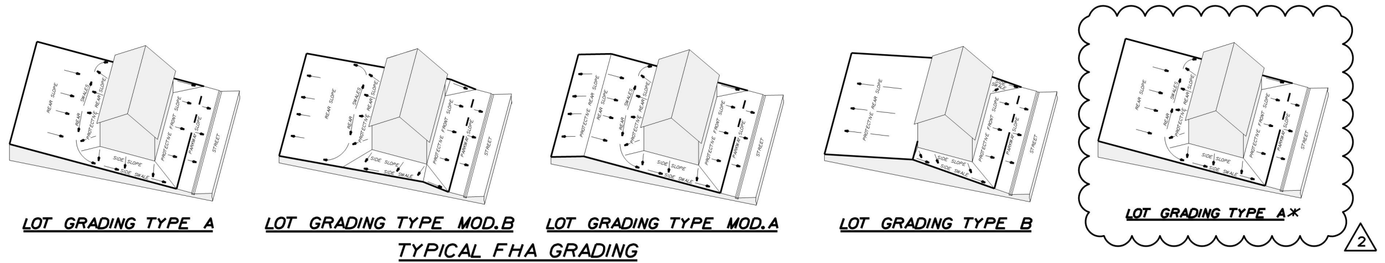
SDP 14-0129 PS 14-00001

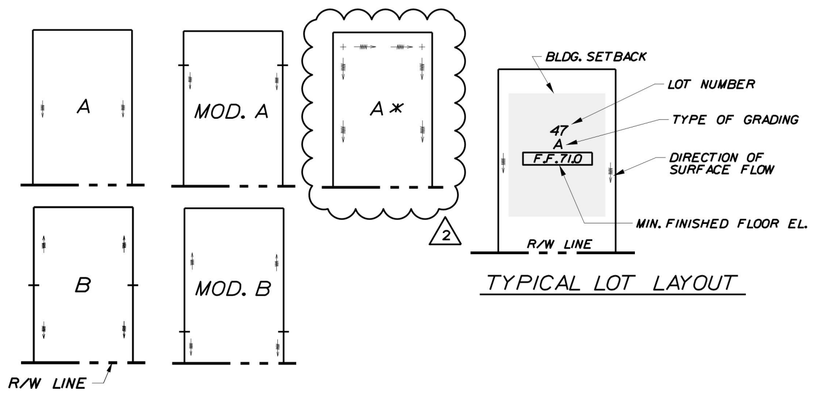
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SEE SHEETS 8B-11 FOR GRADING & DRAINAGE LAYOUT







NOTE:
FOR TYPICAL ROADWAY SECTIONS SEE SHEET 38.

LEGEND

DESCRIPTION	EXISTING	PROPOSED
STORM SEWER SYSTEM		
CONTOUR		
DRAINAGE STRUCTURE		D3
SPOT ELEVATION	•87.42	•87.42
LOT GRADING	EXIST.	PROP.
DIRECTION OF SURFACE FLOW		
PROPOSED SHWT CONTOURS		74

Dewberry
BOWYER SINGLETON

FLORIDA

OSCEOLA COUNTY

OVERALL GRADING PLAN

NORTHWEST LAKESIDE GROVES

COMPOSITE OFFICE: 1560 SOUTH MAGNOLIA AVENUE, ORLANDO, FLORIDA 32801
407-843-5120 - ENGINEERING BUSINESS - 8794

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REVISIONS	DESCRIPTION	BY	DATE
2	REVISED PER COMMENTS	TFS	1-16-15

CONTRACTOR "AS-BUILTS"
I hereby state that these "As-Builts" were furnished to me by the contractor listed below or by persons employed under my direct supervision and that I reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed as shown by the contractor's certified surveys and observations of the construction.
Contractor's Name _____
Engineer _____
Not valid without the signature and the original seal of a Florida Registered Engineer.

Nicole Petersen Stalder
Florida Reg. Number
64720

DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	1"=100'
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1 NW-overallgrading
SHEET	8 OF 44

SDP 14-0129 PS 14-00001

2/6/2015 8:54:01 AM \\LKGR1 NW-overallgrading.dgn

SEE SHEET 8 FOR TYPICAL FHA GRADING & LOT DRAINAGE DETAILS

SEE SHEET No. 8

NEW NOLTE ROAD

8' CONCRETE SIDEWALK

"A" "A" 75 MOD. A F.F.80.2

TRACT I 1.00%

D2 D3 D1

STREET "B"

80 A F.F.80.2 | 98 A F.F.80.2
79 A F.F.79.9 | 99 A F.F.79.9
78 MOD. A F.F.79.7 | 100 A F.F.79.7
77 MOD. A F.F.79.9 | 101 A F.F.79.5
76 MOD. A F.F.80.1 | 102 A F.F.79.8
103 MOD. A F.F.80.0
104 MOD. A F.F.80.1
105 MOD. A F.F.80.2
106 MOD. A F.F.80.2
107 MOD. A F.F.79.9

150 MOD. B F.F.79.3
151 MOD. B F.F.79.0
152 MOD. B F.F.78.7
153 MOD. B F.F.78.8
154 MOD. B/B F.F.79.2
155 MOD. B F.F.79.1
156 MOD. B F.F.79.3
157 MOD. B F.F.79.1
158 MOD. B F.F.78.8
159 MOD. B F.F.78.8
160 MOD. B F.F.79.2
161 MOD. B F.F.79.6

TRACT C POND 6

TOB: 76.5 FT-NAVD
NWL: 73.3 FT-NAVD
100/72: 76.69 FT-NAVD
100/24: 76.42 FT-NAVD
10/72: 75.39 FT-NAVD

SEE SHT. No. 37 FOR POND SECTION

D17 D18 D19 D16 D15 D13A D13 D14 D12 D38 D38A D39 D36 D37 D34 D35

BOT. 57.0
70.0
NWL 73.3
75.5
76.5
10' BERM @ 10:1

TRACT G

STREET "A"

TRACT E STREET "C"

TRACT D

TRACT O (OUT PARCEL)

D86
TYPE C INLET W/ SUMP
N: 1414337.89, E: 577637.82
TOP 74.20
INV. 69.21

40'-15" RCP @ 0.32%

1.00' SEPARATION (W.M. OVER ST.)

EXISTING 12" WATER MAIN

SIDEWALK TO FORM AROUND EXISTING POWER POLE (MINIMUM SIDEWALK WIDTH 4')

BEGIN HICKORY TREE ROAD SIDE SWALE AT ELEV. 74.53

200'-15" RCP @ 0.32%

200'-15" RCP @ 0.32%

239'-18" RCP @ 0.21%

HICKORY TREE ROAD

120' R/W

END HICKORY TREE ROAD SIDE SWALE AT ELEV. 73.00

1.00' SEPARATION (W.M. OVER ST.)

D84 D81 D87 D86

EXISTING 12" WATER MAIN

BULLIS ROAD

BEGIN HICKORY TREE ROAD SIDE SWALE AT ELEV. 74.20

SEE SHEET No. 7

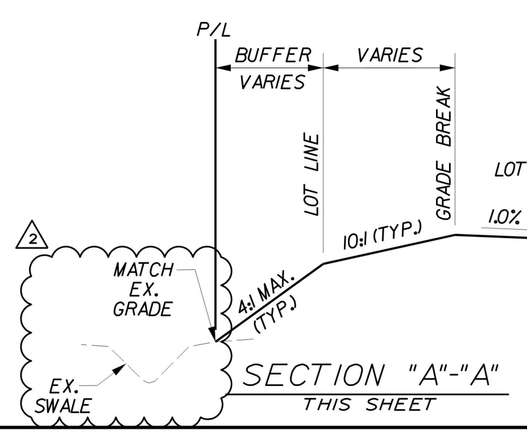
D87
TYPE C INLET W/ SUMP
N: 1414367.66, E: 577664.66
TOP 74.42
INV. 69.08

D88
TYPE C INLET W/ SUMP
N: 1414567.66, E: 577665.05
TOP 75.26
INV. 68.44

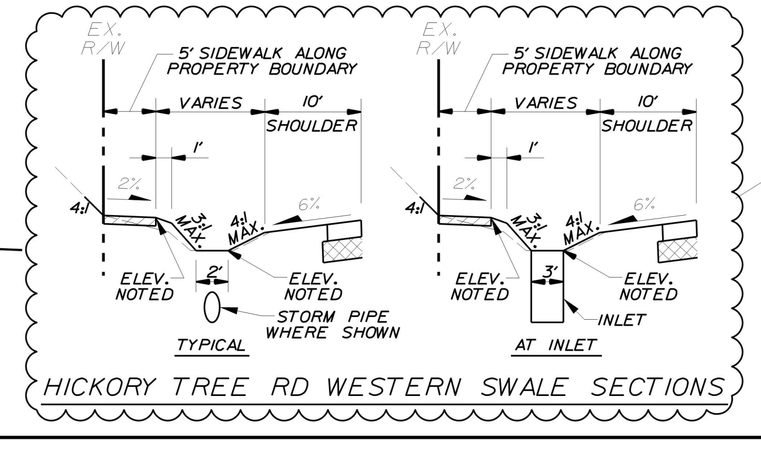
D89
TYPE C INLET W/ SUMP
N: 1415767.66, E: 577665.45
TOP 75.71
INV. 67.80

D90
TYPE C INLET W/ SUMP
N: 1415006.27, E: 577668.02
TOP 73.75
INV. 67.30

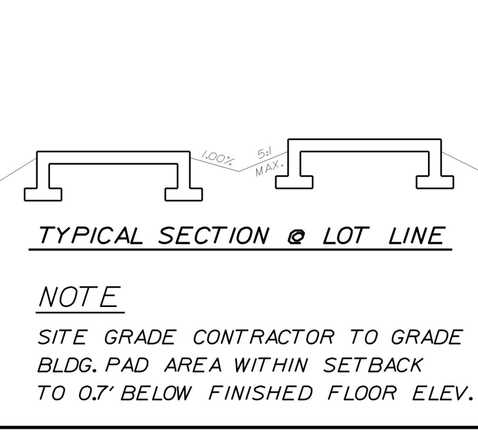
NOTES:
1. ALL FINISHED FLOOR ELEVATIONS ARE A MINIMUM OF 18" ABOVE THE ADJACENT ROAD CROWN FOR WHICH A WAIVER HAS BEEN REQUESTED.
2. ALL RETENTION/DETENTION BASINS AND ALL EXPOSED AREAS WITH SLOPE STEEPER THAN 4:1 SHALL BE SODDED PER LDC 6.11.C.
3. STORM STRUCTURES TO BE CONSTRUCTED IN ACCORDANCE WITH FDOT STANDARD INDEX: 200, 201, 210, 211 AND 232.
4. FOR LOCATION INFORMATION FOR ALL STORM PIPES AND STRUCTURES, INCLUDING TOP ELEVATIONS SEE SHEETS 16-24.
5. SHWT CONTOURS GENERATED BY UNIVERSAL ENGINEERING SCIENCES, INC. IN REPORT NO. 1121749 FOR THE POST DEVELOPED CONDITION.
6. FOR TYPICAL ROADWAY SECTIONS SEE SHEET 38.
7. REFER TO SHEET 36 FOR TYPE C INLET WITH SUMP DETAIL.
8. CONTRACTOR TO USE EXTREME CAUTION AROUND THE EXISTING 12" WATER MAIN WHEN INSTALLING THE STORM SYSTEM IN THE HICKORY TREE ROAD RIGHT OF WAY.
9. THE HICKORY TREE ROAD STORM SYSTEM IS DESIGNED TO PROVIDE A MINIMUM OF 1' OF VERTICAL CLEARANCE AT CROSSINGS. A MINIMUM OF 18" HORIZONTAL CLEARANCE AT DRAINAGE STRUCTURES AND A MINIMUM OF 3' OF HORIZONTAL CLEARANCE BETWEEN STORM AND WATER MAIN PIPE.
10. REFER TO SHEET 41 FOR THE CITY OF ST. CLOUD UTILITY CROSSING DETAIL AND SPECIFICATIONS.



SECTION "A"-"A"
THIS SHEET



HICKORY TREE RD WESTERN SWALE SECTIONS



TYPICAL SECTION @ LOT LINE

NOTE

SITE GRADE CONTRACTOR TO GRADE BLDG. PAD AREA WITHIN SETBACK TO 0.7' BELOW FINISHED FLOOR ELEV.

LEGEND

DESCRIPTION	EXISTING	PROPOSED
STORM SEWER SYSTEM		
CONTOUR		
DRAINAGE STRUCTURE		D3
SPOT ELEVATION	87.42	87.42
LOT GRADING	EXIST.	PROP.
DIRECTION OF SURFACE FLOW		
PROPOSED SHWT CONTOURS		74

Dewberry
BOWYER SINGLETON

OSCEOLA COUNTY FLORIDA

GRADING & DRAINAGE PLAN
NORTHWEST LAKESIDE GROVES

DEWBERRY ORLANDO OFFICE 800 SOUTH MAGNOLIA AVENUE, ORLANDO, FLORIDA 32801
407-843-5120 - ENGINEERING BUSINESS - 8794

DATE	BY	REVISIONS DESCRIPTION
2-3-15	TFS	REVISED PER COMMENTS
1-16-15	TFS	

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CONTRACTOR "AS-BUILTS"
I hereby state that these "As-Builts" were furnished to the owner by me or under my direct supervision or by employee under my direct supervision who I have trained and instructed and believe them to be in compliance with my knowledge of what was actually constructed as shown by the record drawings and observations of the construction.

Contractor's Name _____
Engineer _____
Not valid without the signature and the original seal of a Florida Registered Engineer.

Nicole Petersen Stalder
Florida Reg. Number
64720

DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	1"=50'
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1 NW-grading03
SHEET	10 OF 44

SDP 14-0129 PS 14-00001

2/6/2015 hall:ace.ltd
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SEE SHEET 8 FOR TYPICAL FHA GRADING & LOT DRAINAGE DETAILS

SEE SHT. No. 37 FOR POND SECTION

SEE SHEET No. 9

SEE SHEET No. 10

TRACT B
POND 5

TOB: 76.5 FT-NAVD
NWL: 73.3 FT-NAVD
100/72: 76.61 FT-NAVD
100/24: 76.35 FT-NAVD
10/72: 75.37 FT-NAVD

TRACT F

TRACT D

TRACT P

STREET "A"

STREET "A"

HICKORY TREE ROAD

100' R/W

10' BERM @ 10:1

BOT. 62.0
TOP 70.0
NWL 73.3
75.5
76.5

-0.50%

36" LP

D80 D46 D45 D43 D42 D44 D41 D85 D69A D69 D68

128 MOD. B F.F. 78.7
127 MOD. B F.F. 78.7
126 B F.F. 78.4
125 B F.F. 78.4
124 MOD. B/B F.F. 78.8
123 B F.F. 78.6
120 B F.F. 78.7
121 B F.F. 78.7
122 B F.F. 78.6

18 MOD. A F.F. 79.2
17 MOD. A F.F. 79.0
16 MOD. A F.F. 78.8
15 MOD. A F.F. 78.7
14 MOD. A F.F. 79.0
13 MOD. A F.F. 79.2
12 MOD. A F.F. 79.5
11 MOD. A F.F. 80.0
10 MOD. A F.F. 80.0
9 MOD. A F.F. 80.0
8 MOD. A F.F. 79.8
7 MOD. A F.F. 79.3
6 MOD. A F.F. 79.3
5 MOD. A F.F. 79.6
4 MOD. A F.F. 79.6
3 MOD. A F.F. 79.5
2 MOD. A F.F. 79.6
1 MOD. A F.F. 80.0

TW76.4 PG75.05 SG75.55
TW76.2 PG75.00 SG74.50
TW76.0 PG74.95 SG74.45
TW75.7 PG74.90 SG74.40
TW75.9 PG74.85 SG74.35
TW76.2 PG74.80 SG74.30
TW76.4 PG74.75 SG74.25
TW76.7 PG74.69 SG74.19
TW76.9 PG74.60 SG74.10
TW74.5 PG74.50 SG74.00

"A" "B"

EXISTING 12" WATER MAIN

REMOVAL OF EXISTING POWER POLE AND CABINET TO BE COORDINATED WITH THE POWER COMPANY

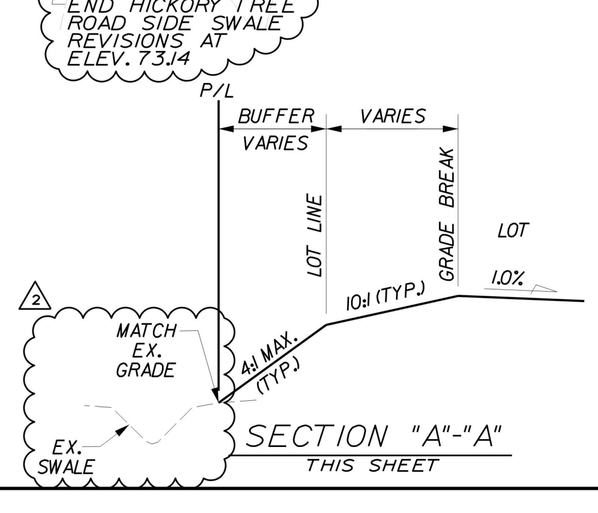
30' UTILITY EASEMENT (O.R. BOOK 3546, PAGE 2669)

DIRT DRIVE

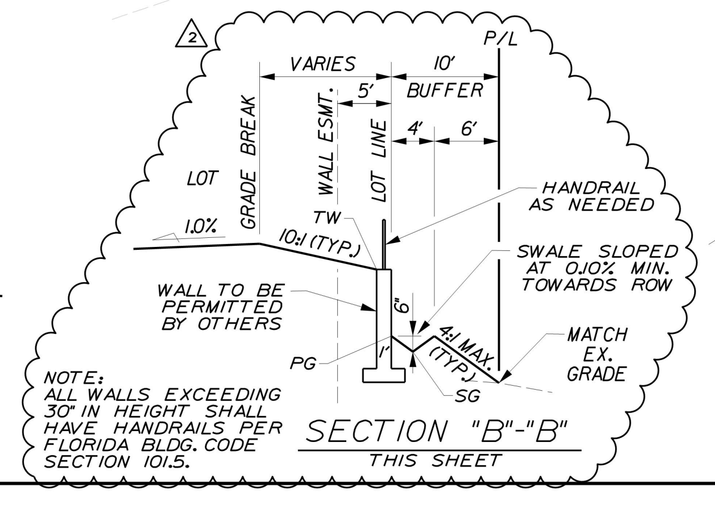
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NOTES:
1. ALL FINISHED FLOOR ELEVATIONS ARE A MINIMUM OF 18" ABOVE THE ADJACENT ROAD CROWN FOR WHICH A WAIVER HAS BEEN REQUESTED.
2. ALL RETENTION/DETENTION BASINS AND ALL EXPOSED AREAS WITH SLOPE STEEPER THAN 4:1 SHALL BE SODDED PER LDC 6.11.C.
3. STORM STRUCTURES TO BE CONSTRUCTED IN ACCORDANCE WITH FDOT STANDARD INDEX: 200, 201, 210, 211 AND 232.
4. FOR LOCATION INFORMATION FOR ALL STORM PIPES AND STRUCTURES, INCLUDING TOP ELEVATIONS SEE SHEETS 16-24.
5. SHWT CONTOURS GENERATED BY UNIVERSAL ENGINEERING SCIENCES, INC. IN REPORT NO. 1121749 FOR THE POST DEVELOPED CONDITION.
6. FOR TYPICAL ROADWAY SECTIONS SEE SHEET 38.
7. REFER TO SHEET 36 FOR TYPE C INLET WITH SUMP DETAIL.
8. CONTRACTOR TO USE EXTREME CAUTION AROUND THE EXISTING 12" WATER MAIN WHEN INSTALLING THE STORM SYSTEM IN THE HICKORY TREE ROAD RIGHT OF WAY.
9. THE HICKORY TREE ROAD STORM SYSTEM IS DESIGNED TO PROVIDE A MINIMUM OF 1' OF VERTICAL CLEARANCE AT CROSSINGS. A MINIMUM OF 18" HORIZONTAL CLEARANCE AT DRAINAGE STRUCTURES AND A MINIMUM OF 3' OF HORIZONTAL CLEARANCE BETWEEN STORM AND WATER MAIN PIPE.
10. REFER TO SHEET 41 FOR THE CITY OF ST. CLOUD UTILITY CROSSING DETAIL AND SPECIFICATIONS.

END HICKORY TREE ROAD SIDE SWALE REVISIONS AT ELEV. 73.14

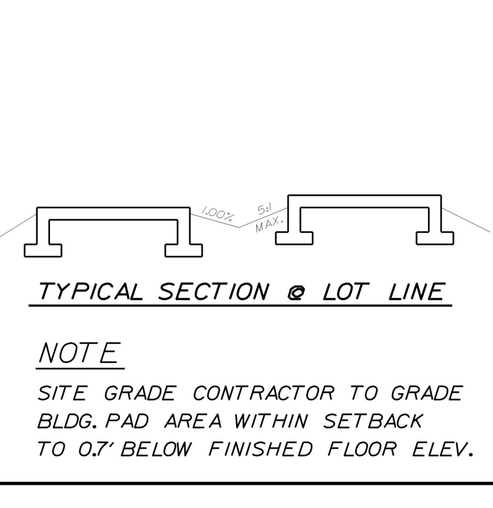


SECTION "A"-"A"
THIS SHEET



NOTE:
ALL WALLS EXCEEDING 30" IN HEIGHT SHALL HAVE HANDRAILS PER FLORIDA BLDG. CODE SECTION 1013.5.

SECTION "B"-"B"
THIS SHEET



TYPICAL SECTION @ LOT LINE

NOTE

SITE GRADE CONTRACTOR TO GRADE BLDG. PAD AREA WITHIN SETBACK TO 0.7' BELOW FINISHED FLOOR ELEV.

LEGEND

DESCRIPTION	EXISTING	PROPOSED
STORM SEWER SYSTEM		
CONTOUR		
DRAINAGE STRUCTURE		D3
SPOT ELEVATION	•87.42	•87.42
LOT GRADING	EXIST.	PROP.
DIRECTION OF SURFACE FLOW		
PROPOSED SHWT CONTOURS		74

Dewberry
BOWYER SINGLETON

OSCEOLA COUNTY FLORIDA

GRADING & DRAINAGE PLAN
NORTHWEST LAKESIDE GROVES

COMPLETE OFFICE LOCATIONS - 800 SOUTH MAGNOLIA AVENUE - ORLANDO, FLORIDA 32801
407-843-5120 - ENGINEERING BUSINESS - 8794

REVISIONS			
DATE	BY	DESCRIPTION	
2-3-15	TFS	REVISED PER COMMENTS	4
1-16-15	TFS		3

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CONTRACTOR "AS-BUILTS"
I hereby state that these "As-Builts" were furnished to me by the contractor and/or his surveyor and/or employee under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed. I have not verified these "As-Built" observations of the construction.

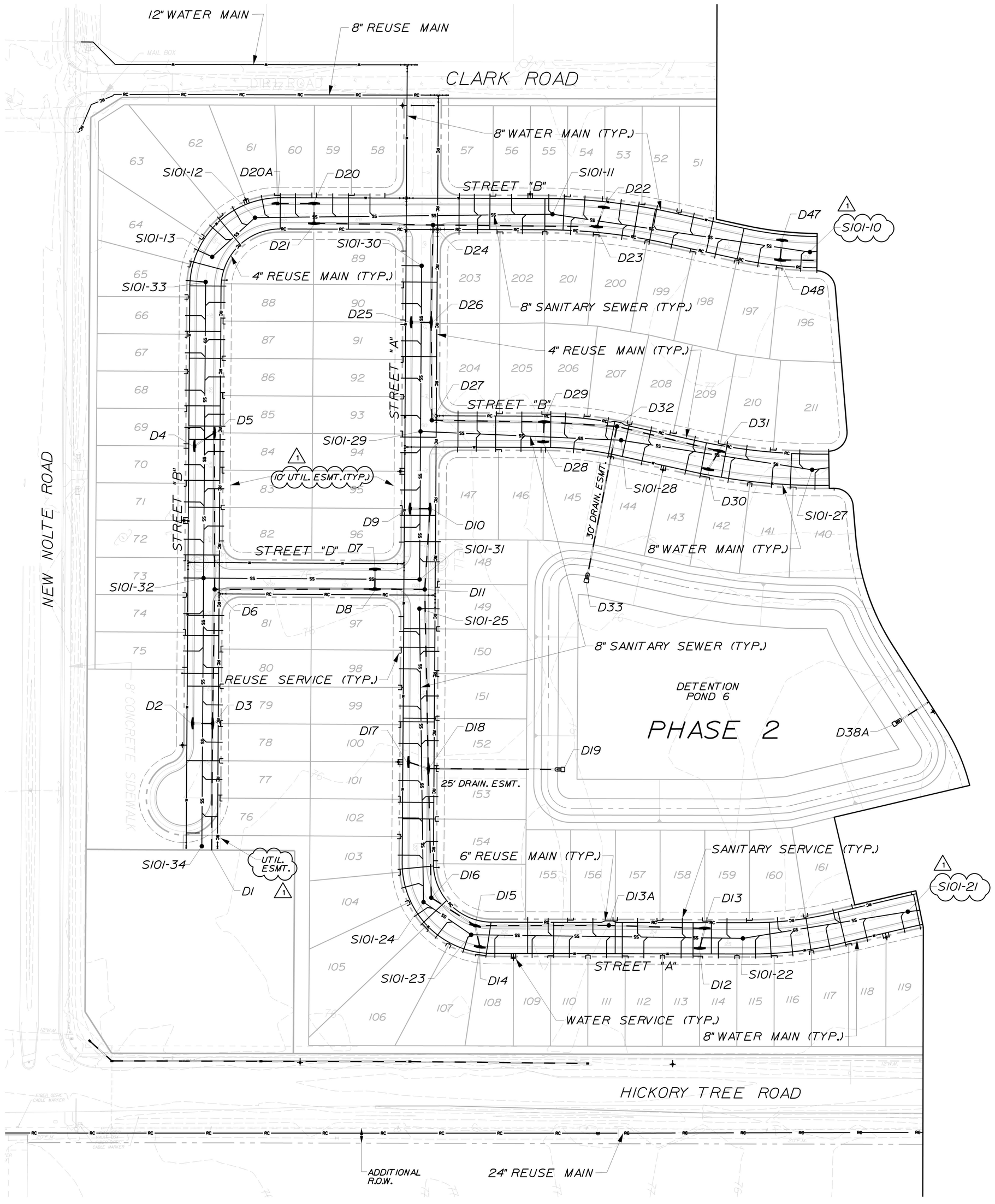
Contractor's Name _____
Engineer _____
Not valid without the signature and the original seal of a Florida Registered Engineer.

Nicole Petersen Stalder
Florida Reg. Number
64720

DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	1"=50'
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1NW-grading04
SHEET	11 OF 44

SDP 14-0129 PS 14-00001

2/6/2015 2:54:27 AM
...\LKGR1 NW-grading04.dgn
halface, tfs



NOTES:

1. A UTILITY, DRAINAGE, ACCESS & SIDEWALK ESMT. IS DEDICATED OVER ALL HOA TRACTS.
2. ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED AT ALL POINTS OF CONNECTION. CONTRACTOR TO USE EXTREME CAUTION WORKING AROUND EXISTING UTILITIES.
3. A 10' UTILITY EASEMENT IS ADJACENT TO THE RIGHT-OF WAY ON BOTH SIDES OF EVERY STREET.
4. THE CITY OF ST. CLOUD WILL MAINTAIN THE SANITARY SEWER FORCE MAIN WITHIN THE OSCEOLA COUNTY RIGHT OF WAY.
5. SEE CITY OF ST. CLOUD UTILITY DETAILS FOR SERVICE CONNECTIONS (SHEETS 39-44)
6. TRANSFORMERS TO BE LOCATED WITHIN THE UTILITY EASEMENT, CENTERED IN EASEMENT WITH MINIMUM 2' FROM FACE OF TRANSFORMER OR PAD TO THE RIGHT-OF-WAY LINE.

0 80 160

Dewberry

BOWYER SINGLETON

FLORIDA

OSCEOLA COUNTY

UTILITY SITE PLAN

NORTHWEST LAKESIDE GROVES

COMPLEX OFFICE | 1560 SOUTH MAGNOLIA AVENUE - ORLANDO, FLORIDA 32801
407-843-5120 - ENGINEERING BUSINESS - 8794

Reproduced from Scanned Images
St. Cloud - Reproduced Laserfiche Record
City of St. Cloud

REVISIONS	DESCRIPTION	BY	DATE
	REVISED PER COMMENTS	TFS	12-31-14

CONTRACTOR "AS-BUILTS"
I hereby state that these "As-Builts" were furnished to me by a contractor and/or his employees under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed as shown by my field observations of the construction.

Contractor's Name

Engineer

Not valid without the signature and the original seal of a Florida Registered Engineer

Nicole Petersen Stalder
Florida Reg. Number
64720

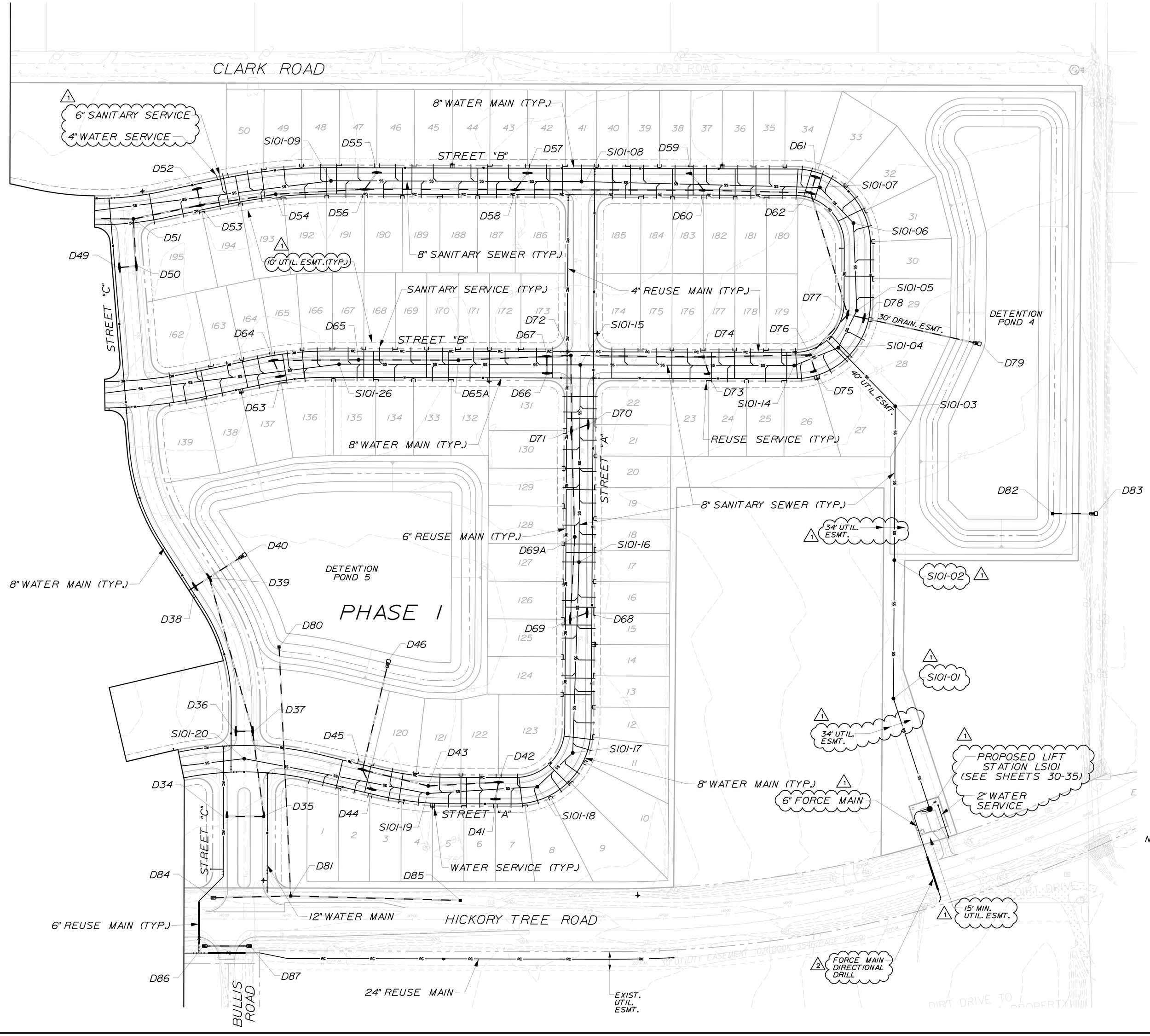
DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	1"=100'
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1 NW-utilitysite01
SHEET	12 OF 44

SDP 14-0129 PS 14-00001

2/6/2015 halface, hb

...\LKGR1 NW-utilitysite01.dgn

8:54:10 AM



0 80 160

NOTES:
1. A UTILITY, DRAINAGE, ACCESS & SIDEWALK ESMT. IS DEDICATED OVER ALL HOA TRACTS.
2. ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED AT ALL POINTS OF CONNECTION. CONTRACTOR TO USE EXTREME CAUTION WORKING AROUND EXISTING UTILITIES.
3. A 10' UTILITY EASEMENT IS ADJACENT TO THE RIGHT-OF WAY ON BOTH SIDES OF EVERY STREET.
4. THE CITY OF ST. CLOUD WILL MAINTAIN THE SANITARY SEWER FORCE MAIN WITHIN THE OSCEOLA COUNTY RIGHT OF WAY.
5. SEE CITY OF ST. CLOUD UTILITY DETAILS FOR SERVICE CONNECTIONS (SHEETS 39-44)
6. TRANSFORMERS TO BE LOCATED WITHIN THE UTILITY EASEMENT, CENTERED IN EASEMENT WITH MINIMUM 2' FROM FACE OF TRANSFORMER OR PAD TO THE RIGHT-OF-WAY LINE.

Dewberry
BOWYER SINGLETON

FLORIDA

OSCEOLA COUNTY

UTILITY SITE PLAN

NORTHWEST LAKESIDE GROVES

COMPLETE OFFICE LOCATED AT 1560 SOUTH MAGNOLIA AVENUE - ORLANDO, FLORIDA 32801
407-843-5120 - ENGINEERING BUSINESS - 8794

REVISIONS			
DESCRIPTION	BY	DATE	
		1-16-15	
2 REVISED PER COMMENTS	TFS	12-31-14	

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City of St. Cloud - Reproduced from Laserfiche Records

CONTRACTOR "AS-BUILTS"
I hereby state that these "As-Builts" were furnished to me and that I or my field representatives employed under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed as indicated by my field observations of the construction.

Contractor's Name

Engineer

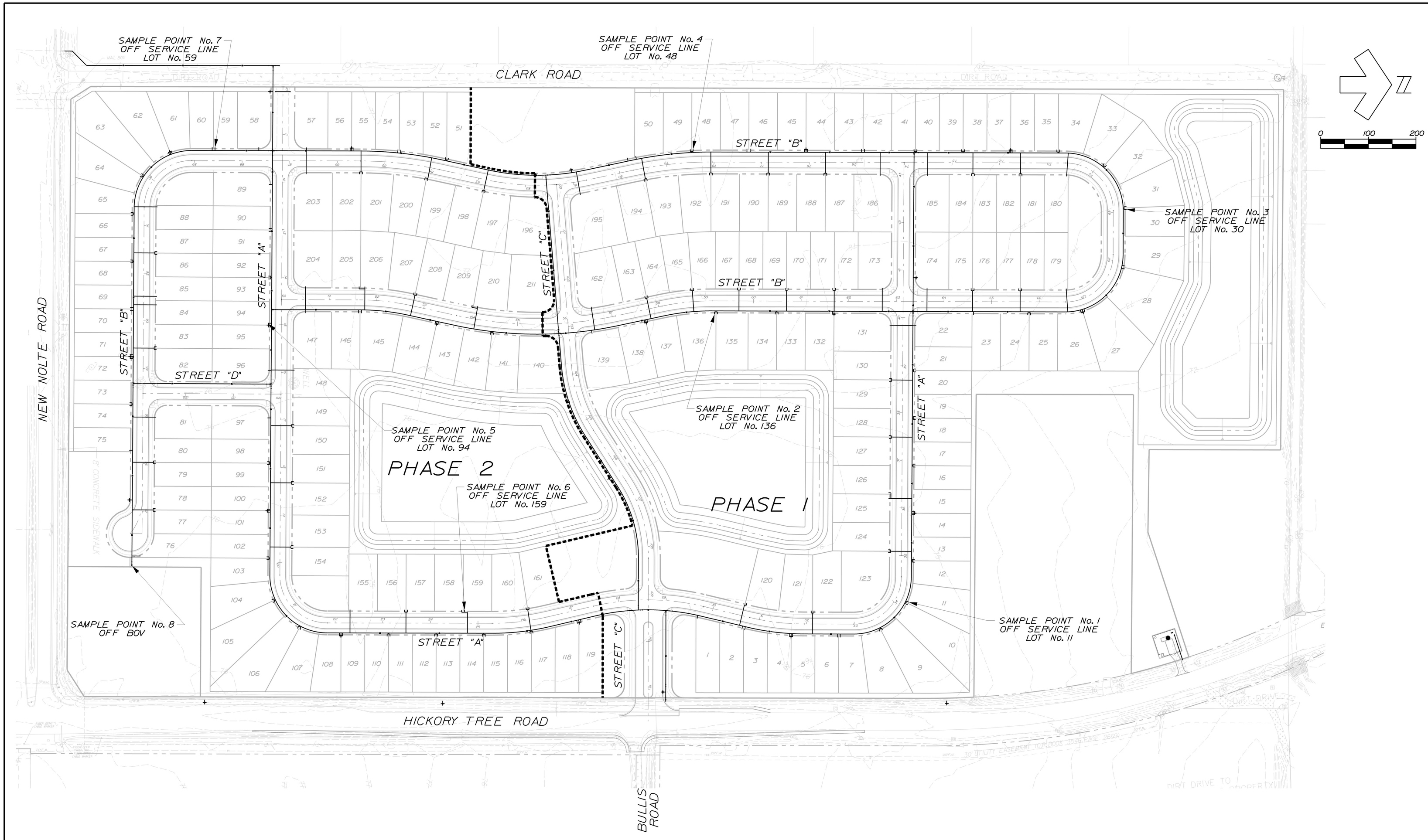
Not valid without the signature and the original seal of a Florida Registered Engineer

Nicole Petersen Stalder
Florida Reg. Number
64720

DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	1"=80'
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1NW-utilitysite02
SHEET	13 OF 44

SDP 14-0129 PS 14-00001

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Dewberry

BOWYER SINGLETON

FLORIDA

OSCEOLA COUNTY

SAMPLE POINTS LOCATION PLAN

NORTHWEST LAKESIDE GROVES

COMPANY OFFICE: 1560 SOUTH MAGNOLIA AVENUE - ORLANDO, FLORIDA 32801
407-843-5120 - ENGINEERING BUSINESS - 8794

Reproduced from Scanned Images
City of St. Cloud - Reproduced from Laserfiche Records

REVISIONS			
DESCRIPTION	BY	DATE	
REVISED PER COMMENTS	TFS	12-31-14	

CONTRACTOR "AS-BUILTS"
I hereby state that these "As-Builts" were furnished by me or under my direction from information (survey data, record drawings, etc.) furnished to me by my employer, and that I supervised or reviewed the work as necessary to be able to vouch for the accuracy of these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed. This statement is based on my personal observations of the construction.

Contractor's Name _____

Engineer _____

Not valid without the signature and the original seal of a Florida Registered Engineer.

Nicole Petersen Stalder
Florida Reg. Number
64720

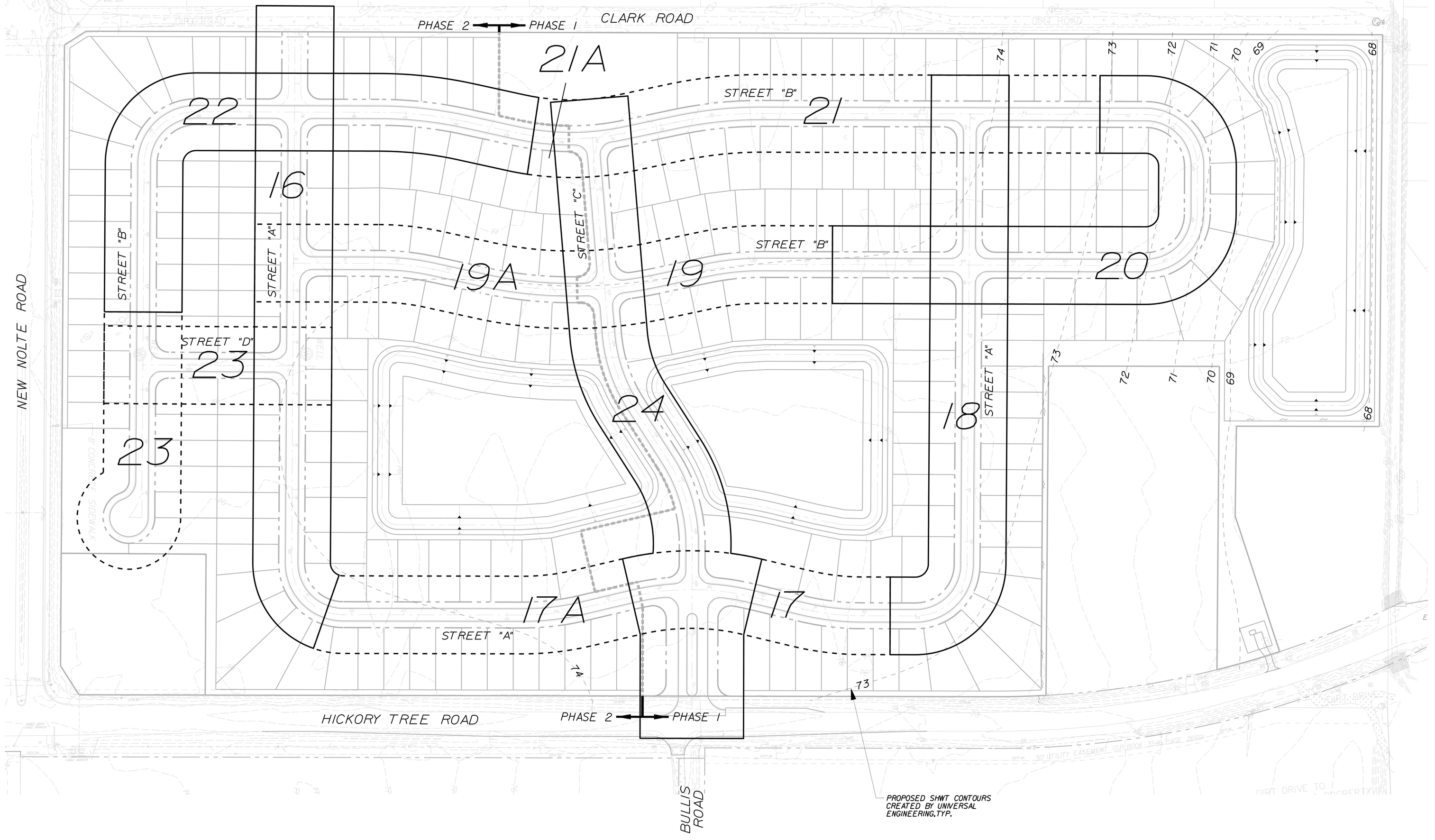
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DESIGNED	TFS
CHECKED	NPS
SCALE	1"=100'
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1 NW-samplepoints
SHEET	14 OF 44

SDP 14-0129 PS 14-00001

2/6/2015

...\LKGR1 NW-samplepoints.dgn

© 2014 All



PROPOSED SHWT CONTOURS CREATED BY UNIVERSAL ENGINEERING, TYP.

PHASE 1
PLAN & PROFILE
SHEETS 17-21 & 24

PHASE 2
PLAN & PROFILE
SHEETS 16, 17A, 19A, 21A & 22-23

PROPOSED SHWT CONTOURS 74

NOTE:
SEASONAL HIGH GROUNDWATER GENERATED BY UNIVERSAL ENGINEERING SCIENCES DATED 5-13-2014. UES REPORT No. 1121749 FOR THE POST DEVELOPED CONDITION.

Dewberry
BOWYER SINGLETON

FLORIDA

OSCEOLA COUNTY

KEY MAP

NORTHWEST LAKESIDE GROVES

ORLANDO OFFICE • 800 SOUTH MAGNOLIA AVENUE, ORLANDO, FLORIDA 32801
407-843-5120 • ENGINEERING BUSINESS - 8794

Reproduced from Scanned Images
City of St. Cloud - Reproduced Laserfiche Record

REVISIONS	DESCRIPTION	BY	DATE
	REVISED PER COMMENTS	TFS	12-31-14

CONTRACTOR "AS-BUILTS"
I hereby state that these "As-Builts" were furnished by the contractor whose name appears below or his employee under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed in the field and my observations of the construction.

Contractor's Name _____

Engineer _____

Not valid without the signature and the original seal of a Florida Registered Engineer

Nicole Petersen Stalder
Florida Reg. Number
64720

DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	1"=100'
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1 NW-keymap
SHEET	15 OF 44

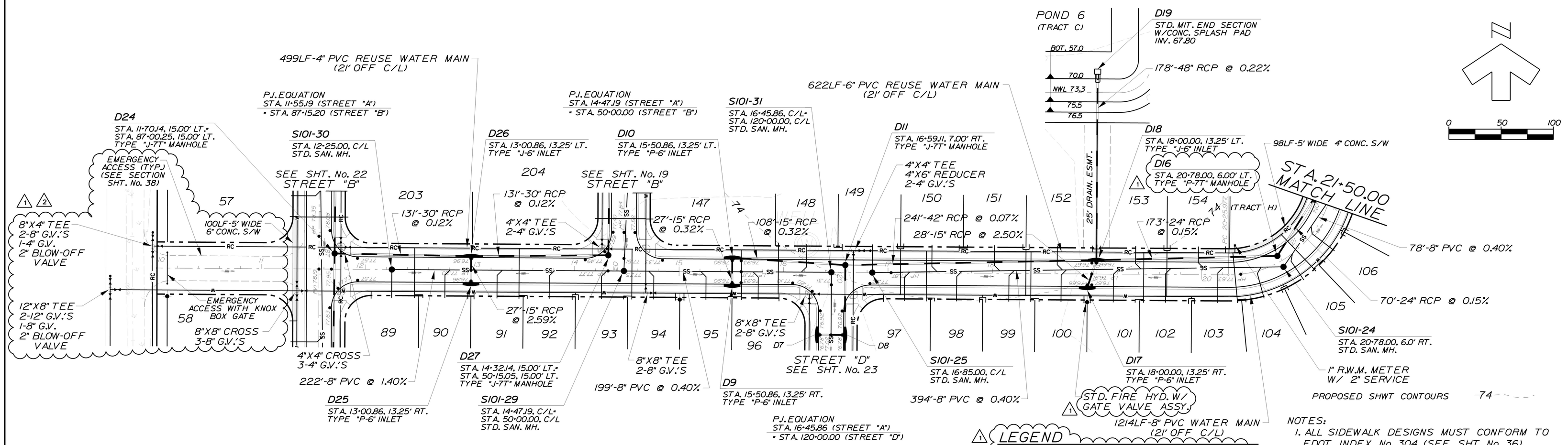
SDP 14-0129 PS 14-00001

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NOTE: SEE LANDSCAPE PLANS FOR FINAL SIDEWALK LAYOUT.



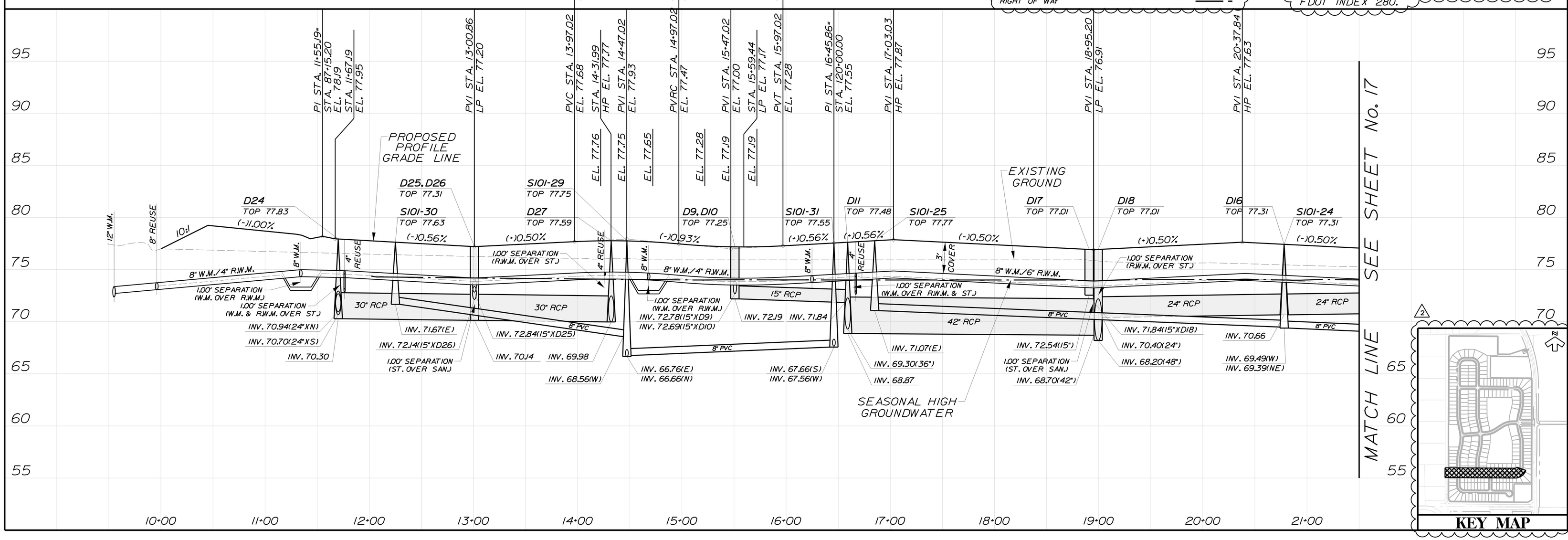
NOTES:
1. ALL SIDEWALK DESIGNS MUST CONFORM TO FDOT INDEX No. 304 (SEE SHT. No. 36).
2. A UTILITY, DRAINAGE, ACCESS & SIDEWALK ESMT. IS DEDICATED OVER ALL HOA TRACTS.
3. SEASONAL HIGH GROUNDWATER GENERATED BY UNIVERSAL ENGINEERING SCIENCES DATED 5-13-2014, UES REPORT No. 1121749 FOR THE POST DEVELOPED CONDITION.
4. ALL PIPE JOINTS & CONNECTIONS TO INLETS SHALL BE WRAPPED IN FILTER FABRIC PER FDOT INDEX 280.

LEGEND

DESCRIPTION	EXISTING	PROPOSED
SANITARY SEWER SYSTEM		- SS -
STORM SEWER SYSTEM		
WATER SYSTEM		- W -
FIRE HYDRANT		- W -
REUSE SYSTEM		- RC -
FORCE MAIN		
RIGHT OF WAY		-

STREET "A"

NOTE: PAVEMENT 24' WIDE W/25' RADII.



"AS-BUILTS"
I hereby state that these "As-Builts" were furnished to me by a surveyor employed by me and/or employees under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed as indicated by the surveyor's observations of the construction.

Contractor's Name

Engineer

Not valid without the signature and the original seal of a Florida Registered Engineer

Nicole Petersen Stalder
Florida Reg. Number
64720

DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	1" = 50' HORIZONTAL 1" = 5' VERTICAL
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1 NW-planprofile01
SHEET	16 OF 44

SDP 14-0129 PS 14-00001

REVISIONS			
DESCRIPTION	BY	DATE	
REVISED PER COMMENTS	TFS	12-31-14	2
		1-16-15	1
			0

Dewberry
BOWYER SINGLETON
FLORIDA
OSCEOLA COUNTY
PLAN & PROFILE
STREET "A"
NORTHWEST LAKESIDE GROVES
DEWBERRY ENGINEERS INC. 800 SOUTH MAGNOLIA AVENUE - ORLANDO, FLORIDA 32801
407-843-5120 - ENGINEERING BUSINESS - 8734

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Page 762 of 1191

NOTE: SEE LANDSCAPE PLANS FOR FINAL SIDEWALK LAYOUT.

POND 5 (TRACT B)

PHASE 1

PHASE 2 (SCREENED)

P.I. EQUATION
STA. 28+62.42 (STREET "A")
= STA. 109+12.33 (STREET "C")

SEE SHT. No. 24
STREET "C"

(TRACT F)

(TRACT G)

(TRACT E)

(TRACT D)

D46
STD. MIT. END SECTION
W/CONC. SPLASH PAD
INV. 68.80

BOT. 62.0
TOP 70.0
NWL 73.3
75
76.5

D45
STA. 30+50.85, 13.25' LT.
TYPE "J-6" INLET

D43
STA. 31+60.00, 6.00' LT.
TYPE "P-7T" MANHOLE

D44
STA. 30+71.93, 13.25' RT.
TYPE "P-6" INLET

S101-19
STA. 31+60.00, 6.00' RT.
STD. SAN. MH.

S101-20
STA. 28+62.42, C/L
STD. SAN. MH.

S101-21
STA. 27+45.00, C/L
STD. SAN. MH.

STA. 27+61.23 END PVMT.
W/5' STAB. BASE PAST E.P.
& DEAD END BARRICADE

175'-30" RCP @ 0.49%

108'-24" RCP @ 0.15%

112'-24" RCP @ 0.15%

511LF-6" PVC REUSE WATER MAIN
(21' OFF C/L)

495LF-8" PVC WATER MAIN
(21' OFF C/L)

175'-8" PVC @ 0.40%

297'-8" PVC @ 0.40%

34'-15" RCP @ 0.32%

117'-8" PVC @ 0.40%

12"X12" TEE
2-8"X12" REDUCERS
12" G.V.
8" G.V.

8"X8" TEE
2-8" G.V.'S

6"X6" TEE
2-6" G.V.'S

87LF-5' WIDE 4" CONC. S/W
W/HANDICAP RAMP

203LF-5' WIDE 4" CONC. S/W
W/HANDICAP RAMP

1" R.W.M. METER
W/ 2" SERVICE

STD. 2" BLOW-OFF VALVE
W/8" G.V. (TEMPORARY)

10' WIDE STAB.
BASE OVER SAN.

TEMP. UTIL. ESMT.

STD. FIRE HYD. W/
GATE VALVE ASSY.

MATCH LINE
STA. 32+50.00

PROPOSED SHWT CONTOURS 74

D15 D13A D13 S101-22 D14 S101-23 D12

74 120 121 122 1 2 3 4 5 6

0 50 100

LEGEND

DESCRIPTION	EXISTING	PROPOSED
SANITARY SEWER SYSTEM		- SS -
STORM SEWER SYSTEM		
WATER SYSTEM		- W -
FIRE HYDRANT		- W -
REUSE SYSTEM		- RC -
FORCE MAIN		
RIGHT OF WAY		

NOTES:
1. ALL SIDEWALK DESIGNS MUST CONFORM TO FDOT INDEX No. 304 (SEE SHT. No. 36).
2. A UTILITY, DRAINAGE, ACCESS & SIDEWALK ESMT. IS DEDICATED OVER ALL HOA TRACTS.
3. SEASONAL HIGH GROUNDWATER GENERATED BY UNIVERSAL ENGINEERING SCIENCES DATED 5-13-2014, UES REPORT No. 1121749 FOR THE POST DEVELOPED CONDITION.
4. ALL PIPE JOINTS & CONNECTIONS TO INLETS SHALL BE WRAPPED IN FILTER FABRIC PER FDOT INDEX 280.

PHASE 1
STREET "A"

NOTE: PAVEMENT 24' WIDE W/25' RADII.

PVMT. TRANS. SECTION

PVMT. TRANS. SECTION

PVI STA. 21+62.84
LP EL. 77.00

PVI STA. 23+14.13
HP EL. 77.76

PVI STA. 24+65.42
LP EL. 77.00

PVI STA. 26+95.42
HP EL. 78.15

STA. 28+23.42
EL. 77.51

STA. 28+48.42
EL. 77.22

PI STA. 28+62.42
STA. 109+12.33
EL. 77.50

STA. 28+76.42
EL. 77.22

PVI STA. 29+01.42
HP EL. 77.51

PVI STA. 30+61.39
LP EL. 76.71

PVI STA. 31+62.66
HP EL. 77.22

S101-23 TOP 77.04
D15 TOP 77.09
D14 TOP 77.09
D13A TOP 77.61
D12 TOP 77.11
D13 TOP 77.11
S101-22 TOP 77.28
S101-21 TOP 77.90
S101-20 TOP 77.50
D45 TOP 76.79
D44 TOP 76.79
D43 TOP 77.09
S101-19 TOP 77.09

(+)0.50% (-)0.50% (+)0.50% (-)0.50% (+)0.50% (-)0.50% (+)0.50% (-)0.50%

3' COVER
6' REUSE
8" W.M.
12" W.M.
8" W.M./6" R.W.M.

SEASONAL HIGH GROUNDWATER

18" RCP
24" RCP

INV. 72.62(15"X D14)
INV. 71.92(15"X D15)
INV. 71.16(18")
INV. 70.76(24")
INV. 69.08(SW)
INV. 68.98(N)
INV. 71.54
INV. 72.37(18"X D12)
INV. 72.31(18"X D13)
INV. 71.81
INV. 67.52(S)
INV. 67.42(N)
FUT. CONN.
INV. 66.53(S)
INV. 66.43(N)
INV. 65.96(S)
INV. 65.86(N)
INV. 72.32(15")
INV. 71.62(15")
INV. 70.61(24")
INV. 69.65(30")
INV. 70.77
INV. 64.67(S)
INV. 64.57(N)

8" PVC

100' SEPARATION (W.M. OVER R.W.M.)
100' SEPARATION (W.M. & R.W.M. OVER ST.)
100' SEPARATION (R.W.M. OVER ST.)
150' SEPARATION (ST. OVER SAN.)

MATCH LINE SEE SHEET No. 18

95 90 85 80 75 70 65 60 55

22+00 23+00 24+00 25+00 26+00 27+00 28+00 29+00 30+00 31+00 32+00

KEY MAP

Dewberry
BOWYER SINGLETON

OSCEOLA COUNTY FLORIDA

PLAN & PROFILE
STREET "A" (PHASE 1)
NORTHWEST LAKESIDE GROVES

COMPLETE CIVIL LLC 1351 SOUTH MAGNOLIA AVENUE - ORLANDO, FLORIDA 32801
407-843-5120 - ENGINEERING BUSINESS - 8794

REVISIONS			
DESCRIPTION	BY	DATE	
REVISED PER COMMENTS	TFS	12-31-14	
	TFS	1-16-15	

"AS-BUILTS"
I hereby state that these "As-Builts" were furnished me by employees under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed as shown by record drawings and field observations of the construction.

Contractor's Name

Engineer

Not valid without the signature and the original seal of a Florida Registered Engineer

Nicole Petersen Stalder
Florida Reg. Number
64720

DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	1" = 50' HORIZONTAL 1" = 5' VERTICAL
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1 NW-planprofile02
SHEET	17 OF 44

SDP 14-0129 PS 14-00001

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City of St. Cloud - Laserfiche Cloud

2/6/2015 - 6:54:22 AM - halface.hb - ...\LKGR1 NW-planprofile02.dgn

NOTE: SEE LANDSCAPE PLANS FOR FINAL SIDEWALK LAYOUT.

PHASE 2

582LF-6" PVC REUSE WATER MAIN (21' OFF C/L)

D13A
STA. 23+40.00, 17.00' LT.
TYPE "P-77" MANHOLE

72LF-5' WIDE 4" CONC. S/W

179'-18" RCP @ 0.21%

129'-18" RCP @ 0.21%

D13
STA. 24+68.67, 13.25' LT.
TYPE "P-6" INLET

D15
STA. 21+56.84, 13.25' LT.
TYPE "P-6" INLET

S101-22
STA. 25+20.00, C/L
STD. SAN. MH.

REMOVE BLOW-OFF VALVE (PHASE 1) & CONN. INTO 6" R.W.M.

84LF-5' WIDE 4" CONC. S/W W/HANDICAP RAMP

P.I. EQUATION
STA. 28+62.42 (STREET "A")
= STA. 109+12.33 (STREET "C")

SEE SHT. No. 24
STREET "C"

PHASE 1
(SCREENED)

D46

D36

D37

D45

D43

D44

S101-20

S101-19

STA. 21+50.00
MATCH LINE

(TRACT H)

S101-23
STA. 21+55.00, C/L
STD. SAN. MH.

D14
STA. 21+68.84, 13.25' RT.
TYPE "P-6" INLET

29'-15" RCP @ 2.41%

365'-8" PVC @ 0.40%

27'-18" RCP @ 0.21%

D12
STA. 24+62.16, 13.25' RT.
TYPE "P-6" INLET

612LF-8" PVC WATER MAIN (21' OFF C/L)

REMOVE DEAD END BARRICADE, MATCH EDGE PVMT.

REMOVE BLOW-OFF VALVE (PHASE 1) & CONN. INTO 8" W.M.

S101-21 PHASE 1
STA. 27+45.00, C/L
STD. SAN. MH.

STD. FIRE HYD. W/ GATE VALVE ASSY.

224'-8" PVC @ 0.40%

PROPOSED SHWT CONTOURS 74

LEGEND

DESCRIPTION	EXISTING	PROPOSED
SANITARY SEWER SYSTEM		SS
STORM SEWER SYSTEM		
WATER SYSTEM		W
FIRE HYDRANT		W
REUSE SYSTEM		RC
FORCE MAIN		
RIGHT OF WAY		

NOTES:
1. ALL SIDEWALK DESIGNS MUST CONFORM TO FDOT INDEX No. 304 (SEE SHT. No. 36).
2. A UTILITY, DRAINAGE, ACCESS & SIDEWALK ESMT. IS DEDICATED OVER ALL HOA TRACTS.
3. SEASONAL HIGH GROUNDWATER GENERATED BY UNIVERSAL ENGINEERING SCIENCES DATED 5-13-2014, UES REPORT No. 1121749 FOR THE POST DEVELOPED CONDITION.
4. ALL PIPE JOINTS & CONNECTIONS TO INLETS SHALL BE WRAPPED IN FILTER FABRIC PER FDOT INDEX 280.

PHASE 2
STREET "A"

NOTE: PAVEMENT 24' WIDE W/25' RADII.

PVMT. TRANS. SECTION

PVMT. TRANS. SECTION

SEE SHEET No. 16

MATCH LINE

PVI STA. 21+62.84
LP EL. 77.00

PVI STA. 23+14.13
HP EL. 77.76

PVI STA. 24+65.42
LP EL. 77.00

PVI STA. 26+95.42
HP EL. 78.15

STA. 28+23.42
EL. 77.51

STA. 28+48.42
EL. 77.22

PI STA. 28+62.42
STA. 109+12.33
EL. 77.50

STA. 28+76.42
EL. 77.22

PVI STA. 29+01.42
HP EL. 77.51

PVI STA. 30+61.39
LP EL. 76.71

PVI STA. 31+62.66
HP EL. 77.22

PROPOSED PROFILE GRADE LINE

EXISTING GROUND

SEASONAL HIGH GROUNDWATER

S101-23
TOP 77.04

D15
TOP 77.09

D14
TOP 77.09

D13A
TOP 77.61

D12
TOP 77.11

D13
TOP 77.11

S101-22
TOP 77.28

S101-21 PH 1
TOP 77.90

S101-20
TOP 77.50

D45
TOP 76.79

D44
TOP 76.79

D43
TOP 77.09

S101-19
TOP 77.09

(+)0.50%

(-)0.50%

3' COVER

6' REUSE 8" W.M.

12" W.M.

8" W.M./6" R.W.M.

1.00' SEPARATION (W.M. & R.W.M. OVER ST.)

1.00' SEPARATION (W.M. OVER R.W.M.)

1.00' SEPARATION (R.W.M. OVER ST.)

1.50' SEPARATION (ST. OVER SAN.)

18" RCP

24" RCP

8" PVC

INV. 72.62(15"XD14)

INV. 71.54

INV. 72.37(18"XD12)

INV. 71.92(15"XD15)

INV. 71.16(18")

INV. 70.76(24")

INV. 69.08(SW)

INV. 68.98(N)

INV. 72.31(18"XD13)

INV. 71.81

INV. 67.52(S)

INV. 67.42(N)

CORE INV.
INV. 66.53(S)
INV. 66.43(N)PH. 1

INV. 65.96(S)

INV. 65.86(N)

INV. 72.32(15")

INV. 71.62(15")

INV. 70.61(24")

INV. 69.65(30")

INV. 70.77

INV. 64.67(S)

INV. 64.57(N)

95 90 85 80 75 70 65 60 55

22+00 23+00 24+00 25+00 26+00 27+00 28+00 29+00 30+00 31+00 32+00

KEY MAP

Dewberry

BOWYER SINGLETON

OSCEOLA COUNTY FLORIDA

PLAN & PROFILE
STREET "A" (PHASE 2)
NORTHWEST LAKESIDE GROVES

COMPLIANCE OFFICE: 1560 SOUTH MAGNOLIA AVENUE - ORLANDO, FLORIDA 32801
407-843-5120 - ENGINEERING BUSINESS - 8794

REVISIONS			
DATE	BY	DESCRIPTION	
1-16-15	TFS	1	REVISED PER COMMENTS
12-31-14	TFS	2	

"AS-BUILTS"
I hereby state that these "As-Builts" were furnished me and that I have reviewed same and that I or employees under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed in the field based on periodic observations of the construction.

Contractor's Name

Engineer

Not valid without the signature and the original seal of a Florida Registered Engineer.

Nicole Petersen Stalder
Florida Reg. Number
64720

DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	1" = 50' HORIZONTAL 1" = 5' VERTICAL
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1 NW-planprofile02a
SHEET	17A OF 44

SDP 14-0129 PS 14-00001

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St. Cloud - Reproduced from Laserfiche Cloud

NOTE: SEE LANDSCAPE PLANS FOR FINAL SIDEWALK LAYOUT.

LEGEND

DESCRIPTION	EXISTING	PROPOSED
SANITARY SEWER SYSTEM		SS
STORM SEWER SYSTEM		
WATER SYSTEM		W
FIRE HYDRANT		W
REUSE SYSTEM		RC
FORCE MAIN		
RIGHT OF WAY		

N

0 50 100

D41
STA. 32+67.40, 13.25' RT.
TYPE "P-6" INLET

STA. 32+50.00
MATCH LINE

D42
STA. 32+72.46, 13.25' LT.
TYPE "P-6" INLET

D69
STA. 36+28.75, 13.25' LT.
TYPE "P-6" INLET

D69A
STA. 37+60.00, 7.00' LT.
TYPE "P-7T" MANHOLE

764LF-6" PVC REUSE WATER MAIN
(21' OFF C/L)

D71
STA. 39+28.75, 13.25' LT.
TYPE "P-6" INLET

P.I. EQUATION
STA. 40+33.93 (STREET "A")
= STA. 63+14.16 (STREET "B")

258LF-4" PVC REUSE WATER MAIN
(21' OFF C/L)

P.I. EQUATION
STA. 43+25.93 (STREET "A")
= STA. 74+01.01 (STREET "B")

D72
STA. 40+48.87, 15.00' LT.
STA. 62+99.21, 15.00' LT.
TYPE "J-7T" MANHOLE

SEE SHT. No. 20
STREET "B"

SEE SHT. No. 21
STREET "B"

27'-18" RCP
@ 0.21%

131'-18" RCP
@ 0.21%

169'-18" RCP
@ 0.21%

120'-24" RCP @ 0.15%

28'-15" RCP
@ 0.32%

4"X4" CROSS
4"X6" REDUCER
3-4" G.V.'S

4"X4" TEE
2-4" G.V.'S

8"X8" TEE
2-8" G.V.'S

8"X8" CROSS
2-8" G.V.'S

S101-18
STA. 33+35.00, C/L
STD. SAN. MH.

78'-8" PVC @ 0.40%

S101-17
STA. 34+15.00, C/L
STD. SAN. MH.

304'-8" PVC @ 0.40%

STD. FIRE HYD. W/
GATE VALVE ASSY.

D68
STA. 36+39.11, 13.25' RT.
TYPE "P-6" INLET

S101-16
STA. 37+20.00, C/L
STD. SAN. MH.

1130LF-8" PVC WATER MAIN
(21' OFF C/L)

D70
STA. 39+39.11, 13.25' RT.
TYPE "P-6" INLET

314'-8" PVC @ 0.40%

S101-15
STA. 40+33.93, C/L
STA. 63+14.16, C/L
STD. SAN. MH.

S101-08

PROPOSED SHWT CONTOURS 74

NOTES:
1. ALL SIDEWALK DESIGNS MUST CONFORM TO FDOT INDEX No. 304 (SEE SHT. No. 36).
2. A UTILITY, DRAINAGE, ACCESS & SIDEWALK ESMT. IS DEDICATED OVER ALL HOA TRACTS.
3. SEASONAL HIGH GROUNDWATER GENERATED BY UNIVERSAL ENGINEERING SCIENCES DATED 5-13-2014, UES REPORT No. 1121749 FOR THE POST DEVELOPED CONDITION.
4. ALL PIPE JOINTS & CONNECTIONS TO INLETS SHALL BE WRAPPED IN FILTER FABRIC PER FDOT INDEX 280.

STREET "A"

NOTE: PAVEMENT 24' WIDE W/25' RADII.

PVMT. TRANS. SECTION

PVMT. TRANS. SECTION

SEE SHEET No. 17

MATCH LINE

PVI STA. 32+69.93
LP EL. 76.68

PVI STA. 34+23.93
HP EL. 77.45

PVI STA. 36+33.93
LP EL. 76.40

PVI STA. 37+83.93
HP EL. 77.15

PVI STA. 39+33.93
LP EL. 76.40

STA. 40+21.93
EL. 76.84

STA. 40+33.93+
ST. 63+14.16
EL. 77.08

STA. 40+45.93
EL. 76.84

STA. 40+70.93
EL. 77.10

PVI STA. 42+38.93
HP EL. 78.04

STA. 42+88.93
EL. 77.79

STA. 43+13.93
EL. 77.43

P.I. STA. 43+25.93+
STA. 74+01.01
EL. 77.67

PROPOSED PROFILE GRADE LINE

EXISTING GROUND

SEASONAL HIGH GROUNDWATER

D41 TOP 76.79
D42 TOP 76.79
S101-18 TOP 77.01
S101-17 TOP 77.41
D69 TOP 76.49
D68 TOP 76.49
S101-16 TOP 76.83
D69A TOP 76.89
D71 TOP 76.49
D70 TOP 76.49
S101-15 TOP 77.08
D72 TOP 76.75
S101-08 TOP 77.67

(-)0.50%
(+)0.50%
(-)0.50%
(+)0.50%
(-)0.50%
(+)0.50%
(+)0.56%
(-)0.50%

3' COVER

8" W.M./6" R.W.M.
8" W.M./4" R.W.M.
8" W.M.
4" REUSE
4" REUSE
8" W.M.

24"
18" RCP
18" RCP
24" RCP
30" RCP

INV. 71.99(18")
INV. 72.05(18")
INV. 70.94
INV. 71.13
INV. 72.02(15"XD68)
INV. 71.93(15"XD69)
INV. 70.85
INV. 70.50(18")
INV. 69.80(24")
INV. 72.02(15"XD70)
INV. 71.93(15"XD71)
INV. 69.62(24")
INV. 69.19(30")
INV. 63.88(S)
INV. 63.78(N)

1.00' SEPARATION (W.M. & R.W.M. OVER ST.)
1.00' SEPARATION (W.M. OVER R.W.M. & ST.)
1.00' SEPARATION (W.M. OVER R.W.M.)

8" PVC
8" PVC
8" PVC
8" PVC

INV. 63.87(S)
INV. 63.77(NW)
INV. 63.46(SE)
INV. 63.36(W)
INV. 62.14(E)
INV. 62.04(W)
INV. 61.30(S)
INV. 60.78(E)
INV. 60.68(N)

95 90 85 80 75 70 65 60 55

33+00 34+00 35+00 36+00 37+00 38+00 39+00 40+00 41+00 42+00 43+00

KEY MAP

Dewberry
BOWYER SINGLETON

FLORIDA

OSCEOLA COUNTY

PLAN & PROFILE
STREET "A"
NORTHWEST LAKESIDE GROVES

DEWBERRY ENGINEERS INC. 800 SOUTH MAGNOLIA AVENUE, ORLANDO, FLORIDA 32801
407-843-5120 - ENGINEERING BUSINESS - 8734

REVISIONS	DESCRIPTION	BY	DATE
2	REVISED PER COMMENTS	TFS	12-31-14
1			1-16-15

"AS-BUILTS"
I hereby state that these "As-Builts" were furnished to me by a land surveyor or under my direct supervision employee and believe them to be in compliance with my knowledge of what was actual construction. I have not personally verified these "As-Builts" and based them solely on observations of the construction.

Contractor's Name

Engineer

Not valid without the signature and the original seal of a Florida Registered Engineer.

Nicole Petersen Stalder
Florida Reg. Number
64720

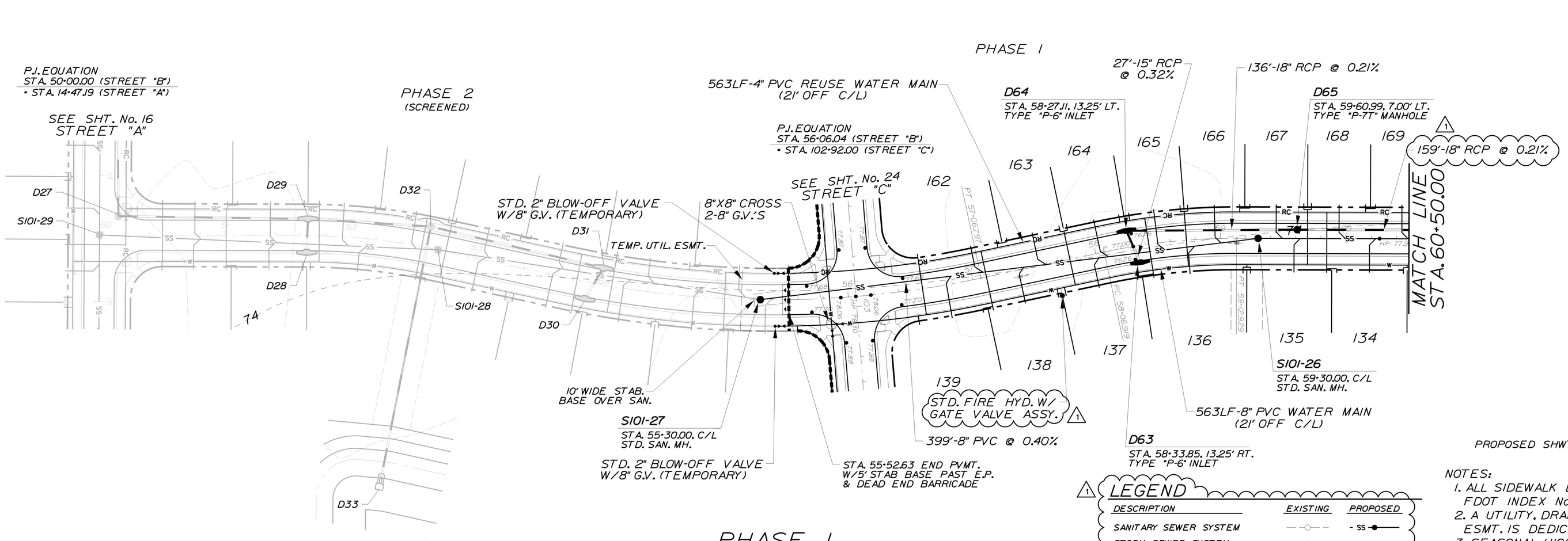
DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	1" = 50' HORIZONTAL 1" = 5' VERTICAL
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1 NW-planprofile03
SHEET	18 OF 44

SDP 14-0129 PS 14-00001

...\LKGR1 NW-planprofile03.dgn 2/6/2015 6:54:28 AM

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City of St. Cloud - Laserfiche Cloud

NOTE: SEE LANDSCAPE PLANS FOR FINAL SIDEWALK LAYOUT.

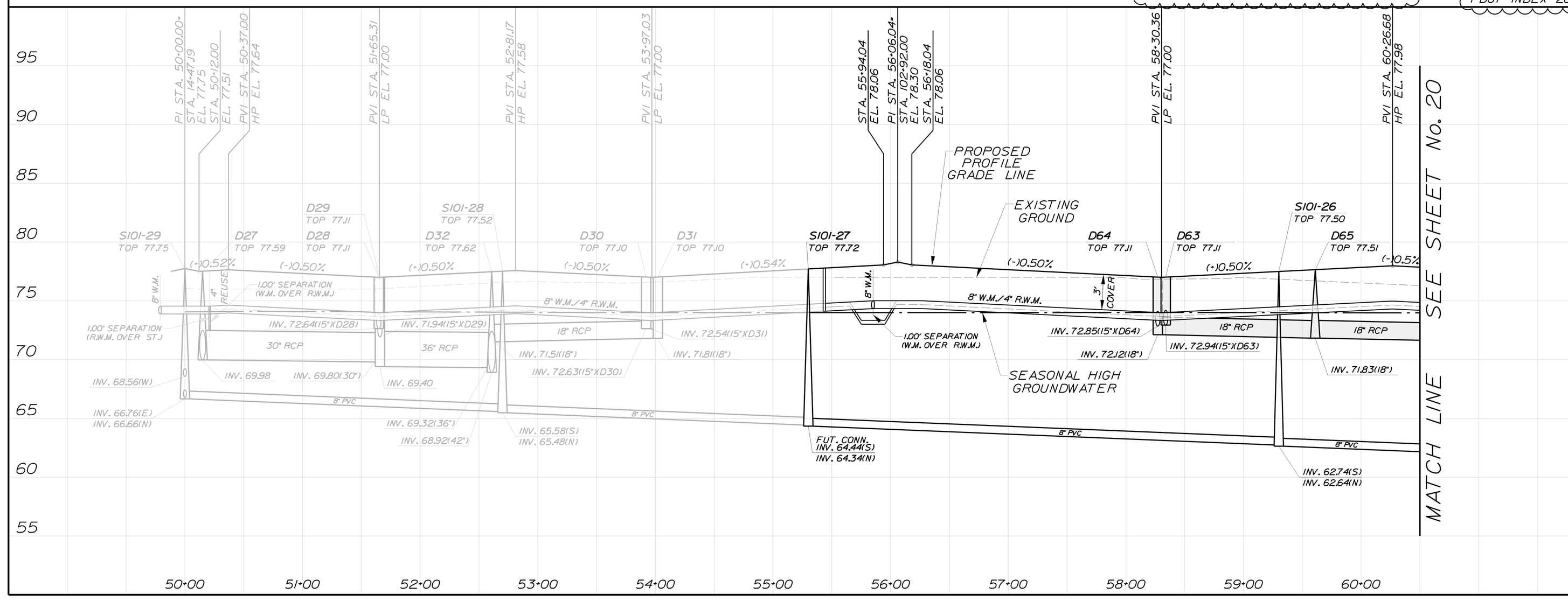


PHASE 1
STREET "B"
NOTE: PAVEMENT 24' WIDE W/25' RADII.

LEGEND

DESCRIPTION	EXISTING	PROPOSED
SANITARY SEWER SYSTEM		- SS -
STORM SEWER SYSTEM		
WATER SYSTEM		-W-
FIRE HYDRANT		-W-
REUSE SYSTEM		- RC -
FORCE MAIN		
RIGHT OF WAY		

NOTES:
1. ALL SIDEWALK DESIGNS MUST CONFORM TO FDOT INDEX No. 304 (SEE SHT. No. 36).
2. A UTILITY, DRAINAGE, ACCESS & SIDEWALK ESMT. IS DEDICATED OVER ALL HOA TRACTS.
3. SEASONAL HIGH GROUNDWATER GENERATED BY UNIVERSAL ENGINEERING SCIENCES DATED 5-13-2014, UES REPORT No. 1121749 FOR THE POST DEVELOPED CONDITION.
4. ALL PIPE JOINTS & CONNECTIONS TO INLETS SHALL BE WRAPPED IN FILTER FABRIC PER FDOT INDEX 280.



KEY MAP

Dewberry
BOWYER SINGLETON
FLORIDA
OSCEOLA COUNTY
NORTHWEST LAKESIDE GROVES
DOWNTOWN OFFICE • 800 SOUTH MAGNOLIA AVENUE, ORLANDO, FLORIDA 32801
407-843-5120 • ENGINEERING BUSINESS - 8734

PLAN & PROFILE
STREET "B" (PHASE 1)

REVISIONS			
DESCRIPTION	BY	DATE	
REVISED PER COMMENTS	TFS	12-31-14	
		1-16-15	

"AS-BUILTS"
I hereby state that these "As-Builts" were furnished to me by those who were under my direct supervision or employed under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed as shown by the record drawings and observations of the construction.

Contractor's Name

Engineer

Not valid without the signature and the original seal of a Florida Registered Engineer

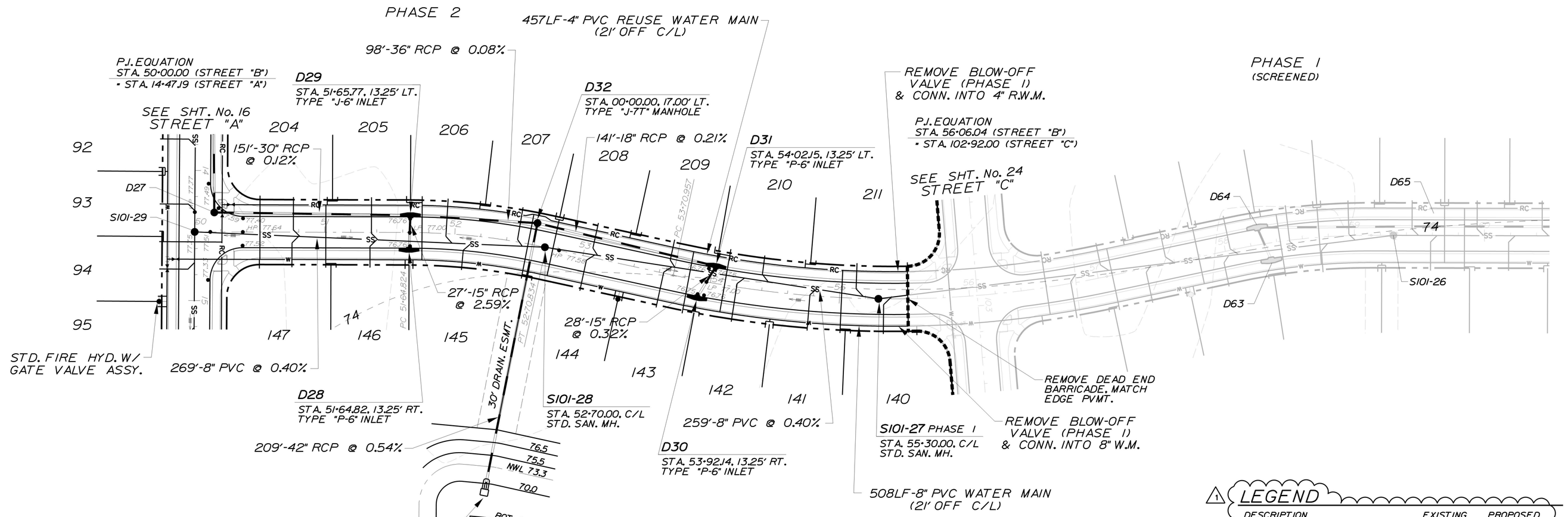
Nicole Petersen Stalder
Florida Reg. Number
64720

DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	1" = 50' HORIZONTAL 1" = 5' VERTICAL
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1 NW-planprofile04
SHEET	19 OF 44

SDP 14-0129 PS 14-00001

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St. Cloud - Reproduced from Laserfiche Cloud
City of St. Cloud

NOTE: SEE LANDSCAPE PLANS FOR FINAL SIDEWALK LAYOUT.



PHASE 2
STREET "B"

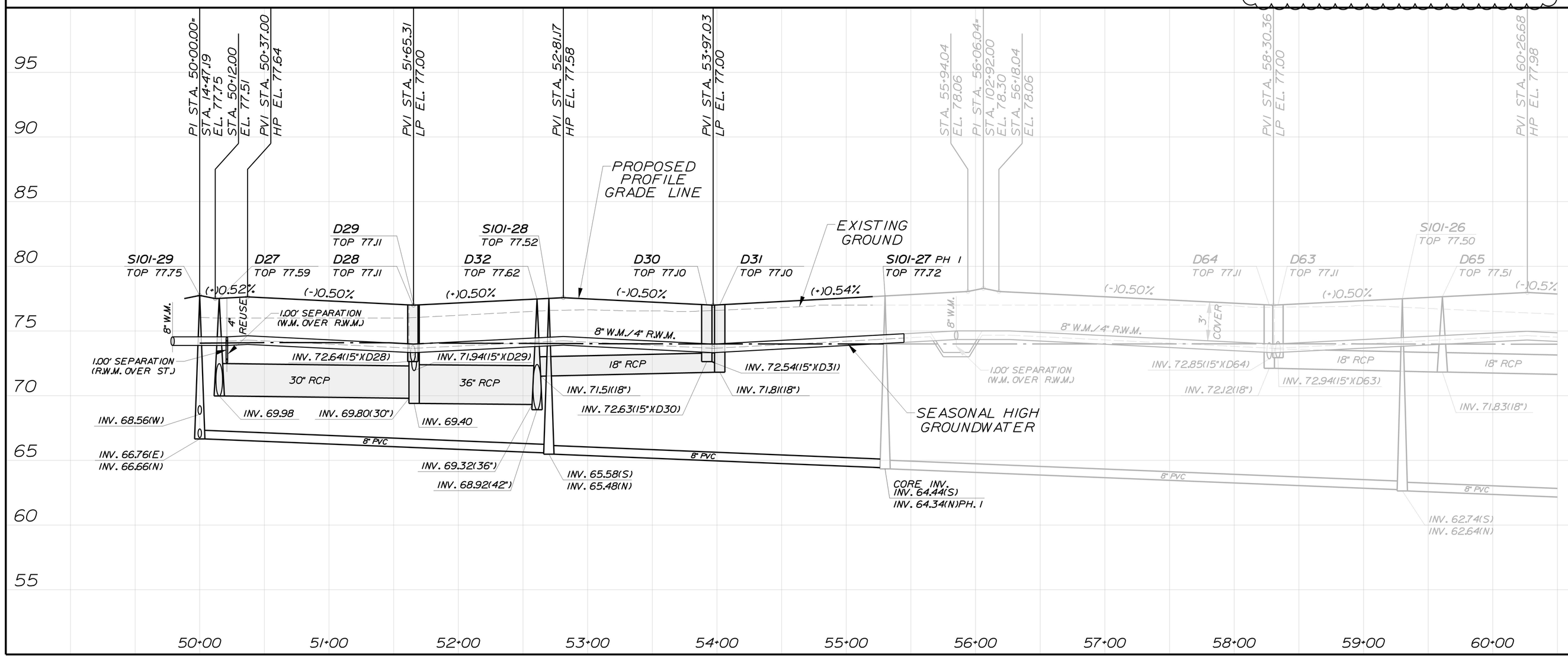
NOTE: PAVEMENT 24' WIDE W/25' RADII.

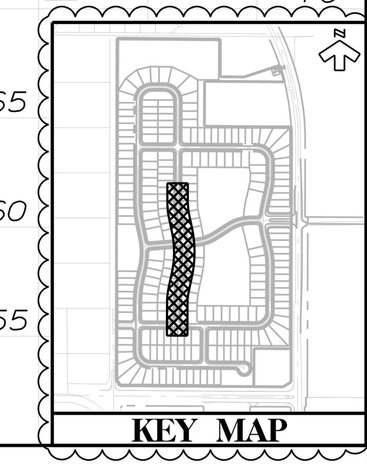
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LEGEND

DESCRIPTION	EXISTING	PROPOSED
SANITARY SEWER SYSTEM		- SS -
STORM SEWER SYSTEM		
WATER SYSTEM		-W-
FIRE HYDRANT		-W-
REUSE SYSTEM		- RC -
FORCE MAIN		
RIGHT OF WAY		

NOTES:
1. ALL SIDEWALK DESIGNS MUST CONFORM TO FDOT INDEX No. 304 (SEE SHT. No. 36).
2. A UTILITY, DRAINAGE, ACCESS & SIDEWALK ESMT. IS DEDICATED OVER ALL HOA TRACTS.
3. SEASONAL HIGH GROUNDWATER GENERATED BY UNIVERSAL ENGINEERING SCIENCES DATED 5-13-2014, UES REPORT No. 1121749 FOR THE POST DEVELOPED CONDITION.
4. ALL PIPE JOINTS & CONNECTIONS TO INLETS SHALL BE WRAPPED IN FILTER FABRIC PER FDOT INDEX 280.





Dewberry
BOWYER SINGLETON

OSCEOLA COUNTY FLORIDA

PLAN & PROFILE STREET "B" (PHASE 2)
NORTHWEST LAKESIDE GROVES

DEWBERRY ENGINEERS INC. 800 SOUTH MAGNOLIA AVENUE, ORLANDO, FLORIDA 32801
407-843-5120 - ENGINEERING BUSINESS - #794

REVISIONS	DESCRIPTION	BY	DATE
2	REVISED PER COMMENTS	TFS	12-31-14
1			1-16-15

"AS-BUILTS"
I hereby state that these "As-Builts" were furnished to me by the contractor and that I or persons employed by me under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed as indicated by the contractor's and/or observations of the construction.

Contractor's Name

Engineer

Not valid without the signature and the original seal of a Florida Registered Engineer

Nicole Petersen Stalder
Florida Reg. Number
64720

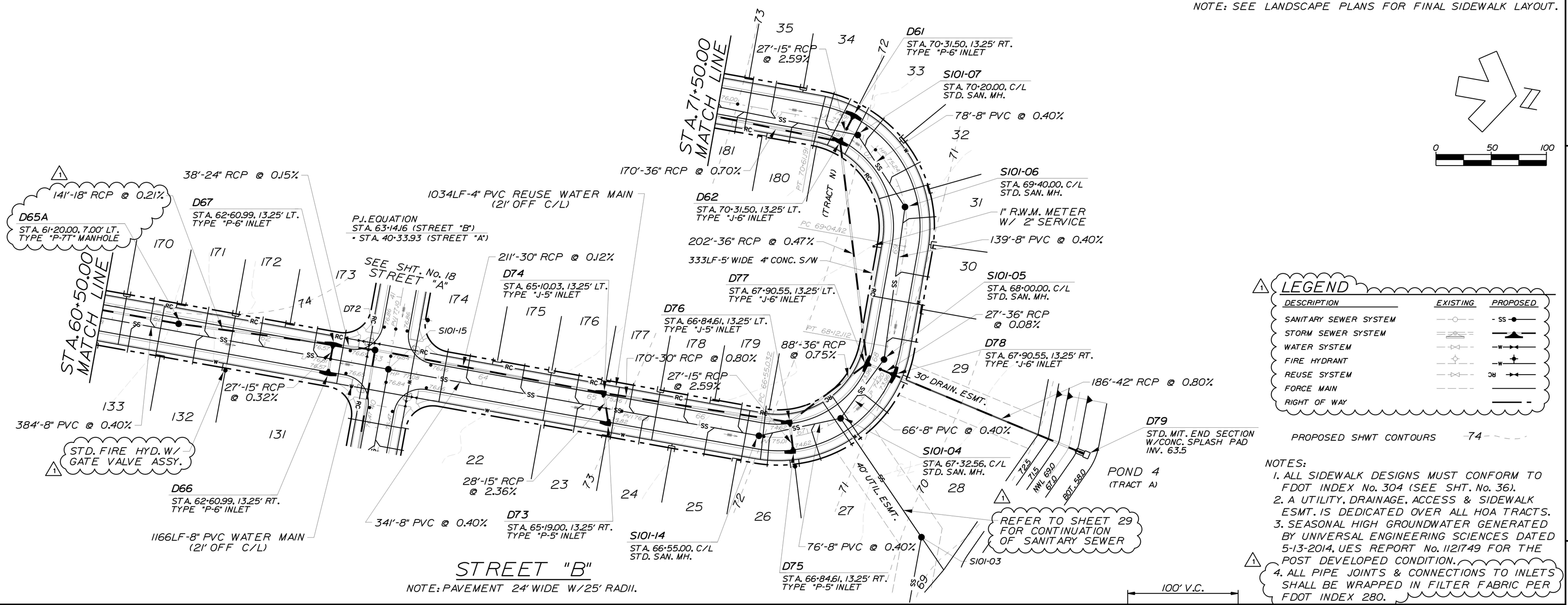
DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	1" = 50' HORIZONTAL 1" = 5' VERTICAL
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1 NW-planprofile04a
SHEET	19A OF 44

SDP 14-0129 PS 14-00001

LKGR1 NW-planprofile04a.dgn
6:54:33 AM 2/6/2015

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City of St. Cloud

NOTE: SEE LANDSCAPE PLANS FOR FINAL SIDEWALK LAYOUT.



STREET "B"

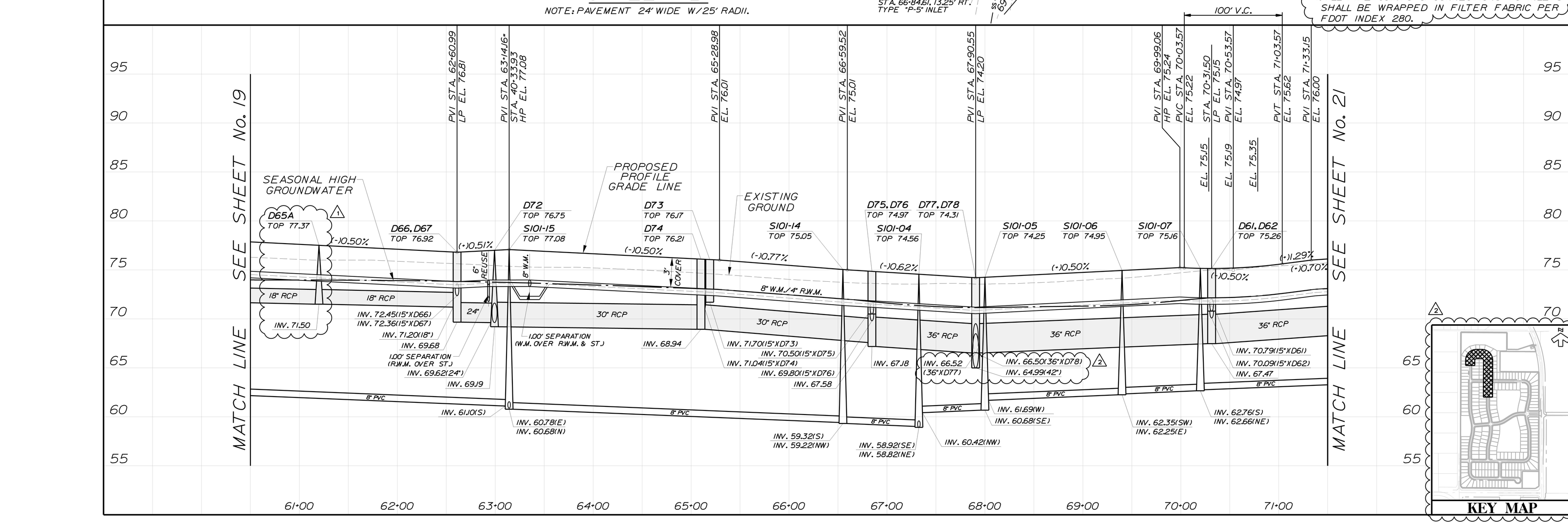
NOTE: PAVEMENT 24' WIDE W/25' RADII.

LEGEND

DESCRIPTION	EXISTING	PROPOSED
SANITARY SEWER SYSTEM		SS
STORM SEWER SYSTEM		
WATER SYSTEM		W
FIRE HYDRANT		W
REUSE SYSTEM		RW
FORCE MAIN		
RIGHT OF WAY		

PROPOSED SHWT CONTOURS 74

NOTES:
1. ALL SIDEWALK DESIGNS MUST CONFORM TO FDOT INDEX No. 304 (SEE SHT. No. 36).
2. A UTILITY, DRAINAGE, ACCESS & SIDEWALK ESMT. IS DEDICATED OVER ALL HOA TRACTS.
3. SEASONAL HIGH GROUNDWATER GENERATED BY UNIVERSAL ENGINEERING SCIENCES DATED 5-13-2014, UES REPORT No. 1121749 FOR THE POST DEVELOPED CONDITION.
4. ALL PIPE JOINTS & CONNECTIONS TO INLETS SHALL BE WRAPPED IN FILTER FABRIC PER FDOT INDEX 280.



KEY MAP

Produced from Scanned Images
City of St. Cloud - Reproduced Laserfiche Cloud

Dewberry
BOWYER SINGLETON

OSCEOLA COUNTY FLORIDA

PLAN & PROFILE
STREET "B"
NORTHWEST LAKESIDE GROVES

DEWBERRY ENGINEERS INC. 800 SOUTH MAGNOLIA AVENUE - ORLANDO, FLORIDA 32801
CERTIFICATE OF AUTHORIZATION #00000166 - ENGINEERING BUSINESS - 8794
407-843-5120

REVISIONS	DESCRIPTION	BY	DATE
2	REVISED PER COMMENTS	TFS	12-31-14
1			11-16-15

"AS-BUILTS"
I hereby state that these "As-Builts" were furnished to me by a surveyor employed by me and under my direct supervision and that I have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed as shown on the surveyor's certified observations of the construction.

Contractor's Name _____

Engineer _____

Not valid without the signature and the original seal of a Florida Registered Engineer.

Nicole Petersen Stalder
Florida Reg. Number
64720

DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	1" = 50' HORIZONTAL 1" = 5' VERTICAL
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1 NW-planprofile05
SHEET	30 OF 44

SDP 14-0129 PS 14-00001

2/6/2015 hatfield
J:\LKGR1 NW-planprofile05.dgn
6:54:36 AM

NOTE: SEE LANDSCAPE PLANS FOR FINAL SIDEWALK LAYOUT.

PHASE 1

P.I. EQUATION
STA. 74+01.01 (STREET "B")
= STA. 43+25.93 (STREET "A")

1048LF-4" PVC REUSE WATER MAIN
(21' OFF C/L)

D60
STA. 72+06.19, 13.25' LT.
TYPE "J-5" INLET

300'-30" RCP @ 0.12%

D58
STA. 75+06.19, 13.25' LT.
TYPE "J-6" INLET

SEE SHT. No. 18
STREET "A"

240'-30" RCP @ 0.12%

2 D56
STA. 77+46.19, 13.25' LT.
TYPE "P-6" INLET
33'-15" RCP
@ 0.32%

142'-24" RCP @ 0.15%

D54
STA. 78+90.00, 17.00' LT.
TYPE "P-7T" MANHOLE

121'-24" RCP
@ 0.15%

109'-24" RCP @ 0.15%

D53
STA. 80+12.71, 13.25' LT.
TYPE "P-6" INLET

D51
STA. 81+20.30, 15.00' LT.
STA. 100+14.78, 15.00' LT.
TYPE "P-7T" MANHOLE

P.I. EQUATION
STA. 81+34.94 (STREET "B")
= STA. 100+00.00 (STREET "C")

STD. 2" BLOW-OFF VALVE
W/8" G.V. (TEMPORARY)

1 SI01-10
STA. 81+90.00, C/L
STD. SAN. MH.

111'-18" RCP @ 0.21%

SEE SHT. No. 24
STREET "C"

PHASE 2
(SCREENED)

D48

TEMP. UTIL. ESMT.

10' WIDE STAB.
BASE OVER SAN.

D47

STA. 81+80.46 END PVMT.
W/5' STAB BASE PAST E.P.
& DEAD END BARRICADE

STD. 2" BLOW-OFF VALVE
W/8" G.V. (TEMPORARY)

8"X8" TEE
2-8" G.V.'S

225LF-5' WIDE 4" CONC. S/W

STA. 71+50.00
MATCH LINE

1 STD. FIRE HYD. W/
GATE VALVE ASSY.

34'-15" RCP
@ 2.50%

D59
STA. 72+27.05, 13.25' RT.
TYPE "P-5" INLET

SI01-08
STA. 74+01.01, C/L
STD. SAN. MH.

380'-8" PVC @ 0.40%

1042LF-8" PVC WATER MAIN
(21' OFF C/L)

D57
STA. 74+87.05, 13.25' RT.
TYPE "P-6" INLET

33'-15" RCP
@ 2.12%

399'-8" PVC @ 0.40%

D55
STA. 77+27.05, 13.25' RT.
TYPE "P-6" INLET

SI01-09
STA. 78+00.00, C/L
STD. SAN. MH.

1 389'-8" PVC @ 0.40%

1" R.W.M. METER
W/ 2" SERVICE

4" WATER SERVICE

6" SANITARY SERVICE

D52
STA. 80+12.71, 13.25' RT.
TYPE "P-6" INLET

27'-15" RCP
@ 0.32%

(TRACT M)

PROPOSED SHWT CONTOURS 74

PHASE 1
STREET "B"
NOTE: PAVEMENT 24' WIDE W/25' RADII.

1 LEGEND

DESCRIPTION	EXISTING	PROPOSED
SANITARY SEWER SYSTEM		- SS -
STORM SEWER SYSTEM		
WATER SYSTEM		-W-
FIRE HYDRANT		-W-
REUSE SYSTEM		-RC-
FORCE MAIN		
RIGHT OF WAY		

NOTES:
1. ALL SIDEWALK DESIGNS MUST CONFORM TO FDOT INDEX No. 304 (SEE SHT. No. 36).
2. A UTILITY, DRAINAGE, ACCESS & SIDEWALK ESMT. IS DEDICATED OVER ALL HOA TRACTS.
3. SEASONAL HIGH GROUNDWATER GENERATED BY UNIVERSAL ENGINEERING SCIENCES DATED 5-13-2014, UES REPORT No. 1121749 FOR THE POST DEVELOPED CONDITION.
4. ALL PIPE JOINTS & CONNECTIONS TO INLETS SHALL BE WRAPPED IN FILTER FABRIC PER FDOT INDEX 280.

1 100' V.C.

PVC STA. 73+42.68
EL. 77.47
EL. 77.61

PVI STA. 73+92.68
EL. 77.82
EL. 77.67

STA. 74+01.01=
STA. 43+25.93
HP EL. 77.67
PVT STA. 74+42.68
EL. 77.57
EL. 77.66

PVI STA. 74+96.62
LP EL. 77.30

PVI STA. 76+16.62
HP EL. 77.90

PVI STA. 77+36.62
LP EL. 77.30

PVI STA. 78+74.66
HP EL. 77.99

PVI STA. 80+12.71
LP EL. 77.30

PVI STA. 81+34.94=
STA. 100+00.00
HP EL. 77.92

PVI STA. 82+28.81
LP EL. 77.45

SEE SHEET No. 20

SEASONAL HIGH GROUNDWATER

PROPOSED PROFILE GRADE LINE

EXISTING GROUND

	D60	D59	SI01-08	D57	D58	D55	D56	SI01-09	D54	D52, D53	D51	SI01-10	D47, D48
TOP	76.62	76.77	77.67	77.38	77.38	77.38	77.38	77.62	78.06	77.41	77.42	77.64	77.56

(+)0.70% (-)0.50% (+)0.50% (-)0.50% (+)0.50% (-)0.50% (+)0.50% (-)0.50% (+)0.51% (-)0.50% (+)0.5%

8" W.M. 4" REUSE 8" W.M./4" R.W.M. 3' COVER 8" W.M.

1.00' SEPARATION (W.M. OVER R.W.M.)

1.00' SEPARATION (R.W.M. OVER ST.)

115'

36" RCP 30" RCP 30" RCP 24" RCP 24" RCP 24" RCP 18" RCP

INV. 68.66
INV. 72.30(15"XD59)
INV. 71.45(15"XD60)
INV. 69.06
8" PVC

INV. 72.91(15"XD57)
INV. 72.21(15"XD58)
INV. 69.42
INV. 64.38(S)
INV. 64.28(N)

1 INV. 72.91(15"XD55)
INV. 72.80(15"XD56)
INV. 70.11
INV. 69.71
INV. 70.32
INV. 66.08(S)
INV. 65.98(N)

INV. 72.94(15"XD52)
INV. 72.85(15"XD53)
INV. 71.26(15")
INV. 70.50
INV. 70.66

1.00' SEPARATION (W.M. OVER R.W.M. & ST.)
FUT. CONN.
INV. 67.74(S)
INV. 67.64(N)

INV. 71.06
INV. 71.29
8" PVC
INV. 73.09 (15"XD47)
INV. 73.00 (15"XD48)

95 90 85 80 75 70 65 60 55

72+00 73+00 74+00 75+00 76+00 77+00 78+00 79+00 80+00 81+00 82+00

2 KEY MAP

Dewberry
BOWYER SINGLETON

OSCEOLA COUNTY FLORIDA

PLAN & PROFILE
STREET "B" (PHASE 1)
NORTHWEST LAKESIDE GROVES

DOMONIQUE ONCAY, P.E. 1560 SOUTH MAGNOLIA AVENUE - ORLANDO, FLORIDA 32801
407-843-5120 - ENGINEERING BUSINESS - 8794

REVISIONS	DESCRIPTION	BY	DATE
2	REVISED PER COMMENTS	TFS	2-6-15
1	REVISED PER COMMENTS	TFS	1-16-15
			12-31-14

"AS-BUILTS"
I hereby state that these "As-Builts" were furnished under my direct supervision and that I or my employee under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed. This statement is based upon personal observations of the construction activities.
Contractor's Name
Engineer
Not valid without the signature and the original seal of a Florida Registered Engineer.

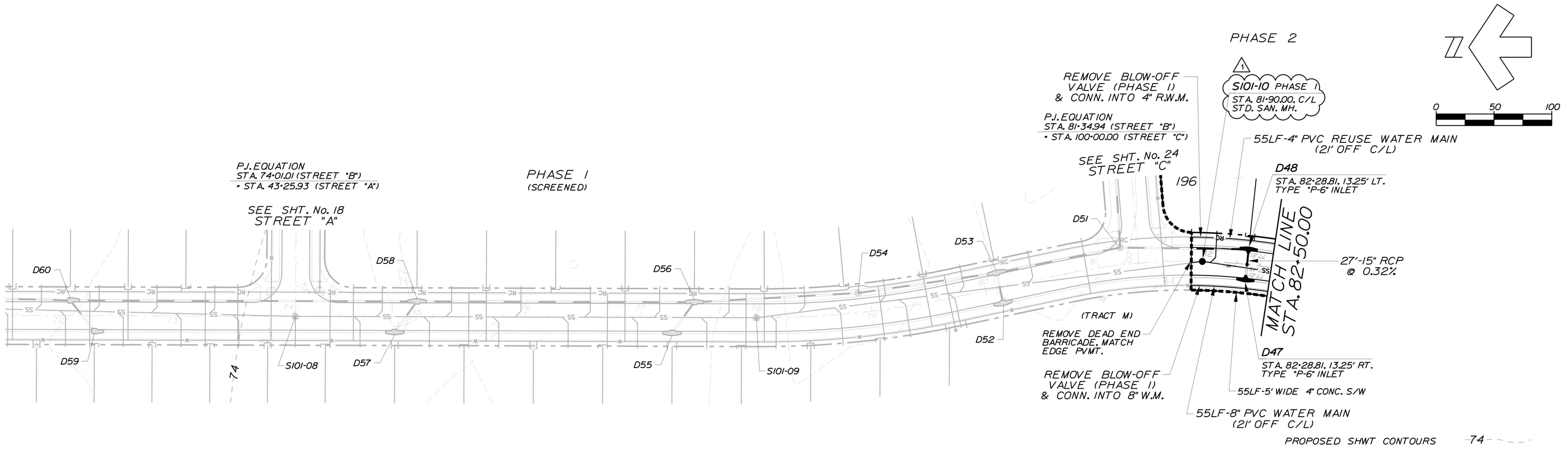
Nicole Petersen Stalder
Florida Reg. Number
64720

DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	1" = 50' HORIZONTAL 1" = 5' VERTICAL
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1 NW-planprofile06
SHEET	21 OF 44

SDP 14-0129 PS 14-00001

Page 768 of 1191
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City of St. Cloud

NOTE: SEE LANDSCAPE PLANS FOR FINAL SIDEWALK LAYOUT.



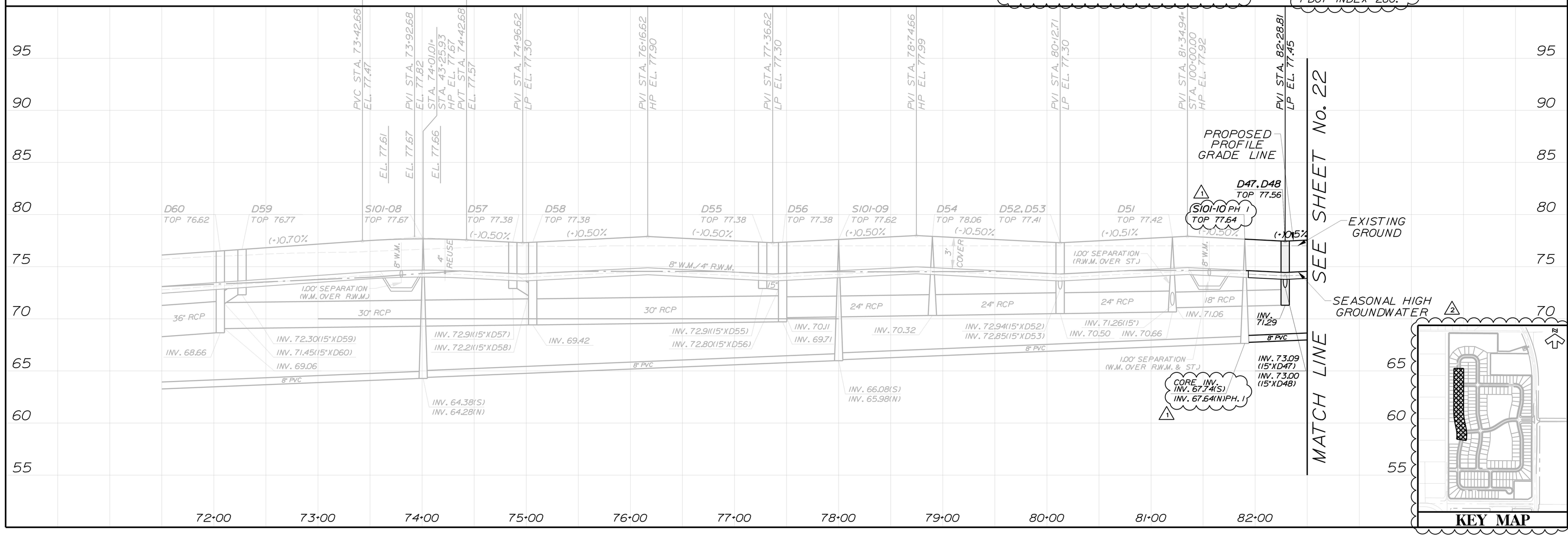
PHASE 2
STREET "B"

NOTE: PAVEMENT 24' WIDE W/25' RADII.

LEGEND

DESCRIPTION	EXISTING	PROPOSED
SANITARY SEWER SYSTEM		SS
STORM SEWER SYSTEM		
WATER SYSTEM		W
FIRE HYDRANT		W
REUSE SYSTEM		RC
FORCE MAIN		
RIGHT OF WAY		

NOTES:
1. ALL SIDEWALK DESIGNS MUST CONFORM TO FDOT INDEX No. 304 (SEE SHT. No. 36).
2. A UTILITY, DRAINAGE, ACCESS & SIDEWALK ESMT. IS DEDICATED OVER ALL HOA TRACTS.
3. SEASONAL HIGH GROUNDWATER GENERATED BY UNIVERSAL ENGINEERING SCIENCES DATED 5-13-2014, UES REPORT No. 1121749 FOR THE POST DEVELOPED CONDITION.
4. ALL PIPE JOINTS & CONNECTIONS TO INLETS SHALL BE WRAPPED IN FILTER FABRIC PER FDOT INDEX 280.



Dewberry
BOWYER SINGLETON

OSCEOLA COUNTY FLORIDA

PLAN & PROFILE
STREET "B" (PHASE 2)
NORTHWEST LAKESIDE GROVES

DESIGNED BY DEWBERRY ENGINEERS INC. 800 SOUTH MAGNOLIA AVENUE, ORLANDO, FLORIDA 32801
407-843-5120 - ENGINEERING BUSINESS - 8794

REVISIONS	DESCRIPTION	BY	DATE
2	REVISED PER COMMENTS	TFS	12-31-14
1			1-16-15

"AS-BUILTS"
I hereby state that these "As-Builts" were furnished to me by a land surveyor registered in Florida or employee under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed as shown by surveys and observations of the construction.
Contractor's Name
Engineer
Not valid without the signature and the original seal of a Florida Registered Engineer

Nicole Petersen Stalder
Florida Reg. Number
64720

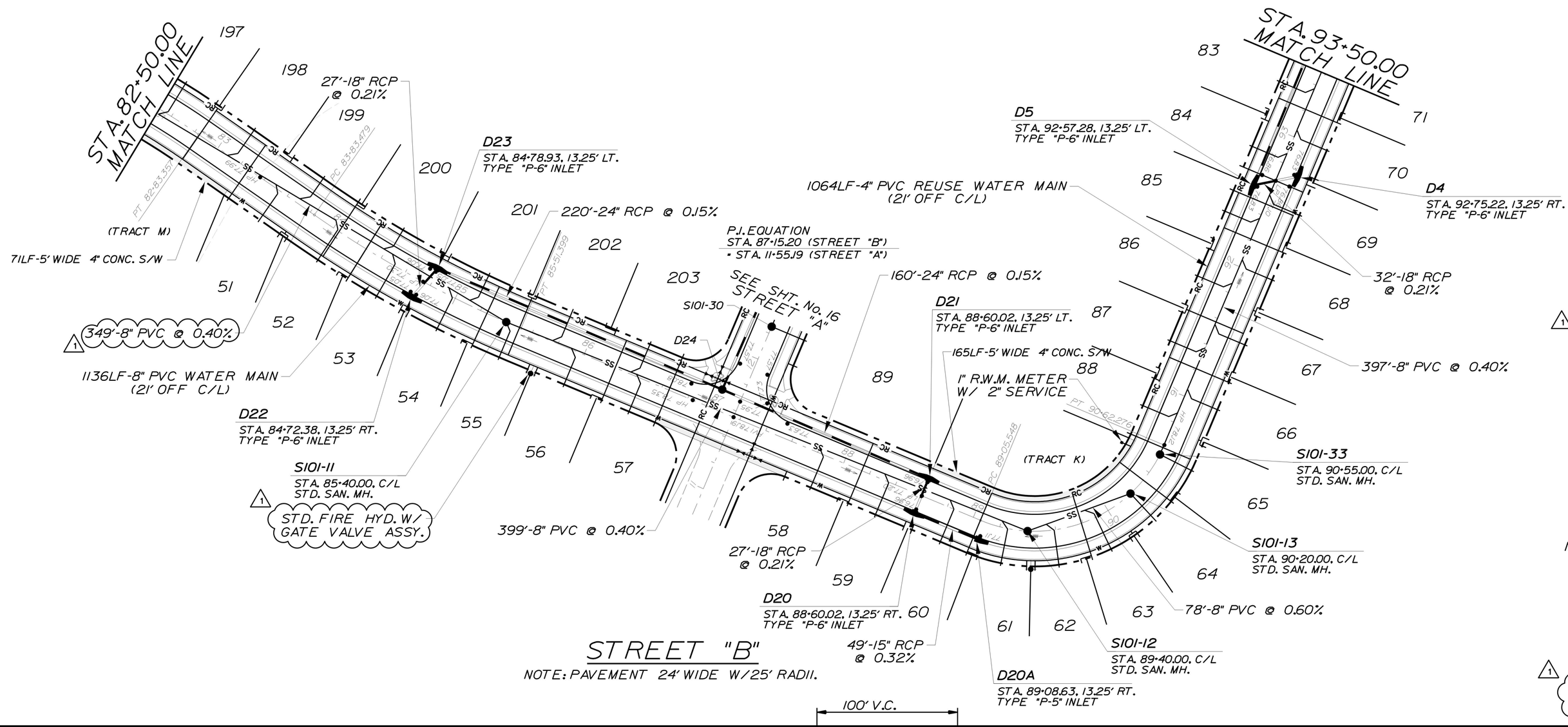
DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	1" = 50' HORIZONTAL; 1" = 5' VERTICAL
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1 NW-planprofile06a
SHEET	21A OF 44

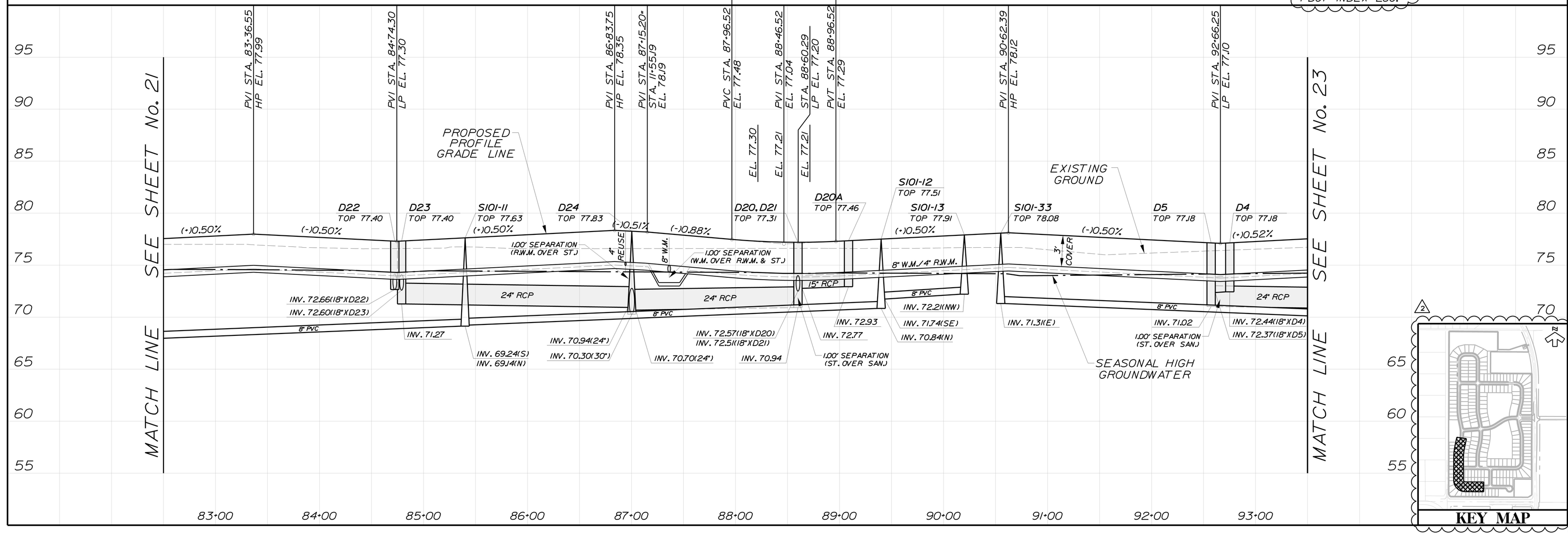
SDP 14-0129 PS 14-00001

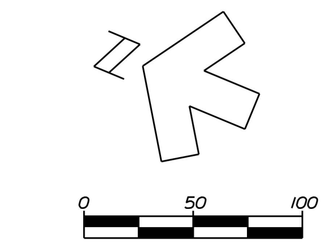
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City of St. Cloud

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NOTE: SEE LANDSCAPE PLANS FOR FINAL SIDEWALK LAYOUT.







LEGEND

DESCRIPTION	EXISTING	PROPOSED
SANITARY SEWER SYSTEM		- SS -
STORM SEWER SYSTEM		
WATER SYSTEM		- W -
FIRE HYDRANT		- W -
REUSE SYSTEM		- RC -
FORCE MAIN		
RIGHT OF WAY		

PROPOSED SHWT CONTOURS 74

NOTES:
1. ALL SIDEWALK DESIGNS MUST CONFORM TO FDOT INDEX No. 304 (SEE SHT. No. 36).
2. A UTILITY, DRAINAGE, ACCESS & SIDEWALK ESMT. IS DEDICATED OVER ALL HOA TRACTS.
3. SEASONAL HIGH GROUNDWATER GENERATED BY UNIVERSAL ENGINEERING SCIENCES DATED 5-13-2014, UES REPORT No. 1121749 FOR THE POST DEVELOPED CONDITION.
4. ALL PIPE JOINTS & CONNECTIONS TO INLETS SHALL BE WRAPPED IN FILTER FABRIC PER FDOT INDEX 280.

Dewberry
BOWYER SINGLETON

FLORIDA

OSCEOLA COUNTY

PLAN & PROFILE STREET "B"

NORTHWEST LAKESIDE GROVES

COMPLETE CIVIL DESIGN 520 SOUTH MAGNOLIA AVENUE - ORLANDO, FLORIDA 32801 407-843-5120 - ENGINEERING BUSINESS - 8794

REVISIONS	DESCRIPTION	BY	DATE
2	REVISED PER COMMENTS	TFS	12-31-14
1	REVISED PER COMMENTS	TFS	11-16-15

"AS-BUILTS"
I hereby state that these "As-Builts" were furnished under my direct supervision and that I or my employee under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed. The basis of this certification is my observations of the construction.

Contractor's Name _____

Engineer _____

Not valid without the signature and the original seal of a Florida Registered Engineer.

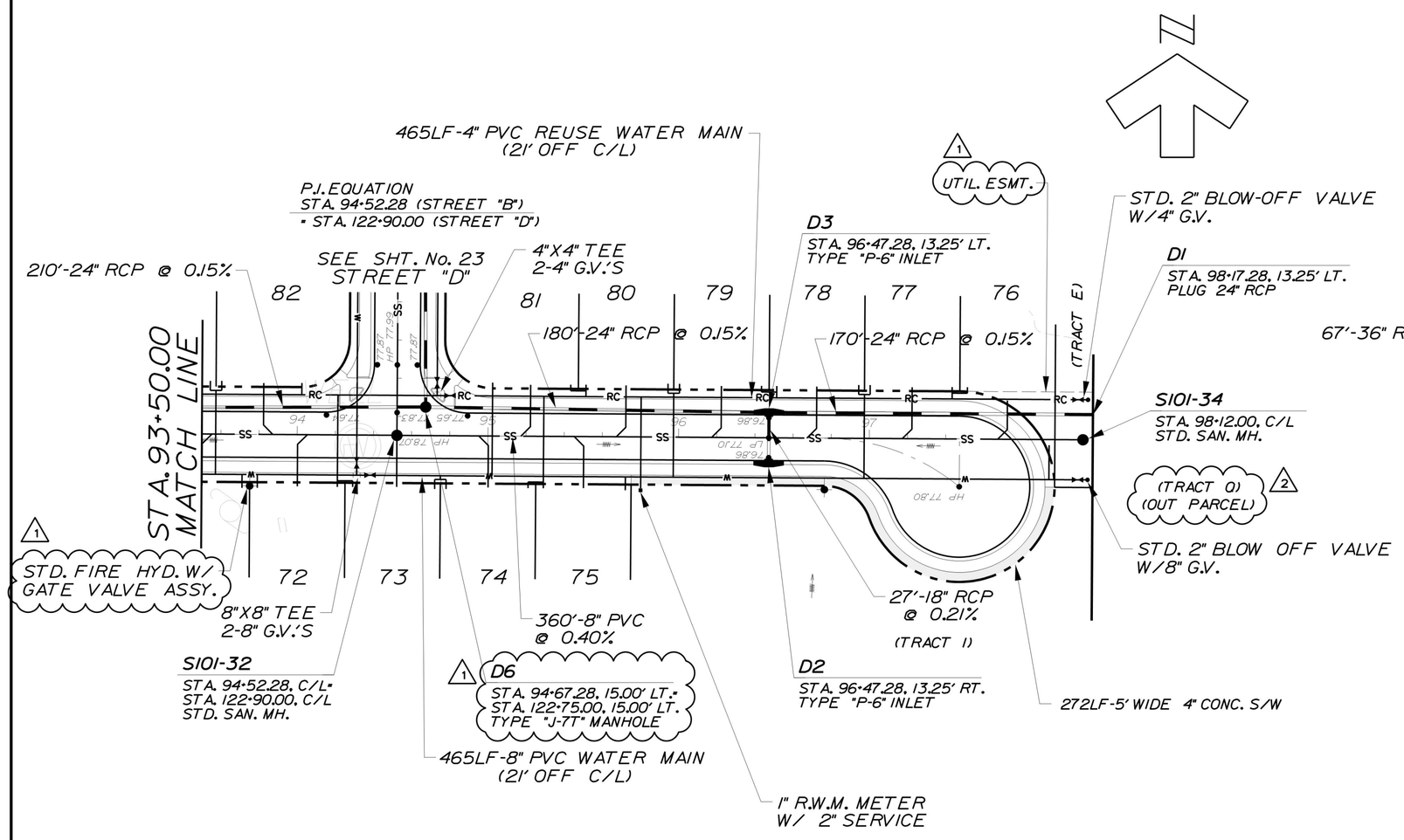
Nicole Petersen Stalder
Florida Reg. Number
64720

DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	1" = 50' HORIZONTAL 1" = 5' VERTICAL
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1 NW-planprofile07
SHEET	37 OF 44

SDP 14-0129 PS 14-00001

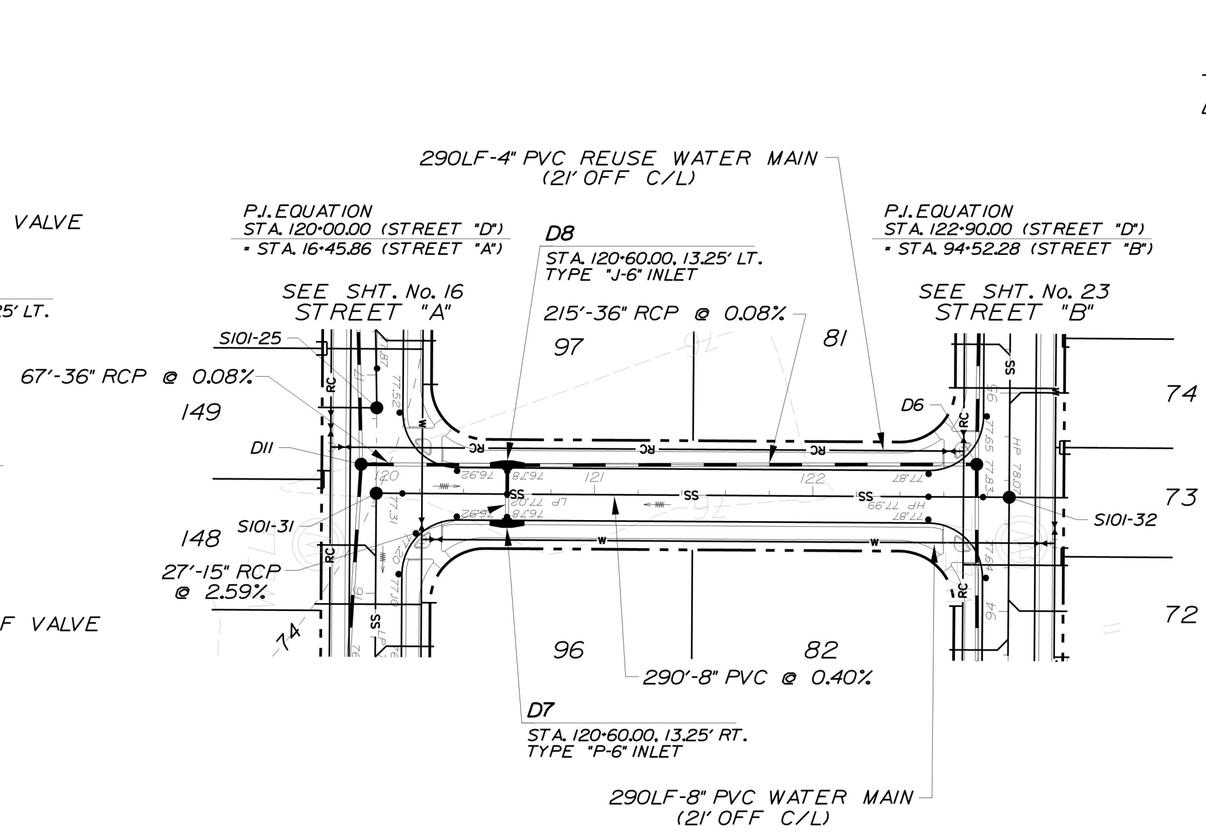
Produced from Scanned Images
City of St. Cloud - Reproduced Laserfiche Cloud

NOTE: SEE LANDSCAPE PLANS FOR FINAL SIDEWALK LAYOUT.



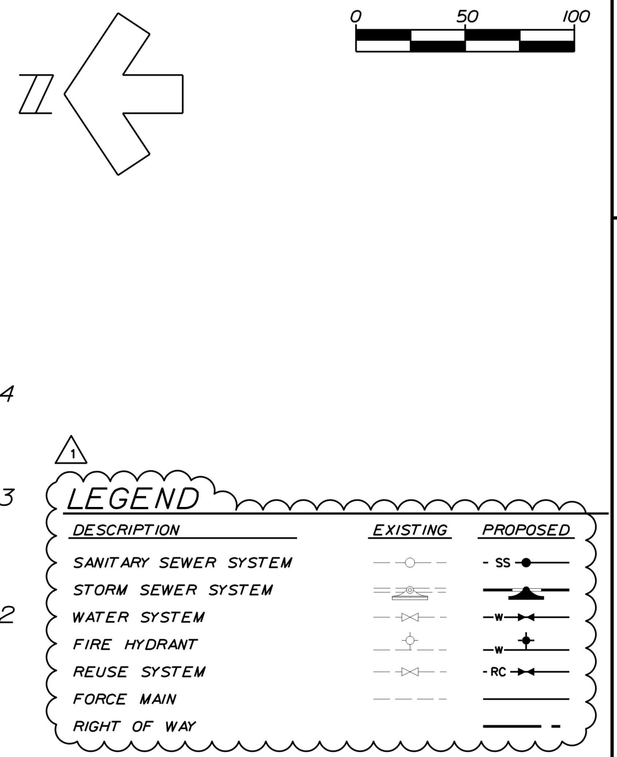
STREET "B"

NOTE: PAVEMENT 24' WIDE W/25' RADII.



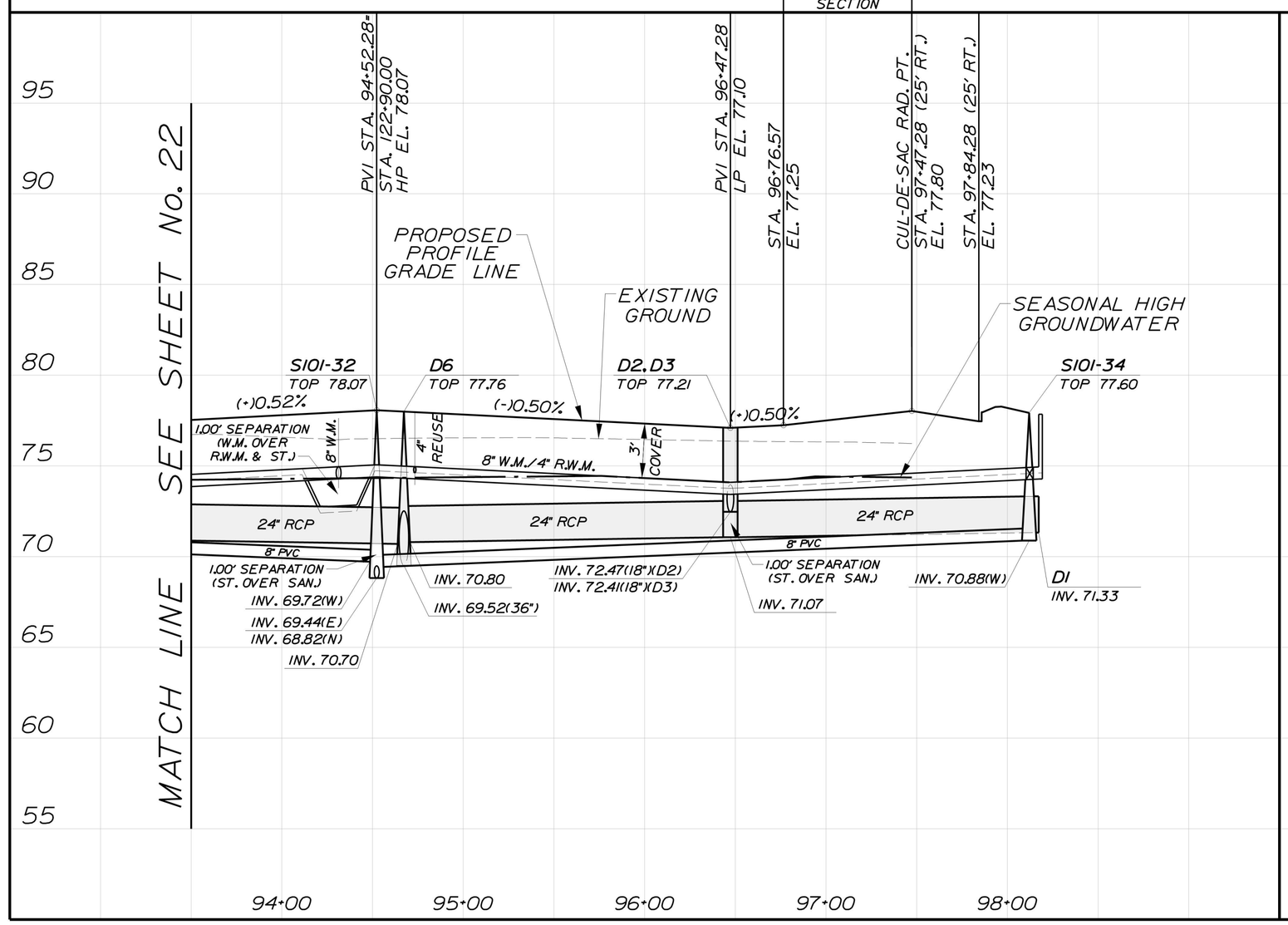
STREET "D"

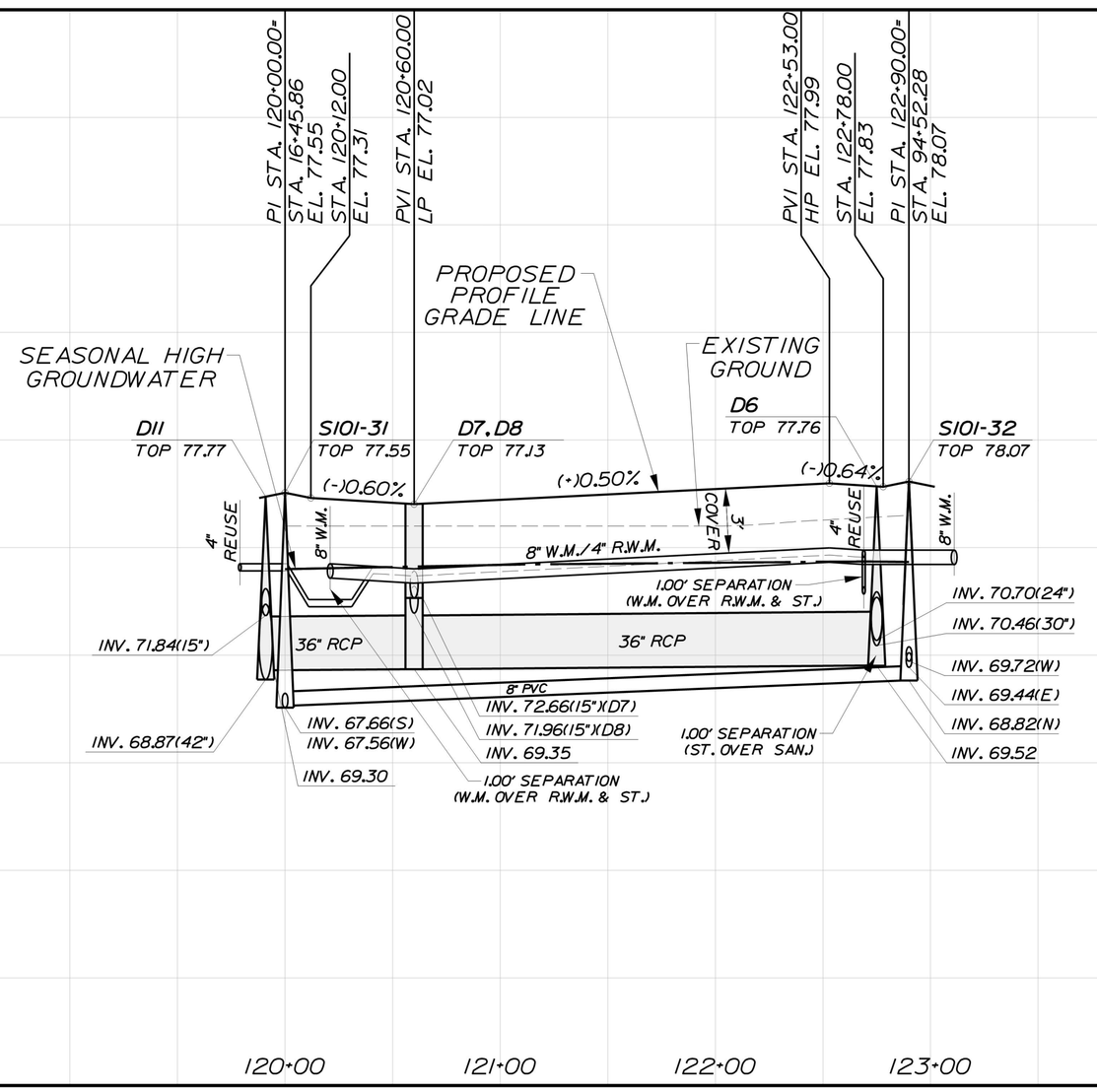
NOTE: PAVEMENT 24' WIDE W/25' RADII.

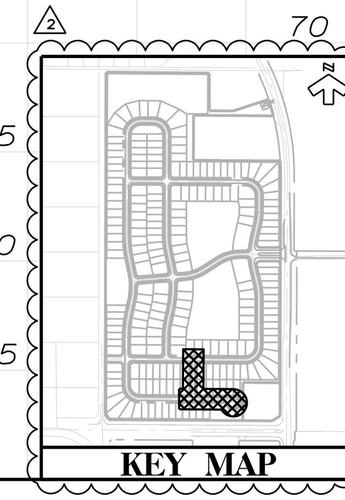


NOTES:

1. ALL SIDEWALK DESIGNS MUST CONFORM TO FDOT INDEX No. 304 (SEE SHT. No. 36).
2. A UTILITY, DRAINAGE, ACCESS & SIDEWALK ESMT. IS DEDICATED OVER ALL HOA TRACTS.
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4. ALL PIPE JOINTS & CONNECTIONS TO INLETS SHALL BE WRAPPED IN FILTER FABRIC PER FDOT INDEX 280.







"AS-BUILTS"

I hereby state that these "As-Builts" were furnished under my direct supervision and that the surveying employed under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed in the field and my observations of the construction process.

Contractor's Name

Engineer

Not valid without the signature and the original seal of a Florida Registered Engineer.

Nicole Petersen Stalder
Florida Reg. Number
64720

DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	1" = 50' HORIZONTAL 1" = 5' VERTICAL
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1 NW-planprofile08
SHEET	23 OF 44

SDP 14-0129 PS 14-00001

DATE	BY	REVISIONS DESCRIPTION
1-16-15	TFS	1 REVISED PER COMMENTS
12-31-14	TFS	2 REVISED PER COMMENTS

Dewberry
BOWYER SINGLETON

OSCEOLA COUNTY FLORIDA

PLAN & PROFILE STREETS "B" & "D"

NORTHWEST LAKESIDE GROVES

DEVELOPMENT CONSULTANTS: 301 SOUTH MAGNOLIA AVENUE - ORLANDO, FLORIDA 32801 407-843-5120 - ENGINEERING BUSINESS - 8794

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City of St. Cloud

2/6/2015 half size ltr.

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Page 772 of 1191

NOTE: SEE LANDSCAPE PLANS FOR FINAL SIDEWALK LAYOUT.

DIRECTIONAL DRILL NOTES:
1. DRII PIPE WITH CERTA-LOK RESTRAINED JOINTS
2. ANGLE OF ENTRY AS SHOWN SHALL NOT EXCEED 15°. ANGLE OF EXIT SHALL BE BETWEEN 6° TO 12° TO FACILITATE PULLBACK AND SHALL NOT EXCEED THE MANUFACTURER'S RECOMMENDATIONS ON DEFLECTION. ANGLE OR RADIUS OF CURVATURE.

N

0 50 100

P.I. EQUATION
STA. 100+00.00 (STREET "C")
= STA. 81+34.94 (STREET "B")

SEE SHT. No. 21
STREET "B"

75'-15" RCP @ 0.32%

D50
STA. 100+90.00, 13.25' LT.
TYPE "P-6" INLET

P.I. EQUATION
STA. 102+92.00 (STREET "C")
= STA. 56+06.04 (STREET "B")

SEE SHT. No. 19
STREET "B"

D51
(TRACT M)
S101-10

195 196 162 211 139 140

27'-15" RCP @ 0.32%

D49
STA. 100+90.00, 13.25' RT.
TYPE "P-6" INLET

953LF-8" PVC WATER MAIN
(21' OFF C/L)

POND 5
(TRACT B)

254'-24" RCP @ 0.15%

D39
STA. 106+16.00, 13.25' LT.
TYPE "J-6" INLET

D40
STD. MIT. END SECTION
W/CONC. SPLASH PAD
INV. 64.50

65'-42" RCP @ 0.07%

27'-36" RCP @ 0.08%

D80
MODIFIED TYPE D DBI
SEE DETAILS SHEET 37
N: 1415607.73, E: 577272.99
INV. 68.50

397'-24" RCP @ 0.15%

137'-18" RCP @ 0.21%

D37
STA. 108+68.60, 13.25' LT.
TYPE "P-6" INLET

(TRACT F)

428LF-5' WIDE
4" CONC. S/W

SEE SHT. No. 17
STREET "A"

191LF-12" PVC WATER MAIN
(37' OFF C/L)

277LF-5' WIDE 4" CONC. S/W
W/HANDICAP RAMP

D35
STA. 110+04.33, 31.25' LT.
TYPE "P-5" INLET

91LF-2" PVC
IRRIGATION
SLEEVES

(TRACT D)

D81
TYPE C INLET W/ SUMP
N: 1415626.39, E: 577669.55
TOP 74.17
INV. 69.34 (18"XS)
INV. 67.90 (24"XW)
INV. 67.90 (24"XN)

12" W.M. AIR
RELEASE VALVE
STA. 110+92.23

CONTRACTOR TO WET-TAP
EXISTING 12" PVC WATER
MAIN W/12"X12" TAPPING
SLEEVE & VALVE AND
CONNECT TO PROPOSED
12" PVC WATER MAIN

SAW CUT EXISTING PAVEMENT AT
A CLEAN EDGE AT STA. 111+56.18
AND TIE INTO EXISTING PAVEMENT
AND LEVEL ALL FINISH COURSE AS
NECESSARY TO MAINTAIN UNIFORM
ROADWAY CROWN AND TRAVEL LANES

BULLIS
ROAD

P.I. EQUATION
STA. 111+67.46 (STREET "C")
= STA. 140+31.54 (HICKORY TREE RD)

HICKORY TREE ROAD

RECLAIM WATER
24"X12" TEE
12"X6" REDUCER
2-24" G.V.'S
1-6" G.V.
STD. 2" BLOW-OFF VALVE

EX. 20" FORCE MAIN

S101-20

D84

(TRACT E)

59'-18" RCP
@ 0.21%

1" R.W.M. METER
W/ 2" SERVICE

D34
STA. 110+04.33, 27.25' RT.
TYPE "P-5" INLET

6" R.W.M. AIR
RELEASE VALVE
STA. 110+92.23

REUSE MAIN
2- 6" 45° BENDS

DIRECTIONAL DRILL
67LF 8" DRII HDPE

15LF-6" PVC REUSE
WATER MAIN

STD. FIRE HYD. W/
GATE VALVE ASSY.

P.I. EQUATION
STA. 109+12.33 (STREET "C")
= STA. 28+62.42 (STREET "A")

268LF-5' WIDE 4" CONC. S/W
W/HANDICAP RAMP

263LF-6" PVC REUSE WATER MAIN
(33' OFF C/L)

423LF-5' WIDE 4" CONC. S/W

D36
STA. 108+68.60, 13.25' RT.
TYPE "P-6" INLET

(TRACT G)

27'-15" RCP
@ 0.32%

D38
STA. 106+16.00, 13.25' RT.
TYPE "J-6" INLET

D38A
STD. MIT. END SECTION
W/CONC. SPLASH PAD
INV. 65.00

64'-36" RCP @ 0.08%

POND 6
(TRACT C)

BOT. 62.0
TOD
NWL 73.3
75.5
76.5
700

RT 109+24.03
RT 108+68.60
RT 108+43.35
RT 108+18.10
RT 107+92.85
RT 107+67.60
RT 107+42.35
RT 107+17.10
RT 106+91.85
RT 106+66.60
RT 106+41.35
RT 106+16.10
RT 105+90.85
RT 105+65.60
RT 105+40.35
RT 105+15.10
RT 104+89.85
RT 104+64.60
RT 104+39.35
RT 104+14.10
RT 103+88.85
RT 103+63.60
RT 103+38.35
RT 103+13.10
RT 102+87.85
RT 102+62.60
RT 102+37.35
RT 102+12.10
RT 101+86.85
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RT 101+36.35
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RT 100+85.85
RT 100+60.60
RT 100+35.35
RT 100+10.10
RT 99+84.85
RT 99+59.60
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RT 97+57.60
RT 97+32.35
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RT 96+81.85
RT 96+56.60
RT 96+31.35
RT 96+06.10
RT 95+80.85
RT 95+55.60
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RT 93+78.85
RT 93+53.60
RT 93+28.35
RT 93+03.10
RT 92+77.85
RT 92+52.60
RT 92+27.35
RT 92+02.10
RT 91+76.85
RT 91+51.60
RT 91+26.35
RT 91+01.10
RT 90+75.85
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RT 89+74.85
RT 89+49.60
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RT 71+06.10
RT 70+80.85
RT 70+55.60
RT 70+30.35
RT 70+05.10
RT 69+79.85
RT 69+54.60
RT 69+29.35
RT 69+04.10
RT 68+78.85
RT 68+53.60
RT 68+28.35
RT 68+03.10
RT 67+77.85
RT 67+52.60
RT 67+27.35
RT 67+02.10
RT 66+76.85
RT 66+51.60
RT 66+26.35
RT 66+01.10
RT 65+75.85
RT 65+50.60
RT 65+25.35
RT 65+00.10
RT 64+74.85
RT 64+49.60
RT 64+24.35
RT 63+99.10
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RT 58+94.10
RT 58+68.85
RT 58+43.60
RT 58+18.35
RT 57+93.10
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RT 48+83.85
RT 48+58.60
RT 48+33.35
RT 48+08.10
RT 47+82.85
RT 47+57.60
RT 47+32.35
RT 47+07.10
RT 46+81.85
RT 46+56.60
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RT 46+06.10
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RT 43+78.85
RT 43+53.60
RT 43+28.35
RT 43+03.10
RT 42+77.85
RT 42+52.60
RT 42+27.35
RT 42+02.10
RT 41+76.85
RT 41+51.60
RT 41+26.35
RT 41+01.10
RT 40+75.85
RT 40+50.60
RT 40+25.35
RT 40+00.10
RT 39+74.85
RT 39+49.60
RT 39+24.35
RT 38+99.10
RT 38+73.85
RT 38+48.60
RT 38+23.35
RT 37+98.10
RT 37+72.85
RT 37+47.60
RT 37+22.35
RT 36+97.10
RT 36+71.85
RT 36+46.60
RT 36+21.35
RT 35+96.10
RT 35+70.85
RT 35+45.60
RT 35+20.35
RT 34+95.10
RT 34+69.85
RT 34+44.60
RT 34+19.35
RT 33+94.10
RT 33+68.85
RT 33+43.60
RT 33+18.35
RT 32+93.10
RT 32+67.85
RT 32+42.60
RT 32+17.35
RT 31+92.10
RT 31+66.85
RT 31+41.60
RT 31+16.35
RT 30+91.10
RT 30+65.85
RT 30+40.60
RT 30+15.35
RT 29+90.10
RT 29+64.85
RT 29+39.60
RT 29+14.35
RT 28+89.10
RT 28+63.85
RT 28+38.60
RT 28+13.35
RT 27+88.10
RT 27+62.85
RT 27+37.60
RT 27+12.35
RT 26+87.10
RT 26+61.85
RT 26+36.35
RT 26+11.10
RT 25+85.85
RT 25+60.60
RT 25+35.35
RT 25+10.10
RT 24+84.85
RT 24+59.60
RT 24+34.35
RT 24+09.10
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RT 22+82.85
RT 22+57.60
RT 22+32.35
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RT 21+56.60
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RT 21+06.10
RT 20+80.85
RT 20+55.60
RT 20+30.35
RT 20+05.10
RT 19+79.85
RT 19+54.60
RT 19+29.35
RT 19+04.10
RT 18+78.85
RT 18+53.60
RT 18+28.35
RT 18+03.10
RT 17+77.85
RT 17+52.60
RT 17+27.35
RT 17+02.10
RT 16+76.85
RT 16+51.60
RT 16+26.35
RT 16+01.10
RT 15+75.85
RT 15+50.60
RT 15+25.35
RT 15+00.10
RT 14+74.85
RT 14+49.60
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RT 6+66.85
RT 6+41.60
RT 6+16.35
RT 5+91.10
RT 5+65.85
RT 5+40.60
RT 5+15.35
RT 4+90.10
RT 4+64.85
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RT 4+14.35
RT 3+89.10
RT 3+63.85
RT 3+38.60
RT 3+13.35
RT 2+88.10
RT 2+62.85
RT 2+37.60
RT 2+12.35
RT 1+87.10
RT 1+61.85
RT 1+36.35
RT 1+11.10
RT 0+85.85
RT 0+60.60
RT 0+35.35
RT 0+10.10

STREET "C"

NOTE: PAVEMENT 24' WIDE W/25' RADII.

PROPOSED SHWT CONTOURS 74

NOTES:
1. ALL SIDEWALK DESIGNS MUST CONFORM TO FDOT INDEX No. 304 (SEE SHT. No. 36).
2. A UTILITY, DRAINAGE, ACCESS & SIDEWALK ESMT. IS DEDICATED OVER ALL HOA TRACTS.
3. SEASONAL HIGH GROUNDWATER GENERATED BY UNIVERSAL ENGINEERING SCIENCES DATED 5-13-2014, UES REPORT No. 1121749 FOR THE POST DEVELOPED CONDITION.
4. ALL PIPE JOINTS & CONNECTIONS TO INLETS SHALL BE WRAPPED IN FILTER FABRIC PER FDOT INDEX 280.

LEGEND

DESCRIPTION	EXISTING	PROPOSED
SANITARY SEWER SYSTEM		- SS -
STORM SEWER SYSTEM		
WATER SYSTEM		-W-
FIRE HYDRANT		-W-
REUSE SYSTEM		-RC-
FORCE MAIN		
RIGHT OF WAY		

PI STA. 100+00.00=
STA. 81+34.94
EL. 77.92
STA. 100+12.00
EL. 77.68

PVI STA. 100+90.00
LP EL. 77.29

PVI STA. 102+92.00
STA. 56+06.04
HP EL. 78.30

PVI STA. 106+16.00
LP EL. 76.68

PVI STA. 108+02.30
HP EL. 77.61

PVI STA. 108+68.60
LP EL. 77.28

PVI STA. 109+12.33=
STA. 28+62.42
HP EL. 77.50

PVI STA. 111+33.92
EL. 76.39
STA. 111+56.18
MATCH EX. PVMT.
EL. 75.87

PROPOSED PROFILE GRADE LINE

EXISTING GROUND

SEASONAL HIGH GROUNDWATER

D51 TOP 77.42
D49, D50 TOP 77.40
D38, D39 TOP 76.79
D36, D37 TOP 77.39
S101-20 TOP 77.50
D35 TOP 76.79
D34 TOP 76.87

(-)0.50% (+)0.50% (-)0.50% (+)0.50% (-)0.50% (+)0.50% (-)0.50%

8" W.M.
4" REUSE
15" RCP
1.00' SEPARATION (R.W.M. OVER ST.)
1.00' SEPARATION (W.M. OVER R.W.M.)
INV. 71.06(18")
INV. 70.66(24")
INV. 71.26
INV. 71.50
INV. 72.93(15"XD49)
INV. 72.84(15"XD50)
8" SAN. INV. 66.42
8" SAN. INV. 64.56
4" REUSE
8" W.M.
1.00' SEPARATION (W.M. OVER R.W.M.)
8" W.M.
3' COVER
INV. 64.95(36"XD38)
INV. 64.93(36"XD39)
INV. 64.55(42")
INV. 69.67
24" RCP
1.00' SEPARATION (W.M. OVER R.W.M.)
6" REUSE
12" W.M.
18" RCP
INV. 72.92(15"XD36)
INV. 72.83(15"XD37)
INV. 70.05
INV. 70.45
1.00' SEPARATION (R.W.M. OVER ST.)
INV. 66.06(S)
INV. 65.96(N)
1.00' SEPARATION (W.M. OVER R.W.M. & ST.)
INV. 72.13(18"XD34)
INV. 72.01(18"XD35)
INV. 70.74
12" W.M./6" R.W.M.
EX. 12" W.M.
ARV (W.M. & R.W.M.)
EX. TELE.
18" RCP
15" RCP
6"
EX. TELE.
24" REUSE
EX. 20" F.M.
BEGIN DIRECTIONAL DRILL 10' FROM EDGE OF PAVEMENT
DIRECTIONAL DRILL 8" DRII HDPE
1.00' SEPARATION (W.M. OVER R.W.M.)
END DIRECTIONAL DRILL 10' FROM EDGE OF PAVEMENT

95 90 85 80 75 70 65 60 55

100+00 101+00 102+00 103+00 104+00 105+00 106+00 107+00 108+00 109+00 110+00 111+00 112+00

KEY MAP

Dewberry
BOWYER SINGLETON

FLORIDA
OSCEOLA COUNTY

PLAN & PROFILE
STREET "C"
NORTHWEST LAKESIDE GROVES

DOMONIQUE OMEDO, P.E. 320 SOUTH MAGNOLIA AVENUE - ORLANDO, FLORIDA 32801
407-843-5120 - ENGINEERING BUSINESS - 8794

REVISIONS	DESCRIPTION	BY	DATE
1	REVISED PER COMMENTS	TFS	12-31-14
2			1-16-15

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"AS-BUILTS"
I hereby state that these "As-Builts" were furnished by me or under my direct supervision or by persons employed by me and that I have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed as shown by record drawings and observations of the construction.

Contractor's Name
Engineer
Not valid without the signature and the original seal of a Florida Registered Engineer

Nicole Petersen Stalder
Florida Reg. Number
64720

DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	1" = 50' HORIZONTAL; 1" = 5' VERTICAL
PROJECT NO.	LKGRI/FINAL/North West
FILE NAME	LKGRI NW-planprofile09
SHEET	24 OF 44

SDP 14-0129 PS 14-00001

2/6/2015 hatfiae.hb
...\LKGRI NW-planprofile09.dgn
6:54:50 AM

CLARK ROAD

CROSSWALK (TYP.) SEE DETAIL THIS SHEET

NEW NOLTE ROAD

STREET "A"

STREET "B"

STREET "C"

STREET "D"

PHASE 1

PHASE 2

STOP BAR & STOP SIGN (TYP.) SEE DETAILS THIS SHEET

HICKORY TREE ROAD

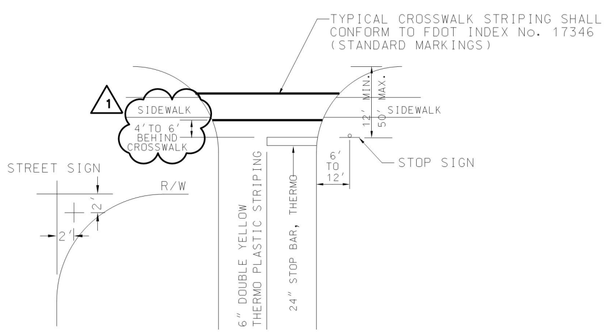
HICKORY TREE ROAD
POSTED SPEED = 45 MPH

SEE SIGNAGE THIS SHEET TO CORRESPOND WITH NUMBERS

DIRT DRIVE TO ABBERTY

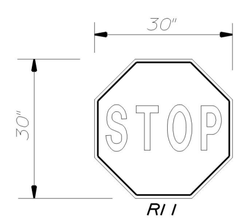
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SIGNING & STRIPING DETAILS



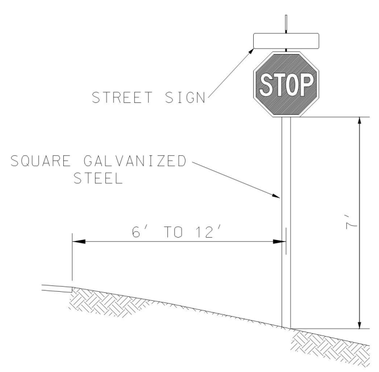
TYPICAL STOP SIGN

(HI-INTENSITY SIGN)



STOP & STREET SIGN DETAIL

TYPICAL TRAFFIC CONTROL SIGN

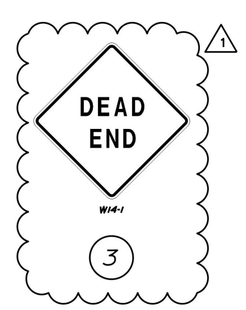




1



2



3

STRIPING NOTES:

1. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC WITH RPM'S AND WILL BE INSTALLED IN ACCORDANCE WITH FDOT STANDARD INDEX #17346.
2. FOR SIGN DETAILS, REFER TO THE "STANDARD HIGHWAY SIGNS" PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION, 2004. THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), 2003, AND THE FDOT DESIGN STANDARDS (LATEST EDITION).
3. PAVEMENT MARKINGS SHOULD BE PLACED AS SHOWN IN THE PLANS AND AS DESCRIBED WITHIN THE APPROPRIATE TRAFFIC DESIGN STANDARD INDEX (LATEST EDITION).
4. ALL PEDESTRIAN SIGNS TO BE HIGH INTENSITY COLORS.
5. FOR SIDEWALK, HANDICAP RAMP AND DETECTABLE WARNING DETAILS SEE SHEET 36.
1 6. REFER TO SHEETS 17, 19 AND 21 FOR LOCATION OF DEAD END BARRICADE DETAIL WITH PHASE 1 CONSTRUCTION. SIGNAGE DETAIL PROVIDED ON SHT 36.

Dewberry

BOWYER SINGLETON

OSCEOLA COUNTY FLORIDA

STRIPING PLAN

NORTHWEST LAKESIDE GROVES

DEWBERRY ENGINEERS INC. 800 SOUTH MAGNOLIA AVENUE, ORLANDO, FLORIDA 32801
407-843-5120 - ENGINEERING BUSINESS - 8794

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City of St. Cloud - Reproduced from Laserfiche Records

REVISIONS		
DATE	BY	DESCRIPTION
12-31-14	TFS	REVISED PER COMMENTS

CONTRACTOR "AS-BUILTS"
I hereby state that these "As-Builts" were furnished to me by the contractor and/or subcontractors or employees under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed as shown on the construction plans and observations of the construction process.

Contractor's Name _____

Engineer _____

Not valid without the signature and the original seal of a Florida Registered Engineer.

Nicole Petersen Stalder
Florida Reg. Number
64720

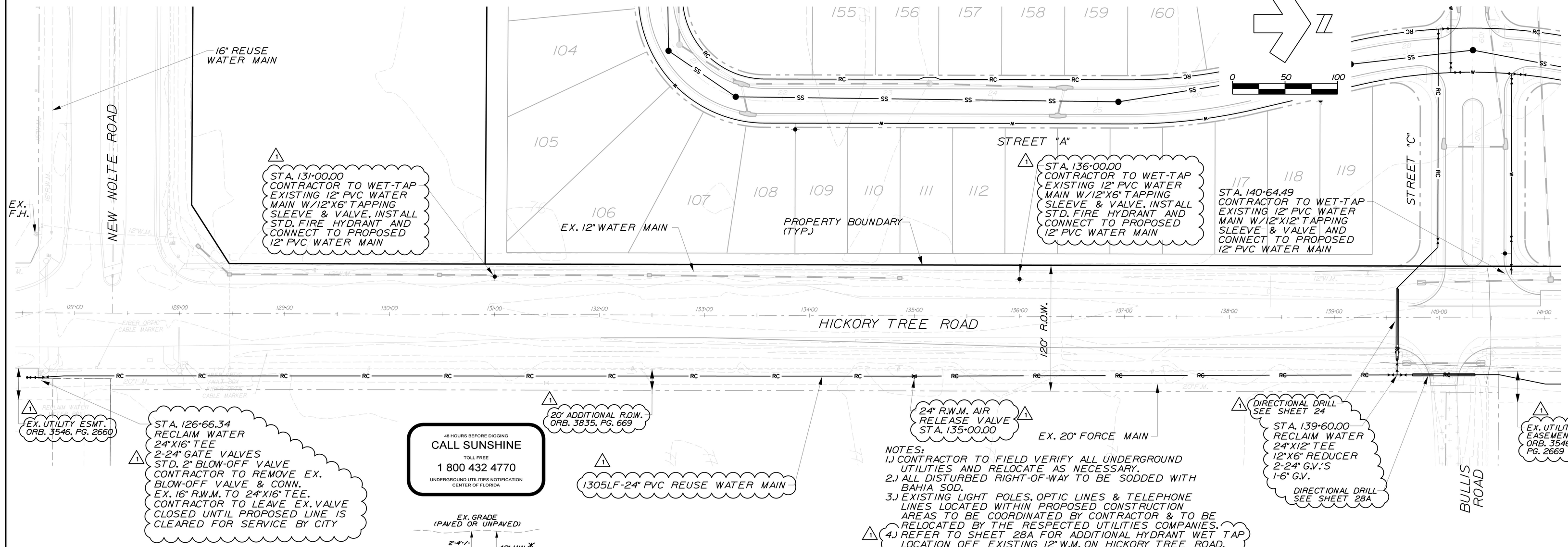
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DESIGNED	TFS
CHECKED	NPS
SCALE	1"=100'
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1 NW-striping
SHEET	25 OF 44

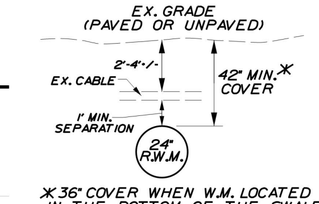
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2/6/2015

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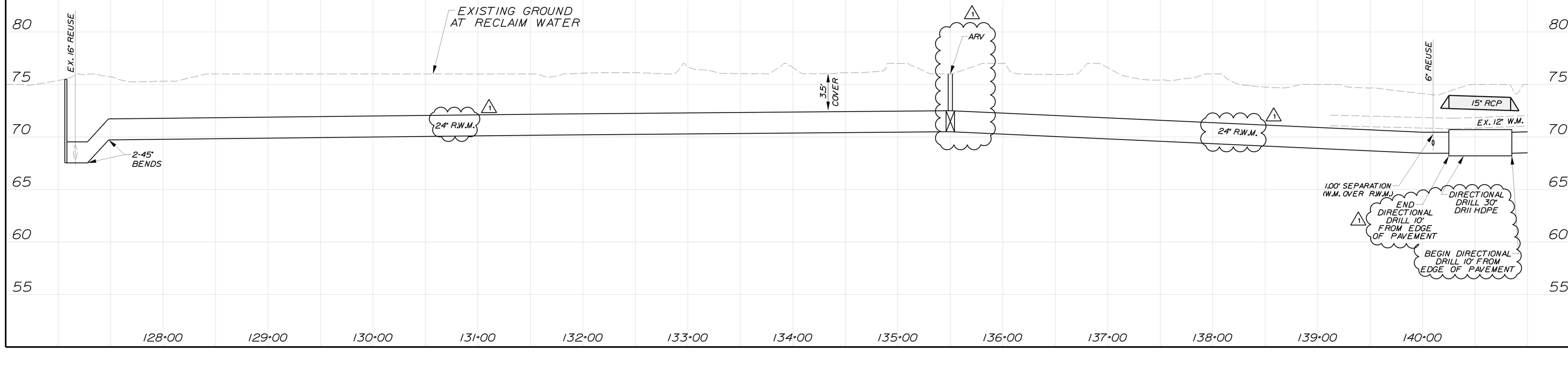
*36" COVER WHEN W.M. LOCATED IN THE BOTTOM OF THE SWALE OR CROSSING THE DRAINAGE SWALE.

REUSE MAIN CROSSING

UTILITIES

THE CONTRACTOR SHALL NOTIFY UTILITY OWNERS THROUGH SUNSHINE ONE CALL OF FLORIDA, INC. (1-800-432-4770) TWO BUSINESS DAYS IN ADVANCE OF BEGINNING CONSTRUCTION ON THE JOB SITE:

UTILITY AGENCY OWNER	TELEPHONE NUMBER
AT&T LOCAL	407-578-8000
AT&T DISTRIBUTION	407-273-5084
BRIGHTHOUSE NETWORKS	407-532-8509
CENTRAL FLORIDA GAS	352-302-0596
CENTURY LINK	407-814-5383
COMCAST COMMUNICATIONS	352-315-8527
OSCEOLA COUNTY TRAFFIC	407-742-0508
	407-742-0662 (PERMITTING & CONSTRUCTION)
OUC DISTRIBUTION	407-957-7231
OUC TRANSMISSION	407-384-4181
CITY OF ST. CLOUD WATER/WASTEWATER	407-957-7222
FDOT STATISTICS OFFICE	850-414-4848



SDP 14-0129 PS 14-00001

Dewberry
BOWYER SINGLETON

FLORIDA

OSCEOLA COUNTY

HICKORY TREE ROAD
UTILITY IMPROVEMENTS
NORTHWEST LAKESIDE GROVES

DEWBERRY ENGINEERS INC. 800 SOUTH MAGNOLIA AVENUE, ORLANDO, FLORIDA 32801
407-843-5120 - ENGINEERING BUSINESS - #794

REVISIONS

DESCRIPTION	BY	DATE
REVISED PER COMMENTS	TFS	12-31-14

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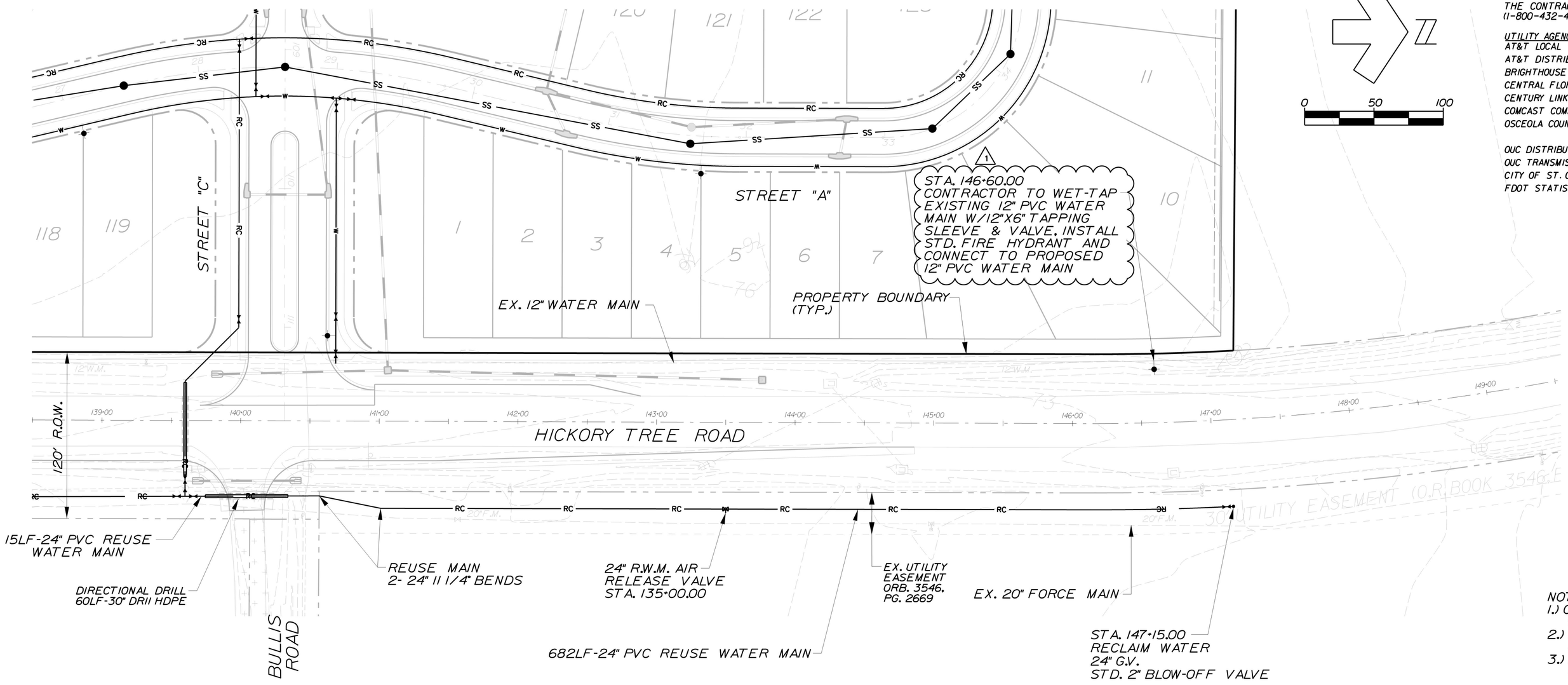
CONTRACTOR "AS-BUILTS"
I hereby state that these "As-Builts" were furnished to me by the contractor and/or contractor's surveyor employed by me and that I, my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed. This statement is based upon my personal observations of the construction.

Contractor's Name
Engineer
Not valid without the signature and the original seal of a Florida Registered Engineer.

Nicole Petersen Stalder
Florida Reg. Number
64720

DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	1" = 50' HORIZONTAL 1" = 5' VERTICAL
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1 NW-offsiteutility01
SHEET	28 OF 44

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2/6/2015 haffner.tfs

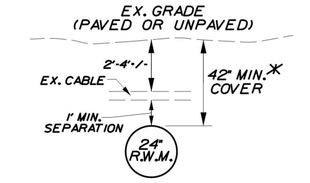


UTILITIES

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AT&T LOCAL	407-578-8000
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BRIGHTHOUSE NETWORKS	407-532-8509
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OUC TRANSMISSION	407-384-4181
CITY OF ST. CLOUD WATER/WASTEWATER	407-957-7222
FDOT STATISTICS OFFICE	850-414-4848

48 HOURS BEFORE DIGGING
CALL SUNSHINE
TOLL FREE
1 800 432 4770
UNDERGROUND UTILITIES NOTIFICATION CENTER OF FLORIDA

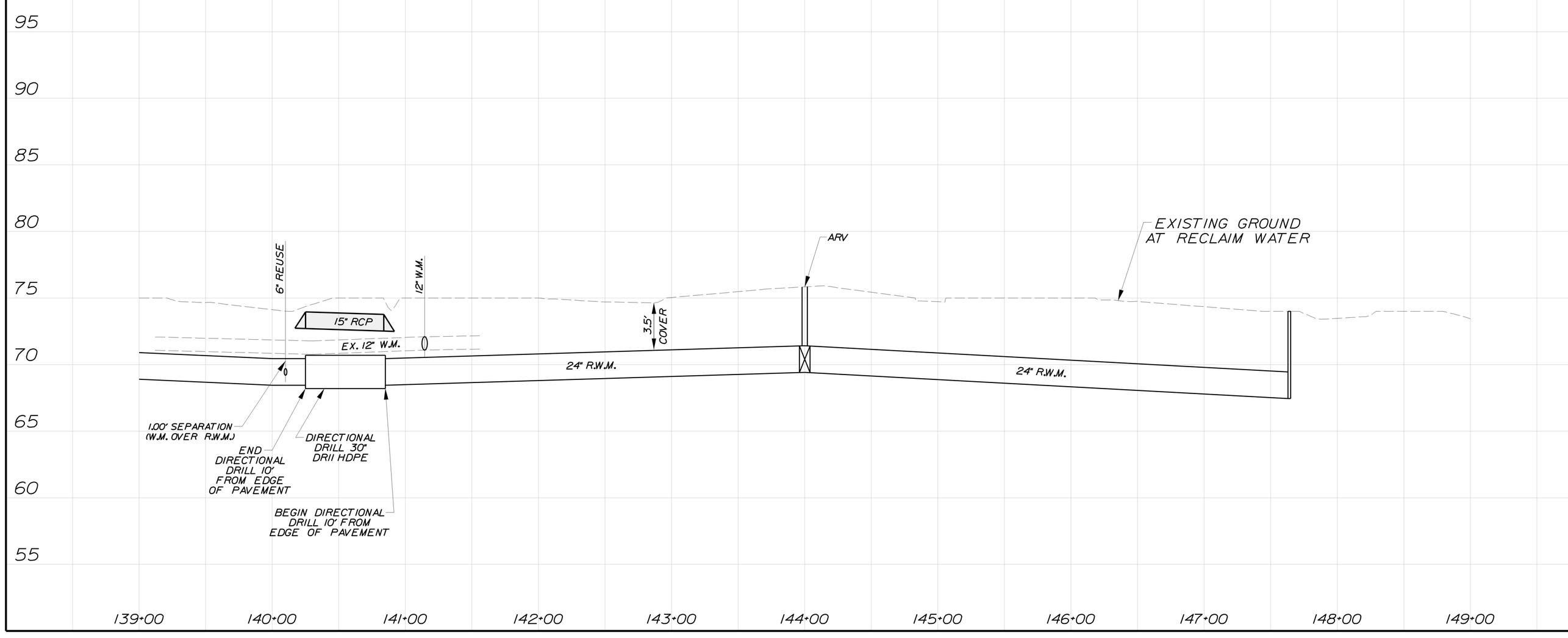


*36" COVER WHEN W.M. LOCATED IN THE BOTTOM OF THE SWALE OR CROSSING THE DRAINAGE SWALE.

REUSE MAIN CROSSING

DIRECTIONAL DRILL NOTES:
1. DRII PIPE WITH CERTA-LOK RESTRAINED JOINTS
2. ANGLE OF ENTRY AS SHOWN SHALL NOT EXCEED 15°. ANGLE OF EXIT SHALL BE BETWEEN 6° TO 12° TO FACILITATE PULLBACK AND SHALL NOT EXCEED THE MANUFACTURER'S RECOMMENDATIONS ON DEFLECTION, ANGLE OR RADIUS OF CURVATURE.

NOTES:
1.) CONTRACTOR TO FIELD VERIFY ALL UNDERGROUND UTILITIES AND RELOCATE AS NECESSARY.
2.) ALL DISTURBED RIGHT-OF-WAY TO BE SODDED WITH BAHIA SOD.
3.) EXISTING LIGHT POLES, OPTIC LINES & TELEPHONE LINES LOCATED WITHIN PROPOSED CONSTRUCTION AREAS TO BE COORDINATED BY CONTRACTOR & TO BE RELOCATED BY THE RESPECTED UTILITIES COMPANIES.
4.) REFER TO SHEET 28 FOR ADDITIONAL HYDRANT WET TAP LOCATION OFF EXISTING 12" W.M. ON HICKORY TREE ROAD.



Dewberry
BOWYER SINGLETON

FLORIDA
OSCEOLA COUNTY

HICKORY TREE ROAD UTILITY IMPROVEMENTS

NORTHWEST LAKESIDE GROVES

DEWBERRY ENGINEERS INC. 800 SOUTH MAGNOLIA AVENUE - ORLANDO, FLORIDA 32801
407-843-5120 - ENGINEERING BUSINESS - 8794

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REVISIONS	DESCRIPTION	DATE	BY
	REVISED PER COMMENTS	12-31-14	TFS

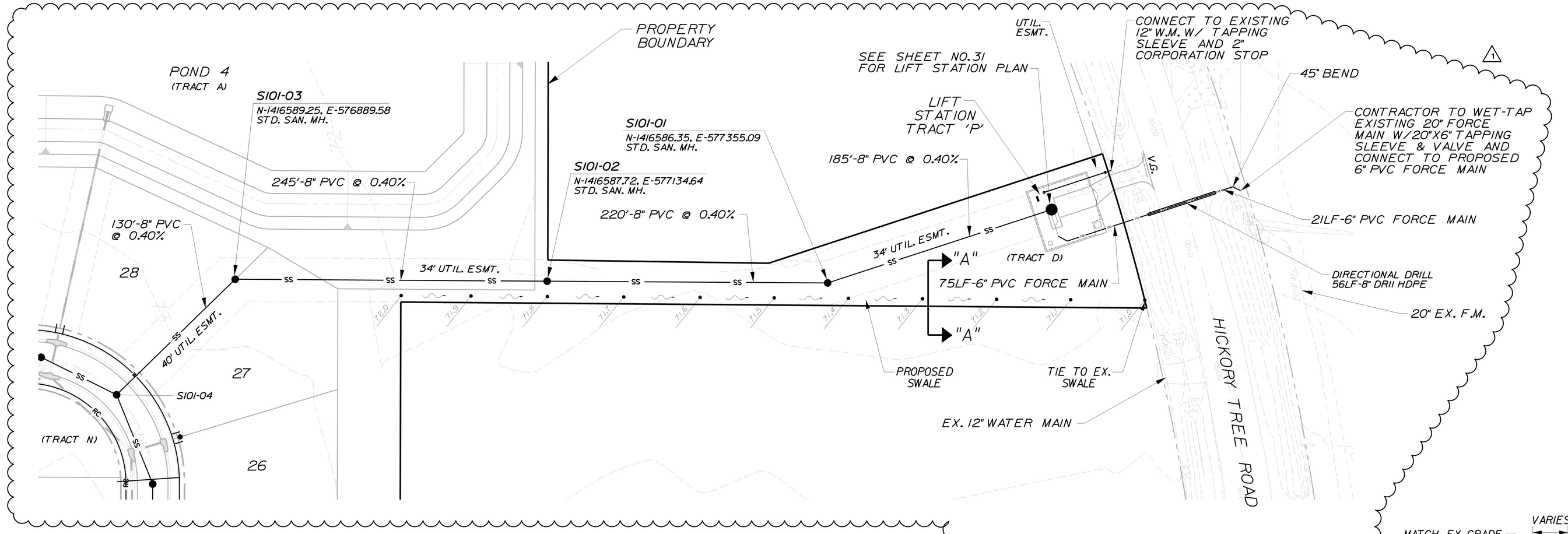
CONTRACTOR "AS-BUILTS"
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Contractor's Name _____
Engineer _____
Not valid without the signature and the original seal of a Florida Registered Engineer

Nicole Petersen Stalder
Florida Reg. Number
64720

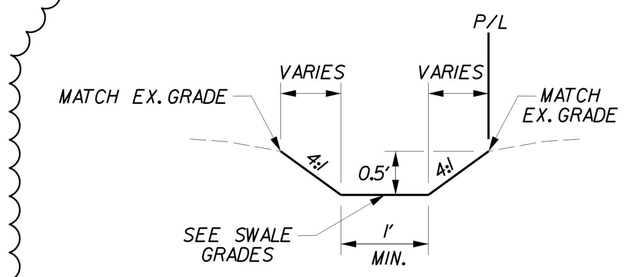
DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	1" = 50' HORIZONTAL 1" = 5' VERTICAL
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1 NW-offsiteutility04
SHEET	28A OF 44

SDP 14-0129 PS 14-00001

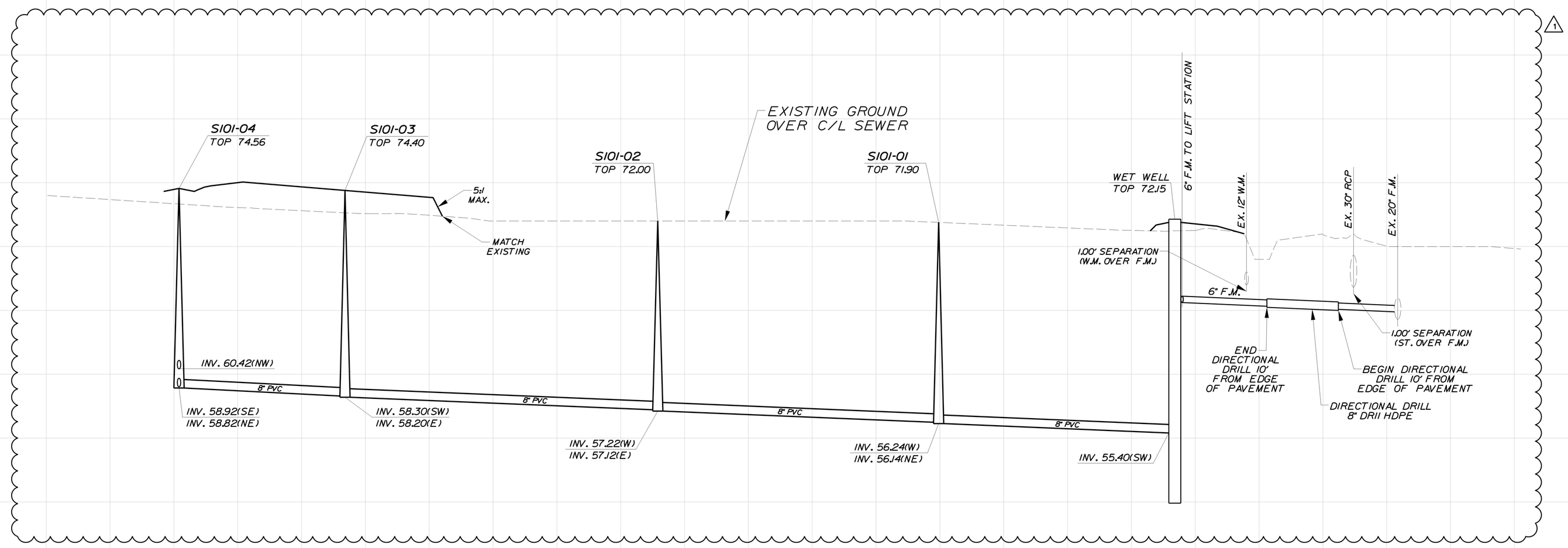
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DIRECTIONAL DRILL NOTES:
1. DRII PIPE WITH CERT-A-LOK RESTRAINED JOINTS
2. ANGLE OF ENTRY AS SHOWN SHALL NOT EXCEED 15°. ANGLE OF EXIT SHALL BE BETWEEN 6° TO 12° TO FACILITATE PULLBACK AND SHALL NOT EXCEED THE MANUFACTURER'S RECOMMENDATIONS ON DEFLECTION. ANGLE OR RADIUS OF CURVATURE.



SECTION "A"-"A"



Dewberry
BOWYER SINGLETON

OSCEOLA COUNTY FLORIDA

OFF-SITE UTILITY IMPROVEMENTS

NORTHWEST LAKESIDE GROVES

COMPLETE OFFICE LOCATED AT 301 SOUTH MAGNOLIA AVENUE - ORLANDO, FLORIDA 32801
407-843-5120 - ENGINEERING BUSINESS - 8794

REVISIONS			
DESCRIPTION	BY	DATE	
REVISED PER COMMENTS	TFS	12-31-14	

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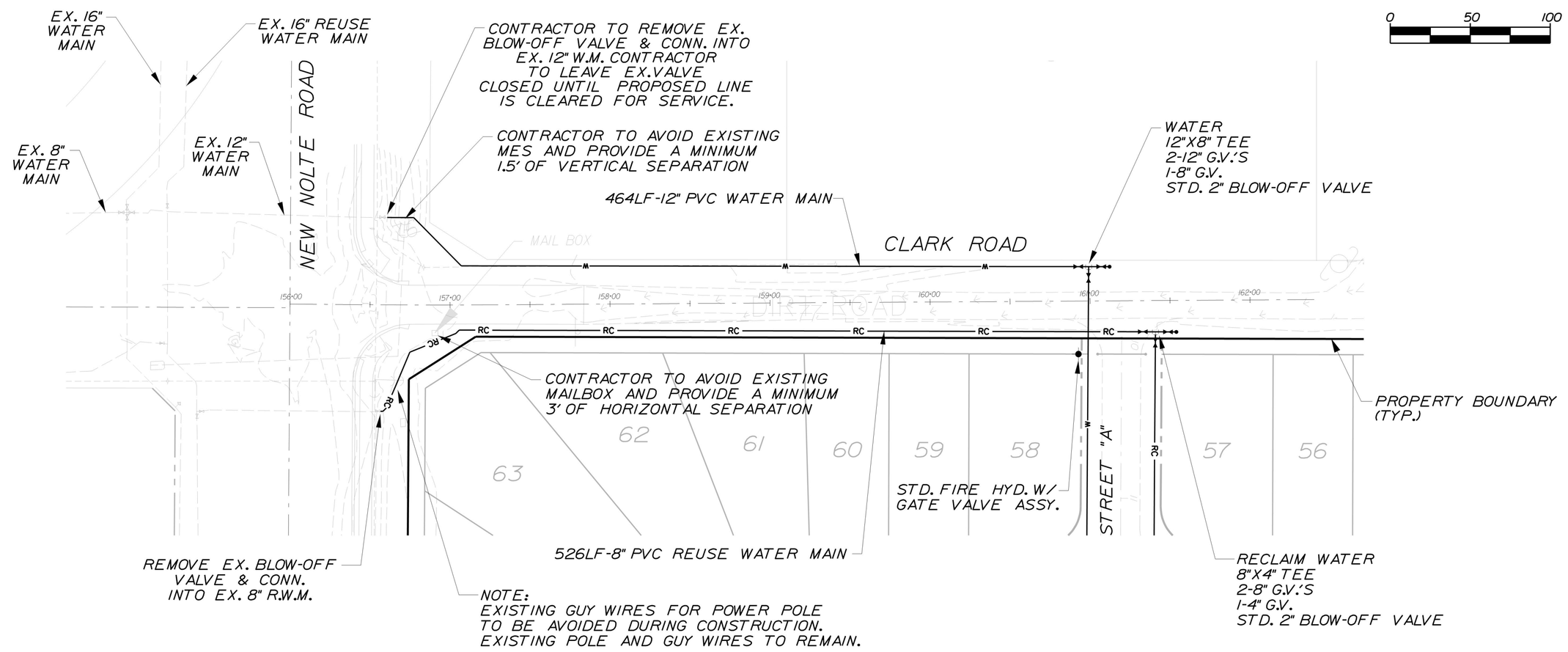
Nicole Petersen Stalder
Florida Reg. Number
64720

DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	1" = 50' HORIZONTAL 1" = 5' VERTICAL
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1 NW-offsiteutility02
SHEET	29 OF 44

SDP 14-0129 PS 14-00001

\\LKGR1 NW-offsiteutility02.dgn
2/6/2015 halface.tsi
6:55:00 AM

Page 777 of 1191

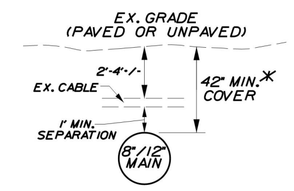


48 HOURS BEFORE DIGGING
CALL SUNSHINE
TOLL FREE
1 800 432 4770
UNDERGROUND UTILITIES NOTIFICATION CENTER OF FLORIDA

UTILITIES

THE CONTRACTOR SHALL NOTIFY UTILITY OWNERS THROUGH SUNSHINE ONE CALL OF FLORIDA, INC. (1-800-432-4770) TWO BUSINESS DAYS IN ADVANCE OF BEGINNING CONSTRUCTION ON THE JOB SITE:

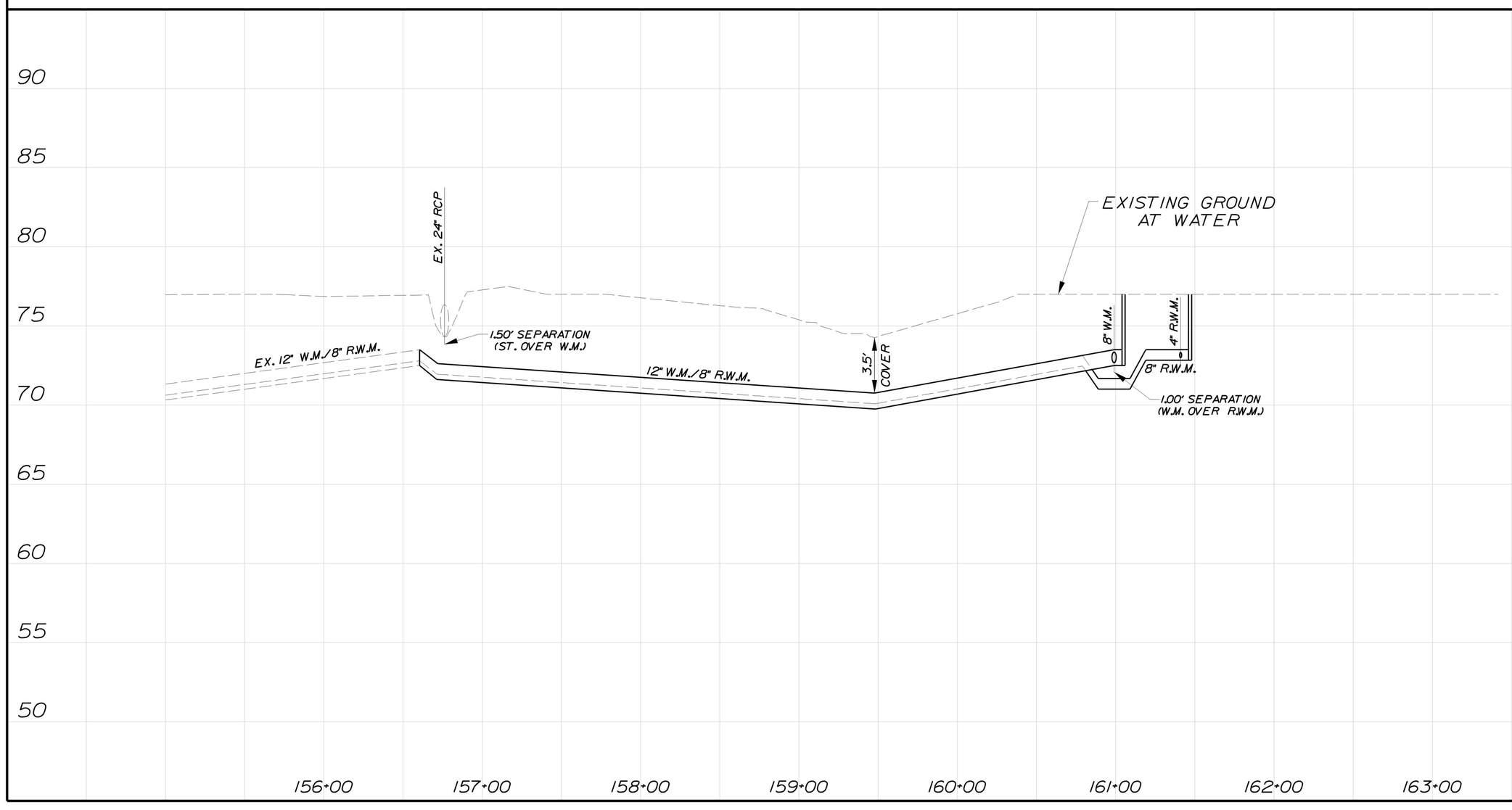
UTILITY AGENCY OWNER	TELEPHONE NUMBER
AT&T LOCAL	407-578-8000
AT&T DISTRIBUTION	407-273-5084
BRIGHTHOUSE NETWORKS	407-532-8509
CENTRAL FLORIDA GAS	352-302-0596
CENTURY LINK	407-814-5383
COMCAST COMMUNICATIONS	352-315-8527
OSCEOLA COUNTY TRAFFIC	407-742-0508
	407-742-0662 (PERMITTING & CONSTRUCTION)
OUC DISTRIBUTION	407-957-7231
OUC TRANSMISSION	407-384-4181
CITY OF ST. CLOUD WATER/WASTEWATER	407-957-7222
FDOT STATISTICS OFFICE	850-414-4848



*36" COVER WHEN W.M. LOCATED IN THE BOTTOM OF THE SWALE OR CROSSING THE DRAINAGE SWALE.

REUSE/WATER MAIN CROSSINGS

NOTES:
1.) CONTRACTOR TO FIELD VERIFY ALL UNDERGROUND UTILITIES AND RELOCATE AS NECESSARY.
2.) ALL DISTURBED RIGHT-OF-WAY TO BE SODDED WITH BAHIA SOD.
3.) EXISTING LIGHT POLES, OPTIC LINES & TELEPHONE LINES LOCATED WITHIN PROPOSED CONSTRUCTION AREAS TO BE COORDINATED BY CONTRACTOR & TO BE RELOCATED BY THE RESPECTED UTILITIES COMPANIES.



Dewberry
BOWYER SINGLETON

OSCEOLA COUNTY — FLORIDA

CLARK ROAD
UTILITY IMPROVEMENTS
NORTHWEST LAKESIDE GROVES

DEWBERRY ENGINEERS INC. 800 SOUTH MAGNOLIA AVENUE, ORLANDO, FLORIDA 32801
407-843-5120 - ENGINEERING BUSINESS - 8794

REVISIONS

DESCRIPTION	BY	DATE
REVISED PER COMMENTS	TFS	12-31-14

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City of St. Cloud

CONTRACTOR "AS-BUILTS"
I hereby state that these "As-Builts" were furnished to me by the contractor and that I or my representative employed under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed. This statement is based upon my observations of the construction.

Contractor's Name _____

Engineer _____

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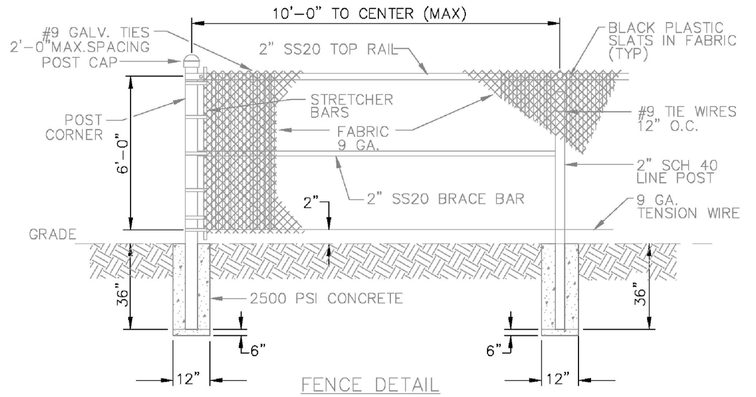
Nicole Petersen Stalder
Florida Reg. Number
64720

DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	1" = 50' HORIZONTAL 1" = 5' VERTICAL
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1 NW-offsiteutility03
SHEET	29A OF 44

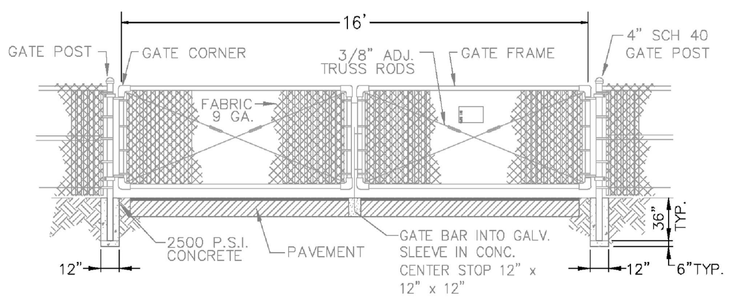
SDP 14-0129 PS 14-00001

2/6/2015 half size to fit 6.55"X2.34"

...\LKGR1 NW-offsiteutility03.dgn



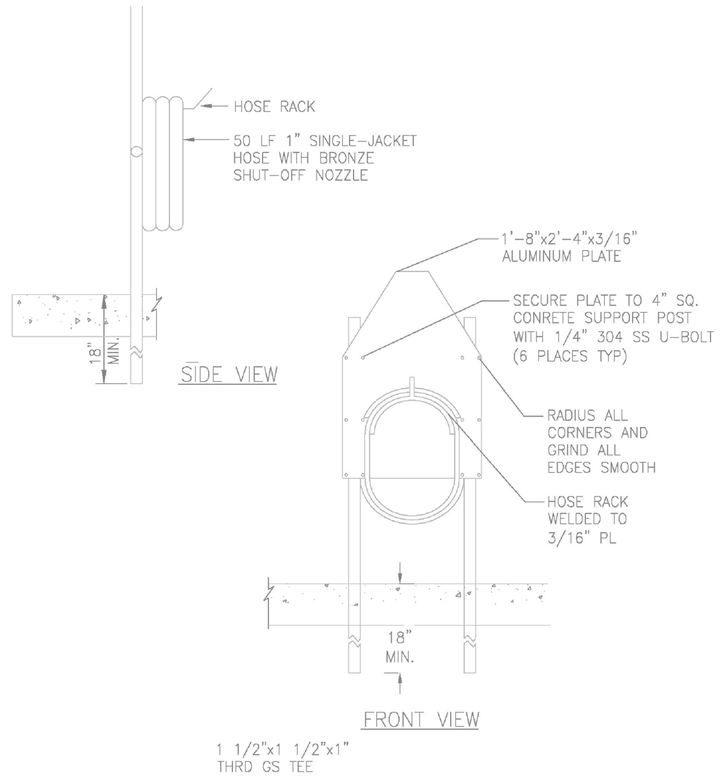
FENCE DETAIL



DOUBLE SWING GATE DETAIL

NOTES:
1. TRUSS BARS ARE REQUIRED FOR EACH GATE SECTION. THE FIRST SPAN ON EACH SIDE OF A CORNER POST SHALL REQUIRE A SS20 1 5/8" BRACE BAR. SUPPLEMENTAL BRACING IS NOT REQUIRED ON FENCE SECTIONS OTHER THAN THOSE NOTED.
2. FENCING SHALL BE REQUIRED AROUND ALL LIFT STATIONS, CHAIN LINK STYLE SHOWN.
3. ALL POSTS AND RAILS SHALL BE SCH40 HOT DIPPED GALVANIZED OR APPROVED EQUAL.
4. DOUBLE 8' LF. SWING GATES.
5. THE FENCES AND GATES SHALL INCLUDE COLOR SLATES TO MATCH LOCAL FEATURES AS APPROVED BY THE CITY OF ST. CLOUD.
6. AN EMERGENCY SIGN WILL BE INSTALLED ON THE FRONT GATE (SEE NOTE 6 OF LIFT STATION SITE PLAN)

SITE CHAINLINK FENCE DETAIL



NOTES:

1. ELECTRIC HOIST AND PUSH TROLLEY OR EQUAL.

MANUFACTURER AND MODEL:
COLUMBUS McKINNON CORP. LODESTAR 3565 WP
LOAD: ___ TON
CHAIN: ZINE PLATED ALLOY STEEL CHAIN
VOLT: 460 V
PHASE: 3
HP: ___ HP
AVAILABLE LIFT: MIN. 40 FT.

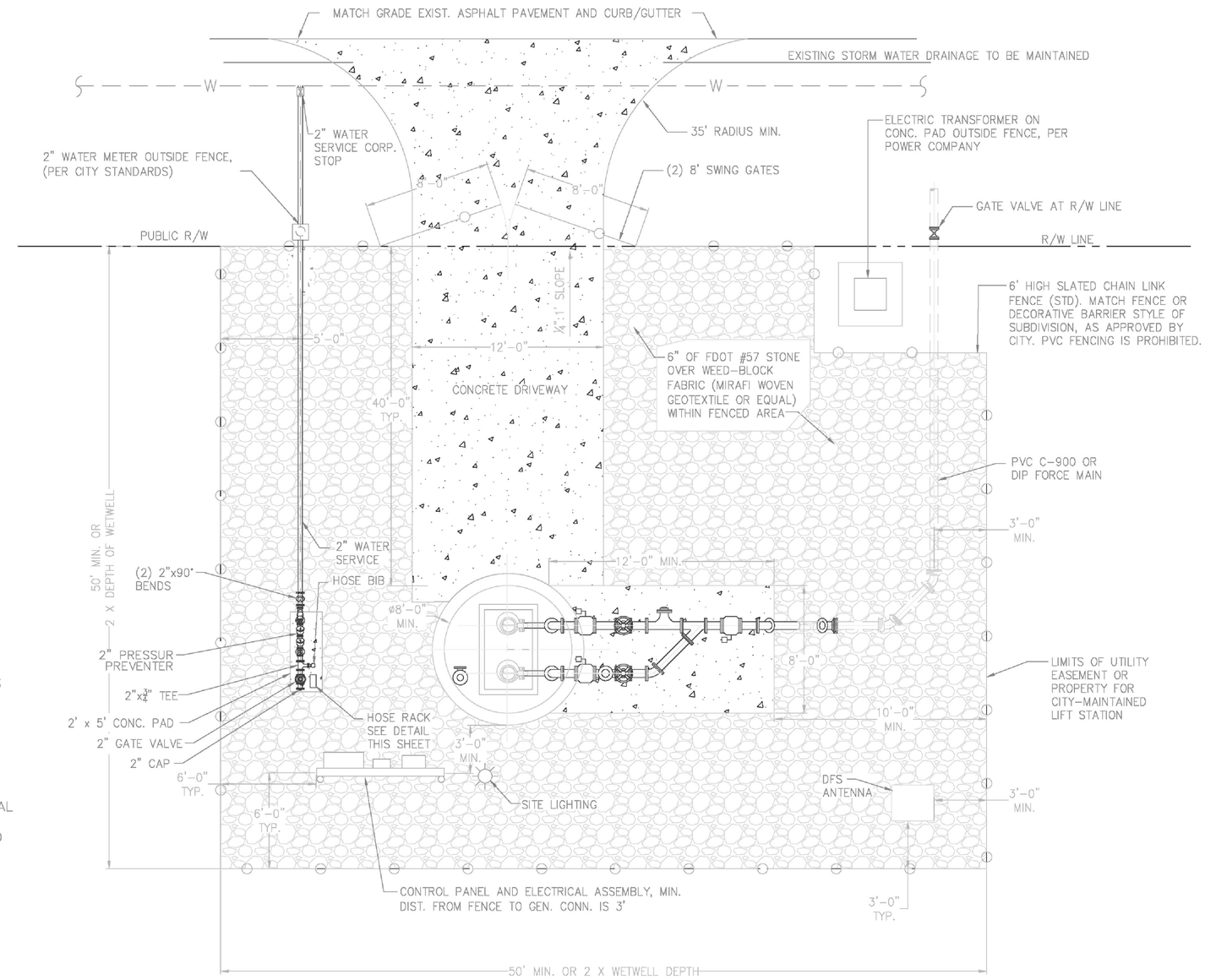
2. JIB CRANE

MANUFACTURER AND MODEL:
SPANCO 100-1818-1814 FREE STANDING JIB CRANE OR EQUAL.
LOAD: 2 TON ROTATION MANUAL W/MANUAL ROTATION STOPS.

3. ANCHOR BOLTS TO BE 304 STAINLESS STEEL, SIZED AND PROVIDED BY JIB CRANE MANUFACTURER.

4. JIB CRANE MANUFACTURER RESPONSIBLE FOR DESIGN OF JIB CRANE FOUNDATION.

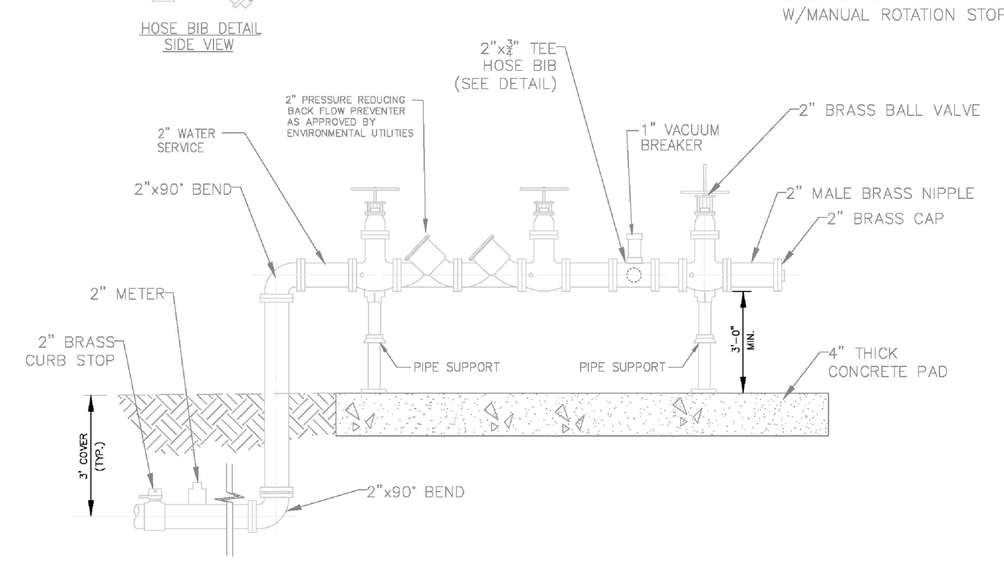
5. COMPLETE MECHANICAL AND ELECTRICAL ASSEMBLY AND INSTALLATION OF JIB CRANE AND DRIVE ASSEMBLY AND HOIST AND TROLLEY SYSTEM TO BE PROVIDED BY MANUFACTURER.



PLAN
LIFT STATION SITE PLAN

PUMP STATION NOTES:

1. THIS PLAN IS INTENDED TO SHOW A TYPICAL INSTALLATION ONLY. THE ENGINEER SHALL PROVIDE A SCALED (1"=20' MIN.) SITE SPECIFIC DETAIL.
2. GRAVITY SANITARY SEWER MAINS ENTERING WET WELL SHALL NOT BE LOCATED UNDER ANY STRUCTURE.
3. SERVICE DRIVEWAY SHALL BE PERPENDICULAR TO ADJACENT ROADWAY (PUBLIC OR PRIVATE). (WHERE PERPENDICULAR DRIVEWAY LOCATION IS NOT POSSIBLE) DRIVEWAY WIDTH SHALL BE INCREASED FROM : 12LF WIDTH TO 16LF WIDTH; WITH 40LF LONG (STRAIGHT) DRIVEWAY FROM BACK OF SIDEWALK OR RIGHT OF WAY APPROACH @ DOUBLE-SWING GATE ENTRANCE. CONST. SPECS PER: LDC ARTICLE VI DIVISION 10 COMMERCIAL DRIVEWAYS. (6"IN. THICK 3000 PSI STEEL REINFORCED OR FIBER-MIX CONCRETE MATERIAL; WITH COMPACTED SUB-GRADE @ 95% OF MAX. PER AASHTO T-180).
4. A LANDSCAPE PLAN MAY BE REQUIRED BASED ON SITE LOCATION AND RESIDENTIAL FEATURES.
5. THE SITE PLAN SHALL INCLUDE THE REQUIRED ELECTRICAL CONDUIT ROUTES TO PROVIDE SERVICE FROM THE SOURCE (POWER POLE) TO THE DESIGN LOCATION FOR THE CONTROL PANEL.
6. AN EMERGENCY CONTACT INFORMATIONAL SIGN WILL BE GIVEN TO THE CONTRACTOR BY THE CITY TO INSTALL ON THE FRONT GATE OF LIFT STATION
7. ALL PIPING MATERIAL FROM METER TO BACKFLOW PREVENTER TO HOSE BIB WILL BE BRASS PIPE. GALVANIZED PIPE IS NOT ACCEPTABLE



SITE WATER SERVICE DETAIL
SEE PUMP STATION NOTE 7

PUBLIC SERVICES DEPARTMENT
1300 NINTH STREET
ST. CLOUD, FL 34769
(407) 957-7344

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THIS DOCUMENT WILL BE CONSIDERED A COPY ONLY, UNLESS EMBOSSED BY A REGISTERED ENGINEERS SEAL

REVISIONS

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REV. NO.: 1		AP: KF	10/13	REV. NO.:		AP:		REV. NO.:	AP:	REV. NO.:	AP:	REV. NO.:	AP:
DESCRIPTION: DRIVEWAY DIMENSION, EMERGENCY SIGN, PIPING				DESCRIPTION:				DESCRIPTION:		DESCRIPTION:		DESCRIPTION:	

DRAWN BY: | DATE: | CHECKED BY: | DATE:
SCALE: NONE | APPROVED BY: | DATE:
FILENAME: 08- Duplex Liftstation-Ste
XREF'S:

DRAWING NUMBER: D-08-012012
SHEET 8 OF 16

CITY OF ST. CLOUD
Celebrating Small Town Life

DUPLEX LIFT STATION
SITE PLAN DETAILS

APPROVED BY
KEVIN FELBLINGER, P.E. CFM
FL REG. No. 68532
ENGINEERING MANAGER/
CITY ENGINEER
DATE _____

Dewberry
BOWYER SINGLETON

OSCEOLA COUNTY FLORIDA

CITY OF ST. CLOUD
DUPLEX LIFT STATION
NORTHWEST LAKESIDE GROVES

DOMONIQUE OFFICE | 301 SOUTH MAGNOLIA AVENUE - ORLANDO, FLORIDA 32801
407-843-5120 - ENGINEERING BUSINESS - 8794

REVISIONS

DATE	BY	DESCRIPTION

CONTRACTOR "AS-BUILTS"
I hereby state that these "As-Builts" were furnished to the owner by the contractor (Kelly Buildings) or his employee under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually built. This statement is based on periodic observations of the construction.

Contractor's Name _____
Engineer _____
Not valid without the signature and the original seal of a Florida Registered Engineer.

DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	NONE
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1 NW-liftplan01
SHEET	10 OF 44

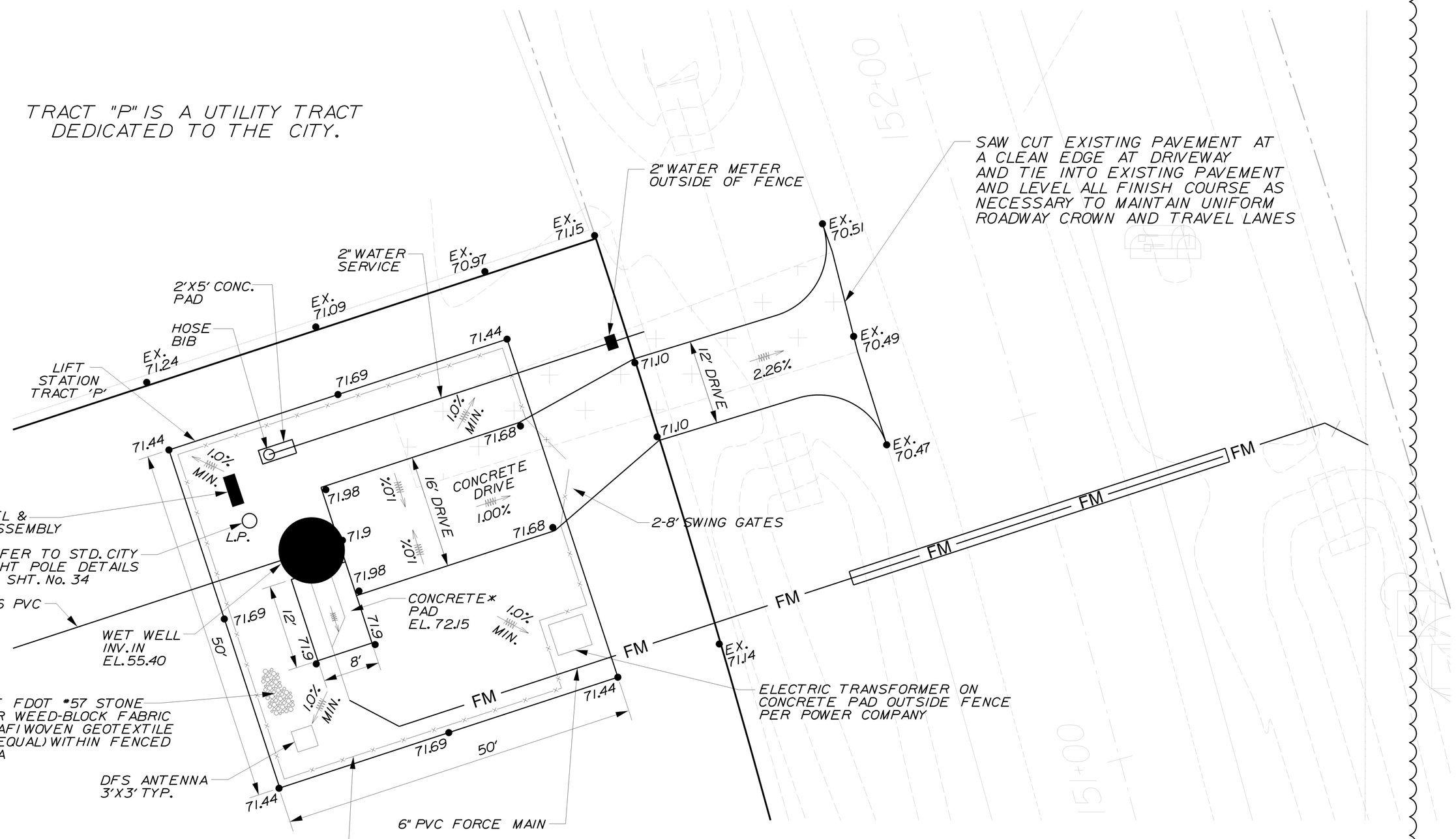
SDP 14-0129 PS 14-00001

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City of St. Cloud Laserfiche

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NOTE:
A UTILITY, DRAINAGE, ACCESS & SIDEWALK ESMT. IS DEDICATED OVER ALL TRACTS.

TRACT "P" IS A UTILITY TRACT DEDICATED TO THE CITY.



* CONCRETE PAD 3" ABOVE FINISHED GROUND ELEVATION. REFER TO DETAILS ON SHEET 32 FOR REQUIRED PAD SLOPES TO FLOOR DRAIN.

WET WELL

N-1416643.99, E-577530.98
TOP 72.15
INV. 55.40

LIFT STATION (LS101) SITE PLAN

SCALE: 1" = 10'

0 10 20

Dewberry
BOWYER SINGLETON

FLORIDA

OSCEOLA COUNTY

LIFT STATION SITE PLAN
CITY OF ST. CLOUD
NORTHWEST LAKESIDE GROVES

COMPLIANCE OFFICE: 1560 SOUTH MAGNOLIA AVENUE - ORLANDO, FLORIDA 32801
407-843-5120 - ENGINEERING BUSINESS - 8794

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City of St. Cloud

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DESCRIPTION	BY	DATE	
REVISED PER COMMENTS	TFS	12-31-14	

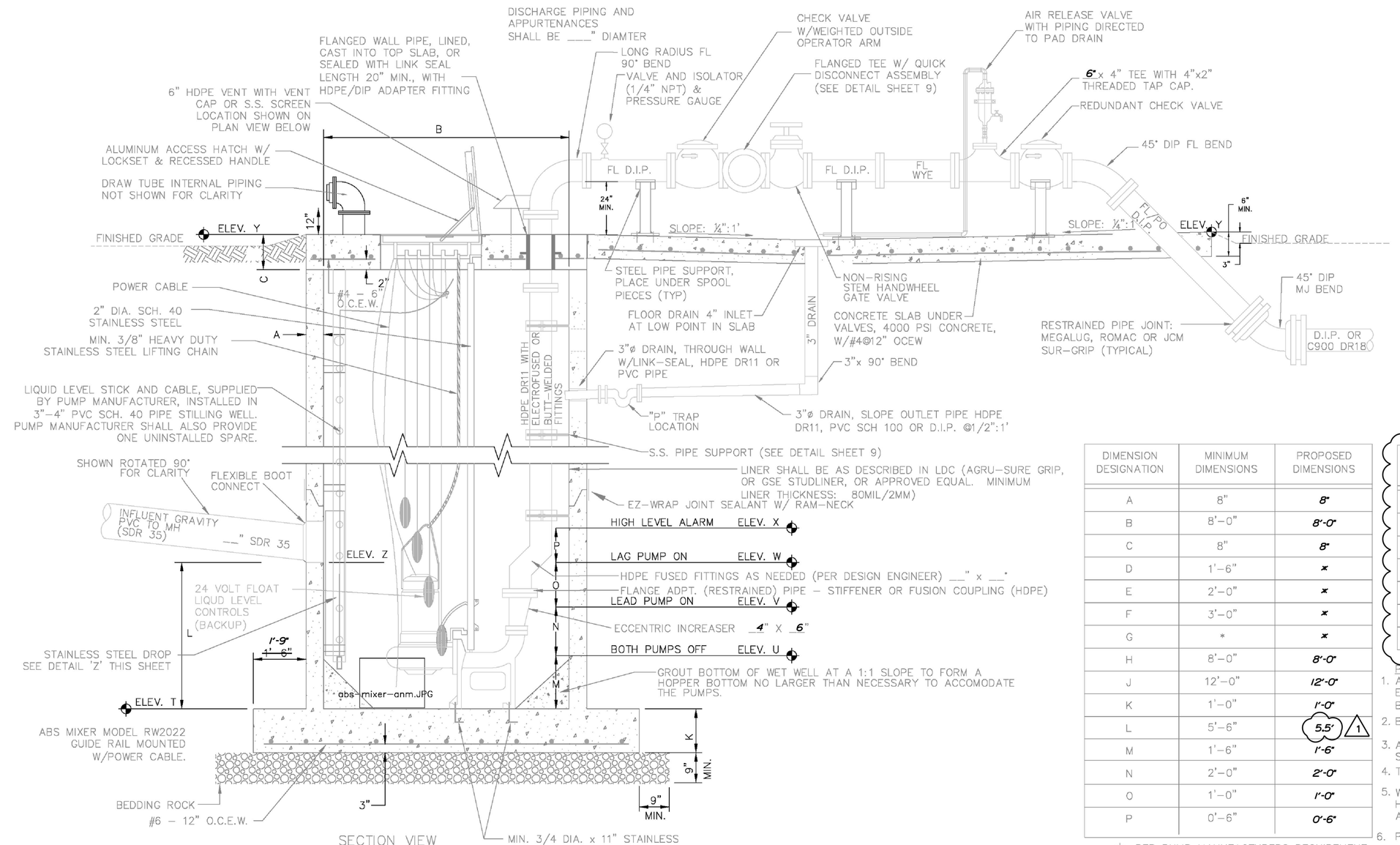
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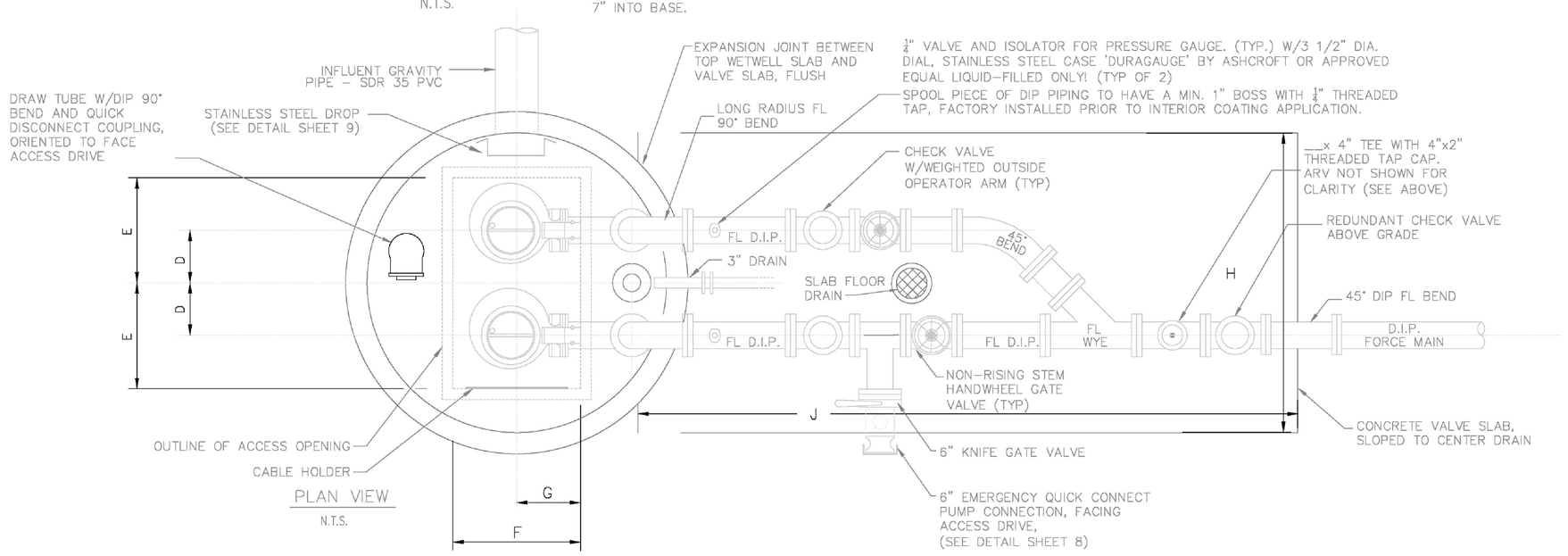
Contractor's Name _____
Engineer _____
Not valid without the signature and the original seal of a Florida Registered Engineer

Nicole Petersen Stalder
Florida Reg. Number
64720

DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	1"=10'
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1 NW-liftstation
SHEET	31 OF 44

SDP 14-0129 PS 14-00001





DIMENSION DESIGNATION	MINIMUM DIMENSIONS	PROPOSED DIMENSIONS
A	8"	8"
B	8'-0"	8'-0"
C	8"	8"
D	1'-6"	*
E	2'-0"	*
F	3'-0"	*
G	*	*
H	8'-0"	8'-0"
J	12'-0"	12'-0"
K	1'-0"	1'-0"
L	5'-6"	5.5' 1
M	1'-6"	1'-6"
N	2'-0"	2'-0"
O	1'-0"	1'-0"
P	0'-6"	0'-6"

* PER PUMP MANUFACTURERS REQUIREMENT

1

ELEVATION DESIGNATION	MINIMUM ELEVATIONS	PROPOSED ELEVATIONS
T	——	49.90
U	——	51.40
V	——	53.40
W	——	54.40
X	——	54.90
Y	100 YEAR FLOOD	72.15
Z	——	55.40

PUMP STATION NOTES:

1. ALL EXPOSED METAL AND ABOVE GROUND PIPING SHALL BE PAINTED WITH 2 COATS OF EXTERIOR RUST INHIBITOR PRIMER AND 2 COATS OF BEHR PREMIUM PLUS ULTRA DEEP BASE #9853. (COLOR FOREST GREEN)
2. BASE AND FIRST RISER UNIT TO BE CAST MONOLITHIC.
3. ALL LOCATIONS WHERE PIPES ENTER OR LEAVE THE WET WELL SHALL BE MADE WATERTIGHT WITH LINK-SEAL OR WALL FLEXIBLE BOOT CONNECTION.
4. THERE SHALL BE NO VALVES OR ELECTRICAL JUNCTION BOXES IN WET WELL.
5. WET WELL COVER SHALL BE ALUMINUM WITH AISI 317L STAINLESS STEEL HARDWARE AND LOCK BRACKET. SIZE AS REQUIRED BY PUMP MANUFACTURER AND APPROVED BY THE CITY.
6. PUMPS SHALL BE:

MANUFACTURER: ABS ; MODEL: XFP100GCBI ;
IMPELLER: OPEN ; DIAMETER: 11 IN ;
MM, SPEED: 1760 RPM; DISCHARGE SIZE: 4 IN.; VOLTAGE: 230VAC < 20HP / 480VAC > 20HP
HZ.: 60 ; PHASE: 3 ; H.P.: 33.5 ;
MIN. SOLID SIZE: 3 IN.; CURVE: XFP100GCBI60HZ .

W/SPARE PARTS AS FOLLOWS FOR EACH PUMP SUPPLIED DELIVERED TO THE CITY PRIOR TO STARTING:

1 - UPPER BEARING
1 - LOWER BEARING
1 - SET OF UPPER AND LOWER SHAFT SEALS
1 - SET OF "O"-RINGS OR GASKETS REQUIRED FOR REPLACEMENT OF BEARINGS AND SEALS
1 - SET OF IMPELLER WEAR RINGS
1 - SHAFT SLEEVE (IF APPLICABLE)
1 - CABLE CAP
1 - IMPELLER
1 - LIQUID LEVEL STICK AND CABLE

7. OPERATING CONDITIONS SHALL BE 197 GPM AT 130 FEET TDH.
8. ALL HARDWARE IN WET WELL AND VALVE BOX TO BE AISI 317L STAINLESS STEEL.
9. CONTRACTOR SHALL INSTALL 1" WATER SERVICE LINE with an approved REDUCED PRESSURE BACKFLOW PREVENTER (SEE LAYOUT ON SHEET 5 for details). METER BOX ASSEMBLY PROVIDED BY THE CITY.
10. PUMP MANUFACTURER TO BE ABS OPEN IMPELLER.
11. PIPING MATERIAL ABOVE GRADE SHALL BE D.I.P. WITH FACTORY FLANGED FITTINGS. D.I.P. EXTERIOR FACTORY COATING - BITUMINOUS COATING AS SPECIFIED PER: ANSI A21.51. D.I.P. INTERIOR FACTORY COATING - PROTECTO 401, PERMITE, POLYBOND 40 MILS THICK.
12. ALL JOINTS BETWEEN STRUCTURE SECTIONS OF PRECAST MANHOLES AND WET WELLS (LIFT STATIONS) MUST BE WRAPPED WITH EZ-WRAP EXTERIOR WALL JOINT SEALANT
13. PUMPS SHALL BE INSTALLED WITH DUAL RAIL SYSTEMS.
14. ALL PIPING MATERIAL INSIDE WET-WELL SHALL BE: HDPE DR11 PIPE WITH ELECTROFUSED FITTINGS OR BUTT-WELDED CONNECTIONS.

PUBLIC SERVICES DEPARTMENT
1300 NINTH STREET
ST. CLOUD, FL 34769
(407) 957-7344

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REV. NO.: 1	AP: KF 10/13	REV. NO.:	AP:	REV. NO.:	AP:	REV. NO.:	AP:	REV. NO.:	AP:
DESCRIPTION: MINOR WORDING LIQUID LEVEL STICK		DESCRIPTION:		DESCRIPTION:		DESCRIPTION:		DESCRIPTION:	

DRAWN BY: DATE: CHECKED BY: DATE:
SCALE: NONE APPROVED BY: DATE:
FILENAME: 09- Duplex Liftstaion-Piping and Wetwell
XREF'S:

DRAWING NUMBER: D-09-012012
SHEET 9 OF 16

DUPLEX LIFT STATION
WETWELL AND PIPING DETAILS

APPROVED BY
KEVIN FELBLINGER, P.E. CFM
FL REG. No. 68532
ENGINEERING MANAGER/
CITY ENGINEER
DATE

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Dewberry
BOWYER SINGLETON
OSCEOLA COUNTY FLORIDA
CITY OF ST. CLOUD
DUPLEX LIFT STATION
NORTHWEST LAKESIDE GROVES
DEWBERRY ORLANDO, FL 800 SOUTH MAGNOLIA AVENUE - ORLANDO, FLORIDA 32801 407-843-5120 - ENGINEERING BUSINESS - 8794

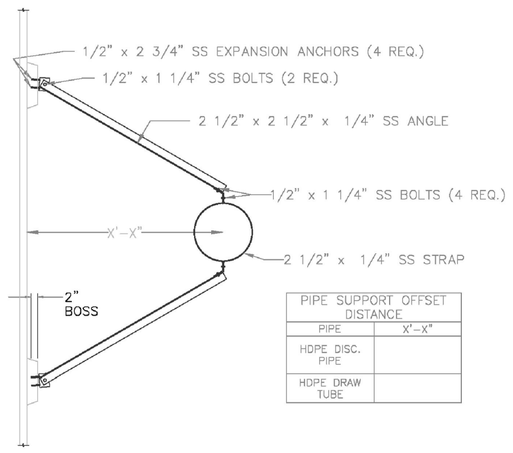
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REVISED PER COMMENTS	TFS	12-31-14

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DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	NONE
PROJECT NO.	LKGRI/FINAL/North West
FILE NAME	LKGRI NW-liftdetails01
SHEET	32 OF 44

SDP 14-0129 PS 14-00001

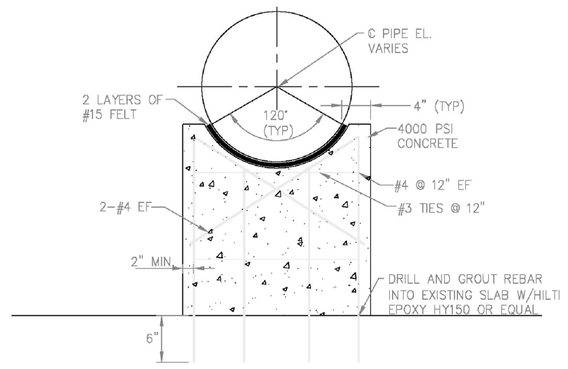
Page 780 of 1191



PIPE SUPPORT OFFSET DISTANCE	
PIPE	X'-X"
HDPE DISC. PIPE	
HDPE DRAW TUBE	

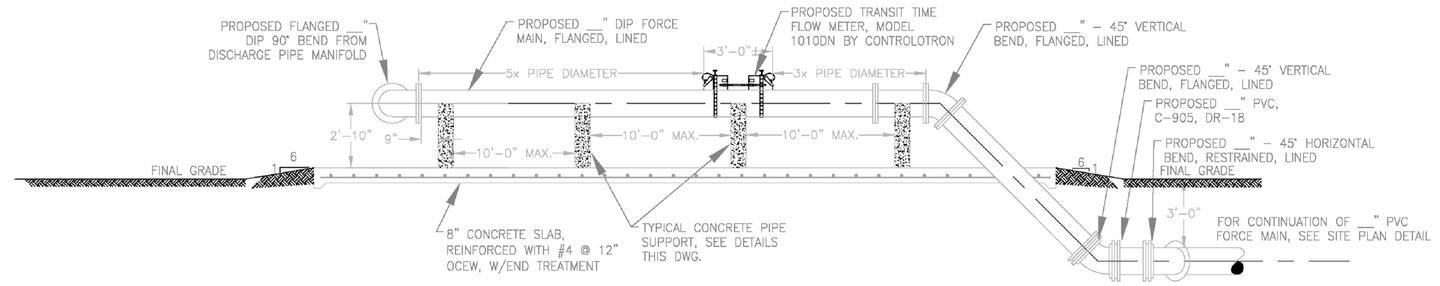
NOTE: TO BE USED ON HDPE DISCHARGE PIPES AND HDPE BYPASS DRAW TUBE

SS PIPE SUPPORT DETAIL

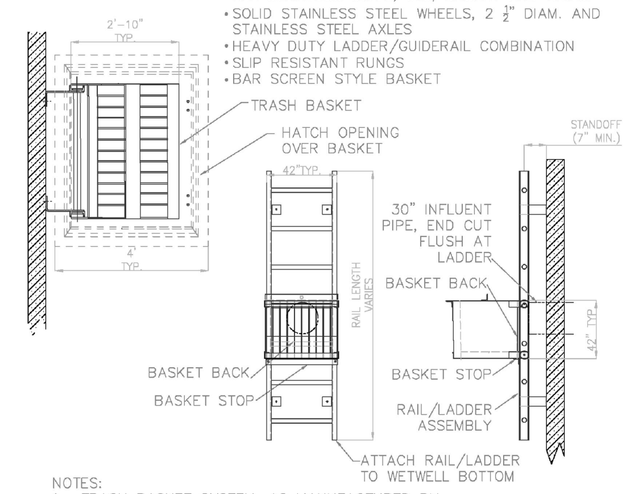


CONCRETE PIPE SUPPORT DETAILS

TO BE USED FOR PIPES LARGER THAN 12-INCH



ELEVATED FORCE MAIN WITH METER DETAILS



STANDARD FEATURES:

- ALL STAINLESS STEEL, 316, BASKET AND RAILS.
- SOLID STAINLESS STEEL WHEELS, 2 $\frac{1}{2}$" DIAM. AND STAINLESS STEEL AXLES
- HEAVY DUTY LADDER/GUIDERAIL COMBINATION
- SLIP RESISTANT RUNGS
- BAR SCREEN STYLE BASKET

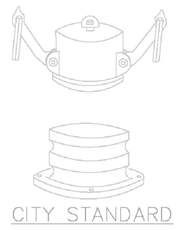
NOTES:

1. TRASH BASKET SYSTEM, AS MANUFACTURED BY HALLIDAY PRODUCTS, ORLANDO, FL, OR EQUAL, PROVIDED BY PUMP MANUFACTURER.
2. HEAVY DUTY LADDER SYSTEM SHALL HAVE 3" SS (316) CHANNEL AND 1-$\frac{3}{8}$" SLIP RESISTENT SS RUNGS, 12" O.C.
3. BASKET SCREEN, $\frac{1}{4}$"x2" FLAT BARS ON 2" CENTERS 2" MAX.
4. CONTRACTOR TO COORDINATE ALL DIMENSIONS WITH MANUFACTURER, SUBMIT TO CITY ENGINEER.

WETWELL TRASH BASKET DETAILS

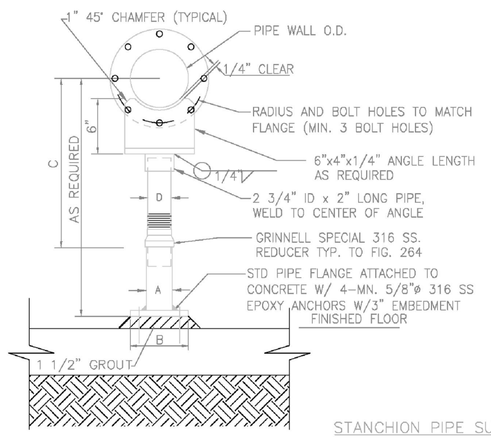
NOTES:

1. USE NECESSARY FITTINGS TO CONNECT TO DISCHARGE PIPE.
2. INSTALL AT LOCATIONS AS SHOWN ON THE PLANS.



CITY STANDARD

QUICK DISCONNECT DETAIL



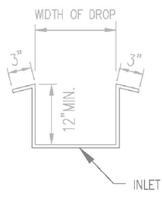
NOTES:

1. ALL HARDWARE, FLANGE, ANGLE, PIPES AND COUPLING SHALL BE 316 SS.
2. PROVIDE NEOPRENE WAFFLE ISOLATION PAD, KORFUND LORPAD 40 UNDER SUPPORT FOOT WHEN PIPING IS ISOLATED OR SUPPORT IS ADJACENT TO MECHANICAL EQUIPMENT.
3. FOR BASE, HEIGHT AND FLANGE DIMENSIONS, SEE TABLE BELOW. ALL DIMENSIONS IN INCHES.

PIPE SIZE	A	B	C MIN.	C MAX.	D
2 1/2	2 1/2	9	8	13	1 1/2
3	2 1/2	9	8 1/4	13 1/4	1 1/2
3 1/2	2 1/2	9	8 1/2	13 1/2	1 1/2
4	3	9	9 1/4	14	2 1/2
5	3	9	10	14 3/4	2 1/2
6	3	9	10 1/2	15 1/4	2 1/2
8	3	9	11 3/4	16 1/2	2 1/2
10	3	9	13 1/2	18 1/4	2 1/2
12	3	9	15	19 3/4	2 1/2

STANCHION PIPE SUPPORT DETAILS

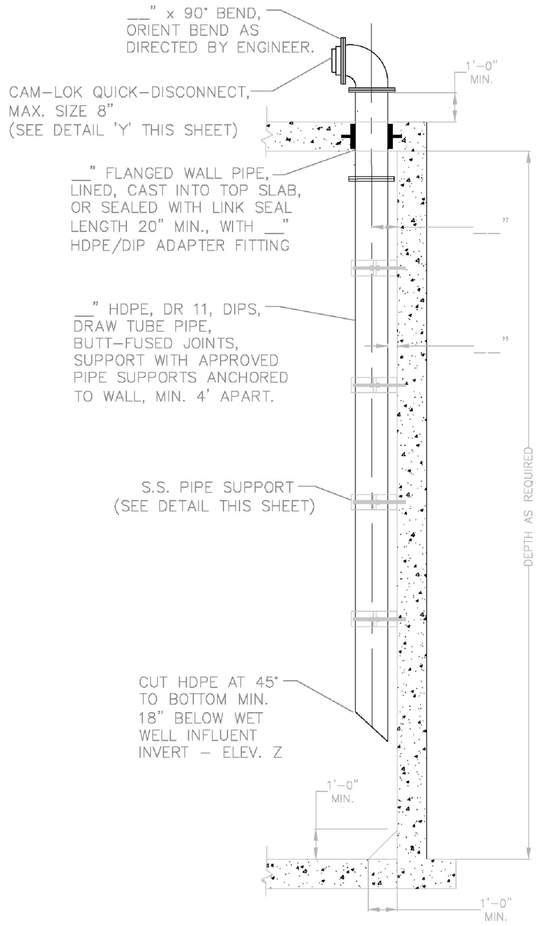
TO BE USED FOR PIPES 12-INCH AND SMALER



DROP NOTES:

1. DROP SHALL BE CONSTRUCTED OF 11 GAUGE 304 STAINLESS STEEL, AND BE CENTERED HORIZONTALLY ON INFLUENT PIPE.
2. HEIGHT OF DROP SHALL FROM 8" ABOVE TOP OF INFLUENT PIPE AND EXTEND DOWN TO "PUMPS OFF" ELEVATION.
3. WIDTH OF DROP SHALL BE 4" GREATER THAN THE DIAMETER OF THE INFLUENT PIPE.
4. AMOUNT OF CLEAR SPACE FROM INTERIOR WALL OF WET WELL TO INSIDE OF STAINLESS STEEL DROP SHALL BE 12" MINIMUM.
5. WEDGE ANCHORS SHALL BE A MINIMUM OF 1/2" DIAMETER 304 SS AND SHALL BE CENTERED IN FLANGES WITH A MAXIMUM OF 12" VERTICAL SPACING BETWEEN ANCHORS.

INLET DROP DETAILS



DRAW TUBE DETAIL

PUBLIC SERVICES DEPARTMENT
1300 NINTH STREET
ST. CLOUD, FL 34769
(407) 957-7344

ALL SURVEY DATA SHOWING PHYSICAL FEATURES WERE OBTAINED BY THE ENGINEER INCIDENTAL TO DESIGN AND NO LAND SURVEYING CERTIFICATION SHOULD BE IMPLIED

NOTES: ALL REFERENCES TO "EQUAL" OR "APPROVED EQUAL" PROVIDE AN OPPORTUNITY TO SUBSTITUTE MATERIALS. ALL PROPOSED SUBSTITUTIONS SHALL BE REVIEWED AND APPROVED BY THE CITY OF ST. CLOUD CITY MANAGER OR DESIGNEE BY SUBMITTING MANUFACTURER'S SPECIFICATIONS AND PRODUCT DATA SHEETS PRIOR TO CONSTRUCTION.

THIS DOCUMENT WILL BE CONSIDERED A COPY ONLY, UNLESS EMBOSSED BY A REGISTERED ENGINEERS SEAL

REVISIONS

DR:	CK:	DR:	CK:	DR:	CK:	DR:	CK:	DR:	CK:	DR:	CK:
REV. NO.:	AP:	REV. NO.:	AP:	REV. NO.:	AP:	REV. NO.:	AP:	REV. NO.:	AP:	REV. NO.:	AP:
DESCRIPTION:		DESCRIPTION:		DESCRIPTION:		DESCRIPTION:		DESCRIPTION:			

DRAWN BY: DATE: CHECKED BY: DATE:
SCALE: NONE APPROVED BY: DATE:
FILENAME: 10-Duplex Liftstation- Master
XREF'S:

DRAWING NUMBER: D-10-012012
SHEET 10 OF 16

DUPLEX AND MASTER LIFT STATION
TYPICAL DETAILS

APPROVED BY
KEVIN FELBLINGER, P.E. CFM
FL REG. No. 66532
ENGINEERING MANAGER/
CITY ENGINEER
DATE

CONTRACTOR "AS-BUILTS"
I hereby state that these "As-Builts" were furnished to the city of St. Cloud by the contractor or his employee under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually installed and based upon periodic visits to the site observations of the construction.
Contractor's Name _____
Engineer _____
Not valid without the signature and the original seal of a Florida Registered Engineer.

REVISIONS

DATE	BY	DESCRIPTION

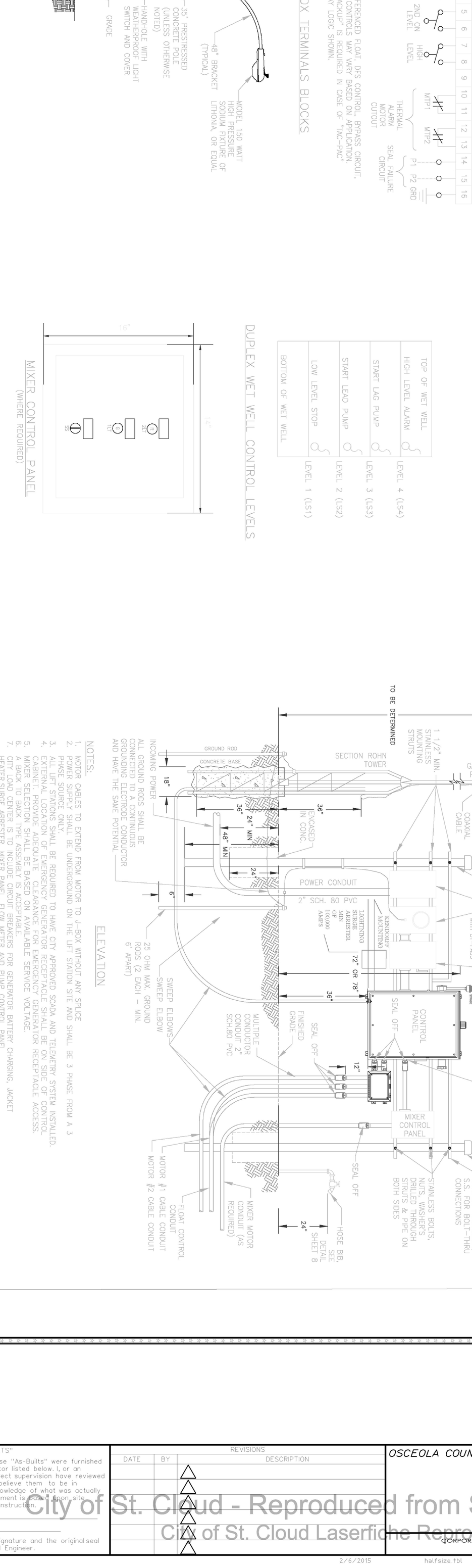
DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	NONE
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1 NW-liftdetails02
SHEET	33 OF 44

SDP 14-0129 PS 14-00001

Dewberry
BOWYER SINGLETON
FLORIDA
OSCEOLA COUNTY
CITY OF ST. CLOUD
DUPLEX & MASTER LIFT STATION
NORTHWEST LAKESIDE GROVES
DEWBERRY ENGINEERS INC. 800 SOUTH MAGNOLIA AVENUE, ORLANDO, FLORIDA 32801
407-843-5120 - ENGINEERING BUSINESS - 8794

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PUBLIC SERVICES DEPARTMENT
ENGINEERING DIVISION
1300 9TH STREET
ST. CLOUD, FL 34769
(407) 957-7344

ALL SURVEY DATA SHOWING PHYSICAL FEATURES WERE OBTAINED BY THE ENGINEER INCIDENTAL TO DESIGN AND NO LAND SURVEYING CERTIFICATION SHOULD BE IMPLIED

REVISIONS

	DR:	CK:	DR:	CK:	DR:	CK:
DESCRIPTION:	REV. NO.:	AP:	REV. NO.:	AP:	REV. NO.:	AP:
ELECTRICAL ITEMS	1	KF	10/13			
	10/13	KF	10/13			

NOTES: ALL REFERENCES TO EQUAL OR APPROVED EQUAL PROVIDE AN OPPORTUNITY TO SUBSTITUTE MATERIALS. ALL PROPOSED SUBSTITUTIONS SHALL BE REVIEWED AND APPROVED BY THE CITY OF ST. CLOUD CITY MANAGER OR DESIGNEE BY SUBMITTING MANUFACTURER'S SPECIFICATIONS AND PRODUCT DATA SHEETS PRIOR TO CONSTRUCTION.

	DR:	CK:	DR:	CK:	DR:	CK:
DESCRIPTION:	REV. NO.:	AP:	REV. NO.:	AP:	REV. NO.:	AP:

DRAWING NUMBER: D-11-012012
SHEET 11 OF 16

DRAWN BY: | DATE: | CHECKED BY: | DATE:
SCALE: NONE | APPROVED BY: | DATE:
FILENAME: 11- Liftstation- Site Electrical
XREF'S:

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DUPLEX LIFT STATION
ELECTRICAL DETAILS

APPROVED BY
KEVIN FELBLINGER, P.E. CFM
FL REG. No. 68632
ENGINEERING MANAGER/
CITY ENGINEER
DATE _____

SDP 14-0129 PS 14-00001
SHEET 34 OF 44
FILE NAME LKGR1 NW-liftdetails03
PROJECT NO. LKGR1/FINAL/North West
SCALE NONE
CHECKED NPS
DESIGNED TFS
DATE SEPTEMBER 2014

CONTRACTOR "AS-BUILTS"
I hereby state that these "As-Builts" were furnished to me by the contractor listed below. I, or an employee under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed. This statement is based upon site observations of the construction.
Contractor's Name _____
Engineer _____
Not valid without the signature and the original seal of a Florida Registered Engineer.

REVISIONS

DATE	BY	DESCRIPTION
		1
		2
		3
		4
		5
		6
		7

OSCEOLA COUNTY FLORIDA
CITY OF ST. CLOUD
DUPLEX LIFT STATION
ELECTRICAL DETAILS
NORTHWEST LAKESIDE GROVES
CORPORATE OFFICE - 520 SOUTH MAGNOLIA AVENUE - ORLANDO, FLORIDA 32801
407-843-5120 - ENGINEERING BUSINESS - 8794

Dewberry
BOWYER SINGLETON

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CONTRACTOR "AS-BUILTS"
I hereby state that these "As-Builts" were furnished to me by the contractor responsible for the construction. I, or employee under my direct supervision have reviewed these "As-Builts" and believe them to be in accordance with the plans of the utility construction. This statement is based on periodic observations of the construction.
Contractor's Name _____
Engineer _____
Not valid without the signature and the original seal of a Florida Registered Engineer.

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OSCEOLA COUNTY FLORIDA

CITY OF ST. CLOUD
DUPLEX LIFT STATION
460V
NORTHWEST LAKESIDE GROVES

REVISIONS	DATE	BY
DESCRIPTION		

Dewberry
BOWYER SINGLETON
DEWBERRY ENGINEERS INC. 2301 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801
407-843-5120 - ENGINEERING BUSINESS - #7794

DATE	BY	DESCRIPTION
SEPTEMBER 2014	TFS	
DESIGNED		
NONE		
SCALE		
LX:\GRT\FINAL\Nort-th West		
PROJECT NO.		
LX:\GRT\NW-1#1\dgn\dgn04		
FILE NAME		
35 OF 44		
SHEET		

THIS DOCUMENT WILL BE CONSIDERED A COPY ONLY. UNLESS EMBOSSED BY A REGISTERED ENGINEER SEAL

APPROVED BY
KEVIN FELLENZER, P.E. CFM
ENGINEERING MANAGER/
CITY ENGINEER
DATE

DUPLEX LIFT STATION 460V - 20HP or GREATER
CONTROL PANEL SCHEMATICS AND DETAILS

Celebrating Small Town Life

DRAWING NUMBER: D-14-01201 SHEET 14 OF 16

14- Duplex Liftstation- Control Panel- 460V-20HP or Greater

	DRAWN BY:	DATE:	CHECKED BY:	APPROVED BY:	DATE:
SCALE: NONE					

FILENAME:

XREF'S:

REVISIONS	DESCRIPTION:	DESCRIPTION:	DESCRIPTION:	DESCRIPTION:	DESCRIPTION:	DESCRIPTION:
REV. NO. / AP:	REV. NO. / AP:	REV. NO. / AP:	REV. NO. / AP:	REV. NO. / AP:	REV. NO. / AP:	REV. NO. / AP:
DR: / CK:	DR: / CK:	DR: / CK:	DR: / CK:	DR: / CK:	DR: / CK:	DR: / CK:

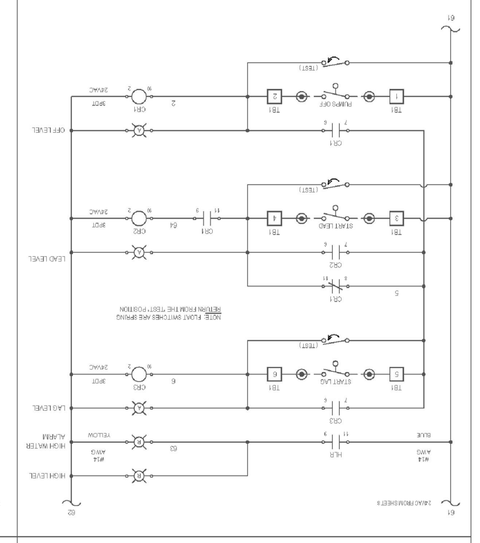
NAME, ADDRESS, TELEPHONE NUMBER OF ENGINEER OF RECORD
CITY OF ST. CLOUD
1300 9TH STREET
ST. CLOUD, FL 34769
(407) 957-7344

ALL SURVEY DATA SHOWN HEREON, FEATURES WERE OBTAINED BY THE ENGINEER OR UNDER HIS DIRECTION

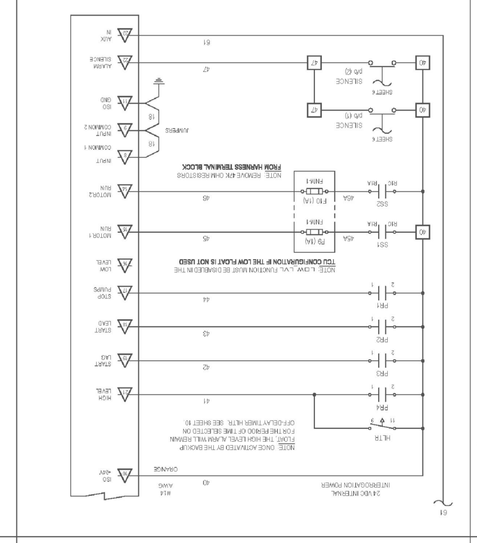
NOTE: ALL REFERENCES TO 'EQUAL' OR 'APPROVED EQUAL' SHALL BE REVIEWED AND APPROVED BY THE CITY OF ST. CLOUD CITY MANAGER OR DESIGNEE BY SUBMITTING MANUFACTURERS SPECIFICATIONS AND PRODUCT DATA SHEETS PRIOR TO CONSTRUCTION.

NOTE: ALL EQUIPMENT AND MATERIALS SHALL BE NEW AND UNUSED, PROPOSED SUBSTITUTIONS SHALL BE REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO BIDDING. ALL EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS OTHERWISE NOTED.

24 VAC FLOAT CIRCUITS DETAIL



DFS 24 VDC INPUTS DETAIL



CONTROL PANEL BILL of MATERIAL

PART No.	DESCRIPTION	MFR.	QTY
22	42QE	2 POS TOGGLE SW, 15A, 125/250VAC/VDC	GRAINGER	1
23	CP-CPSLA	DPSLA2+ UPS,1KVA/700W,2U,RACK/TWR,LCD,SNMP,USB,SER	HUBBELL	1
24	PV-6100	SURGE PROTECTIVE DEVICE, 120/240V, 1PH, 3W	ERICO/CPS	1
25	1492-SJ3C100	DIN RAIL MOUNTING, 3 POLE, 100A	ALLEN-BRADLEY	1
26	1492-SJ3C60	DIN RAIL MOUNTING, 3 POLE, 60A	ALLEN-BRADLEY	1
27	700-HC32Z24	CONTROL RELAY, 3PDT, 10A, 24VDC	ALLEN-BRADLEY	7
28	700-HC32A24	CONTROL RELAY, 3PDT, 10A, 24VAC	ALLEN-BRADLEY	7
29	700-HC32W24	CONTROL RELAY, 3PDT, 10A, 24VDC	SQUARE D	1
30	9001 KOP27GS	OPERATOR, PUSH BUTTON, 22MM, FLUSH, GUARDED, BLACK	SQUARE D	1
31	9001 KOP27GS	OPERATOR, PUSH BUTTON, 22MM, FLUSH, GUARDED, GREEN	SQUARE D	1
32	9001 KOP27GS	OPERATOR, PUSH BUTTON, 22MM, FLUSH, GUARDED, RED	SQUARE D	1
33	9001 KOP27GS	OPERATOR, PUSH BUTTON, 22MM, FLUSH, GUARDED, YELLOW	SQUARE D	1
34	9001 KN2	CONTACT BLOCK, 1NO, 1NC	SQUARE D	4
35	9001 KN2LED24	CONTACT BLOCK, 1NO, 1NC, LED, 24V	SQUARE D	1
36	9001 KN2LED120	CONTACT BLOCK, 1NO, 1NC, LED, 120V	SQUARE D	1
37	9001 KN2LED230	CONTACT BLOCK, 1NO, 1NC, LED, 230V	SQUARE D	1
38	9001 KN2LED24	CONTACT BLOCK, 1NO, 1NC, LED, 24V	SQUARE D	1
39	9001 KN2LED120	CONTACT BLOCK, 1NO, 1NC, LED, 120V	SQUARE D	1
40	9001 KN2LED230	CONTACT BLOCK, 1NO, 1NC, LED, 230V	SQUARE D	1
41	9001 KN2LED24	CONTACT BLOCK, 1NO, 1NC, LED, 24V	SQUARE D	1
42	9001 KN2LED120	CONTACT BLOCK, 1NO, 1NC, LED, 120V	SQUARE D	1
43	9001 KN2LED230	CONTACT BLOCK, 1NO, 1NC, LED, 230V	SQUARE D	1
44	9001 KN2LED24	CONTACT BLOCK, 1NO, 1NC, LED, 24V	SQUARE D	1
45	9001 KN2LED120	CONTACT BLOCK, 1NO, 1NC, LED, 120V	SQUARE D	1
46	9001 KN2LED230	CONTACT BLOCK, 1NO, 1NC, LED, 230V	SQUARE D	1
47	9001 KN2LED24	CONTACT BLOCK, 1NO, 1NC, LED, 24V	SQUARE D	1
48	9001 KN2LED120	CONTACT BLOCK, 1NO, 1NC, LED, 120V	SQUARE D	1
49	9001 KN2LED230	CONTACT BLOCK, 1NO, 1NC, LED, 230V	SQUARE D	1
50	9001 KN2LED24	CONTACT BLOCK, 1NO, 1NC, LED, 24V	SQUARE D	1
51	9001 KN2LED120	CONTACT BLOCK, 1NO, 1NC, LED, 120V	SQUARE D	1
52	9001 KN2LED230	CONTACT BLOCK, 1NO, 1NC, LED, 230V	SQUARE D	1
53	9001 KN2LED24	CONTACT BLOCK, 1NO, 1NC, LED, 24V	SQUARE D	1
54	9001 KN2LED120	CONTACT BLOCK, 1NO, 1NC, LED, 120V	SQUARE D	1
55	9001 KN2LED230	CONTACT BLOCK, 1NO, 1NC, LED, 230V	SQUARE D	1
56	9001 KN2LED24	CONTACT BLOCK, 1NO, 1NC, LED, 24V	SQUARE D	1
57	9001 KN2LED120	CONTACT BLOCK, 1NO, 1NC, LED, 120V	SQUARE D	1
58	9001 KN2LED230	CONTACT BLOCK, 1NO, 1NC, LED, 230V	SQUARE D	1
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60	9001 KN2LED120	CONTACT BLOCK, 1NO, 1NC, LED, 120V	SQUARE D	1
61	9001 KN2LED230	CONTACT BLOCK, 1NO, 1NC, LED, 230V	SQUARE D	1
62	9001 KN2LED24	CONTACT BLOCK, 1NO, 1NC, LED, 24V	SQUARE D	1
63	9001 KN2LED120	CONTACT BLOCK, 1NO, 1NC, LED, 120V	SQUARE D	1
64	9001 KN2LED230	CONTACT BLOCK, 1NO, 1NC, LED, 230V	SQUARE D	1
65	9001 KN2LED24	CONTACT BLOCK, 1NO, 1NC, LED, 24V	SQUARE D	1
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67	9001 KN2LED230	CONTACT BLOCK, 1NO, 1NC, LED, 230V	SQUARE D	1
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71	9001 KN2LED24	CONTACT BLOCK, 1NO, 1NC, LED, 24V	SQUARE D	1
72	9001 KN2LED120	CONTACT BLOCK, 1NO, 1NC, LED, 120V	SQUARE D	1
73	9001 KN2LED230	CONTACT BLOCK, 1NO, 1NC, LED, 230V	SQUARE D	1
74	9001 KN2LED24	CONTACT BLOCK, 1NO, 1NC, LED, 24V	SQUARE D	1
75	9001 KN2LED120	CONTACT BLOCK, 1NO, 1NC, LED, 120V	SQUARE D	1
76	9001 KN2LED230	CONTACT BLOCK, 1NO, 1NC, LED, 230V	SQUARE D	1
77	9001 KN2LED24	CONTACT BLOCK, 1NO, 1NC, LED, 24V	SQUARE D	1
78	9001 KN2LED120	CONTACT BLOCK, 1NO, 1NC, LED, 120V	SQUARE D	1
79	9001 KN2LED230	CONTACT BLOCK, 1NO, 1NC, LED, 230V	SQUARE D	1
80	9001 KN2LED24	CONTACT BLOCK, 1NO, 1NC, LED, 24V	SQUARE D	1
81	9001 KN2LED120	CONTACT BLOCK, 1NO, 1NC, LED, 120V	SQUARE D	1
82	9001 KN2LED230	CONTACT BLOCK, 1NO, 1NC, LED, 230V	SQUARE D	1
83	9001 KN2LED24	CONTACT BLOCK, 1NO, 1NC, LED, 24V	SQUARE D	1
84	9001 KN2LED120	CONTACT BLOCK, 1NO, 1NC, LED, 120V	SQUARE D	1
85	9001 KN2LED230	CONTACT BLOCK, 1NO, 1NC, LED, 230V	SQUARE D	1
86	9001 KN2LED24	CONTACT BLOCK, 1NO, 1NC, LED, 24V	SQUARE D	1
87	9001 KN2LED120	CONTACT BLOCK, 1NO, 1NC, LED, 120V	SQUARE D	1
88	9001 KN2LED230	CONTACT BLOCK, 1NO, 1NC, LED, 230V	SQUARE D	1
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90	9001 KN2LED120	CONTACT BLOCK, 1NO, 1NC, LED, 120V	SQUARE D	1
91	9001 KN2LED230	CONTACT BLOCK, 1NO, 1NC, LED, 230V	SQUARE D	1
92	9001 KN2LED24	CONTACT BLOCK, 1NO, 1NC, LED, 24V	SQUARE D	1
93	9001 KN2LED120	CONTACT BLOCK, 1NO, 1NC, LED, 120V	SQUARE D	1
94	9001 KN2LED230	CONTACT BLOCK, 1NO, 1NC, LED, 230V	SQUARE D	1
95	9001 KN2LED24	CONTACT BLOCK, 1NO, 1NC, LED, 24V	SQUARE D	1
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97	9001 KN2LED230	CONTACT BLOCK, 1NO, 1NC, LED, 230V	SQUARE D	1
98	9001 KN2LED24	CONTACT BLOCK, 1NO, 1NC, LED, 24V	SQUARE D	1
99	9001 KN2LED120	CONTACT BLOCK, 1NO, 1NC, LED, 120V	SQUARE D	1
100	9001 KN2LED230	CONTACT BLOCK, 1NO, 1NC, LED, 230V	SQUARE D	1

SOFT STARTER CONTROL DETAIL



LEVEL PROBE RELAYS DETAIL

DFS ALARM CIRCUITS DETAIL

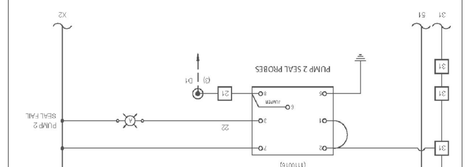
SHIP LOOSE PARTS

98	LP-TFS-10-XD	SUBMERSIBLE CONDUCTIVITY PROBE, 100' CORD, SMALL	HPE	1
97	TC0005-1	TELEMETRY PUMP CONTROL UNIT	DTS	1
96	1492-SJ3C30	MOTOR CIRCUIT PROTECTOR, 3 POLE, 30A	ALLEN-BRADLEY	1
95	1492-SJ3C20	MOTOR CIRCUIT PROTECTOR, 3 POLE, 20A	ALLEN-BRADLEY	1
94	1492-SJ3C15	MOTOR CIRCUIT PROTECTOR, 3 POLE, 15A	ALLEN-BRADLEY	1
93	1492-SJ3C10	MOTOR CIRCUIT PROTECTOR, 3 POLE, 10A	ALLEN-BRADLEY	1
92	1492-SJ3C6	MOTOR CIRCUIT PROTECTOR, 3 POLE, 6A	ALLEN-BRADLEY	1
91	1492-SJ3C3	MOTOR CIRCUIT PROTECTOR, 3 POLE, 3A	ALLEN-BRADLEY	1
90	1492-SJ3C1	MOTOR CIRCUIT PROTECTOR, 3 POLE, 1A	ALLEN-BRADLEY	1
89	1492-SJ3C0.5	MOTOR CIRCUIT PROTECTOR, 3 POLE, 0.5A	ALLEN-BRADLEY	1
88	1492-SJ3C0.3	MOTOR CIRCUIT PROTECTOR, 3 POLE, 0.3A	ALLEN-BRADLEY	1
87	1492-SJ3C0.1	MOTOR CIRCUIT PROTECTOR, 3 POLE, 0.1A	ALLEN-BRADLEY	1
86	1492-SJ3C0.06	MOTOR CIRCUIT PROTECTOR, 3 POLE, 0.06A	ALLEN-BRADLEY	1
85	1492-SJ3C0.03	MOTOR CIRCUIT PROTECTOR, 3 POLE, 0.03A	ALLEN-BRADLEY	1
84	1492-SJ3C0.01	MOTOR CIRCUIT PROTECTOR, 3 POLE, 0.01A	ALLEN-BRADLEY	1
83	1492-SJ3C0.006	MOTOR CIRCUIT PROTECTOR, 3 POLE, 0.006A	ALLEN-BRADLEY	1
82	1492-SJ3C0.003	MOTOR CIRCUIT PROTECTOR, 3 POLE, 0.003A	ALLEN-BRADLEY	1
81	1492-SJ3C0.001	MOTOR CIRCUIT PROTECTOR, 3 POLE, 0.001A	ALLEN-BRADLEY	1
80	1492-SJ3C0.0006	MOTOR CIRCUIT PROTECTOR, 3 POLE, 0.0006A	ALLEN-BRADLEY	1
79	1492-SJ3C0.0003	MOTOR CIRCUIT PROTECTOR, 3 POLE, 0.0003A	ALLEN-BRADLEY	1
78	1492-SJ3C0.0001	MOTOR CIRCUIT PROTECTOR, 3 POLE, 0.0001A	ALLEN-BRADLEY	1
77	1492-SJ3C0.00006	MOTOR CIRCUIT PROTECTOR, 3 POLE, 0.00006A	ALLEN-BRADLEY	1
76	1492-SJ3C0.00003	MOTOR CIRCUIT PROTECTOR, 3 POLE, 0.00003A	ALLEN-BRADLEY	1
75	1492-SJ3C0.00001	MOTOR CIRCUIT PROTECTOR, 3 POLE, 0.00001A	ALLEN-BRADLEY	1
74	1492-SJ3C0.000006	MOTOR CIRCUIT PROTECTOR, 3 POLE, 0.000006A	ALLEN-BRADLEY	1
73	1492-SJ3C0.000003	MOTOR CIRCUIT PROTECTOR, 3 POLE, 0.000003A	ALLEN-BRADLEY	1
72	1492-SJ3C0.000001	MOTOR CIRCUIT PROTECTOR, 3 POLE, 0.000001A	ALLEN-BRADLEY	1
71	1492-SJ3C0.0000006	MOTOR CIRCUIT PROTECTOR, 3 POLE, 0.0000006A	ALLEN-BRADLEY	1
70	1492-SJ3C0.0000003	MOTOR CIRCUIT PROTECTOR, 3 POLE, 0.0000003A	ALLEN-BRADLEY	1
69	1492-SJ3C0.0000001	MOTOR CIRCUIT PROTECTOR, 3 POLE, 0.0000001A	ALLEN-BRADLEY	1
68	1492-SJ3C0.0000006	MOTOR CIRCUIT PROTECTOR, 3 POLE, 0.0000006A	ALLEN-BRADLEY	1
67	1492-SJ3C0.0000003	MOTOR CIRCUIT PROTECTOR, 3 POLE, 0.0000003A	ALLEN-BRADLEY	1
66	1492-SJ3C0.0000001	MOTOR CIRCUIT PROTECTOR, 3 POLE, 0.0000001A	ALLEN-BRADLEY	1
65	1492-SJ3C0.0000006	MOTOR CIRCUIT PROTECTOR, 3 POLE, 0.0000006A	ALLEN-BRADLEY	1

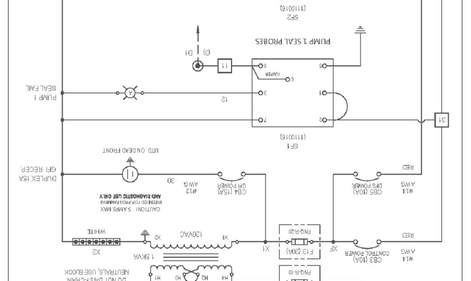
CUSTOMER SUPPLIED PARTS

64	1492-SJ3C0.0000003	MOTOR CIRCUIT PROTECTOR, 3 POLE, 0.0000003A	ALLEN-BRADLEY	1
63	1492-SJ3C0.0000001	MOTOR CIRCUIT PROTECTOR, 3 POLE, 0.0000001A	ALLEN-BRADLEY	1
62	1492-SJ3C0.0000006	MOTOR CIRCUIT PROTECTOR, 3 POLE, 0.0000006A	ALLEN-BRADLEY	1
61	1492-SJ3C0.0000003	MOTOR CIRCUIT PROTECTOR, 3 POLE, 0.0000003A	ALLEN-BRADLEY	1
60	1492-SJ3C0.0000001	MOTOR CIRCUIT PROTECTOR, 3 POLE, 0.0000001A	ALLEN-BRADLEY	1
59	1492-SJ3C0.0000006	MOTOR CIRCUIT PROTECTOR, 3 POLE, 0.0000006A	ALLEN-BRADLEY	1
58	1492-SJ3C0.0000003	MOTOR CIRCUIT PROTECTOR, 3 POLE, 0.0000003A	ALLEN-BRADLEY	1
57	1492-SJ3C0.0000001	MOTOR CIRCUIT PROTECTOR, 3 POLE, 0.0000001A	ALLEN-BRADLEY	1
56	1492-SJ3C0.0000006	MOTOR CIRCUIT PROTECTOR, 3 POLE, 0.0000006A	ALLEN-BRADLEY	1
55	1492-SJ3C0.0000003	MOTOR CIRCUIT PROTECTOR, 3 POLE, 0.0000003A	ALLEN-BRADLEY	1
54	1492-SJ3C0.0000001	MOTOR CIRCUIT PROTECTOR, 3 POLE, 0.0000001A	ALLEN-BRADLEY	1
53	1492-SJ3C0.0000006	MOTOR CIRCUIT PROTECTOR, 3 POLE, 0.0000006A	ALLEN-BRADLEY	1
52	1492-SJ3C0.0000003	MOTOR CIRCUIT PROTECTOR, 3 POLE, 0.0000003A	ALLEN-BRADLEY	1
51	1492-SJ3C0.0000001	MOTOR CIRCUIT PROTECTOR, 3 POLE, 0.0000001A	ALLEN-BRADLEY	1

TERMINAL BLOCK LAYOUT



CONTROL PANEL NOTES & TERMINATION DETAIL



TOGGLE TABLES:

CONTROL SWITCH TABLE

CONTACT	POSITION	
	HAND	OFF
1	CLOSED	
2		CLOSED

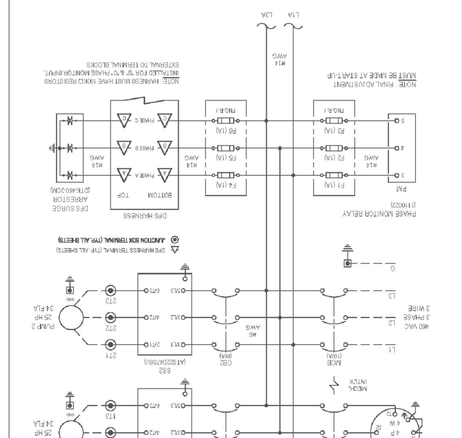
SELECTOR SWITCH TABLE

CONTACT	POSITION		
	HAND	OFF	AUTO
1	CLOSED		
2		CLOSED	
3			CLOSED

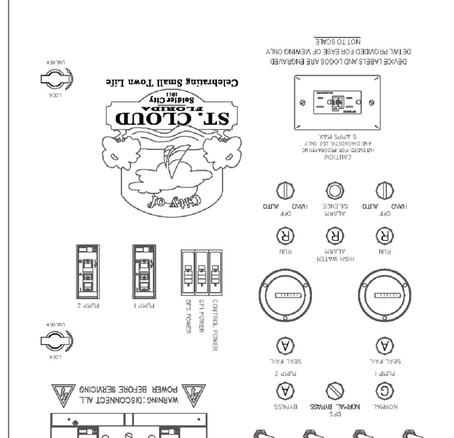
CONTROL WIRE COLOR CODE:

CONTROL VOLT	RED	24VDC OR 24VAC	ORANGE
CONTROL NEUTRAL	WHITE	24VDC OR 24VAC (2)	BROWN
SIGNAL NEUTRAL	YELLOW	120VAC (1)	BLACK

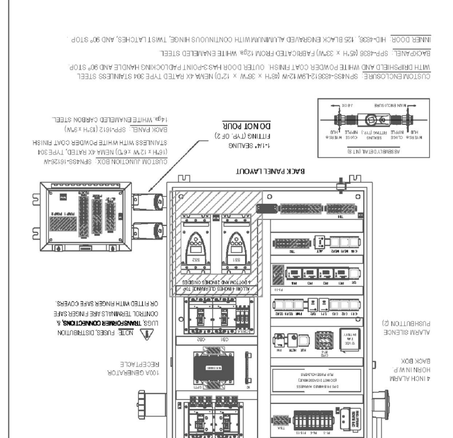
INCOMING POWER DETAIL



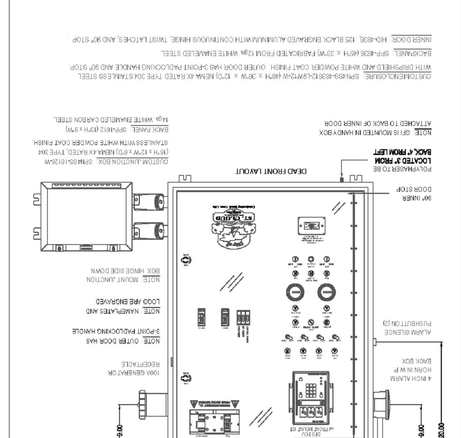
ENGRAVING DETAIL



BACK PANEL LAYOUT

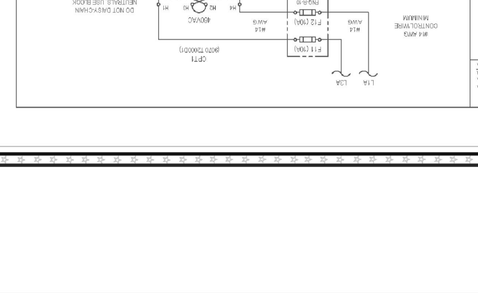


CONTROL POWER & SEAL FAIL DETAIL



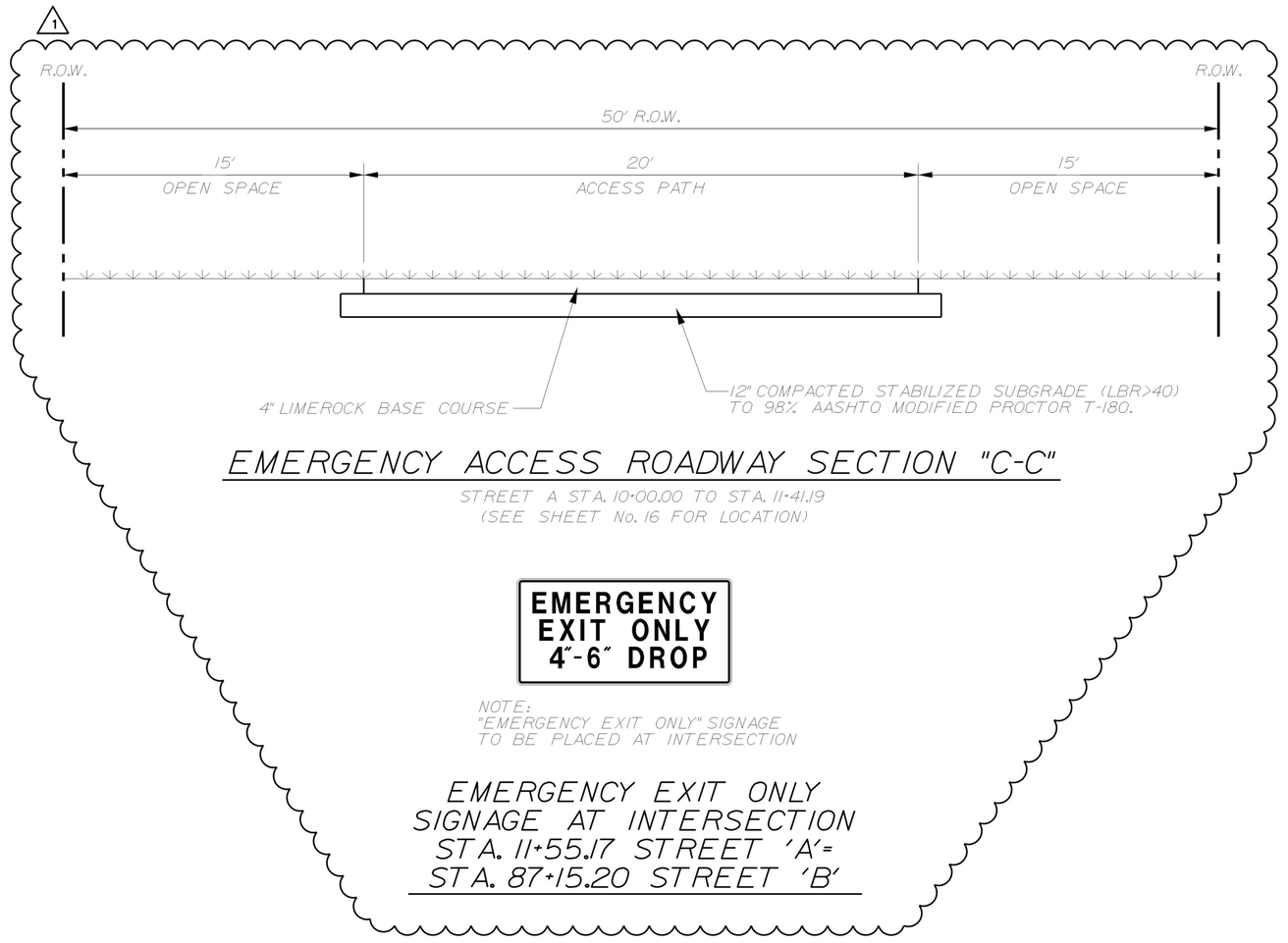
ENCLOSURE LAYOUT

H-O-A & BATTERY CIRCUITS DETAIL



NOTES:

1. OUTER BOX SIZE SHALL BE A MINIMUM OF 24"Wx36"Hx10"D OR AS APPROVED BY CITY. CONTROL PANEL SHALL BE NEMA 3R STAINLESS STEEL.
2. FOR STATIONS WITH PUMPS RATED 20HP OR GREATER. OUTER BOX SIZE SHALL BE 30"Wx42"Hx10"D MIN AND SHALL HAVE (2) LATCHES ON THE DEAD FRONT.
3. PANEL OUTSIDE DOOR SHALL HAVE TRIPLEX LOCKABLE OUTSIDE DOOR LATCH.
4. ALL COMPONENTS SHALL MEET ST. CLOUD WASTEWATER DESIGN STANDARDS OR APPROVED EQUAL AND SHALL BE PROPERLY GROUNDED IN ACCORDANCE WITH N.E.C. ARTICLE 250.
5. ALL CIRCUIT BREAKERS SHALL BE EQUIPPED WITH LOCK-OUT/TAG-OUT DEVICES
6. RUSSELL STOLL GENERATOR RECEPTACLE (NO SUBSTITUTION ACCEPTED).
7. STANDARD REFERENCE OF FLOAT, DFS CONTROL, BYPASS CIRCUIT, AND TYPICAL CONTROLS MAY VARY ACCORDING TO APPLICATION.
8. A MANUAL "BACKUP" IS REQUIRED IN CASE OF "TAC-PAC" FAILURE.
9. SPARE FUSES PER EACH SIZE SHALL BE INCLUDED.



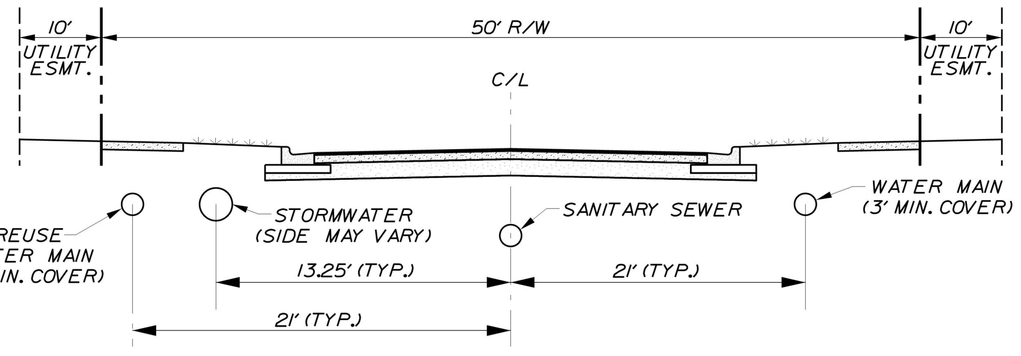
EMERGENCY ACCESS ROADWAY SECTION "C-C"

STREET A STA. 10+00.00 TO STA. 11+41.19
(SEE SHEET No. 16 FOR LOCATION)

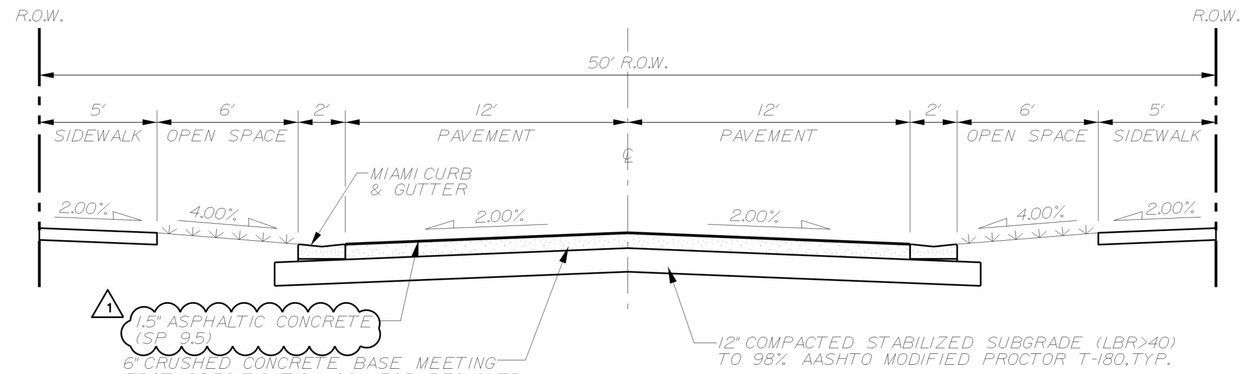
EMERGENCY EXIT ONLY 4"-6" DROP

NOTE:
"EMERGENCY EXIT ONLY" SIGNAGE TO BE PLACED AT INTERSECTION

EMERGENCY EXIT ONLY SIGNAGE AT INTERSECTION
STA. 11+55.17 STREET 'A'=
STA. 87+15.20 STREET 'B'



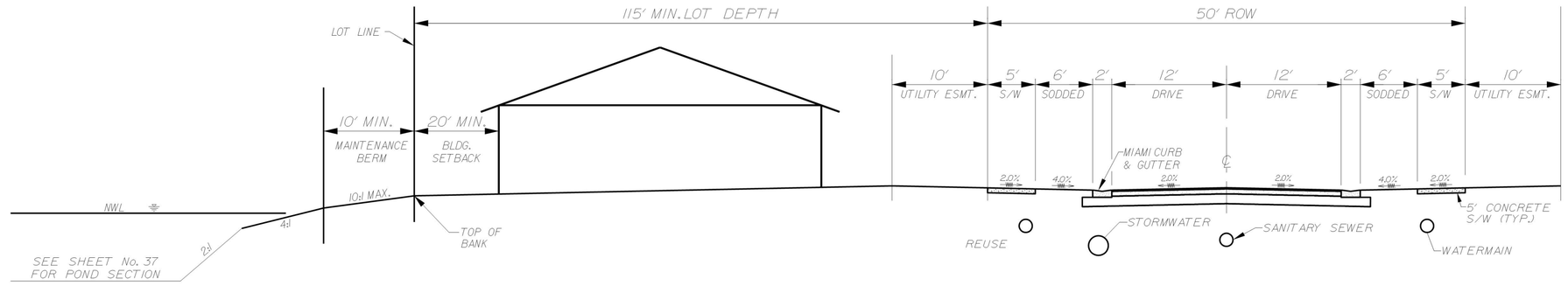
TYPICAL UTILITY SECTION



TYPICAL 50' RIGHT-OF-WAY SECTION "A-A"

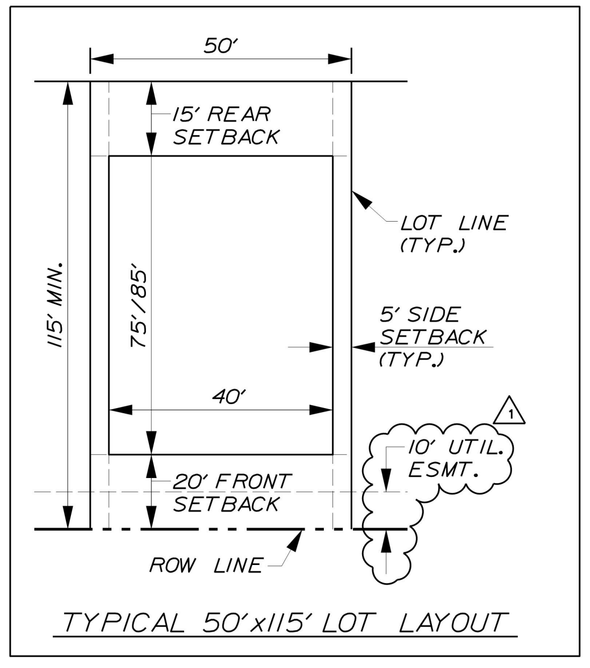
STREETS A, B, D & C STA. 100+00.00 TO STA. 109+12.33

NOTE:
CRUSHED CONCRETE MUST BE OBTAINED FROM AN FDOT CERTIFIED SOURCE.THE SPECIFICATIONS FOR CRUSHED CONCRETE COMPACTION MUST BE PER SECTION 204, GRADED AGGREGATE BASE SPECIFICATIONS. FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTIONS

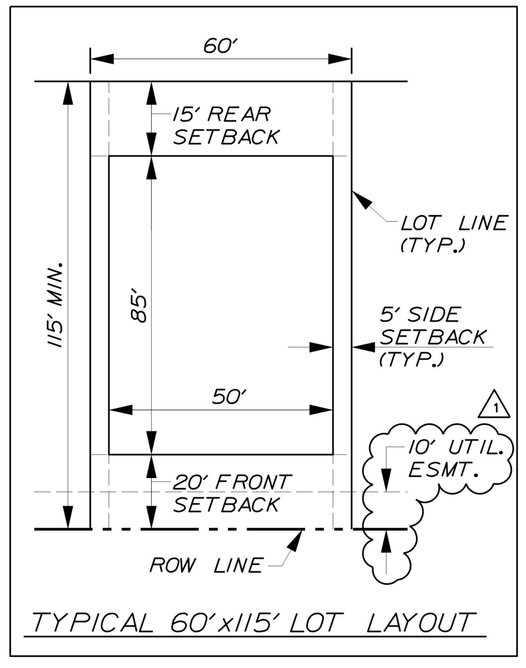


TYPICAL SECTION

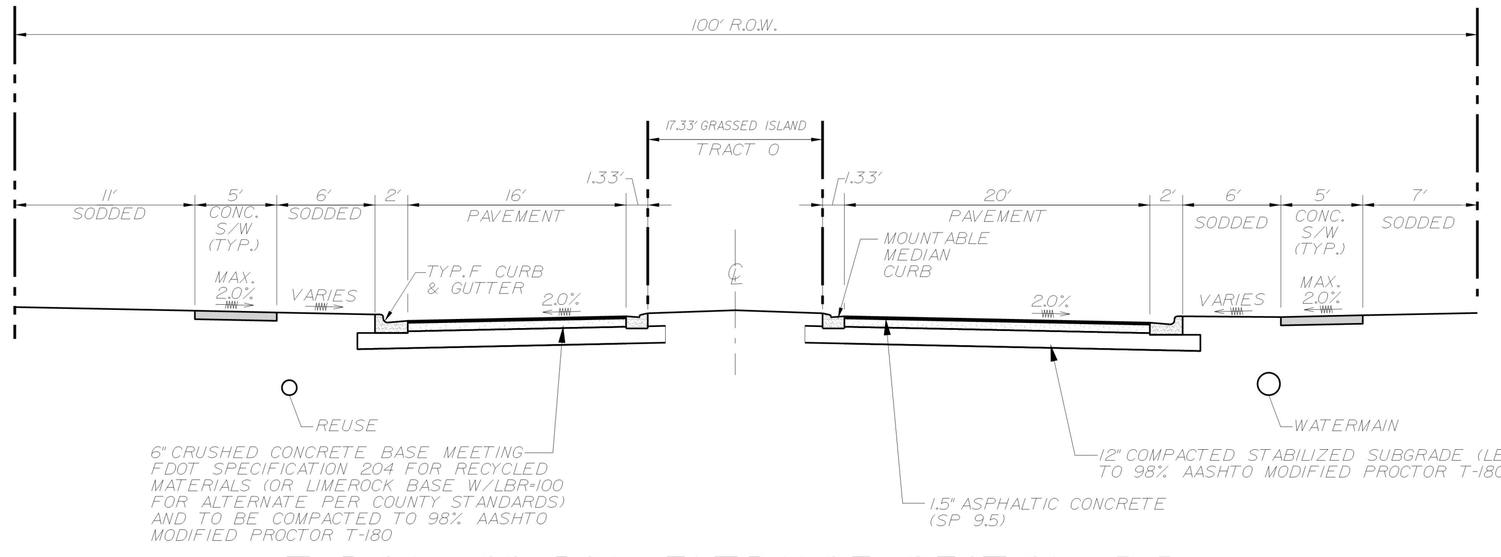
TYPICAL LOT DIAGRAMS:



TYPICAL 50'x115' LOT LAYOUT



TYPICAL 60'x115' LOT LAYOUT



TYPICAL 100' ROW ENTRANCE SECTION "B-B"

STREET C STA. 109+12.33 TO STA. 111+67.46

NOTE:
CRUSHED CONCRETE MUST BE OBTAINED FROM AN FDOT CERTIFIED SOURCE.THE SPECIFICATIONS FOR CRUSHED CONCRETE COMPACTION MUST BE PER SECTION 204, GRADED AGGREGATE BASE SPECIFICATIONS. FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTIONS

NOTE:
CONTRACTOR TO REFER TO LATEST FDOT DESIGN STANDARDS FOR ALL DRAINAGE STRUCTURES.

Dewberry
BOWYER SINGLETON

OSCEOLA COUNTY FLORIDA

TYPICAL SECTIONS
NORTHWEST LAKESIDE GROVES

ORLANDO OFFICE • 800 SOUTH MAGNOLIA AVENUE, ORLANDO, FLORIDA 32801
407-843-5120 • ENGINEERING BUSINESS - 8794

REVISIONS			
DESCRIPTION	BY	DATE	
REVISED PER COMMENTS	TFS	12-31-14	

CONTRACTOR "AS-BUILTS"
I hereby state that these "As-Builts" were furnished by the contractor and that all deviations have been reviewed by employee under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed as indicated by the contractor and my observations of the construction.
Contractor's Name _____
Engineer _____
Not valid without the signature and the original seal of a Florida Registered Engineer

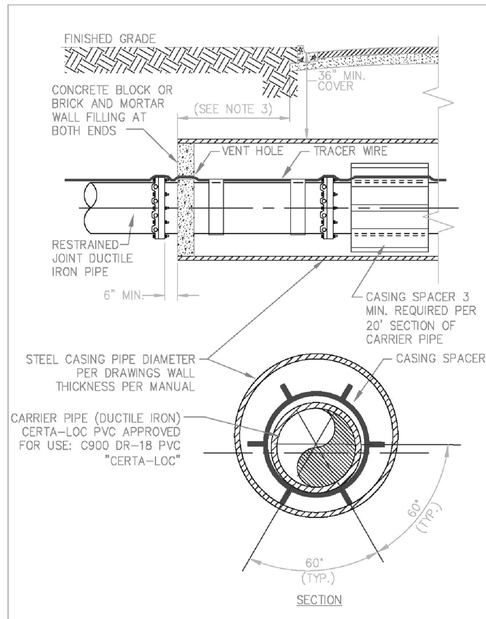
Nicole Petersen Stalder
Florida Reg. Number
64720

DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	NONE
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1NW-draindetails02
SHEET	38 OF 44

SDP 14-0129 PS 14-00001

Produced from Scanned Images
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2/6/2015
\LKGR1 NW-draindetails02.dgn
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JACK AND BORE DETAIL

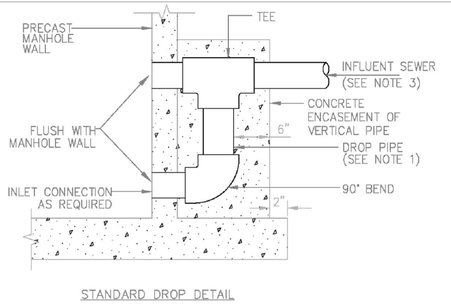
JACK & BORE NOTES:

1. WHEN CONSTRUCTION IS WITHIN F.D.O.T. JURISDICTION, ADDITIONAL REQUIREMENTS OF THE UTILITY ACCOMMODATION GUIDE LATEST EDITION SHALL BE MET.
2. WHERE PRACTICAL, CASING SHALL EXTEND 10' BEYOND EDGE OF PAVEMENT AND SHALL NOT BE LESS THAN 6' BEYOND EDGE OF PAVEMENT IN ANY CASE. THE CITY MAY REQUIRE LONGER CASING FOR DEEPER BORES.
3. TRACER WIRE SHALL BE REQUIRED ON ALL CARRIER PRESSURE PIPE.
4. CASING SPACERS SHALL BE USED IN COMPLIANCE WITH MANUFACTURERS RECOMMENDATIONS.
5. CARRIER PIPE FOR POTABLE & REUSE WATER SHALL BE MIN. PRESSURE CLASS 150 DUCTILE IRON PIPE WITH APPROVED INTERIOR & EXTERIOR COATING PER LDC ARTICLE VIII, DIVISION 4.
6. CARRIER PIPE FOR GRAVITY & FORCE MAIN SANITARY SEWER SHALL BE MIN. PRESSURE CLASS 150 DUCTILE IRON PIPE WITH APPROVED INTERIOR & EXTERIOR COATING PER STANDARD UTILITY MANUAL.
7. NOTE: 10" AND 18" NOMINAL DIAMETER PIPES ARE NOT ACCEPTABLE.

CASING NOTES:

1. STEEL CASING PIPE SHALL CONFORM TO THE REQUIREMENTS OF AWWA C-200 AND ASTM A-139, GRADE B.
2. MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE PERMIT REQUIREMENTS UNLESS TECHNICAL SPECIFICATIONS ARE MORE STRINGENT.

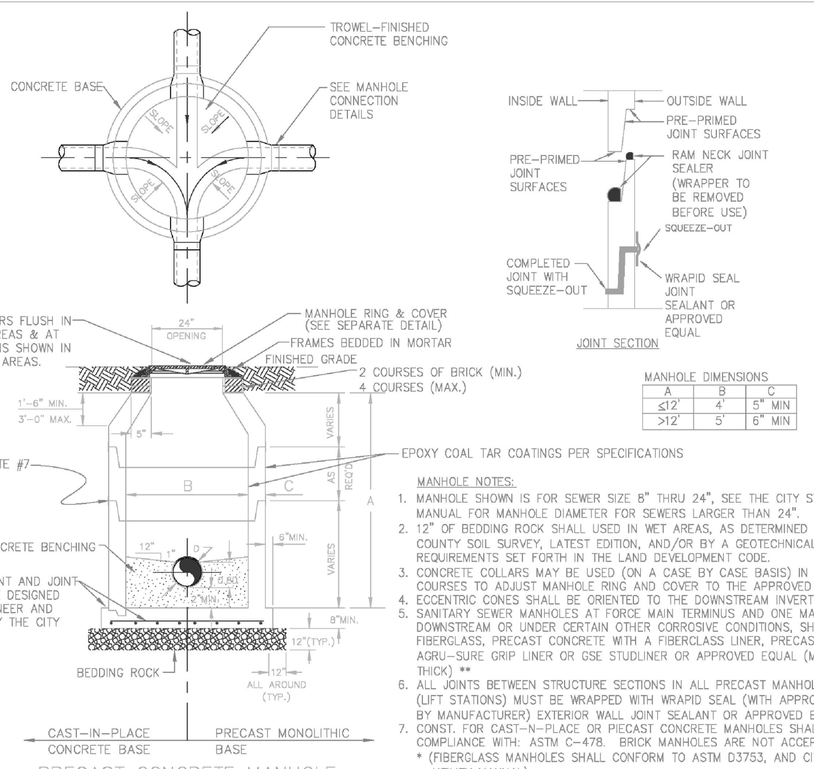
MINIMUM CASING SIZE AND THICKNESS																		
D.I.P.–P.O. RESTRAINED	—	—	4"	—	6"	8"		12"	—	14"	16"		20"	24"
PVC C-900 RESTRAINED	—	—	4"	6"	—	8"		12"	—	14"	16"		20"	24"
STEEL CASING PIPE DIA.	8"	10"	12"	14"	16"	18"		24"	24"	30"	30"		32"	36"
WALL THICKNESS (ROADS)	.188	.188	.188	.250	.250	.250		.250	.250	.312	.312		.375	.375
WALL THICKNESS (R.R.)	.188	.188	.250	.250	.281	.312		.344	.344	.469	.469		.537	.532



MANHOLE CONNECTION DETAILS

MANHOLE CONNECTION NOTES:

1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
2. THE CITY MAY APPROVE ALTERNATE WATER TIGHT CONNECTION DETAILS FOR CONNECTION OF 24" DIAMETER PIPES AND LARGER.
3. AN OUTSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT WHICH HAVE AN INVERT 2' OR MORE ABOVE THE MANHOLE INVERT.
4. PVC PIPE CONNECTIONS TO MANHOLES SHALL REMAIN FLEXIBLE.
5. INSIDE DROP MANHOLES MUST BE APPROVED BY THE CITY, AND SHALL BE 5 FT DIAMETER MIN. WITH RELINER INSIDE DROP SYSTEM.



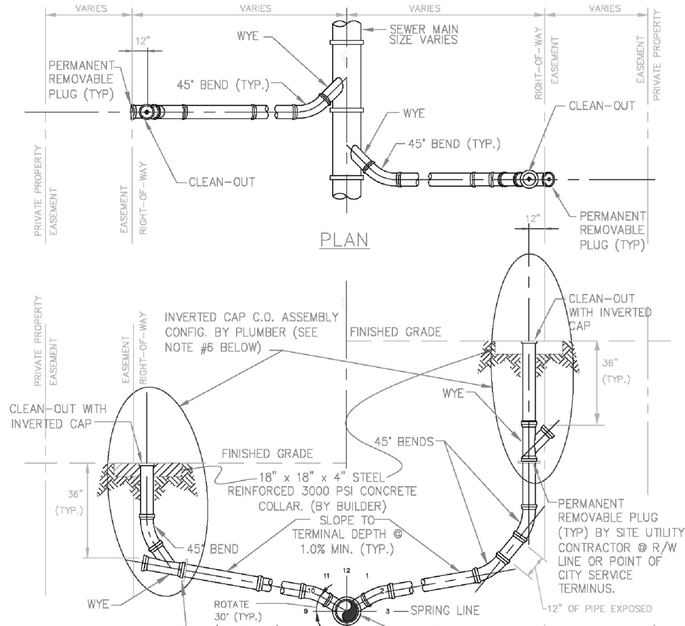
PRECAST CONCRETE MANHOLE PLAN AND SECTION

MANHOLE NOTES:

1. MANHOLE SHOWN IS FOR SEWER SIZE 8" THRU 24", SEE THE CITY STANDARD UTILITY MANUAL FOR MANHOLE DIAMETER FOR SEWERS LARGER THAN 24".
2. 12" OF BEDDING ROCK SHALL USED IN WET AREAS, AS DETERMINED BY OSCEOLA COUNTY SOIL SURVEY, LATEST EDITION, AND/OR BY A GEOTECHNICAL MEETING THE REQUIREMENTS SET FORTH IN THE LAND DEVELOPMENT CODE.
3. CONCRETE COLLARS MAY BE USED (ON A CASE BY CASE BASIS) IN ADDITION TO BRICK COURSES TO ADJUST MANHOLE RING AND COVER TO THE APPROVED DESIGN GRADE
4. ECCENTRIC CONES SHALL BE ORIENTED TO THE DOWNSTREAM INVERT ***
5. SANITARY SEWER MANHOLES AT FORCE MAIN TERMINUS AND ONE MANHOLE DOWNSTREAM OR UNDER CERTAIN OTHER CORROSIVE CONDITIONS, SHALL BE FIBERGLASS, PRECAST CONCRETE WITH A FIBERGLASS LINER, PRECAST CONCRETE WITH AGRU-SURE GRIP LINER OR GSE STUDLINER OR APPROVED EQUAL (MIN. 80 MILS/2MM THICK) **
6. ALL JOINTS BETWEEN STRUCTURE SECTIONS IN ALL PRECAST MANHOLES & WET WELLS (LIFT STATIONS) MUST BE WRAPPED WITH WRAPID SEAL (WITH APPROVED INSTALLATION BY MANUFACTURER) EXTERIOR WALL JOINT SEALANT OR APPROVED EQUAL.
7. CONST. FOR CAST-N-PLACE OR PIECAST CONCRETE MANHOLES SHALL BE IN COMPLIANCE WITH: ASTM C-478. BRICK MANHOLES ARE NOT ACCEPTABLE.
   * (FIBERGLASS MANHOLES SHALL CONFORM TO ASTM D3753, AND CITY STANDARD UTILITY MANUAL)
   ** ALL CONCRETE SHALL BE PROTECTED W/EPOXY COATING (RAVEN, SPECTRASHIELD OR APPROVED EQUAL, TO INCLUDE BENCH AND RISERS.
   *** PLASTIC RISERS MAY BE USED (LADTECH OR EQUAL) AS APPROVED.
   ***** WHEN TREMIE METHOD OF INSTALLATION IS UTILIZED, APPROVED EXTERIOR WRAPS WILL NEED TO BE APPROVED PRIOR TO INSTALLATION.

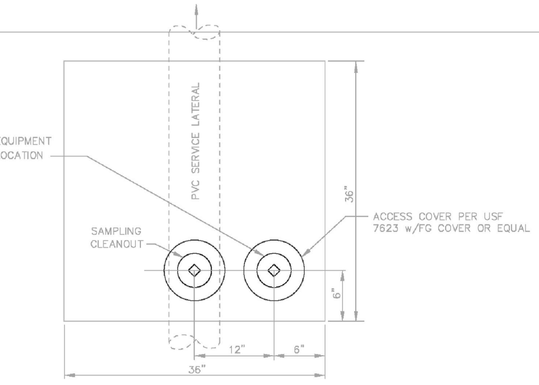
MANHOLE DIMENSIONS

A	B	C
≤12'	4'	5" MIN
>12'	5'	6" MIN



LATERAL NOTES:

1. LOCATE SINGLE LATERAL AS CLOSE TO MIDDLE OF LOT AS POSSIBLE.
2. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE
3. ALL FITTINGS SHALL BE HARCO OR APPROVED EQUAL
4. MINIMUM DEPTH OF SANITARY SEWER MAINS SHALL BE 3 FEET
5. INVERTED BRASS CAP IS REQUIRED IN CLEANOUT IN DRIVEWAY (SEE WATER SERVICE NOTE)
6. SERVICE LATERAL CLEAN-OUT ASSEMBLIES (CIRCLED ABOVE) SHALL BE INSTALLED BY PLUMBER MAKING CONNECTION FROM RESIDENTIAL, COMMERCIAL, INDUSTRIAL OR PROFESSIONAL BUILDING STRUCTURE.
7. ALL SERVICES SHALL BE MARKED BY AN ELECTRONIC MARKER, EXTEND PVC 36" VERTICALLY WITH LOCKABLE CAP.
8. A "S" SHALL BE SCRIBED IN CURBLINE FOR EACH SERVICE.
9. PRIOR TO FINAL INSPECTION, PROVIDE TEMPORARY VERTICAL EXTENSIONS TO SERVICES 30" TO 36" ABOVE GRADE FOR ACCESS FOR TELEVISION INSPECTION. REMOVE UPON SUCCESSFUL INSPECTION.
10. LOCK DOWN CAPS FOR PRESSURE TESTS.

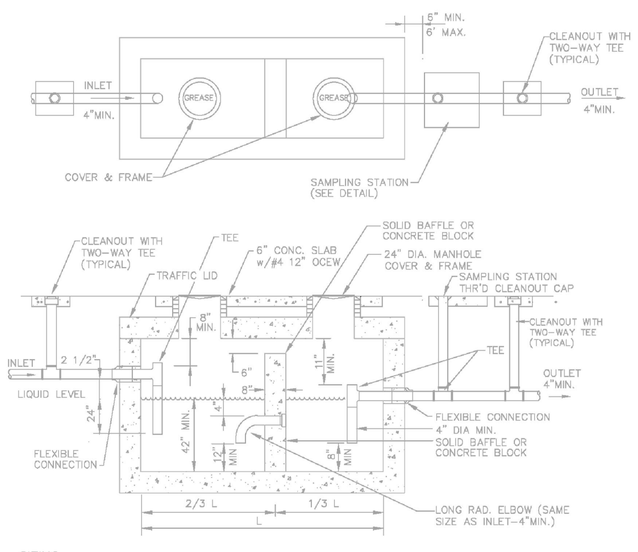


SAMPLING STATION

NOTES:

1. STRUCTURE SHALL CONFORM WITH FL. D.O.T. DESIGN STANDARDS TO PROVIDE FOR MINUMUM H-20 LOADING.
2. LIDS SHALL BE LABELED "GREASE".
3. STRAIGHT PIPE, INSTALLED AT 45° ANGLE, WILL BE PERMITTED IN LIEU OF A 90° BEND BETWEEN COMPARTMENTS.
4. GREASE TRAP SHALL BE 2 COMPARTMENT TYPE.
5. TWO 4'ø MANHOLES W/6" WALLS, PIPED IN SERIES AND SIMILAR TO THIS DETAIL, ARE AN ACCEPTABLE SUBSTITUTE, FOR FLOWS LESS THAN 750 GPD.
6. SIZING: 750 GALLON MINIMUM LIQUID CAPACITY AT 4 FT. LIQUID DEPTH.
7. PUMP OUT AND MAINTAIN GREASE TRAP TO CONFORM TO CITY BUILDING CODES.
8. ALL PIPING TO BE MINIMUM 4" DIAMETER.

GREASE TRAP DETAIL

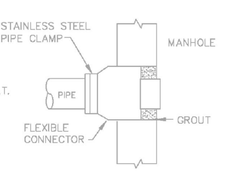


SIZING

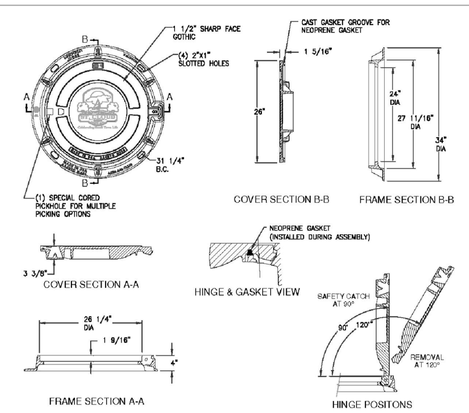
*750 GALLON MINIMUM LIQUID CAPACITY (42" LIQUID DEPTH)
SIZING SHALL BE PER CITY OF ST. CLOUD SPECIFICATIONS AND PER THE LATEST FLORIDA BUILDING CODE.

NOTES:

1. STRUCTURE SHALL CONFORM WITH FLA. BUILDINGS CODE AND F.D.O.T. DESIGN STANDARDS. PROVIDE FOR A MINIMUM H-20 LOADING.
2. CAST-IN-PLACE STRUCTURES SHALL BE DESIGNED BY FLORIDA LICENSED ENGINEER.
3. PRECAST STRUCTURES SHALL CONFORM TO ASTM C478
4. GREASE TRAP SHALL BE 2 COMPARTMENT TYPE.
5. LIDS SHALL BE LABELED "GREASE".
6. INSTALLATION SHALL BE IN ACCORDANCE WITH STANDARD PLUMBING CODES.
7. INLET AND OUTLET PIPING REQUIRE A TWO-WAY CLEANOUT TEE.



GREASE INTERCEPTOR



SANITARY SEWER
STANDARD DUCTILE IRON MANHOLE RING AND COVER

RING & COVER NOTES:

1. RING & COVER SHALL BE A EAST JORDAN ERGO 24" DUCTILE IRON, MODEL # 00104183.01 OR EQUAL
2. "CITY OF ST. CLOUD, FLORIDA" WITH LOGO CAST INTO LID REQUIRED IF SEWER SYSTEM IS OWNED & OPERATED BY CITY OF ST. CLOUD.
3. RING SHALL BE PLACED WITH OPENING LID PARALLEL WITH THE FLOW OF TRAFFIC, WHEN INSTALLED IN ROADWAY.
4. A MINIMUM OF FOUR (4) STAINLESS STEEL ANCHOR BOLTS SHALL ANCHOR THE RING TO THE MANHOLE CONE IN AREAS WHERE MANHOLE IS NOT PLACED IN ASPHALT OR CONCRETE AREAS.
5. WHEN PAVING AROUND MANHOLES A FILTER CLOTH SHALL BE PLACED OVER COVER AND FRAME TO PREVENT ASPHALT FROM STICKING TO COVER.

PUBLIC SERVICES DEPARTMENT 1300 9TH STREET ST. CLOUD, FL 34769 (407) 957-7344

ALL SURVEY DATA SHOWING PHYSICAL FEATURES WERE OBTAINED BY THE ENGINEER INCIDENTAL TO DESIGN AND NO LAND SURVEYING CERTIFICATION SHOULD BE IMPLIED

NOTES: ALL REFERENCES TO "EQUAL" OR "APPROVED EQUAL" PROVIDE AN OPPORTUNITY TO SUBSTITUTE MATERIALS. ALL PROPOSED SUBSTITUTIONS SHALL BE REVIEWED AND APPROVED BY THE CITY OF ST. CLOUD CITY MANAGER OR DESIGNEE BY SUBMITTING MANUFACTURER'S SPECIFICATIONS AND PRODUCT DATA SHEETS PRIOR TO CONSTRUCTION.

THIS DOCUMENT WILL BE CONSIDERED A COPY ONLY, UNLESS EMBOSSED BY A REGISTERED ENGINEERS SEAL

REVISIONS

DR: CC	10/13	CK: KF	10/13	DR:		CK:		DR:		CK:		DR:		CK:		DR:		CK:	
REV. NO.: 1		AP: KF	10/13	REV. NO.:		AP:		REV. NO.:		AP:		REV. NO.:		AP:		REV. NO.:		AP:	
DESCRIPTION: Manhole lid model MANHOLEWRAP				DESCRIPTION:				DESCRIPTION:				DESCRIPTION:				DESCRIPTION:			

DRAWN BY: | DATE: | CHECKED BY: | DATE:
SCALE: NONE | APPROVED BY: | DATE:
FILENAME: 04- Sanitary Sewer
XREF'S:

DRAWING NUMBER: D-04-012012
SHEET 4 OF 16

City of St. Cloud Celebrating Small Town Life

SANITARY SEWER TYPICAL DETAILS

APPROVED BY
KEVIN FELBLINGER, P.E. CFM
FL REG. No. 68532
ENGINEERING MANAGER/ CITY ENGINEER
DATE _____

CONTRACTOR "AS-BUILTS"
I hereby state that these "As-Builts" were furnished to me by the contractor or a surveyor employed by the contractor and that they were reviewed under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed as shown by the plans and my observations of the construction.
Contractor's Name _____
Engineer _____
Not valid without the signature and the original seal of a Florida Registered Engineer.

Dewberry
BOWYER SINGLETON

OSCEOLA COUNTY FLORIDA

CITY OF ST. CLOUD SANITARY SEWER TYPICAL DETAILS
NORTHWEST LAKESIDE GROVES

DEPOT AVENUE, SUITE 1 | 520 SOUTH MAGNOLIA AVENUE - ORLANDO, FLORIDA 32801
407-843-5120 - ENGINEERING BUSINESS - 8794

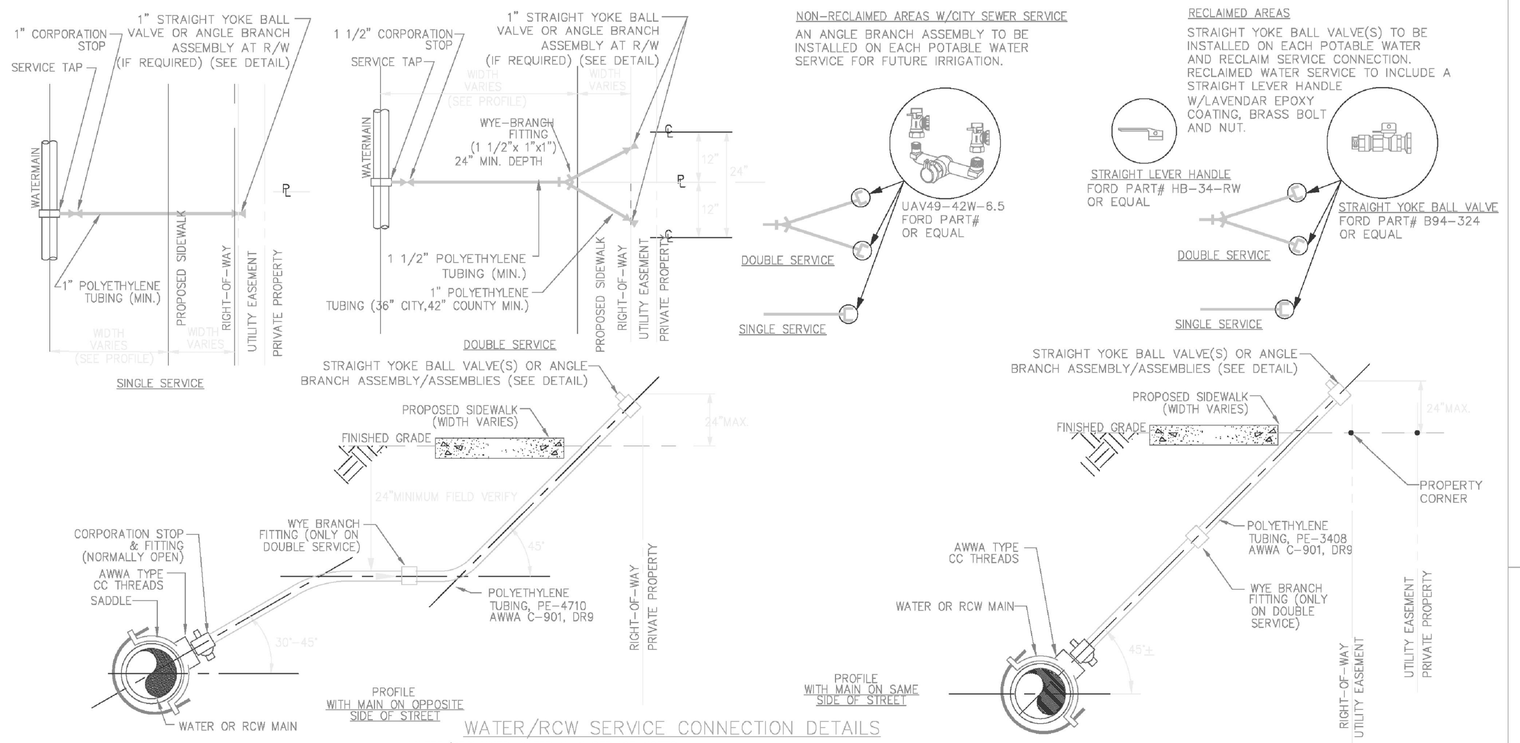
REVISIONS

DESCRIPTION	BY	DATE

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DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	NONE
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1 NW-sanitarydetails
SHEET	39 OF 44

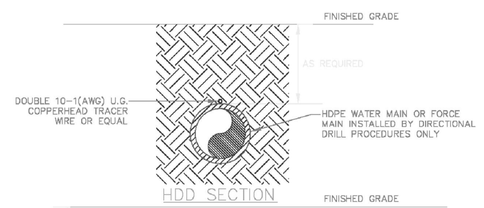
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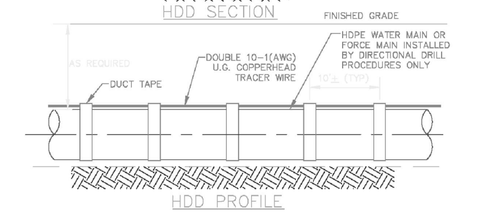
WATER/RCW SERVICE CONNECTION DETAILS

WATER/RECLAIMED WATER MAIN SERVICE NOTES:

1. ALL FITTINGS SHALL BE BRASS WITH COMPRESSION/PACK JOINT TYPE CONNECTIONS & BEVELED EDGE INSERTS
2. NO SERVICE LINE SHALL TERMINATE UNDER A DRIVEWAY.
3. EACH SERVICE SHALL TERMINATE AT PROPERTY LINE AS SHOWN
4. METER BOXES SHALL BE INSTALLED BY CITY UNLESS OTHERWISE APPROVED BY THE CITY
5. WATER SERVICE PIPE:
   SIZE: 1" OR 1 1/2" POLYETHYLENE TUBING, PE4710 (OR THE MOST CURRENT AWWA STANDARD) ASTM D2737, AWWA C-901, DR-9, CONSTRUCTION PER AWWA C-80 NSF 14 AND 16
   COLOR: BLUE
6. RECLAIMED WATER SERVICE PIPE:
   SIZE: 1" OR 1 1/2" POLYETHYLENE TUBING, PE4710 (OR THE MOST CURRENT AWWA STANDARD), ASTM D2737, AWWA C-901, DR-9 CONSTRUCTION PER AWWA C-80, NSF 14 AND 16
   COLOR: PURPLE
7. COVER ON RCW METER BOX TO BE SOLID PURPLE COLOR, AND LETTERED AS FOLLOWS: " RECLAIMED WATER – DO NOT DRINK "
8. SERVICE LOCATION IS TO BE MARKED ACCORDING TO DETAIL ON DRAWING D-03-012012
9. SERVICE SHALL BE 36" DEEP (MIN.) IN CITY AND 42" IN COUNTY AREAS, WHERE IT IS UNDER THE ROAD
10. SEE DETAIL FOR CURB MARKINGS (SCRIBE) "W" OR "RW" IN CURBING
11. ALL SERVICES SHALL BE MARKED BY A BURIED ELECTRONIC MARKER AND A VERTICAL PVC OR WOOD 2X4 MARKER
12. ALL SADDLES SHALL BE FUSHION-BONDED EPOXY OR NYLON-COATED BODIES, WITH DOUBLE STAINLESS STEEL STRAPS AND HARDWARE



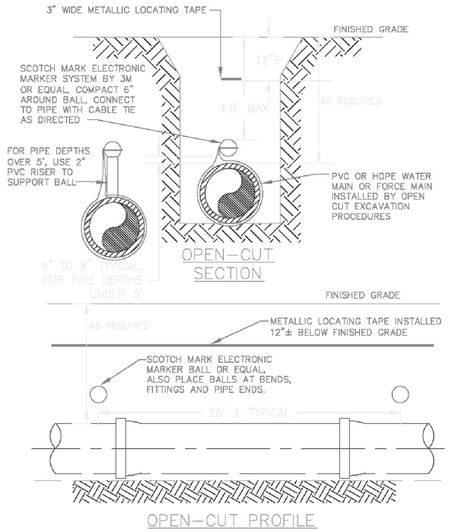
HDD SECTION



HDD PROFILE

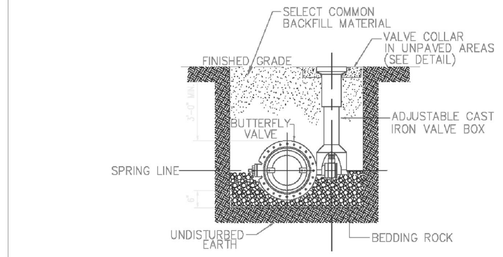
LOCATING PIPE METHODS NOTES:

1. A TRACER WIRE AS MANUFACTURED BY COPPERHEAD, DESIGNED FOR DIRECTIONAL DRILLING AND REINFORCED, OR APPROVED EQUAL, SHALL BE INSTALLED WITH THE PIPE IN ALL DIRECTIONAL BORES. A SCOTCH MARK ELECTRONIC MARKER SHALL BE PLACED ON EACH SIDE OF THE ROADWAY CROSSING OVER THE PIPE.
2. TRACER WIRE SHALL BE ATTACHED TO THE TOP OF THE PIPE WITH DUCT TAPE, OR APPROVED EQUAL, AT 10'± SPACING (TYPICAL) ON DIRECTIONAL BORES ONLY.
3. TRACER WIRE COLOR BLUE (POTABLE WATER), GREEN (SAN. SEWER) PURPLE (RECLAIMED WATER) SYSTEMS PIPE/MAINS.
4. THE UTILITY SYSTEM INSTALLED BY OPEN-CUT EXCAVATION SHALL BE IDENTIFIED USING THE "SCOTCH MARK ELECTRONIC MARKER SYSTEM BY 3M", OR EQUAL. THE APPROPRIATE MARKER MUST BE USED FOR THE APPROPRIATE DEPTH PER MANUFACTURER'S RECOMMENDATIONS, AND SHALL BE COMPATIBLE WITH THE CURRENT CITY LOCATOR SYSTEM. MARKERS SHALL BE PLACED AT ALL FITTINGS AND BENDS AND A MAXIMUM SEPARATION OF 25 LF BETWEEN MARKERS. GREEN COLOR FOR SEWER MAINS AND SERVICES, PURPLE COLOR FOR NON-POTABLE MAINS AND SERVICES. BLUE COLOR FOR POTABLE WATER MAINS AND SERVICES.
5. CONNECT TRACER WIRE IN COPPERHEAD "SNAKE-PIT" BOXES, OR EQUAL.



OPEN-CUT PROFILE

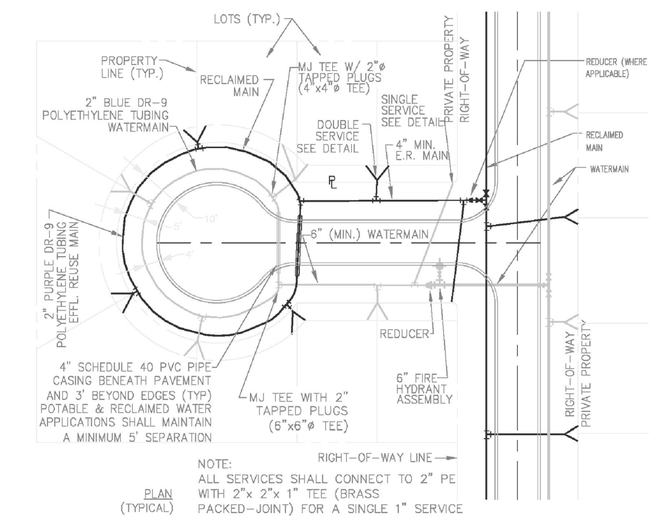
PIPE LOCATING DETAIL



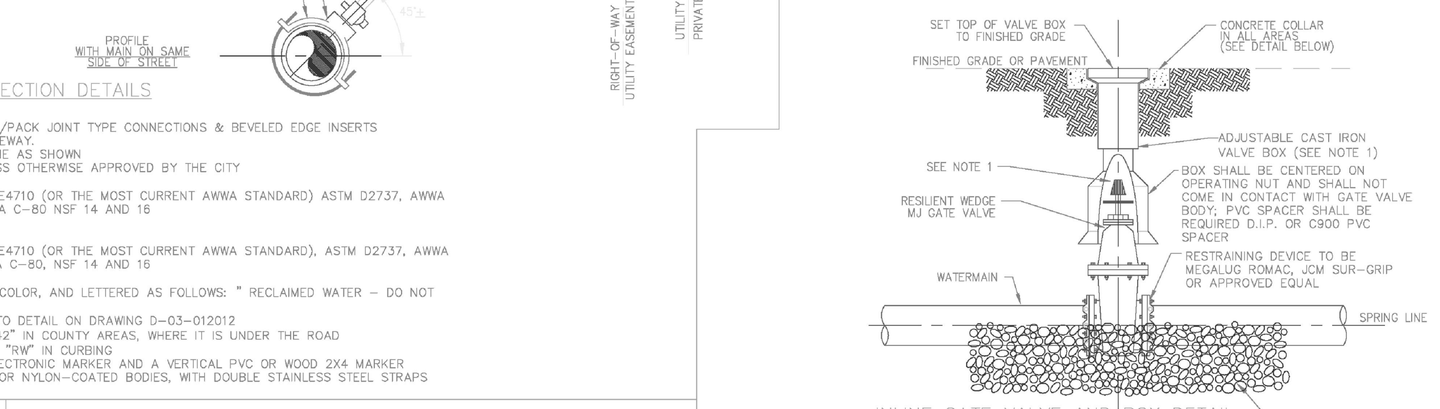
OFF-SET VALVE AND BOX DETAIL

BUTTERFLY VALVE NOTES:

1. C900 PVC OR D.I.P. EXTENSIONS CAN BE USED ON VALVE BOX INSTALLATION
2. ALL WATER SHUT-OFF VALVES LARGER THAN 20" SHALL BE BUTTERFLY VALVES.



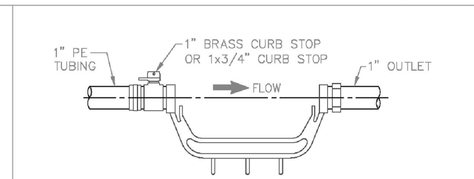
WATER AND RECLAIMED SERVICE LOCATION DETAIL



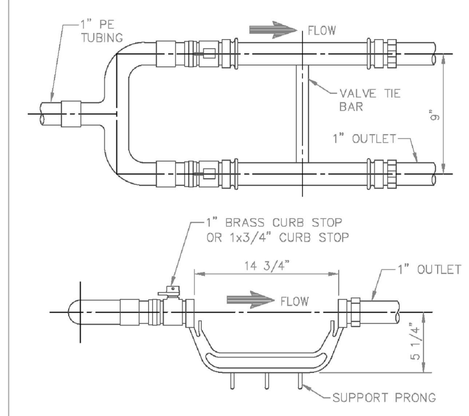
INLINE GATE VALVE AND BOX DETAIL

GATE VALVE NOTES:

1. THE ACTUATING NUT FOR VALVES SHALL BE NO DEEPER THAN 4 FEET BELOW FINISHED GRADE. A TRENCH ADAPTER OR RETROFIT VALVE BOX INSERT SHALL BE USED FOR DEPTHS GREATER THAN 4 FEET BLOW FINISHED GRADE.
2. ALL GATE VALVES SHALL BE ANCHORED TO THE WATERMAIN WITH AN APPROVED RESTRAINING DEVICE
3. ROCK TO BE PLACED UNDER VALVE 6" DEEP AND UP TO SPRING LINE OF PIPE IN AN AREA EXTENDING 2' ALL AROUND THE ASSEMBLY
4. NO GATE VALVES OR GATE VALVE BOXES SHALL BE PLACED WITHIN ANY CONCRETE CURB SECTION.



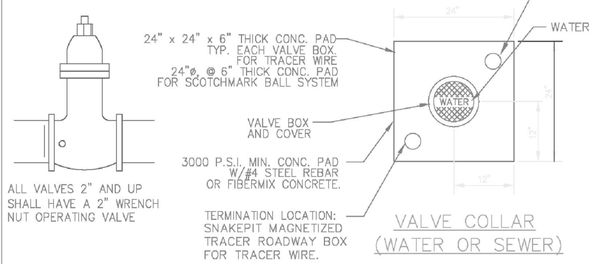
SINGLE METER YOKE DETAIL



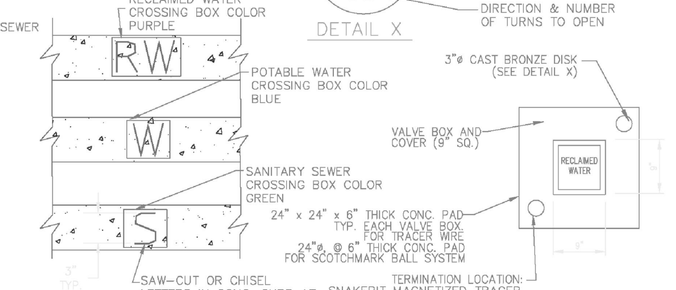
DOUBLE METER YOKE DETAIL

NOTES:

1. ROUND 24"ø @ 6" THICK COLLARS TO BE USED WHEN USING SCOTCHMARK ELECTRONIC MARKER SYSTEM.
2. CONCRETE PAD ALSO REQUIRED IF VALVE FALLS WITHIN PAVED AREA.
3. VALVE BOX SHALL BE PROTECTED FROM ASPHALT W/FILTER CLOTH WHEN PAVING AROUND VALVE.



VALVE COLLAR (WATER OR SEWER)



RECLAIMED WATER VALVE COLLAR

SIMILAR MARKINGS FOR WATER VALVE (WV), RECLAIMED VALVE (RWV) OR FORCE MAIN VALVE (FMV)

CURB MARKING FOR SERVICE

NOTE FOR ALL DETAILS:
SEE CITY OF ST. CLOUD STANDARD UTILITY MANUAL FOR ADDITIONAL INFORMATION.

PUBLIC SERVICES DEPARTMENT
1300 NEW YORK STREET
ST. CLOUD, FL 34769
(407) 957-7344

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REVISIONS

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DRAWN BY: | DATE: | CHECKED BY: | DATE:
SCALE: NONE | APPROVED BY: | DATE:
FILENAME: 03- Water and Reuse Water General
XREF'S:

DRAWING NUMBER: D-03-012012
SHEET 3 OF 12

Celebrating Small Town Life

WATER & RECLAIMED TYPICAL DETAILS

APPROVED BY
KEVIN FELBLINGER, P.E. CFM
FL REG. No. 68532
ENGINEERING MANAGER/ CITY ENGINEER
DATE

Dewberry
BOWYER SINGLETON

FLORIDA

OSCEOLA COUNTY

CITY OF ST. CLOUD
WATER & RECLAIMED
TYPICAL DETAILS

NORTHWEST LAKESIDE GROVES

CORPORATE OFFICE: 800 SOUTH MAGNOLIA AVENUE - ORLANDO, FLORIDA 32801
407-843-5120 - ENGINEERING BUSINESS - 8794

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City of St. Cloud Last Revised 2/6/2015

REVISIONS	DESCRIPTION	BY	DATE

CONTRACTOR "AS-BUILTS"
I hereby state that these "As-Builts" were furnished to me by the contractor or his surveyor or employee under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed as shown by the contractor's observations of the construction.

Contractor's Name _____

Engineer _____

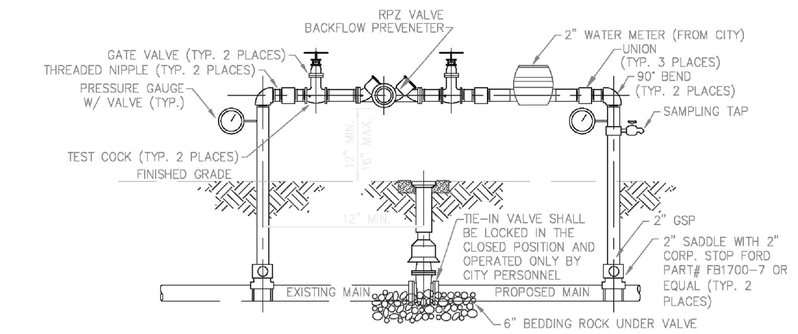
Not valid without the signature and the original seal of a Florida Registered Engineer.

City of St. Cloud

DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	NONE
PROJECT NO.	LKGRI/FINAL/North West
FILE NAME	LKGRI NW-waterreclaim
SHEET	40 OF 44

SDP 14-0129 PS 14-00001

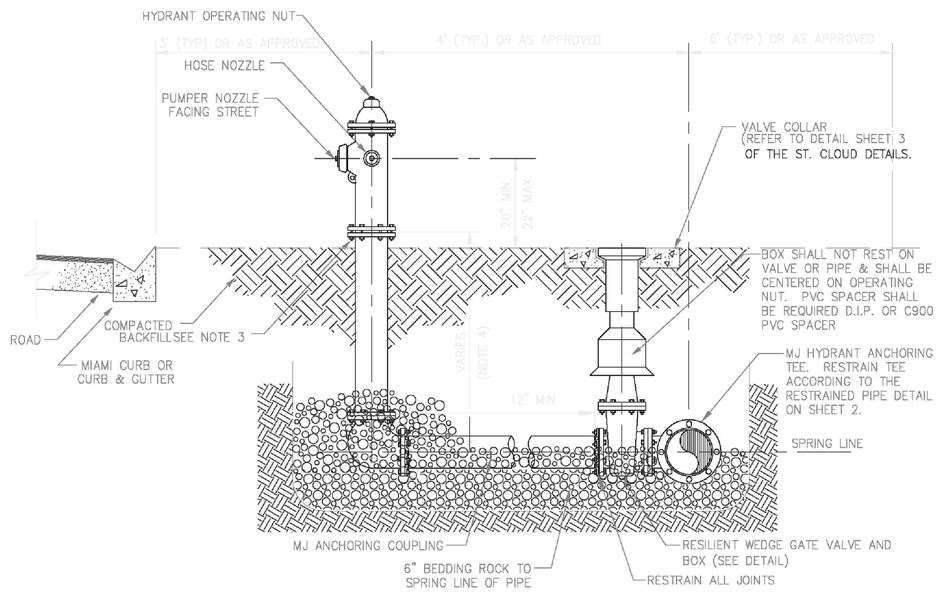
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TEMPORARY JUMPER CONNECTION DETAIL

JUMPER NOTES:

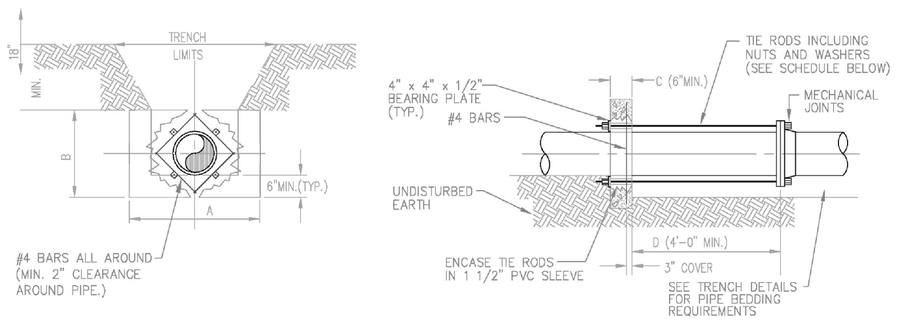
1. TEMPORARY JUMPER CONNECTION IS REQUIRED AT ALL CONNECTIONS BETWEEN EXISTING ACTIVE WATERMAINS AND PROPOSED NEW WATER MAIN IMPROVEMENTS
2. THE DETAIL ABOVE IS TO BE USED FOR FILLING ANY NEW WATER MAIN OF ANY SIZE FROM EXISTING ACTIVE WATER MAINS AND FOR FLUSHING OF NEW MAINS UP TO 8" DIAMETER (2.5 FPS MINIMUM VELOCITY.) AND FOR PULLING BACTERIOLOGICAL SAMPLES FROM ANY NEW WATER MAIN OF ANY SIZE. THE JUMPER CONNECTION SHALL BE MAINTAINED UNTIL AFTER FILLING, FLUSHING, TESTING AND DISINFECTION OF THE NEW MAIN HAS BEEN SUCCESSFULLY COMPLETED AND CLEARANCE FOR USE FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) AND OTHER PERTINENT AGENCIES HAS BEEN RECEIVED. ADEQUATE RESTRAINTS SHALL BE PROVIDED TEMPORARILY, AS REQUIRED. PIPE AND FITTINGS USED FOR CONNECTING THE NEW PIPE TO THE EXISTING PIPE SHALL BE DISINFECTED PRIOR TO INSTALLATION IN ACCORDANCE WITH AWWA C651, 1992 EDITION. THIS TAPPING SLEEVE AND THE EXTERIOR OF THE MAIN TO BE TAPPED SHALL BE DISINFECTED BY SPRAYING OR SWABBING PER SECTION II OF AWWA C651.
3. THE TIE-IN VALVE SHALL REMAIN CLOSED AND SHALL BE LOCKED IN THE CLOSED POSITION BY THE UTILITY COMPANY. THE TIE-IN VALVE SHALL REMAIN LOCKED CLOSED UNTIL THE NEW SYSTEM HAS BEEN CLEARED FOR USE BY FDEP AND ALL OTHER PERTINENT AGENCIES.
4. UPON RECEIPT OF CLEARANCE FOR USE FROM FDEP AND ALL OTHER PERTINENT AGENCIES. THE CONTRACTOR SHALL REMOVE THE TEMPORARY JUMPER CONNECTION. THE CORPORATION STOPS ARE TO BE CLOSED AND PLUGGED WITH 2" BRASS PLUGS.
5. ALL INSTALLATION AND MAINTENANCE OF THE TEMPORARY JUMPER CONNECTION AND ASSOCIATED BACKFLOW PREVENTION DEVICE FITTINGS, VALVE, ETC. SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. AFTER CHLORINATION AND FLUSHING OF 'NEW' MAIN, A MINIMUM PRESSURE OF 20 PSI SHALL BE MAINTAINED.
7. CITY TO SUPPLY METER AND BFP. CONTRACTOR TO INSTALL AND REMOVE TEMP. METER



FIRE HYDRANT ASSEMBLY DETAIL

HYDRANT NOTES:

1. FIRE HYDRANT SHALL BE SUPPLIED WITHOUT A WEEP HOLE, OR WITH A PERMANENTLY PLUGGED WEEP HOLE.
2. GROUND COVER OVER ALL PIPES SHALL BE 36" MINIMUM
3. FIRE HYDRANT ASSEMBLY SHALL BE PLACED 5' (TYP.) FROM THE EDGE OF PAVEMENT ON CURBED AND UNCURBED STREETS. (3LF FROM BACK OF CURB) AND WHEN IN OSCEOLA COUNTY AREAS REFER TO THEIR SETBACK REQUIREMENTS
4. VALVE IN HYDRANT ASSEMBLY SHALL BE 5 1/4" DIAMETER
5. HYDRANT ASSEMBLY SHALL BE MUELLER A-423 OR AMERICAN B-84B
6. HYDRANTS WITHIN CITY LIMITS SHALL BE PAINTED SILVER, FEDERAL SPEC. #12250; EXCEPT THREADS, OPERATING NUTS & BONNET. BONNET TO BE PAINTED A COLOR AS REQUIRED BY NFPA-291.
7. HYDRANTS IN COUNTY (OUTSIDE CITY LIMITS) SHALL BE PAINTED YELLOW EXCEPT BONNET. BONNET TO BE PAINTED A COLOR AS REQUIRED BY NFPA-291.
8. HYDRANT TEE SHALL BE RESTRAINED.



THRUST COLLAR DETAIL

THRUST COLLAR NOTES:

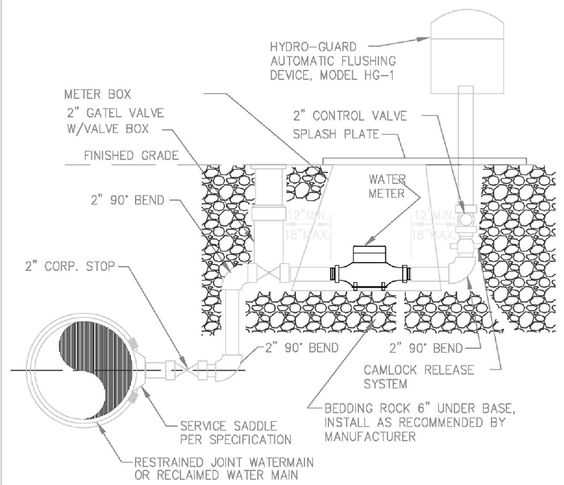
1. ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 2500 PSI.
3. BEDDING, BACKFILL, AND COMPACTION SHALL BE AS SPECIFIED ELSEWHERE IN THE STANDARD DRAWINGS.
4. ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
5. NO ALLOWANCE SHALL BE MADE FOR FRICTION BETWEEN THE PIPE WALL AND THE THRUST COLLAR.
6. DESIGN PRESSURE: _____ P.S.I. *

SCHEDULE OF DIMENSIONS AND MATERIALS *

PIPE SIZE (INCHES)	DIMENSIONS A	B	C	D	TIE RODS REQ'D DIA.	NO.

NOTE:
THRUST BLOCK AREAS TO BE COMPUTED ON BASIS OF _____ LBS. PER SQ. FT. SOIL RESTRAINT BEARING.
(1,500 MIN)
SEE NOTE 5

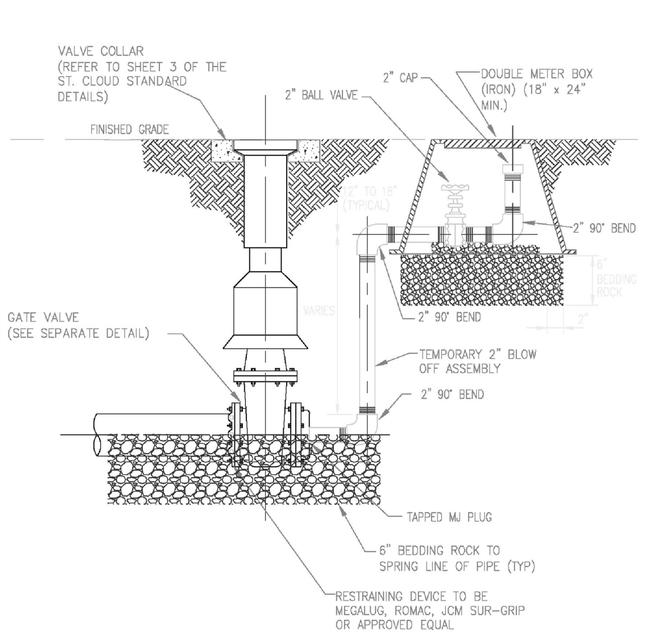
* TO BE COMPLETED BY ENGINEER.



PERMANENT BLOWOFF UNIT NOTES:

1. ALL 2" PIPE AND FITTINGS SHALL BE BRASS WITH THREADED (NPT) JOINTS.
2. ALL BLOWOFF SYSTEMS USED ON POTABLE WATER SYSTEMS TO BE PROGRAMMED BY CITY STAFF ONLY.
3. KEYS FOR POTABLE WATER BLOWOFF HYDRANTS TO BE MADE AVAILABLE TO AND TURN OVER KEYS TO PUBLIC SERVICES.
4. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
5. ALL SADDLES SHALL BE FUSHION-BONDED EPOXY OR NYLON-COATED BODIES, WITH DOUBLE STAINLESS STEEL STRAPS AND HARDWARE.
6. ALL HYDROGUROS WILL BE THE PROPERTY OF THE CITY OF ST. CLOUD AFTER PROJECT COMPLETION.

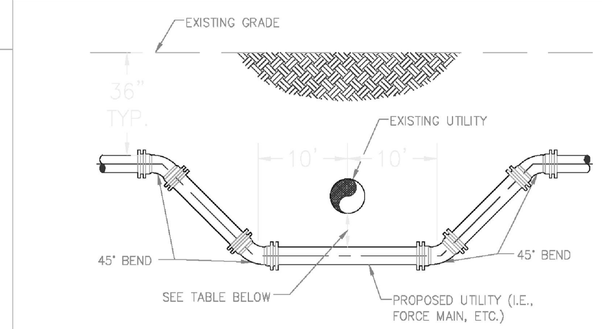
PERMANENT BLOWOFF DETAIL



DEAD END NOTES:

1. ALL 2" PIPE AND FITTINGS SHALL BE BRASS WITH THREADED (NPT) JOINTS
2. ALL TEMPORARY DEAD ENDS MUST BE TERMINATED WITH A GATE VALVE. TEMPORARY BLOW OFF SHALL BE INSTALLED IN PLUG AT DEAD END OF WATERMAIN.
3. DOUBLE METER BOX USED ON POTABLE WATER SYSTEMS SHALL BE BLACK IN COLOR.
4. DOUBLE METER BOX USED ON RECLAIMED WATER SYSTEMS SHALL BE PURPLE IN COLOR (NOT PAINTED) WITH LID LABELED, " RECLAIMED WATER – DO NOT DRINK "
5. SEE DETAIL FOR CURB MARKING AND SCRIBE "WV" OR "RV" IN CURBING.

TEMPORARY DEAD END DETAIL



UTILITY CROSSING DETAIL

NOTE:
FOR DEFLECTIONS LONGER THAN 20 FT. LENGTH AND MORE THAN 4 FT. DEPTH, USE HDPE PIPE.

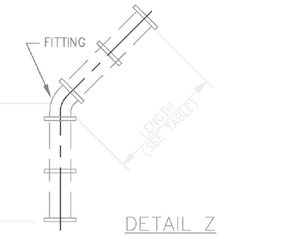
SEE SEPARATION NOTE 4 FOR ACCEPTABLE VARIANCES

PROPOSED UTILITY	MIN. HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS: POTABLE WATER HORIZ.	POTABLE WATER VERT.	RECLAIMED WATER HORIZ.	RECLAIMED WATER VERT.	SANITARY SEWER (GRAVITY & F.M.) HORIZ.	SANITARY SEWER (GRAVITY & F.M.) VERT.	STORM DRAIN HORIZ.	STORM DRAIN VERT.
POTABLE WATER	12"	6"	3'	12"	6' ALLOWED 10' PREFERRED	12"	3'	12"
RECLAIMED WATER	3'	12"	12"	6"	3'	12"	12"	6"
SANITARY SEWER	6' ALLOWED 10' PREFERRED	12"	3'	12"	12"	6"	12"	6"

SEPARATION NOTES:

1. THIS TABLE REPRESENTS THE MINIMUM SEPARATION REQUIREMENTS AS DESCRIBED IN F.D.E.P. RULES OF THE FLORIDA ADMINISTRATION CODE (F.A.C.) AND THE CITY'S SEPARATION REQUIREMENTS TO FACILITATE FUTURE MAINTENANCE. THESE REQUIREMENTS SHALL APPLY BETWEEN PROPOSED UTILITY LINES AND EXISTING OR PROPOSED UTILITY LINES.
2. RECLAIMED WATER IS DEFINED AS UNRESTRICTED PUBLIC ACCESS REUSE WATER AS DEFINED BY F.A.C. 17-610. OTHER TYPES OF RECLAIMED WATER ARE CONSIDERED RAW SEWAGE AND SEPARATIONS LISTED FOR SANITARY SEWER SHALL APPLY.
3. ALL SEPARATION DISTANCES ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE UNLESS OTHERWISE SPECIFIED. ACCEPTABLE VARIANCES:
4. WHERE POTABLE WATER AND SANITARY SEWER MAINS OR RECLAIM WATER MAINS CROSS THE WATER MAIN SHALL BE CENTERED ON THE CROSSING AND THE ENGINEER SHALL VERIFY THAT ALL WATER MAIN JOINTS ARE AT LEAST 6' AWAY FROM ALL SEWER/RECLAIM JOINTS OR AT LEAST 3' AWAY FROM ALL STORMWATER JOINTS.
5. THE HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY SANITARY SEWER MAY BE REDUCED TO 3' WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6" ABOVE THE TOP OF THE SEWER.
6. THE VERTICAL SEPARATION FOR WATER MAINS AND STORMWATER MAINS OR GRAVITY SEWER LINES MAY BE REDUCED TO 6" IF THE WATER MAIN IS LOCATED ABOVE THE STORMWATER OR GRAVITY SEWER LINES.
7. NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SEWER OR STORM MANHOLE OR STRUCTURE.
8. IF 36" MINIMUM DEPTH OF COVER IS NOT MAINTAINED, SPECIAL PROTECTION OR PIPE MATERIAL UPGRADE MAY BE REQUIRED.

(THE WORD "MAY", AS USED HERE, INDICATES CITY ENGINEER'S DISCRETION TO BE TAKEN ON A CASE BY CASE BASIS)



DETAIL Z

MINIMUM LENGTH (IN FEET) OF RESTRAINED PIPE REQUIRED

PIPE SIZE (DIAMETER IN INCHES)	BENDS 90° 100psi	90° 150psi	45° 100psi	45° 150psi	22 1/2° 100psi	22 1/2° 150psi	11 1/4° 100psi	11 1/4° 150psi	VERTICAL BENDS 100psi	VERTICAL BENDS 150psi	OTHER FITTINGS DEAD END 100psi	DEAD END 150psi	CROSS OR VALVE 100psi	CROSS OR VALVE 150psi	TEE BRANCH 100psi	TEE BRANCH 150psi
4"	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	40'	40'	20'	20'	40'	40'
6"	20'	40'	20'	20'	20'	20'	20'	20'	20'	40'	40'	60'	20'	20'	40'	40'
8"	20'	40'	20'	20'	20'	20'	20'	40'	40'	40'	40'	80'	20'	20'	40'	40'
12"	40'	40'	20'	20'	20'	20'	20'	40'	60'	60'	60'	100'	20'	20'	40'	40'
14"	40'	60'	20'	20'	20'	20'	20'	40'	60'	80'	80'	120'	20'	20'	40'	40'
16"	40'	60'	20'	20'	20'	20'	20'	40'	60'	80'	80'	120'	20'	20'	40'	60'
20"	40'	60'	20'	40'	20'	20'	20'	20'	60'	80'	100'	160'	20'	20'	40'	80'
24"	60'	80'	20'	40'	20'	20'	20'	20'	60'	80'	120'	180'	20'	20'	40'	100'
30"	60'	80'	40'	40'	20'	20'	20'	80'	100		140'	200'	20'	20'	60'	140'

RESTRAINED PIPE NOTES:

1. THE ABOVE THRUST RESTRAINT TABLE SHALL BE USED FOR THE FOLLOWING TRENCH CONDITIONS:
   MINIMUM 50% SOIL RETAINED ON A NUMBER 200 SIEVE
   MINIMUM 95% COMPACTION, AASHTO T-180
   MINIMUM 3' OF COVER
2. THE ABOVE TABLE SPECIFIES THE LENGTH OF RESTRAINED PIPE SECTIONS REQUIRED, IN EACH DIRECTION OF PIPE ON EXTENDED CENTERLINE OF FITTING (SEE DETAIL Z)
3. WHERE CONDITIONS VARY FROM THE ABOVE TABLE, A FLORIDA REGISTERED PROFESSIONAL ENGINEER MUST DETERMINE THE REQUIRED LENGTH OF OF RESTRAINED PIPE.
4. ALL FITTINGS, VALVES AND RESTRAINED PIPE SHALL BE RESTRAINED WITH MEGALUG, ROMAC, JCM SUR-GRIP OR APPROVED EQUAL.
5. POTABLE WATER MAIN, RECLAIMED WATER MAIN AND SANITARY FORCE MAIN TEST PRESSURE IS 150 psi MINIMUM.
6. THRUST BLOCKS MAY BE APPROVED BY THE CITY WHEN CONDITIONS WARRANT.
7. NOTE: 10" AND 18" NOMIMAL DIAMETER PIPES ARE NOT ACCEPTABLE.

(THE WORD "MAY", AS USED HERE, INDICATES CITY ENGINEER'S DISCRETION TO BE TAKEN ON A CASE BY CASE BASIS)

RESTRAINED PIPE TABLE

PUBLIC SERVICES DEPARTMENT
1300 SAINT ELMO
ST. CLOUD, FL 34769
(407) 957-7344

ALL SURVEY DATA SHOWING PHYSICAL FEATURES WERE OBTAINED BY THE ENGINEER INCIDENTAL TO DESIGN AND NO LAND SURVEYING CERTIFICATION SHOULD BE IMPLIED

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REVISIONS

DR:	CC	10/13	CK:	KF	10/13	DR:			CK:			DR:			CK:			DR:			CK:			DR:			CK:		
REV. NO.:	1		AP:	KF	10/13	REV. NO.:			AP:			REV. NO.:			AP:			REV. NO.:			AP:			REV. NO.:			AP:		
DESCRIPTION: MINOR WORDING, HYDROGUARD REVISIONS						DESCRIPTION:						DESCRIPTION:						DESCRIPTION:						DESCRIPTION:					

DRAWN BY: | DATE: | CHECKED BY: | DATE:
SCALE: NONE | APPROVED BY: | DATE:
FILENAME: 06- Site Construction-Water, Sewer and Reclaimed
XREF'S:

DRAWING NUMBER: D-06-012012
SHEET 6 OF 16

Celebrating Small Town Life

WATER , SEWER & RECLAIMED WATER
TYPICAL DETAILS-SITE CONSTRUCTION

APPROVED BY
KEVIN FELBLINGER, P.E. CFM
FL REG. No. 68532
ENGINEERING MANAGER/ CITY ENGINEER
DATE _____

Dewberry
BOWYER SINGLETON

OSCEOLA COUNTY FLORIDA

CITY OF ST. CLOUD
WATER, SEWER & RECLAIMED
NORTHWEST LAKESIDE GROVES

ORLANDO OFFICE • 800 SOUTH MAGNOLIA AVENUE, ORLANDO, FLORIDA 32801
407-843-5120 • ENGINEERING BUSINESS - 8794

REVISIONS | DESCRIPTION | DATE | BY

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CONTRACTOR "AS-BUILTS"
I hereby state that these "As-Builts" were furnished to me by the contractor and/or his surveyor employed by under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed. The information hereon was based on observations of the construction.

Contractor's Name _____
Engineer _____
Not valid without the signature and the original seal of a Florida Registered Engineer.

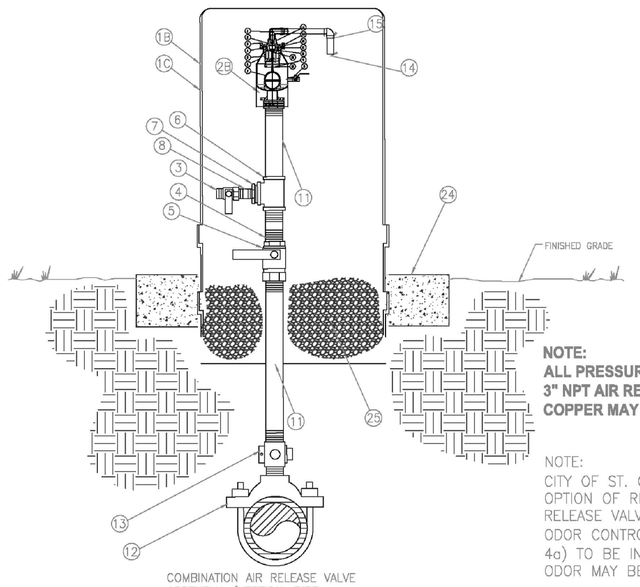
City of St. Cloud

DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	NONE
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1 NW-waterreclaim1
SHEET	41 OF 44

SDP 14-0129 PS 14-00001

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COMBINATION AIR RELEASE VALVE ASSEMBLY MATERIALS		
ITEM	QUANT.	DESCRIPTION
1A	1	ENCLOSURE, WATER PLUS CORPORATION, MODEL #131632 – PAR3, STANDARD MEDIUM GREEN
2A	1	AIR RELEASE VALVE, 2" NPT, H-TEC, MODEL 986 OR APPROVED EQUAL, 2" TO 12" MAIN SIZE
1B	1	VENTED, ENCLOSURE, WATER PLUS CORP., MODEL # 131632 – PAR3, LIGHT BLUE
1C	1	VENTED, ENCLOSURE, WATER PLUS CORP., MODEL # 131632 – PAR3, LAVENDAR
2B	4	AIR RELEASE VALVE, 2" NPT, H-TEC, MODEL 986 OR APPROVED EQUAL, 2" TO 12" MAIN SIZE
3	1	1" CURB STOP, BRASS
4	1	2" X 4" NIPPLE, BRASS
5	1	2" BALL VALVE, BRASS
6	1	2" TEE, BRASS
7	1	2" X 1" REDUCER, BRASS
8	1	1" SHORT NIPPLE, BRASS
9	4	2" X 90° ELBOW, BRASS
10	2	2" SHORT NIPPLE, BRASS
11	1/2/3	2" PIPE, LENGTH AS REQUIRED, BRASS
12	1	2" DOUBLE SS STRAP, IP TAPPING SADDLE, EPOXY COATED
13	1	2" CORPORATION, BRASS, MIPXTIP
14	2	1-1/2" PIPE, PVC, LENGTH AS REQUIRED
15	1	1-1/2" X 90° ELBOW, PVC
16	1	2" X 1-1/2" REDUCER, PVC
17	1	3" X 2" FLEX COUPLING
18	1	3" PIPE, PVC, LENGTH AS REQUIRED
19	1	3" X 90° ELBOW, PVC
20	3	3" PIPE, PVC, LENGTH AS SHOWN, PERFORATED TOP HALF ONLY
21	1	3" TEE, PVC
22		BLANK
23	2	3" CAP, PVC
24	1	CONCRETE SLAB AROUND ENCLOSURE 6" X 6"
25	2	GRANITE, 12" DEPTH (THICKNESS)

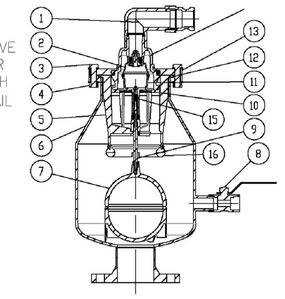


COMBINATION AIR RELEASE VALVE ASSEMBLY (VERTICAL PIPE LAYOUT)

"POTABLE WATER AND RECLAIMED WATER"

NOTE:
ALL PRESSURE MAINS LARGER THAN 12" SHALL HAVE 3" NPT AIR RELEASE VALVE.
COPPER MAY BE SUBSTITUTED FOR BRASS ON 3" SIZES.

NOTE:
CITY OF ST. CLOUD SHALL HAVE OPTION OF REQUIRING THE AIR RELEASE VALVE ASSEMBLY WITH ODOR CONTROL SYSTEM (DETAIL 4a) TO BE INSTALLED WHERE ODOR MAY BE A CONCERN

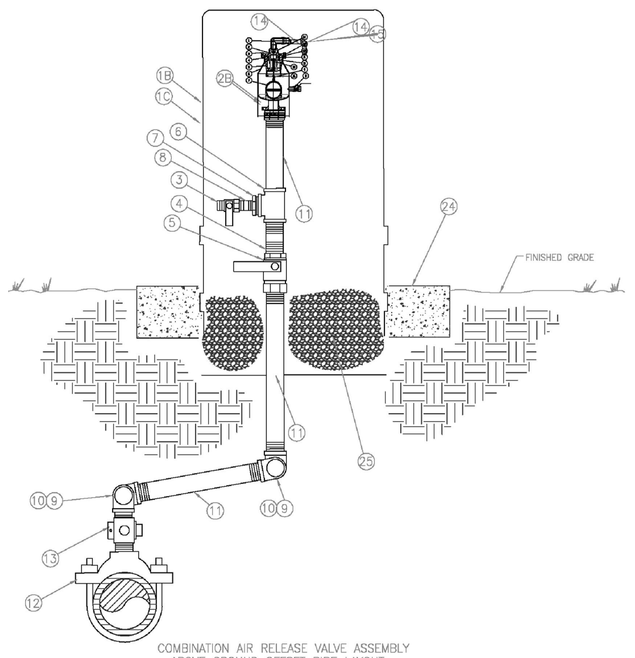


No.	Component	Series - Epoxy-coated steel
1	Outlet elbow w. screen/camlock 1.5"	Polyethylene (PE)
2	Diaphragm	Buna HNBR
3	Hex Head Bolt	Stainless Steel
4	Hexagon nut	Stainless Steel
5	Debris shield	Polyethylene (PE)
6	Body	Steel - epoxy powder coated
7	Float	Delrin®(POM)
8	Ball valve, 1"	Stainless Steel
9	Float spindle	Stainless Steel 316ti
10	Debris screen	Delrin®(POM)
11	Diaphragm holder	Delrin®(POM)
12	O-Ring 157 x 6 mm	Buna NBR
13	Clamping flange	Steel - epoxy powder coated
14	Valve body	Delrin®(POM)
15	Damper ring	Buna NBR
16		

Automatic Air and Vacuum Release Valve, steel - epoxy powder coated
(Model # 986)

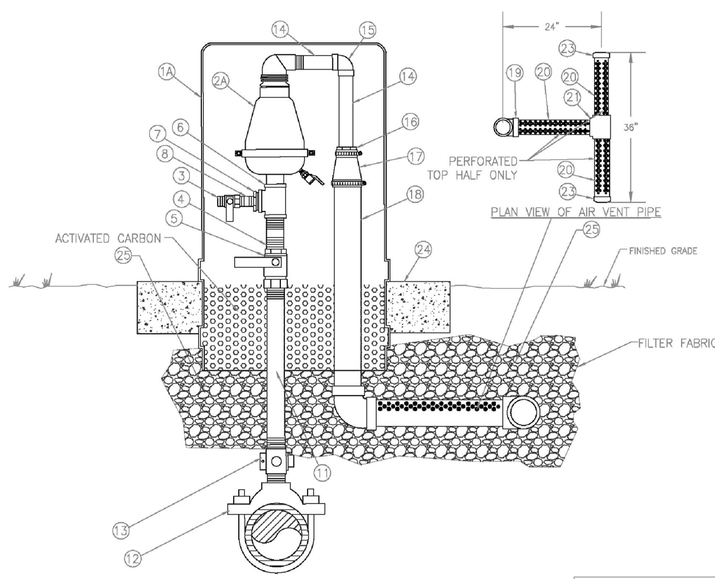
Automatic Air and Vacuum Valves shall be infinitely variable automatic air and vacuum valves designed to allow escape of air for a operating range starting from pressure range 0.0 through 250 psi (0 - 17.2 bar), allow air to enter in the event of a vacuum, and soft working behavior as water hammer inhibition realized by roll-on diaphragm and spring mechanism. A debris shield made of PE allows no contact between fluid and sealing area. A secondary debris screen provides an additional protection for the diaphragm. The float shall be Delrin (Polyoxiethylene, POM)the valve seat and all working parts shall be of corrosion-resistant materials.

Air and vacuum valves shall be, from H-TEC, Inc. (Hawle company)



COMBINATION AIR RELEASE VALVE ASSEMBLY ABOVE GROUND OFFSET PIPE LAYOUT

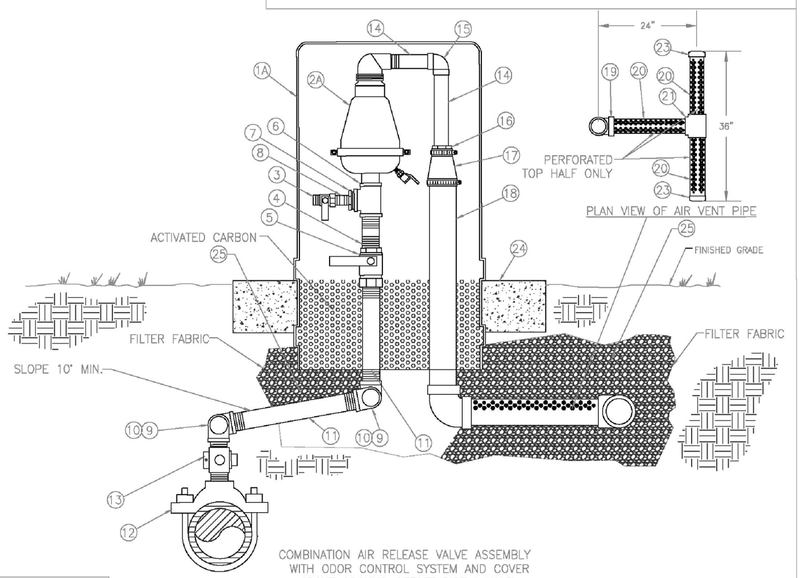
"POTABLE WATER AND RECLAIMED WATER"



COMBINATION AIR RELEASE VALVE ASSEMBLY WITH ODOR CONTROL SYSTEM (VERTICAL PIPE LAYOUT)

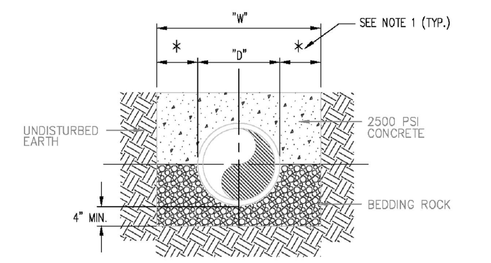
"SEWER ONLY"

NOTE FOR ALL DETAILS:
SEE CITY OF ST. CLOUD STANDARD UTILITY MANUAL FOR ADDITIONAL INFORMATION.

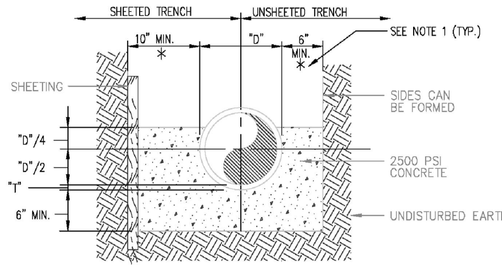


COMBINATION AIR RELEASE VALVE ASSEMBLY WITH ODOR CONTROL SYSTEM AND COVER ABOVE GROUND OFFSET PIPE LAYOUT

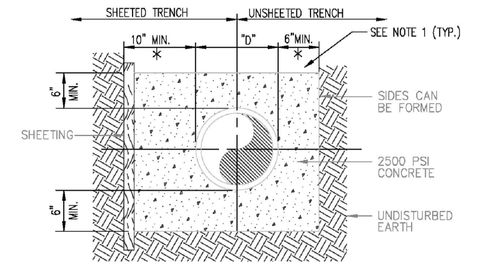
"SEWER ONLY"



CONCRETE ARCH



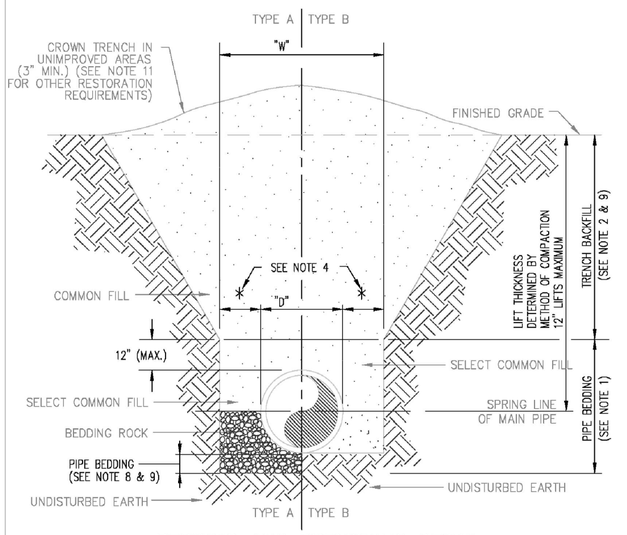
CRADLE OR HALF ENCASEMENT



FULL ENCASEMENT

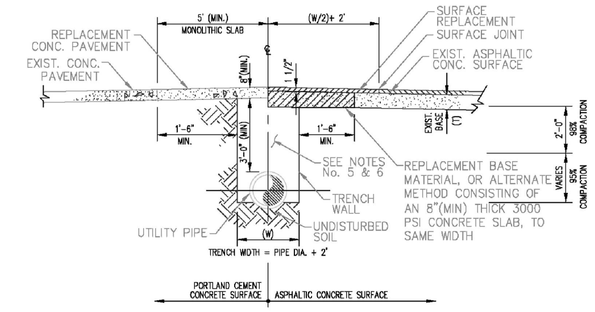
CONCRETE ARCH & ENCASEMENT DETAILS

ENCASEMENT NOTES:
1. * 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIA. 24" AND OVER.
2. "D" REFERS TO THE DIAMETER OF THE PIPE.
3. "T" REFERS TO THE THICKNESS OF THE PIPE.
4. USE OF CONCRETE ARCH HALF ENCASEMENT OR FULL ENCASEMENT TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE CITY.



BEDDING AND TRENCHING DETAIL

BEDDING & TRENCHING NOTES:
1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180. COMPACTION SHALL BE 98% WITHIN 2' OF FINISHED ELEVATION UNDER ALL ROADWAYS, AND TO 2 LF BEHIND CONCRETE CURBS OR THE EDGE OF PAVEMENT.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180. COMPACTION SHALL BE 98% WITHIN 2' OF FINISHED ELEVATION UNDER ALL ROADWAYS, AND TO 2 LF BEHIND CONCRETE CURBS OR THE EDGE OF PAVEMENT.
3. USE TYPE A BEDDING TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE CITY.
4. * 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
5. ALL NECESSARY MEASURES SHALL BE TAKEN TO KEEP THE TRENCH AS DRY AS POSSIBLE DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. REFER TO LAND DEVELOPMENT CODE FOR SHEETING AND BRACING IN EXCAVATIONS. GRAVITY SEWERS SHALL UTILIZE TYPE A BEDDING, IF REQUIRED BY THE CITY.
8. GRAVITY SEWERS SHALL UTILIZE A TYPE A BEDDING, IF REQUIRED BY THE CITY. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER LESS THAN 15", AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
9. THE CITY ENGINEER MAY APPROVE ALTERNATE METHODS OF TRENCH BACKFILL COMPACTION ON A CASE BY CASE SITUATION.
10. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. THE CITY SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.
11. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN THE CITY OF ST. CLOUD RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.



STANDARD ROADWAY OPEN CUT DETAIL

BEDDING AND TRENCHING NOTES:
1. SIZING EQUATIONS:
   D = PIPE O.D.
   W = TRENCH WIDTH AT TOP OF PIPE
   MAX. W = Dc + 24"
   MIN. W = MAX. DIM. OF BELL + 8" (UNSHEETED TRENCH)
   MAX. DIM. OF BELL + 12" (SHEETED TRENCH)
2. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL BE AS REQUIRED TO REACH SUITABLE FOUNDATION. FOR NON-CUSHIONING MATERIAL, DEPTH SHALL BE 6" BELOW BOTTOM OF UTILITY.
3. SHEETING SHALL BE DRIVEN BELOW THE UTILITY INVERT IF REQUIRED FOR LATERAL SUPPORT OR UNSUITABLE MATERIAL REMOVAL. WHERE DRIVEN BELOW PIPE INVERT, SHEETING SHALL BE CUT OFF A MINIMUM OF 12" ABOVE TOP OF PIPE OR HIGHER AS AUTHORIZED BY THE ENGINEER AND LEFT IN PLACE. IN NO CASE SHALL SHEETING LEFT IN PLACE EXTEND HIGHER THAN 30" BELOW SURFACE GRADE UNLESS SPECIFICALLY APPROVED. BRACING SHALL BE PROVIDED AS REQUIRED.
4. ALL PIPING TO BE IDENTIFIED WITH LOCATING TAPE IN ACCORDANCE WITH THE ST. CLOUD LAND DEVELOPMENT CODE. THIS APPLIES TO PVC AND IRON PIPE FOR USES INCLUDING POTABLE WATER, SEWER GRAVITY AND FORCE MAINS, AND RECLAIMED WATER MAINS
5. FLOWABLE FILL WITH A COMPRESSIVE STRENGTH OF 300 PSI AFTER 7 DAYS MAY BE SUBSTITUTED FOR COMPACTED FILL AND REPLACEMENT BASE TOGETHER WITHOUT CUTTING-BACK THE BASE 18" BOTH SIDES OF THE TRENCH AS LONG AS ROADWAY IS SAW-CUT BEFORE AND MAINTAINED UNDISTURBED DURING TRENCHING OPERATIONS.
6. FLOWABLE FILL WITH LOWER COMPRESSIVE STRENGTH MAY BE APPROVED AS A SUBSTITUTE FOR COMPACTED FILL. ROAD BASE MUST BE CUT-BACK 18" BOTH SIDES OF THE TRENCH. BASE SHALL BE REPLACED WITH 8" MIN. THICKNESS OF CONCRETE WITH 3,000 PSI COMPRESSIVE STRENGTH AFTER 28 DAYS
7. COMPACTION OF BACKFILL SHALL BE 98% FROM BOTTOM TO TOP OF SUBGRADE, AND TO 2 LF BEHIND CURB OR E.O.P. COMPACTION SHALL BE 95% FROM BOTTOM OF SUBGRADE DOWN TO BOTTOM OF PIPE.

PUBLIC SERVICES DEPARTMENT
1300 9th Street
ST. CLOUD, FL 34769
(407) 957-7344

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REVISIONS

DR: CC 10/13	CK: KF 10/13	DR:	CK:	DR:	CK:	DR:	CK:	DR:	CK:	DR:	CK:
REV. NO.: 1	AP: KF 10/13	REV. NO.:	AP:	REV. NO.:	AP:	REV. NO.:	AP:	REV. NO.:	AP:	REV. NO.:	AP:
DESCRIPTION: ARV model and description Change		DESCRIPTION:		DESCRIPTION:		DESCRIPTION:		DESCRIPTION:		DESCRIPTION:	

DRAWN BY: DATE: CHECKED BY: DATE:
SCALE: NONE APPROVED BY: DATE:
FILENAME: 07- Air Release Valves- Roadway Open Cut
XREF'S:

DRAWING NUMBER: D-07-012012
SHEET 7 OF 16

AIR RELEASE VALVES-OPEN CUT ROADS
TYPICAL DETAILS- BENCHING AND ENCASEMENT

APPROVED BY
KEVIN FELBLINGER, P.E. CFM
FL REG No. 68532
ENGINEERING MANAGER/
CITY ENGINEER
DATE

Dewberry
BOWYER SINGLETON
FLORIDA
OSCEOLA COUNTY
CITY OF ST. CLOUD
AIR RELEASE VALVES
NORTHWEST LAKESIDE GROVES
DEWBERRY ENGINEERS INC. 800 SOUTH MAGNOLIA AVENUE, ORLANDO, FLORIDA 32801
407-843-5120 - ENGINEERING BUSINESS - 8794

REVISIONS | DESCRIPTION | BY | DATE

CONTRACTOR "AS-BUILTS"
I hereby state that these "As-Builts" were furnished to me by the contractor whom I employed, and under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed as verified by periodic observations of the construction.
Contractor's Name _____
Engineer _____

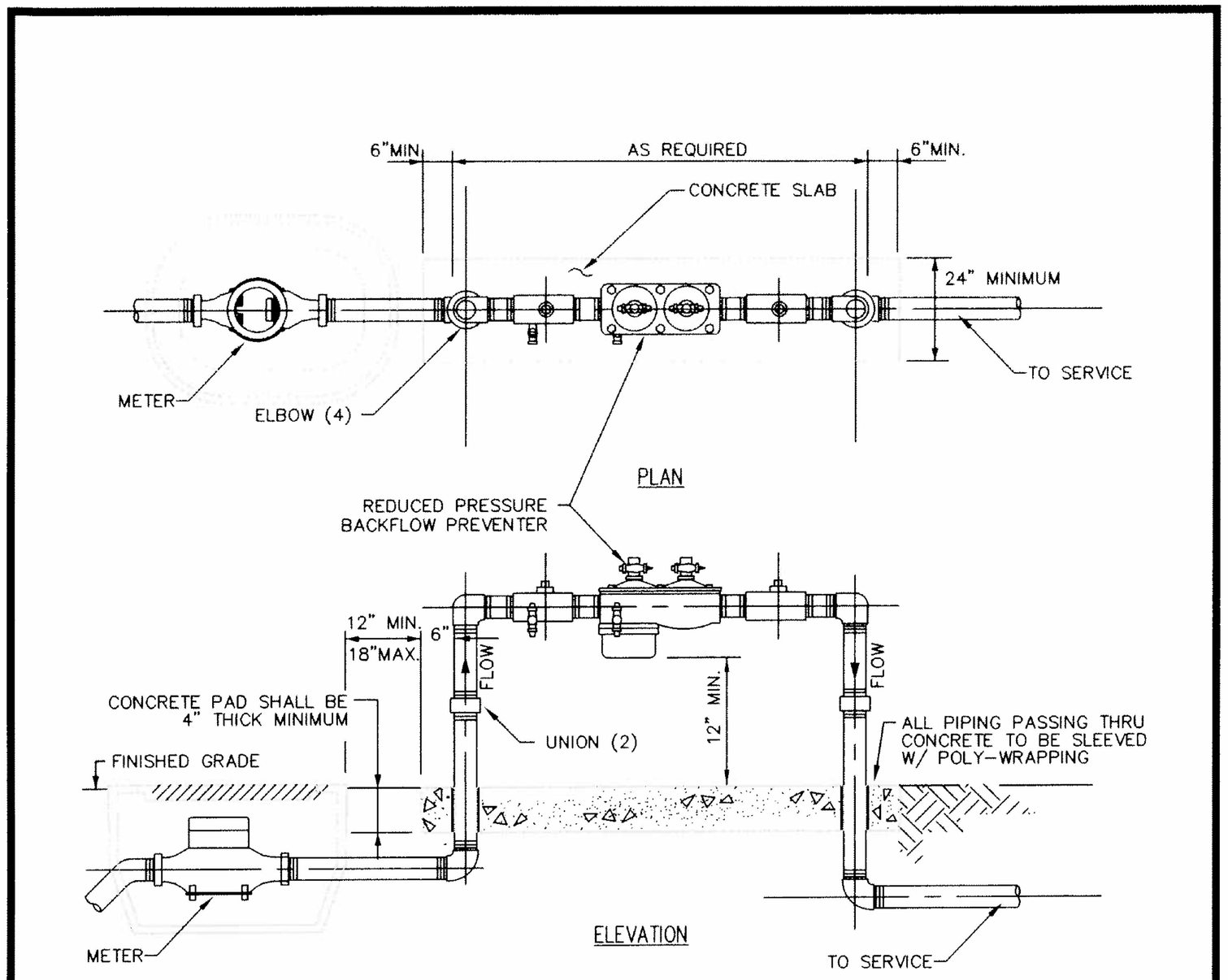
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DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	NONE
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1NW-airrelease
SHEET	42 OF 44

2/6/2015 7:01:18 AM \\LKGR1\Nw-airrelease.dgn

SDP 14-0129 PS 14-00001



BACKFLOW PREVENTER NOTES

1. THIS DETAIL IS APPLICABLE FOR A SINGLE SERVICE WITHIN THE NON-RECLAIM RESIDENTIAL SERVICE AREA OF THE FOLLOWING SIZES: 3/4", 1", 1 1/2" & 2".
2. FOR ALL PIPING AND FITTINGS FROM THE METER CONNECTION TO THE FINAL DOWNSTREAM 90° ELBOW SHOWN ON THE DRAWING, THE ONLY SUITABLE MATERIALS FOR INSTALLATION SHALL BE SWEATED COPPER OR THREADED BRASS.
3. BACKFLOW PREVENTER SHALL BE LOCATED NO MORE THAN 18" DOWNSTREAM FROM THE WATER METER, UNLESS OTHERWISE PERMITTED.
4. ASSEMBLY MUST BE TESTED BY A CERTIFIED BACKFLOW PREVENTION DEVICE TESTER.

City of St. Cloud
Environmental Utilities
1300 Ninth Street
Building A, Second Floor
St. Cloud, FL 34769
Phone: (407)957-7344
Fax: (407)892-3372

Reduced Pressure Single System Backflow Preventer Typical Installation Detail

DRAWN BY	DATE
BP/TB	1/2009
CHECKED BY	DATE
MS	1/2009
APPROVED BY	DATE
MS	1/2009
SCALE: NONE	
SHEET 1 OF 1	

Dewberry
BOWYER SINGLETON

OSCEOLA COUNTY FLORIDA

CITY OF ST. CLOUD
REDUCED PRESSURE
BACKFLOW PREVENTER

NORTHWEST LAKESIDE GROVES

DEWBERRY ORLANDO OFFICE | 800 SOUTH MAGNOLIA AVENUE - ORLANDO, FLORIDA 32801
407-843-5120 - ENGINEERING BUSINESS - 8794

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City of St. Cloud Laserfiche

REVISIONS

DATE	BY	DESCRIPTION

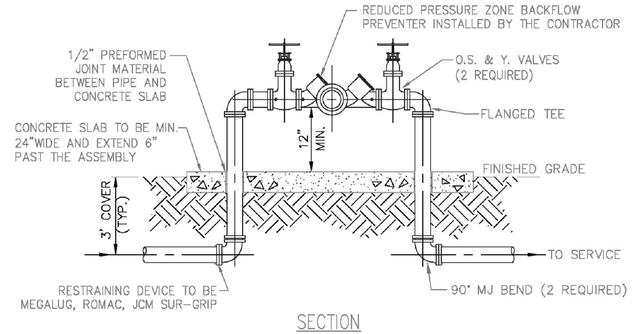
CONTRACTOR "AS-BUILTS"
I hereby state that these "As-Builts" were furnished by me or under my direction from data furnished to me by employees under my direct supervision have reviewed these "As-Builts" and believe them, to be in compliance with my knowledge of the last as-built observations of the construction.

Contractor's Name
Engineer
Not valid without the signature and the original seal of a Florida Registered Engineer.

DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	NONE
PROJECT NO.	LKGRI/FINAL/North West
FILE NAME	LKGR1NW-backflow
SHEET	43 OF 44

2/6/2015 7:02:03 AM ...\LKGR1 NW-backflow.dgn

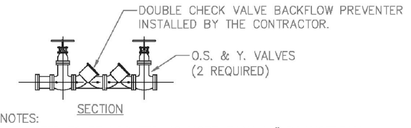
SDP 14-0129 PS 14-00001



SECTION

1. REDUCED PRESSURE BACKFLOW PREVENTER TO BE LOCATED NO MORE THAN 12" DOWNSTREAM FROM THE WATER METER, UNLESS OTHERWISE PERMITTED
2. ALL PIPE AND FITTINGS SHALL MATCH SIZE OF SERVICE PIPE.
3. SEE LIFT STATION SITE LAYOUT FOR LOCATION.

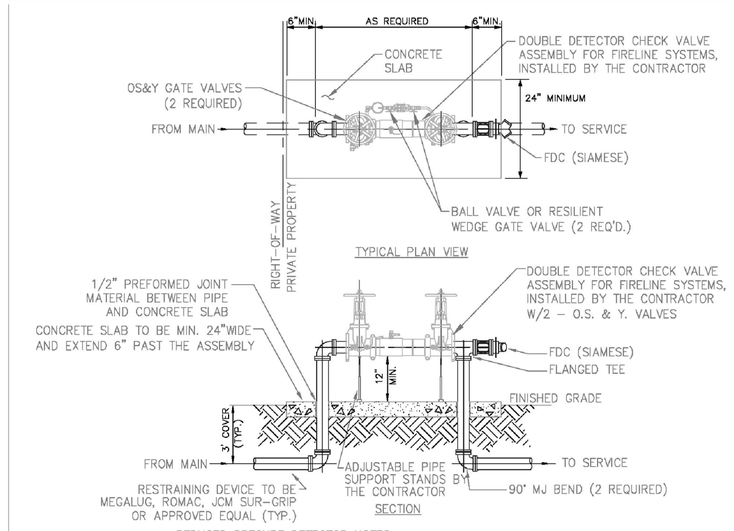
REDUCED PRESSURE BACKFLOW PREVENTER



SECTION

DOUBLE CHECK NOTES:
1. BACKFLOW PREVENTER TO BE LOCATED NO MORE THAN 12" DOWNSTREAM FROM THE WATER METER, UNLESS OTHERWISE PERMITTED
2. ALL PIPE AND FITTINGS 2 1/2" OR LARGER SHALL BE FLANGED DUCTILE IRON
3. ALL FLANGED FITTINGS SHALL HAVE STAINLESS STEEL BOLTS AND NUTS

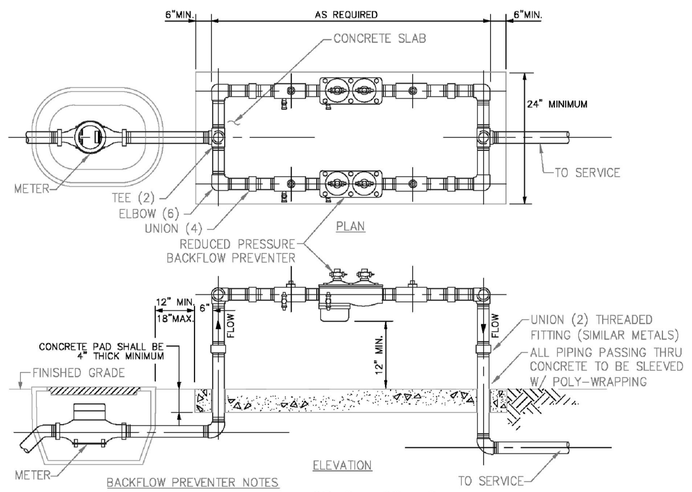
DOUBLE CHECK ASSEMBLY



SECTION

REDUCED PRESURE DETECTOR NOTES:
1. THE CONTRACTOR SHALL CONTACT PUBLIC SERVICES LINES SYSTEM DIVISION AND/OR S.C.F.D. FOR EXACT ASSEMBLY LENGTH AND HEIGHT ABOVE THE SLAB REQUIRED FOR THE FIRE LINE REDUCED PRESSURE CHECK VALVE ASSEMBLY. ALL ASSEMBLY PIPE, FITTINGS AND APPURTENANCES SHALL BE INSTALLED BY THE CONTRACTOR.
2. ALL ABOVE GROUND PIPE SHALL BE FLANGED DUCTILE IRON.
3. ALL FLANGED FITTINGS SHALL HAVE STAINLESS STEEL BOLTS AND NUTS
4. ASSEMBLY SHALL BE PAINTED RED. PAINT SHALL BE DIRECT TO METAL PAINT & PRIMER, SHERWIN WILLIAMS OR EQUAL.
5. IF ASSEMBLY, IS TO BE INSTALLED AT THE BUILDING, A GATE VALVE WILL BE REQUIRED AT THE POINT OF SERVICE OR PROPERTY LINE.
6. ALL FIRE LINE ASSEMBLY'S WILL BE REQUIRED TO BE TESTED BY A CERTIFIED TESTER.

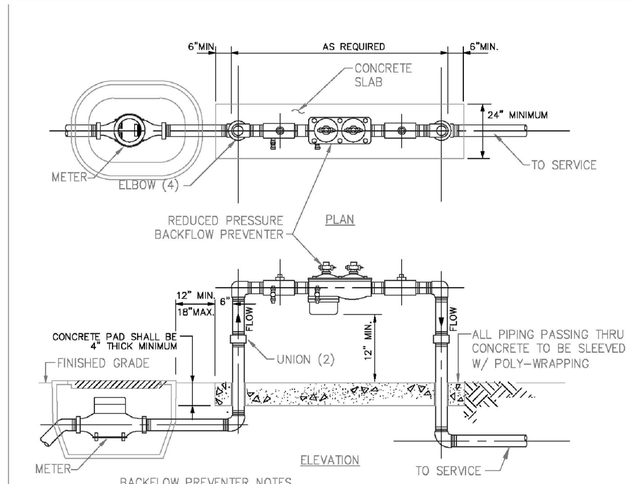
FIRE LINE REDUCED PRESSURE DETECTOR ASSEMBLY



BACKFLOW PREVENTER NOTES

1. THIS DETAIL FOR DUAL SERVICE: 3/4", 1", 1 1/2" & 2"
2. ALL PIPING AND FITTINGS SHALL BE SWEATED COPPER, THREADED BRASS AS THE ONLY SUITABLE MATERIAL FOR INSTALLATION
3. BACKFLOW PREVENTER TO BE LOCATED NO MORE THAN 18" DOWNSTREAM FROM WATER METER, UNLESS OTHERWISE PERMITTED
4. BACKFLOW PREVENTORS ARE REQUIRED TO BE THE SAME TYPE
5. ASSY. WILL BE REQUIRED TO BE TESTED BY A CERTIFIED TESTER.

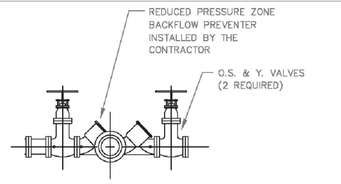
REDUCED PRESSURE PARALLEL SYSTEM BACKFLOW PREVENTER DETAIL



BACKFLOW PREVENTER NOTES

1. THIS DETAIL FOR DUAL SERVICE: 3/4", 1", 1 1/2" & 2"
2. ALL PIPING AND FITTINGS SHALL BE SWEATED COPPER, THREADED BRASS AS THE ONLY SUITABLE MATERIAL FOR INSTALLATION
3. BACKFLOW PREVENTER TO BE LOCATED NO MORE THAN 18" DOWNSTREAM FROM WATER METER, UNLESS OTHERWISE PERMITTED
4. ASSY. WILL BE REQUIRED TO BE TESTED BY A CERTIFIED TESTER.

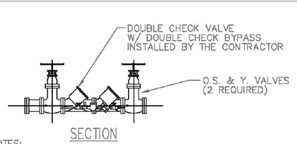
REDUCED PRESSURE SINGLE SYSTEM BACKFLOW PREVENTER DETAIL



SECTION

REDUCED PRESSURE BACKFLOW PREVENTER NOTES:
1. BACKFLOW PREVENTER TO BE LOCATED NO MORE THAN 12" DOWNSTREAM FROM THE WATER METER, UNLESS OTHERWISE PERMITTED
2. ALL PIPE AND FITTINGS 2 1/2" OR LARGER SHALL BE FLANGED DUCTILE IRON
3. ALL FLANGED FITTINGS SHALL HAVE STAINLESS STEEL BOLTS AND NUTS

REDUCED PRESSURE BACKFLOW PREVENTER

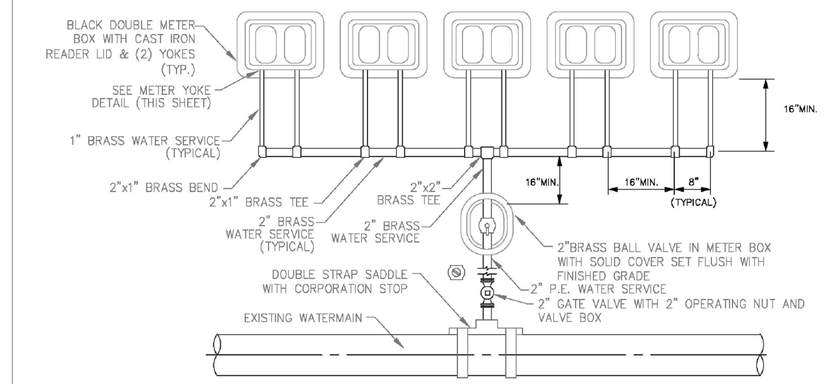


SECTION

DOUBLE CHECK DETECTOR NOTES:
1. BYPASS LINE SHALL ALSO HAVE AN APPROVED DOUBLE CHECK BACKFLOW PREVENTER ASSEMBLY. CONTRACTOR SHALL INSTALL UNIT WITH (O.S. & Y.) RESILIENT WEDGE GATE VALVES. METER SHALL BE SUPPLIED BY THE CITY.
2. IF ASSY. IS TO BE INSTALLED AT THE BUILDING, A GATE VALVE WILL BE REQUIRED AT THE POINT OF SERVICE OR PROPERTY LINE.
3. ALL FIRE LINE ASSEMBLY'S WILL BE REQUIRED TO BE TESTED BY A CERTIFIED TESTER.
4. ALL FLANGED FITTINGS SHALL HAVE STAINLESS STEEL BOLTS AND NUTS
5. ASSEMBLY SHALL BE PAINTED RED. PAINT SHALL BE DIRECT TO METAL PAINT & PRIMER, SHERWIN WILLIAMS OR EQUAL.

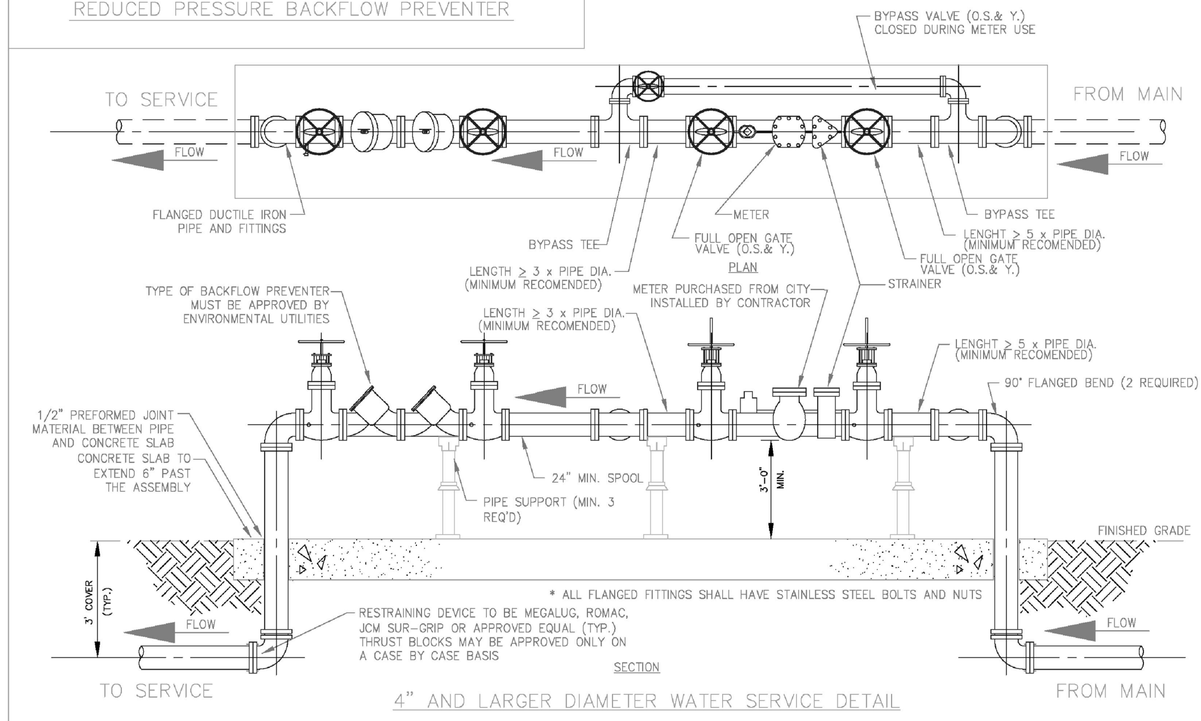
FIRE LINE DOUBLE CHECK DETECTOR ASSEMBLY

GENERAL NOTES:
1. SELECTION OF APPLICABLE BACKFLOW PREVENTION DEVICE SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF ST. CLOUD CROSS CONNECTION CONTROL MANUAL IN EFFECT AT THE TIME OF PLAN APPROVAL AND SUBJECT TO FINAL REVIEW AND APPROVAL OF THE CITY.
2. ALL UTILITY BFP, METER ASSEMBLIES SHALL BE PAINTED BLUE FOR POTABLE WATER AND PANTONE (PURPLE) FOR RECLAIMED WATER. PAINT SHALL BE DIRECT TO METAL PAINT & PRIMER, SHERWIN WILLIAMS OR EQUAL.

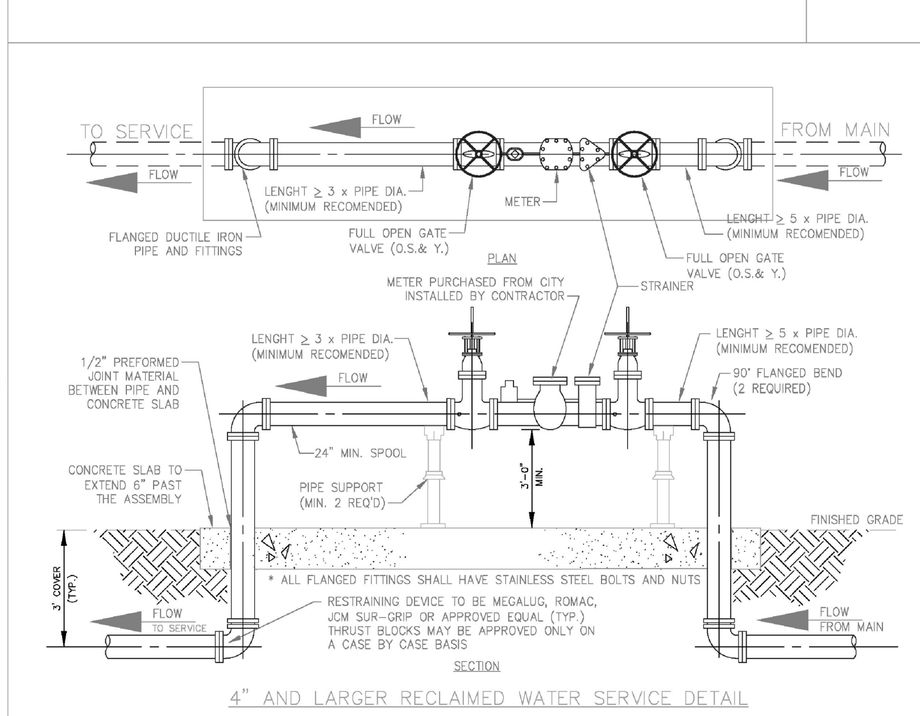


MULTIPLE SERVICE INSTALLATION DETAIL

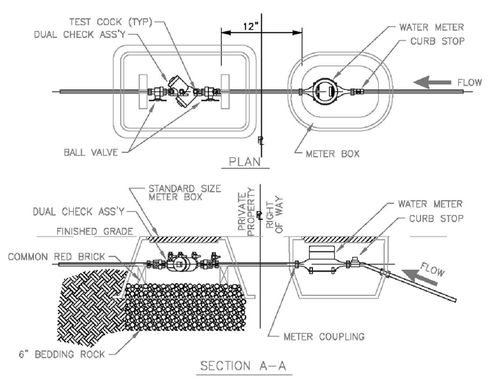
MULTIPLE SERVICE NOTES:
1. BRASS MANIFOLD ASSEMBLY SHALL HAVE 10" COVER FROM FINISHED GRADE TO TOP OF PIPE (CRITICAL).
2. SINGLE SERVICES MAY BE USED PER CITY OF ST. CLOUD STANDARD DRAWINGS.
3. MAXIMUM NUMBER OF SERVICES FOR THE ABOVE MANIFOLD CONFIGURATION IS TEN.
4. TRANSITION FROM P.E. WATER SERVICE TO BRASS WATER SERVICE SHALL OCCUR AT THE 2" BRASS BALL VALVE ASSEMBLY.



4" AND LARGER DIAMETER WATER SERVICE DETAIL



4" AND LARGER RECLAIMED WATER SERVICE DETAIL



DOUBLE CHECK VALVE ASSEMBLY WITH 1" OR LARGER METER

DOUBLE CHECK NOTES:
1. ALL PIPING BETWEEN CHECK VALVE AND METER TO BE SWEATED COPPER, PVC OR BRASS WITH THREADED (NPT) JOINTS.
2. INSTALLATION TO BE DONE IN ACCORDANCE WITH RULES AND REGULATIONS OF GOV'T AUTHORITIES INCLUDING AWWA, ASSE, AND THE CITY OF ST. CLOUD PUBLIC WORKS' LINES SYSTEM DIVISION.
3. DOUBLE CHECK ASSEMBLY WITH METER IS REQUIRED ON POTABLE WATER SERVICES WHERE RECLAIMED WATER IS CONVENIENTLY AVAILABLE FOR IRRIGATION.
4. ASSEMBLY TO BE 1" OR LARGER AS REQUIRED.
5. ASSEMBLY WILL BE REQUIRED TO BE TESTED BY A CERTIFIED TESTER.

PUBLIC SERVICES DEPARTMENT
1300 9MOT STREET
ST. CLOUD, FL 34769
(407) 957-7344

ALL SURVEY DATA SHOWING PHYSICAL FEATURES WERE OBTAINED BY THE ENGINEER INCIDENTAL TO DESIGN AND NO LAND SURVEYING CERTIFICATION SHOULD BE IMPLIED

NOTES: ALL REFERENCES TO "EQUAL" OR "APPROVED EQUAL" PROVIDE AN OPPORTUNITY TO SUBSTITUTE MATERIALS. ALL PROPOSED SUBSTITUTIONS SHALL BE REVIEWED AND APPROVED BY THE CITY OF ST. CLOUD CITY MANAGER OR DESIGNEE BY SUBMITTING MANUFACTURER'S SPECIFICATIONS AND PRODUCT DATA SHEETS PRIOR TO CONSTRUCTION.

THIS DOCUMENT WILL BE CONSIDERED A COPY ONLY, UNLESS EMBOSSED BY A REGISTERED ENGINEERS SEAL

REVISIONS

DR:	CC	10/13	CK:	KF	10/13	DR:			CK:			DR:			CK:			DR:			CK:		
REV. NO.:	1		AP:	KF	10/13	REV. NO.:			AP:			REV. NO.:			AP:			REV. NO.:			AP:		
DESCRIPTION: MINOR WORDING						DESCRIPTION:						DESCRIPTION:						DESCRIPTION:					
DESCRIPTION:						DESCRIPTION:						DESCRIPTION:						DESCRIPTION:					

DRAWN BY:		DATE:	
CHECKED BY:		DATE:	
SCALE:	NONE	APPROVED BY:	DATE:
FILENAME:	05- Water and Reclaim- Meters and Backflows		
XREF'S:			

DRAWING NUMBER: D-05-012012

SHEET 5 OF 16

Celebrating Small Town Life

WATER & RECLAIMED WATER
TYPICAL DETAILS- METERS AND BACKFLOWS

APPROVED BY
KEVIN FELBLINGER, P.E. CFM
FL REG. No. 68532
ENGINEERING MANAGER/
CITY ENGINEER
DATE _____

Dewberry
BOWYER SINGLETON

OSCEOLA COUNTY — FLORIDA

CITY OF ST. CLOUD
WATER & RECLAIMED WATER
TYPICAL DETAILS
METERS & BACKFLOWS
NORTHWEST LAKESIDE GROVES

CORPORATE OFFICE: 1560 SOUTH MAGNOLIA AVENUE - ORLANDO, FLORIDA 32801
407-843-5120 - ENGINEERING BUSINESS - 8794

DATE	BY	DESCRIPTION

REVISIONS

Reproduced from St. Cloud - Reproduced from City of St. Cloud Laserfiche Record

CONTRACTOR "AS-BUILTS"
I hereby state that these "As-Builts" were furnished to me by the contractor or his authorized agent or employee under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed as shown by the contractor's observations of the construction.

Contractor's Name _____

Engineer _____

Not valid without the signature and the original seal of a Florida Registered Engineer

DATE	SEPTEMBER 2014
DESIGNED	TFS
CHECKED	NPS
SCALE	NONE
PROJECT NO.	LKGR1/FINAL/North West
FILE NAME	LKGR1 NW-meters
SHEET	44 OF 44

2:26:27 AM
...\North West\LKGR1 NW-meters.dgn

SDP 14-0129 PS 14-00001

Dewberry

TRANSMITTAL

Date: February 5, 2015

Project Name: Lakeside Groves Northwest Parcel

Project #: 50067918

Reference: Revisions to Lakeside Groves Northwest Parcel (Case # 14.20-26)

To: Ms. Sandy Miville

City of St. Cloud
Planning and Zoning Department
1300 9th Street
Building A, Second Floor
St. Cloud, FL 34769

Phone: (407) 957-7255

CC: Craig Harris, JTD Land Development; Nicole P. Stalder, PE, Dewberry; Danielle Van De Loo, PE, Dewberry

We transmit	The following	For
☐ As per your request	☐ Prints	☒ Your approval
☐ Under separate cover	☐ Copies	☒ Your review and comment
☒ By messenger	☐ Studies	☐ Revision and submission

As requested by	As approved by	As submitted for approval by
Danielle Van De Loo, PE	Nicole P. Stalder , PE	Dawn R. Queen

Copies	Date	Number	Description
1	02/05/15		Response to Comments Letter and Narrative of Changes
9	02/05/15		Revised Construction Plans (24x36 Signed and Sealed) -FOLDED
1	--		Revised Certificate of Title Report
1	02/05/15		Boundary Survey with revised legal description (24X36 Signed and Sealed)
1	TBD		Revised Notice of Encumbrance to be recorded and submitted under separate cover
1	02/05/15		CD of Submittal Items including word doc of legal description

Comments:

Enclosed is the revisions the Lakeside Groves Project (Case 14-20.26). If you need any additional information, please contact Danielle Van De Loo at 321-354-9711. Thank you.

Signed: Dawn R. Queen, Land Development Coordinator, Dewberry

City of St. Cloud - Reproduced from Scanned Images
City of St. Cloud Laserfiche Reproduction

Notice of Encumbrance
To Annex to City of St. Cloud

City of St. Cloud (Planning & Zoning)
1300 9th Street
St. Cloud, FL 34769

FOR RECORDING USE ONLY

THIS INSTRUMENT, Made this 12th day of July 20 16, between Randy Wright & Rebecca Wright of the County of Osceola, State of Florida Grantor*, and the CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee:

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below described into the corporate limits of the City of St. Cloud, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 ($1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledges, DOES HEREBY ENCUMBER the below – described real property situate, lying and being in Osceola County, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. Properties located outside the St. Cloud Future Annexation Area are encumbered but final annexation is subject to both the traditional requirements for annexation and receipt of County approval. The subject property is described as:

See attached Exhibit "A".

Case # _____ Parcel ID(s) 20-26-31-4950-0001-0390

*Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):

1. _____ Signature
Randy Wright Type or print name

2. Rebecca A Wright Signature
Rebecca A Wright Type or print name

WITNESSES (two required):

1. Shawna Flournay Signature
Shawna Flournoy Type or print name

2. Jackie Windsor Signature
Jackie Windsor Type or print name

1. _____ Signature
_____ Type or print name

2. _____ Signature
_____ Type or print name

STATE OF Florida COUNTY OF Osceola

The foregoing instrument was acknowledged before me on this 12th day of July, 20 16, by Randy Wright who is personally known to me or who has produced _____ as identification and who did not take an oath.

Notary Public Karen M. Giel SEAL:

Type/print name _____

KAREN M. GIEL
Notary Public - State of Florida
My Comm. Expires Oct 15, 2016
Commission # EE 844011
Bonded Through National Notary Assn.

Pursuant to Section 695.26(3)(f): This instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer, City Manager, City of St. Cloud, Florida 34769.
Revised April 2015

EXHIBIT 'A'

ALLIGATOR LAKE ROAD PROPERTY

LEGAL DESCRIPTION

LOTS 39, 42, 55 AND 58 OF THE SEMINOLE LAND & INVESTMENT COMPANY'S (INC.) SUBDIVISION OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST, ACCORDING TO THE PLAT AS FILED AND RECORDED IN PLAT BOOK "B", PAGE 26, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

LESS ROAD RIGHT OF WAY FOR ALLIGATOR LAKE ROAD.

CONTAINING 18.97 ACRES, MORE OR LESS.

ARMANDO RAMIREZ OSCEOLA COUNTY, DATE 09/04/2018 12:19:56 PM
FILE # 2018133152 Bk 5395 Pgs 890-893 (4 Pgs)REC FEES $35.50

Notice of Encumbrance to Annex to City of St. Cloud

FOR RECORDING USE ONLY

City of St. Cloud (Planning & Zoning)
1300 9th St.
St. Cloud, FL 34769

THIS INSTRUMENT, Made this 7 day of August 2018, between Anna + Preston Schmidt of the County of Osceola, State of FL Grantor*, and the CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee:

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below described into the corporate limits of the City of St. Cloud, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 ($1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledges, DOES HEREBY ENCUMBER the below – described real property situate, lying and being in Osceola County, Florida with the absolute consent by GRANTOR that in accordance with applicable law, the real property may be annexed into the city limits of the City of St. Cloud upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. Properties located outside the St. Cloud Future Annexation Area are encumbered but final annexation is subject to both the traditional requirements for annexation and receipt of County approval. The subject property is described as:

Case# 18-2008 Parcel ID(s) 05-26-31-2508-0001-0140

See Attached Exhibit "A" for Legal Description

Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):

1. A Schmidt
Signature
Anna Schmidt
Type or print name

2. [signature]
Signature
Preston Schmidt
Type or print name

WITNESSES (Two required):

1. [signature]
Signature
Angela Farmer
Type or print name

2. [signature]
Signature
Heather Barber
Type or print name

STATE OF Florida COUNTY OF Osceola

The foregoing instrument was acknowledged before me on this 7 day of Aug, 2018, by Preston & Anna Schmidt who is personally known to me or who has produced Drivers License as identification and who did not take an oath.

Notary Public [signature] SEAL: Type/print name Erin Burnett

ERIN BURNETTE
Notary Public - State of Florida
Commission # GG 041039
My Comm. Expires Jan 23, 2021
Bonded through National Notary Assn

Pursuant to Section 695.26(1)(f): This instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer, City Manager, City of St. Cloud, Florida 34769.

PROMISSORY NOTE AND LIEN AGREEMENT

$ 4,018.33 St. Cloud, Osceola County, Florida

FOR VALUE RECEIVED, the undersigned promises to pay to the order of City of St. Cloud, a Florida Municipal Corporation at 1300 Ninth Street, St. Cloud, FL 34769 or at such place as the holder of this note may designate in writing the principal sum of $4,018.33 DOLLARS, for potable water connection fees due on the undersigned's homestead residential property located at 5285 Lake Lizzie (the Subject Property). The total amount owed shall be paid as follows: St. Cloud, FL 34771

Beginning September, 2018 $100.00 per month to be assessed in conjunction with the regular monthly utility statement due and payable on the date stipulated therein each month until the full amount financed has been satisfied. The balance of the indebtedness may be paid in full at any time.

The undersigned acknowledges and agrees that the City of St. Cloud shall have the right to discontinue utility service to the premises described above without further notice immediately upon failure of the undersigned to timely make any payment called for herein within ten (10) working days after the due date of the utility billing.

This Note and a Lien Document consistent herewith shall be executed by the undersigned and shall be recorded in the public records of Osceola County, Florida and shall constitute a valid and marketable lien enforceable by the City of St. Cloud against the subject property, in the event of a default of this note. If default is made in the payment of any installment under this Note, and if such default is not made good within 10 days the entire principal sum shall at once become due and payable without notice at the option of the holder of this Note. Failure to exercise this option shall not constitute a waiver of the right to exercise the same at a later time for the same default or for any subsequent default. Furthermore, the undersigned specifically grants to the City of St. Cloud a security interest/lien in the Subject Property. Additionally, the undersigned grants to the City of St. Cloud the right to exercise all avenues and remedies to enforce the subject lien and utilize the proceeds to pay off this note in the event that the undersigned defaults in any of the terms herein. In the event of default in the terms of this Note and Lien Agreement, and if the same is placed in the hands of an attorney at law for collection, the undersigned hereby agrees to pay all costs of collection including a reasonable attorney's fee. Presentment, protest and notice are hereby waived.

Date: 8/7/18 Anna Schmidt

Signature

Signature

This instrument prepared by and
After recording return to:

City of St. Cloud – Public Services
1300 9th Street – Building A – Second Floor
St. Cloud, FL 34769

VOLUNTARY LIEN FOR IMPACT FEE INSTALLMENT PAYMENTS

State of Florida
County of Osceola

Before me, the undersigned notary public, personally appeared , who was duly sworn and says that they are the Owners of the subject real property described below whose address is 5285 Lake Lizzie Dr. St. Cloud, FL 34771 ; and that in accordance with a promissory note executed contemporaneously herewith regarding the payment in installments of an indebtedness owed to the City of St. Cloud for water impact fees and in accordance with Section 78-274, of the St. Cloud City Code does hereby voluntarily agree that a marketable lien in favor of the City of St. Cloud, in the amount set forth in the promissory note attached hereto and incorporated herein, less any payments made, shall be attached to the following described real property in Osceola County, Florida:

" Exhibit A
See Attached "

The undersigned does hereby authorize the recording of this document and the promissory note in the Public Records of Osceola County and understand(s) and acknowledge(s) that an enforceable lien shall thereby be created on the subject real property, in favor of the City of St. Cloud, Florida.

A Schmidt
, Owner

, Owner

Sworn to (or affirmed) and subscribed before me this 7 day of Aug, 2018, by Preston & Anna Schmidt

ERIN BURNETTE
Notary Public - State of Florida
Commission # GG 041039
My Comm. Expires Jan 23, 2021
Bonded through National Notary Assn.

Signature of Notary – State of Florida

Erin Burnette
Print, type or Stamp Commissioner
Name of Notary Public

Personally Known _____ OR Produced Identification X

Type of Identification Produced Drivers License

Pursuant to Section 695.26 (3) (f), this instrument exempt from Chapter 695, F.S.: Prepared by and return to a Public Official: City Manager, City of St. Cloud, 1300 Ninth Street; St. Cloud, Florida 34769

EXHIBIT A

Lot 14, Abbie Lane Phase Two, according to the Plat thereof, as recorded in Plat Book 8, Page 138 of the Public Records of Osceola County, Florida.

CFN 2012150702
Bk 4337 Pgs 232-233 (2 Pgs)
DATE: 10/18/2012 10:50:36 AM
MALCOM THOMPSON, CLERK OF COURT
OSCEOLA COUNTY
RECORDING FEES $18.50

Notice of Encumbrance To Annex to City of St. Cloud

FOR RECORDING USE ONLY

City of St. Cloud (Planning & Zoning)
1300 9th Street
St. Cloud, FL 34769

THIS INSTRUMENT, Made this 3rd day of October 20 12, between Raymond & Mary Lou Skorski of the County of Osceola, State of Florida Grantor*, and the CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee:

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below described into the corporate limits of the City of St. Cloud, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 ($1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledges, DOES HEREBY ENCUMBER the below – described real property situate, lying and being in Osceola County, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. Properties located outside the St. Cloud Future Annexation Area are encumbered but final annexation is subject to both the traditional requirements for annexation and receipt of County approval. The subject property is described as:

See Exhibit A

Case # 12-20.18 Parcel ID 19-26-31-4950-0001-0520

*Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):

1. Raymond J Skorski
Signature
RAYMOND SKORSKI
Type or print name

2. Mary Lou Skorski
Signature
JD MARY Lou Skorski
Type or print name

WITNESSES (Two required):

1. Timothy South
Signature
Timothy South
Type or print name

2. Michael Smith
Signature
Michael Smith
Type or print name

STATE OF: Florida COUNTY OF: Osceola

The foregoing instrument was acknowledged before me on this 3rd day of October, 20 12, by JD Mary Lou Skorski & Raymond Skorski who is personally known to me or who has produced FLDL identification and who did not take an oath.

SEAL:

JACOB D DLUGOLINSKI
Notary Public - State of Florida
My Comm. Expires Aug 19, 2015
Commission # EE 119394
Bonded Through National Notary Assn.

Notary Public

Type/print name Jacob Dlugolinski

Pursuant to Section 695 26(3)(f): This instrument exempt from Chapter 695, F S.; Prepared by a Public Officer, City Manager, City of St. Cloud, Florida 34769.

03/01/11 Rev

EXHIBIT A

LEGAL DESCRIPTION

Beginning at the Northwest corner of Lot 32 of THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION of Section 19, Township 26 South, Range 31 East, according to the official plat thereof, recorded in Plat Book B, Page 25, of the Public Record of Osceola County Florida, thence run South 00°30'10" West along the West line of said Lot 32, a distance of 249.09 feet to a point 43.00 feet North 00°30'10" East of the North Right of Way line of Old Hickory Tree Road; thence run South 89°38'39" East parallel to said North Right of Way line, a distance of 312.78 feet; thence run North 01°08'19" East, a distance of 248.64 feet to the North line of aforesaid Lot 32, thence run North 89°33'29" West along said North line 315.54 feet to the Point of Beginning. Together with Access Easement recorded in Official Record Book 3605, Page 1594, of the Public Records of Osceola County, Florida.

WATER & WASTEWATER SERVICE AND ANNEXATION AGREEMENT

This document constitutes an agreement between the City of St. Cloud, hereinafter referred to as **CITY**, a municipality of the State of Florida, and US 192 Holding, LLC, a Florida limited liability corporation, and its successors or assigns, hereinafter referred to as **OWNER.**

WITNESSETH

WHEREAS, OWNER is proposing to develop that project currently known as Sola Vista within the real property described on Exhibit 'A', attached hereto and by this reference made a part hereof (the "Property"); and

WHEREAS, the Property is located in the unincorporated area of Osceola County and the OWNER is requesting water and sewer service from the CITY; and

WHEREAS, as a condition of the CITY providing said water and sewer service to the Property, OWNER is to extend water and sewer lines to serve the Property and lines and appurtenances must be sized and constructed in accordance with the minimum requirements of the CITY Land Development Regulations and to meet the flow demands for the development; and

WHEREAS, the CITY may, at the sole option of the CITY, elect to enlarge or oversize the water and/or sewer lines and appurtenances in order to provide additional capacity to other properties; and

WHEREAS, as a condition of the provision of water and sewer service to the Property by the CITY, OWNER agrees that this Agreement shall constitute an application to annex the Property into the City of St. Cloud, if CITY chooses to do so; and

WHEREAS, OWNER and the CITY are entering into this Agreement to set forth the terms and conditions under which water and sewer service shall be extended and sized.

NOW THEREFORE, in consideration of the mutual promises and covenants hereinafter contained, the parties do hereby agree as follows:

Section 1. OFF-SITE WATER/SEWER – Each and all of the foregoing premises are incorporated into and constitute a part of this Agreement.

1.1 The CITY shall provide water and sewer service for the Property.

1.2 OWNER shall connect to the existing CITY system at connection point or points approved by the CITY.

1.3 The route of any off site lines shall be according to engineering plans produced by OWNER and approved by the CITY.

1.4 OWNER shall construct the facilities, lines and appurtenances necessary to serve development within the Property and shall provide such documentation necessary for the CITY to ascertain that the lines meet the minimum line size requirements as specified by the CITY Land Development Regulations.

ARMANDO RAMIREZ OSCEOLA COUNTY, DATE 03/13/2018 10:22:04 AM
FILE # 2018041022 Bk 5300 Pgs 479-503 (25 Pgs) REC FEES $214.00

1.5 OWNER shall be responsible for the construction of all on site and off site lines and appurtenances to serve the development within the Property. No building permits shall be applied for or issued until water and sewer are provided to the Property, or until a bond or letter of credit, acceptable to the CITY, is in place to guarantee completion of off-site improvements. No Certificate of Occupancy shall be applied for or issued until water and sewer extensions have been completed and accepted by the CITY.

1.6 OWNER shall be responsible for all costs of on site and off site improvements, including but not limited to design, material, permitting and installation of sufficient size lines, lift stations and other appurtenances necessary to allow the CITY to serve the development within the Property.

1.7 If the CITY chooses to oversize the lines, the OWNER and CITY shall agree on the cost difference, which will be the responsibility of the CITY, prior to commencement of construction. The parties agree that the dollar cost of the oversizing shall be in the form of impact fee credits. Due to the small size of the project and the anticipated costs of the oversizing, the CITY agrees that the OWNER shall not have to pay reservation fees, should the cost of the upsizing exceed the amount of impact fees owed minus the reservation fee.

Section 2. DEVELOPMENT STANDARDS

2.1 Except as provided below in Section 7, the Property shall be developed according to the Site Development Plans (Permit Number SDP14-0064) as approved by Osceola County and in substantial accordance with the approved plans prepared by Poulos & Bennett, approved on February 25, 2016, set forth in Exhibit B. In the event of conflict between this Agreement, SDP14-0064, and the Osceoal LDC, this Agreement shall prevail.

2.2 In addition to the foregoing, the Property shall be developed as follows:

2.2.1 The garages for each home will be setback a minimum of 20' to ensure adequate parking depths on driveways.

2.2.2 Each Single Family Residence shall maintain four and one-half (4.5) parking spaces per residence (2 in garage and 2 in driveway, with the remainder in any on-street parking (on one side only) and public amenity areas).

2.2.3 Each Single Family Residence shall have a minimum of 1,500 of air conditioned living area, excluding the garage.

2.2.4 Architectural elevations and façade of homes shall vary from adjacent homes and include self-regulating monotony clause whereby no more than 2 models of the same type, paint color and elevations shall be adjacent or across the street from each other.

2.2.5 Air conditioner pads and condensing units will be installed with a minimum of 10 feet stagger to provide for drainage and accessibility.

2.2.6 A minimum of two (2) trees shall be required per lot. If a required street tree is located within a lot's boundary, that tree will count toward the two-tree minimum.

Section 3. ANNEXATION

3.1 OWNER agrees that CITY may annex the Property into the City of St. Cloud, if the CITY, in its sole discretion, chooses to do so. In conjunction therewith the OWNERS have provided to CITY a Notice of Encumbrance to Annex Property. The CITY shall record this Notice in the public records of Osceola County whereupon it is agreed it shall serve as an enforceable encumbrance on Property. The Notice of Encumbrance has been executed by all owners of the Property and shall be accompanied, at OWNER'S expense, by a current certificate of title or opinion letter acceptable to CITY and issued by a licensed title company or attorney identifying all owners in interest of the Property.

3.2 This Agreement shall be recorded in the Public Records of Osceola County, Florida by OWNER, and upon recording, shall constitute an irrevocable application by the undersigned OWNER to annex the Property, into the City of St. Cloud, which right to annex the CITY may exercise at any time as set forth in Section 3.1.

Section 4. SEVERABILITY

In the event that any provision of this agreement shall be held invalid or unenforceable, the provision shall be deleted from this agreement without affecting in any respect whatsoever the validity of the remainder of this agreement.

Section 5. NOTICES

All notices, demands, or other writings required to be given or made or sent in this Agreement, or which may be given or made or sent, by either party to the other, shall be deemed to have been fully given or made or sent when in writing and addressed as follows:

CITY

City of St. Cloud
William Sturgeon, City Manager
1300 Ninth Street
St. Cloud, Florida 34769

OWNER

US 192 Holdings, LLC
c/o Titan Properties
2281 Lee Road, Suite 204
Winter Park, Florida 32789

Section 6. AMENDMENTS

Any amendment to this agreement is not effective unless the amendment is in writing and signed by all parties.

Section 7. SPECIAL CONDITIONS

OWNER agrees to the following special conditions:

a) The minimum lot width for single family dwellings shall be 50 feet. In order to accommodate a road connection through the Sola Vista project to the adjacent project currently known as "Live Oak", which is being required by Osceola County, the City agrees that up to ten single family dwellings may be constructed on lots having a minimum lot width in the range of 40 feet to 50 feet.

b) The typical road section shall have 12 feet drive isles with 2 feet curbing for an overall width of 28 feet and a minimum landscape strip to 6 feet will be allowed. This will accommodate on-street parking on one side of the street. The opposite side will be posted No-Parking.

c) All intersections within the development, shall meet current ADA standards and shall have tactile surfaces.

d) Street currently named "B" within the site plan attached to this agreement as exhibit "C", will make interconnection future interconnection willingly with the development(s) to the south of the property near lots 35 & 36. Also, the street currently named "C" within the site plan attached to this agreement, will make future interconnection willingly with the development(s) to the east of the property near lots 109 and 110.

Section 8. EFFECTIVE DATE

The effective date of this Agreement shall be the day the last of the parties executes this Agreement.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the date listed below. CITY through its City Manager, authorized to execute same by City Council action, and OWNER.

DATED this 12th day of March, 2018

CITY:

CITY OF ST. CLOUD

ATTEST:

William E. Sturgeon
William Sturgeon, City Manager

Linda J. Jaworski
Linda Jaworski, City Clerk

Owner:

US 192 Holdings, LLC

Patricia L. Loy, Manager of Patricia L. Loy, LLC.
Title Member of US 192 Holdings, LLC.

State of Florida
County of Orange

I HEREBY CERTIFY that on this day, before me an officer duly authorized to administer oaths and take acknowledgements, personally appeared Patricia L. Loy, Manager of Patricia L. Loy, LLC., title member of US 192 Holdings, LLC., who provided identification in the form of _____ or who is personally known to be the person described in and who executed the foregoing, and that she acknowledged before me that she executed the same.

Witness my hand and official seal this 1 day of March, 2018.

Neco Downey
Notary Public

Notary Public State of Florida
Neco Downey
My Commission FF 185179
Expires 01/21/2019

EXHIBIT "A"

EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF OSCEOLA, STATE OF FL, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION NINE (9), IN TOWNSHIP TWENTY-SIX (26) SOUTH, RANGE THIRTY-ONE (31) EAST, AND RUN THENCE NORTH ALONG THE WEST BOUNDARY LINE OF SAID SECTION NINE (9) A DISTANCE OF 2002.0 FEET TO THE SOUTH BOUNDARY LINE OF THE RIGHT OF WAY OF STATE ROAD NO. 24, THENCE RUN IN A SOUTHEASTERLY DIRECTION ALONG THE SAID SOUTH BOUNDARY LINE OF THE RIGHT OF WAY OF STATE ROAD NO. 24, A DISTANCE OF 932.5 FEET; THENCE RUN SOUTH A DISTANCE OF 1814.0 FEET TO A POINT 913.2 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION NINE (9); THENCE RUN WEST ALONG THE SOUTH LINE OF THE SAID NORTHWEST QUARTER OF SECTION NINE (9), A DISTANCE OF 913.2 FEET TO THE POINT OF BEGINNING. LESS A TRACT DESCRIBED AS: FROM THE INTERSECTION OF THE WEST LINE OF SECTION NINE (9), TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA AND THE SOUTH LINE OF RIGHT OF WAY OF U.S. HIGHWAY 441 AND BEING 639.12 FEET SOUTH OF THE N.W. CORNER OF SECTION 9; RUN THENCE SOUTH 78° 09' 30" EAST, ALONG SAID RIGHT OF WAY LINE 733.0 FEET, TO THE POINT OF BEGINNING; CONTINUE THENCE SOUTH 78° 09' 30" EAST 200.0 FEET; RUN THENCE SOUTH, PARALLEL TO THE WEST LINE OF SAID SECTION 197.48 FEET; RUN THENCE WEST 195.74 FEET; RUN THENCE NORTH 238.52 FEET TO THE POINT OF BEGINNING, LESS ROAD RIGHT OF WAYS.

EXHIBIT "B"

First American Title Insurance Company

CERTIFICATE OF TITLE INFORMATION

Issuing Office File No.: **2037-3876519** Agent File No.: **110369-000001**

This Certificate of Title Information is issued to, and at the request of:

BakerHostetler
Sun Trust Center - , 200 South Orange Avenue , Suite 2300
Orlando , FL 32801
Attn: Jessica Parker Malchow

and is provided to assist in the preparation of a ***First American Title Insurance Company*** commitment and policy(s) to be issued by your office. This Certificate is the result of an examination of the Public Records of Osceola County, Florida, as defined in the ALTA Owner's Policy form (6-17-06), and reflects only matters found therein.

Upon receipt of this Certificate, you must obtain written authorization from ***First American Title Insurance Company*** to issue the commitment if the amount of the policy or policies to be issued exceeds your agency limits.

The Effective Date of this Certificate is: **10/20/2017 at 8:00 a.m.**

SCHEDULE A

The title certificate, as of the Effective Date, should reflect the title to be vested in:

U.S. 192 Holding, LLC, a Florida limited liability company, by virtue of Official Records Book 4507, Page 1364 , of the Public Records of Osceola County, Florida,

as to a Fee Simple interest.

The land referred to in this Certificate is described as follows:

See attached Schedule A (continued)

First American Title Insurance Company

By:



as Authorized Signatory

SCHEDULE A (Continued)

Issuing Office File No.: **2037-3876519**

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION NINE (9), IN TOWNSHIP TWENTY-SIX (26) SOUTH, RANGE THIRTY-ONE (31) EAST, AND RUN THENCE NORTH ALONG THE WEST BOUNDARY LINE OF SAID SECTION NINE (9) A DISTANCE OF 2002.0 FEET TO THE SOUTH BOUNDARY LINE OF THE RIGHT OF WAY OF STATE ROAD NO. 24, THENCE RUN IN A SOUTHEASTERLY DIRECTION ALONG THE SAID SOUTH BOUNDARY LINE OF THE RIGHT OF WAY OF STATE ROAD NO. 24, A DISTANCE OF 932.5 FEET; THENCE RUN SOUTH A DISTANCE OF 1814.0 FEET TO A POINT 913.2 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION NINE (9); THENCE RUN WEST ALONG THE SOUTH LINE OF THE SAID NORTHWEST QUARTER OF SECTION NINE (9), A DISTANCE OF 913.2 FEET TO THE POINT OF BEGINNING. LESS A TRACT DESCRIBED AS: FROM THE INTERSECTION OF THE WEST LINE OF SECTION NINE (9), TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA AND THE SOUTH LINE OF RIGHT OF WAY OF U.S. HIGHWAY 441 AND BEING 639.12 FEET SOUTH OF THE N.W. CORNER OF SECTION 9; RUN THENCE SOUTH 78 DEGREES 09'30" EAST, ALONG SAID RIGHT OF WAY LINE 733.0 FEET, TO THE POINT OF BEGINNING; CONTINUE THENCE SOUTH 78 DEGREES, 09'30" EAST 200.0 FEET; RUN THENCE SOUTH, PARALLEL TO THE WEST LINE OF SAID SECTION 197.48 FEET; RUN THENCE WEST 195.74 FEET; RUN THENCE NORTH 238.52 FEET TO THE POINT OF BEGINNING. LESS: ROAD RIGHT OF WAYS. SUBJECT TO UNRECORDED TRAVELED DIRT ROAD ALONG WESTERLY SIDE OF PROPERTY.

SCHEDULE B - SECTION 1
REQUIREMENTS

Issuing Office File No.: **2037-3876519**

The following requirements, in addition to those pre-printed on the commitment, must be complied with:

1. Pay and/or disburse the agreed amounts for the interest in the land and/or the mortgage to be insured.

2. Pay us the premiums, fees and charges for the policy.

3. Pay all taxes and/or assessments, levied and assessed against the land, which are due and payable.

4. The following documents, satisfactory to us, creating the interest in the land and/or the mortgage to be insured, must be signed, delivered and recorded:

   a. Execution of Documents in accordance with the contract.

NOTE: Because the land appears of record to be unencumbered, the Company requires that the affirmative declarations of the title affidavit, which includes a representation that there are no mortgages or other liens against the land whether recorded or not recorded, be properly emphasized before execution. Just as in all transactions, every seller/borrower must be encouraged to disclose any off record encumbrance, lien, or other matter that may affect title before the Company is willing to rely upon the representations contained within the title affidavit.

5. Satisfactory evidence must be furnished as to the proper incorporation of Tarpon Bay Development, LLC, a Florida corporation, prior to closing this transaction, together with proof as to the current status of said corporation in its state of origin. The Company reserves the right to make such additional requirements as it may deem necessary.

6. Satisfactory verification from appropriate governmental authorities that any and all unrecorded Special Taxing District Liens, City and County Special Assessment Liens, MSBU Assessment Liens, Impact Fees, and Water, Sewer and Trash Removal Charges, have been paid.

7. Execution at time of closing of the Seller/Owner's Affidavit by owners herein disclosing all facts relative to mechanics', laborers' and materialmens' liens and all facts relevant to parties in possession of the premises to be insured at time of closing. The Company reserves the right to make additional requirements in relation thereto.

8. Note: The following is for informational purposes only and is given without assurance or guarantee: 2016 taxes show **PAID.** The gross amount is $1,438.37 for Tax Identification No. R092631-000001100000.

9. If the amount of insurance to be issued exceeds the authority of the agent under the existing Agency Agreement with the Company, the Company requires that the agent obtain specific underwriting approval from First American.

SCHEDULE B - SECTION 2
EXCEPTIONS

Issuing Office File No.: **2037-3876519**

The commitment and policy issued will contain exceptions to the following matters in addition to any pre-printed exceptions on the commitment and policy and matters disclosed to or known by the agent that should be exceptions to title, unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.

2. Any rights, interests, or claims of parties in possession of the land not shown by the public records.

3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.

4. Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records..

5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.

6. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy.

7. Any minerals or mineral rights leased, granted or retained by current or prior owners.

8. Taxes and assessments for the year 2017 and subsequent years, which are not yet due and payable.

Exceptions Numbered 7 Above Are Hereby Deleted.

9. Easement Grant in favor of Houston Texas Gas and Oil Corporation recorded December 8, 1958 in Book 33, Page 209.

10. Pipeline Easement in favor of Florida Gas Transmission Company recorded January 14, 1994 in Book 1166, Page 2705.

11. Notice of Encumbrance to Annex to City of St. Cloud recorded May 26, 2005 in Book 4783, Page 2269.

12. Ordinance No. 2015-23 recorded October 28, 2015 in Book 4863, Page 957.

13. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).

Issuing Office File No.: 2037-3876519

Note: All of the recording information contained herein refers to the Public Records of Osceola County, Florida , unless otherwise indicated. Any reference herein to a Book and Page is a reference to the Official Record Books of said county, unless indicated to the contrary.

Notices - Where Sent

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this policy and shall be addressed to the Company, Attention: Claims Department, 1 First American Way, Santa Ana, CA 92707.

Service, Quality and Availability

First American Title Insurance Company cares about its customers and their ability to obtain information and service on a convenient, timely and accurate basis. A qualified staff of service representatives is dedicated to serving you. A toll-free number is available for your convenience in obtaining information about coverage and to provide assistance in resolving complaints at 1-800-854-3643. Office hours are from 8:30 a.m. through 5:30 p.m. Monday through Friday.

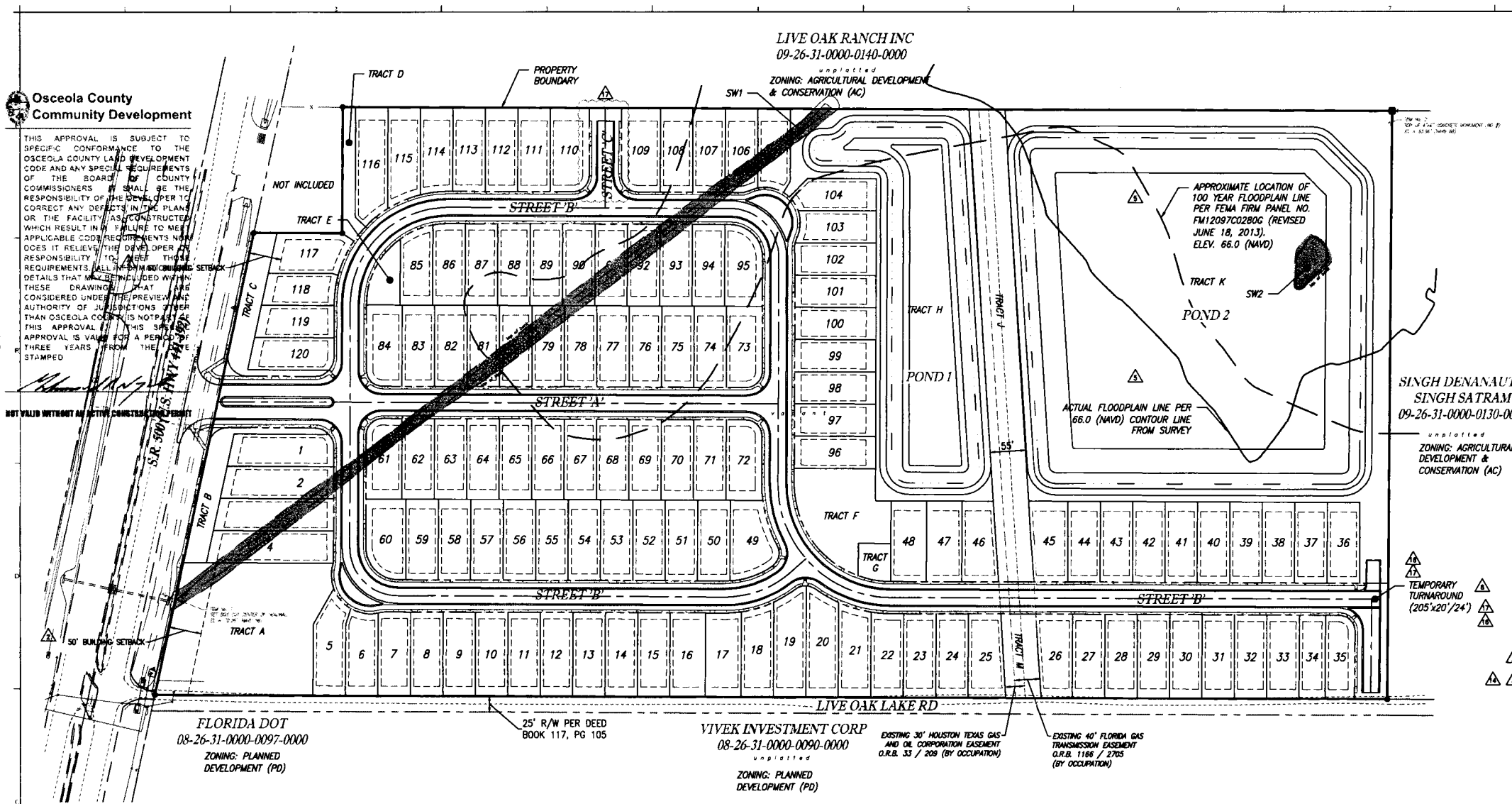
EXHIBIT "C"

Osceola County
Community Development

THIS APPROVAL IS SUBJECT TO SPECIFIC CONFORMANCE TO THE OSCEOLA COUNTY LAND DEVELOPMENT CODE AND ANY SPECIAL REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CORRECT ANY DEFECTS IN THE PLANS OR THE FACILITY AS CONSTRUCTED WHICH RESULT IN A FAILURE TO MEET APPLICABLE CODE REQUIREMENTS. NOR DOES IT RELIEVE THE DEVELOPER OF RESPONSIBILITY TO MEET THESE REQUIREMENTS. ALL MINOR SUBDIVISION DETAILS THAT MAY BE INCLUDED WITHIN THESE DRAWINGS THAT ARE CONSIDERED UNDER THE PREVIEW AND AUTHORITY OF JURISDICTIONS OTHER THAN OSCEOLA COUNTY IS NOT PART OF THIS APPROVAL. THIS SITE PLAN APPROVAL IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE STAMPED

NOT VALID WITHOUT AN ACTIVE CONSTRUCTION PERMIT

SDP14-0064 - 02/25/16



50' 0 100' 200'
SCALE IN FEET

Key Map

General Site Data

SECTION / TOWNSHIP / RANGE	9 / 26S / 31E
Land Use	Single Family Detached
Zoning	Low Density Residential (LDR)
Total Acres	37.35 Ac.
Total Units	120 Detached Units
Net Units / Ac.	3.21
Min. Lot Width (Allowed)	40'
Min. Lot Width (Provided)	1A 40'
Min. Lot Depth (Allowed)	100'
Min. Lot Depth (Provided)	125'

PROJECT TO BE CONSTRUCTED IN ONE PHASE BEGINNING IN 2014

LOT SIZE	PRIMARY UNIT SETBACK				MAX BLDG. COVERAGE
	Front	Side	Rear	Street	
1A 40' OR 50' X 125'	10'	5'	15'	10'	65%

S.R. 500 (U.S. HWY 441-192)	Side: 35' / Rear 35'

General Notes

	Roadways	Public	To Be Dedicated To Osceola County
G	Sanitary Sewer Lift Sta. Tract	Public	To Be Owned & Maintained By St. Cloud Utilities
A & F	Recreation/Amenity Tracts	Private	To Be Owned & Maintained By The Homeowners Association
C & E	Landscape Tracts/Easements & Walls	Private	To Be Owned & Maintained By The Homeowners Association
B & D	Landscape Tracts & Utility/Drainage/Wall Easements	Private	To Be Owned & Maintained By The Homeowners Association With Maintenance Rights Dedicated To FDOT And City Of St. Cloud Utilities
H & K	Stormwater Ponds	Private	To Be Owned & Maintained By The Homeowners Association With Maintenance Rights Dedicated To Osceola County
J & M	Gas Transmission Easement	Private	Owned & Maintained By the Homeowners Association Subject To Existing Gas Easements As Shown Hereon

Potable Water Services	St. Cloud Utilities
Reclaim Water Services	St. Cloud Utilities
Wastewater Services	St. Cloud Utilities

1. Proposed Covenants, Conditions & Restrictions To Be Recorded At Time Of Final Plat.
2. Stormwater Facilities Shall Be Designed And Permitted In Accordance W/ Osceola County And The S.F.W.M.D. Requirements.
3. All Trash Services For Single Family Shall Be Curbside.
4. Tract K Shall Include A Temporary Turnaround Easement Granting Temporary Access To Osceola County Until Such Time The Adjacent Property Is Developed And An Access Connection Is Constructed. The Temporary Turnaround Shall Be Removed At Such Time The Connection Is Installed To The Satisfaction Of Osceola County And The Homeowners Association. (4A)
5. Tract A And Lots 5 Thru 35 Shall Only Access Internal Subdivision Streets And Shall Not Have Direct Access To Live Oak Lake Road. (5A)
6. All Streets Or Vehicular Travel Ways Within The UCB Shall Be Lighted At Night With Lights Provided A Minimum Average Illumination Of 0.2 Foot Candles. Street Lights Shall Preserve The Ambiance Of The Night And Respect The Privacy Of Neighboring Properties By Applying Pedestrian-Scaled Fixtures. Light Poles Shall Be No Higher Than 18ft Within The UCB. Street Lighting Shall Be Permitted And Installed Prior To Certificate Of Completion. (6A)

ITE Trip Generation Statement (10A)

DESCRIPTION	ITE Code	PEAK TRIP GENERATION RATES*			UNITS	PEAK HOUR TRIPS		
		WEEKDAY	AM	PM		DAILY	AM	PM
Single Family Homes (Detached)	210	10.25	0.78	1.032	120	1,230	94	124

*NOTE: BASED ON ITE TRIP GENERATION - 9TH EDITION

Recreational & Open Space Area Summary (4A)

Tract ID	Area (ac.)
A	1.1
F	0.4
H/K*	0.5
Total Provided	2.0
Total Required (120 Lots)	2.0

*Maximum allowed (25%) acreage for pond tracts.

NO	DATE	DESCRIPTIONS
		SUBMISSIONS/REVISIONS
8	02.04.16	RESUBMIT TO COUNTY
7	01.15.16	RESUBMIT TO COUNTY
6	12.09.15	RESUBMIT TO COUNTY
5	07.23.15	RESUBMIT TO CITY
4	07.03.15	RESUBMIT TO CITY & COUNTY
3	05.27.15	RESUBMIT TO FDOT & ST. CLOUD
2	05.06.15	RESUBMIT TO FDOT
1	02.02.15	RESUBMIT TO FDOT
0	01.06.15	RESUBMIT TO FDOT
9	[illegible]	RESUBMIT TO FDOT
8	[illegible]	RESUBMIT TO OSCEOLA COUNTY
7	[illegible]	RESUBMIT TO FLORIDA GAS
6	[illegible]	RESUBMIT TO FDOT
5	[illegible]	RESUBMIT TO OSCEOLA COUNTY
4	09.26.14	SUBMIT FOR BIDS
3	09.24.14	SUBMIT TO OSCEOLA COUNTY
2	07.29.14	RESUBMIT TO SFWMD
1	05.08.14	SUBMIT TO SFWMD

DATE: May 8, 2014
JOB NO.: 13-074
DESIGNED BY: WHZ
DRAWN BY: GAG/WHZ
CHECKED BY: GRC
APPROVED BY: GRC
SCALE IN FEET: 1" = 100'

Project Name:
SOLA VISTA

(NAVD 88)

Submittal To:
OSCEOLA COUNTY, FL

Sheet Title:
MASTER SITE PLAN & SITE DATA

Sheet No.:
C2.00

Seal:

GREGORY RAY GRAWBARD
P.E. NO. 61535
DATE: February 4, 2016

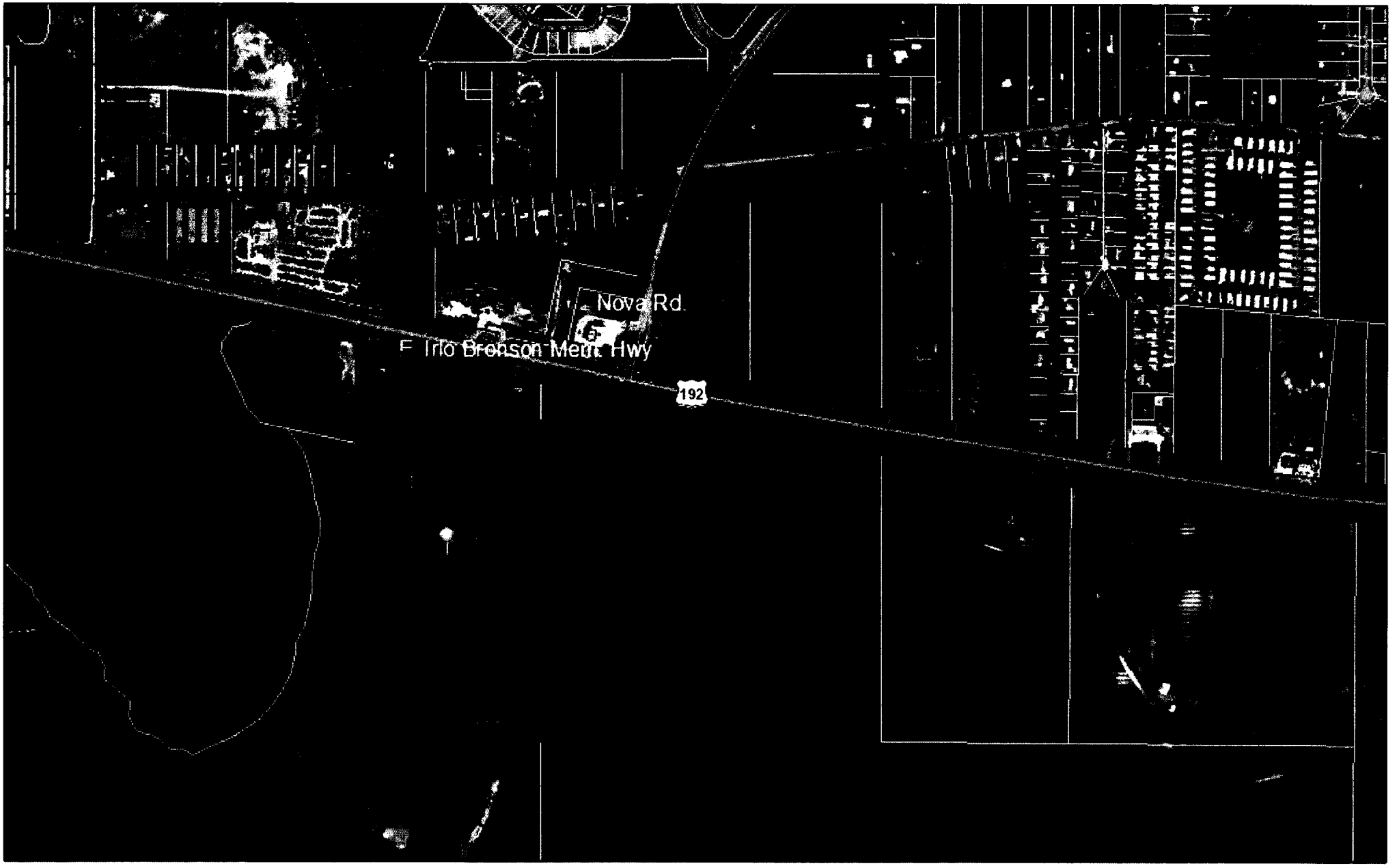
POULOS & BENNETT

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

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Sola Vista

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Date Generated: 2/12/2018

0 340 680 ft

This map was prepared for the Osceola County Property Appraiser's Office. It is maintained for the function of this office only. It is not intended for conveyance, nor is it a survey

OSCEOLA COUNTY PROPERTY APPRAISER

Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser

Page 857 of 1191

EXHIBIT "D"

EXHIBIT "E"

July 21, 2014

DEPARTMENT OF COMMUNITY DEVELOPMENT

Dave Tomek
Administrator

Robert Deatherage
Building Official

Mary Beth Salisbury
Community Resources Director

Joe Johnston
Customer Care Director

Mahmoud Najda P.E.
Development Review Director

Kerry Godwin
Planning & Zoning Director

Osceola County

1 Courthouse Square
Suite 1100
Kissimmee, FL 34741
PH: (407) 742-0200
Fax: (407) 742-0206
www.osceola.org

Ken Fulmer
US 192 Holdings LLC
2281 Lee Road
Winter Park, FL 32789

REF: PS14-00014 – Sola Vista –A Preliminary Subdivision Plan consisting of 120 lots and 12 tracts on approximately 37 acres within a Low Density Residential (LDR) Zoning District.

This is to inform you that the Preliminary Subdivision Plan (PSP) PS14-00014 was approved by the Osceola County Development Review Committee at their meeting of July 16, 2014, subject to the following conditions which were placed by staff:

SPECIAL CONDITIONS:

1. All off-site improvements proposed on US 192 shall require approval by the Florida Department of Transportation (FDOT). Any revision made to the plans in order to obtain FDOT approval, must be submitted to the county for approval as well.

2. Any revisions to the existing 100yr floodplain layout shall require the submittal of a Letter of Map Revision (LOMR-F) and an approval from FEMA. To be addressed at SDP stage.

3. Lots adjacent to Live Oak Road shall only access internal subdivision streets and shall not have direct access to Live Oak Lake Road.

4. Submit street names for approval to 911 Addressing Supervisor prior to final plat to denise.wilson@osceola.org or call 407-742-5910.

You may now submit the required site development plan (SDP) and final subdivision plat for review and approval. Per the Land Development Code Section 8.2(B) 7, this PSP approval shall be automatically voided if final subdivision plat for this development is not submitted within twenty-four (24) months of the approval date (July 16, 2014).

NOTE: All written commitments made in the application and subsequent submissions of information made during the application review process, shall be considered to be binding upon the applicant, provided such commitments are not at variance with the Comprehensive Plan, Land Development Code or other development regulations in effect at the time of development.

If I can be of further assistance, please contact me at (407) 742-0236.

Respectfully,

Charlie Croft
Development Coordinator

cc: Gregory Crawford, P.E., Poulos & Bennett, gcrawford@poulosandbennett.com

EXHIBIT "F"

November 21, 2016 *Sent Via E-mail: LGhioto@poulosandbennett.com*

US 192 Holdings, LLC
C/o Ken Fulmer
2281 Lee Road
Winter Park, FL 32789

DEPARTMENT OF COMMUNITY DEVELOPMENT

Dave Tomek
Administrator

Joe Johnston
Deputy Administrator

Susan E. Caswell, AICP
Assistant Administrator

Robert Deatherage
Building Official

Ken Brown
Customer Care Director

Mahmoud Najda P.E.
Development Review Director

Kerry Godwin, AICP
Planning & Design Director

Don Miers
Sports & Event Facilities Director

Osceola County

1 Courthouse Square
Suite 1100
Kissimmee, FL 34741
PH: (407) 742-0200
Fax: (407) 742-0206
www.osceola.org

RE: Confirmation of Executive Orders #16-149, #16-193 and #16-233: Zika Virus, and #2016-230: Hurricane Matthew – Extension Requests

Mr. Fulmer:

Osceola County has received your request for an extension of PS14-00014 for the project known as Sola Vista. In accordance with Executive Orders 16-149, issued on June 23, 2016, as extended by Executive Order 16-193, issued on August 19, 2016 and further extended by Executive Order 16-233 issued on October 18, 2016 for Zika Virus, and Executive Order number 16-230 issued on October 3, 2016 for Hurricane Matthew, this letter will confirm and acknowledge the extension of two individual tolling periods of 6 months for each event.

The permit listed above currently expired on July 16, 2016 and the request is for an extension of 2 individual tolling periods of 6 months. Your request for extension has been accepted, therefore, the new expiration date for PS14-00014 will be July 16, 2017 as afforded under the provisions of Section 252.63 Florida Statutes.

We appreciate the opportunity to be of service. If you need further assistance, please feel free to contact Jane Adams at 407-742-7801 or at jane.adams@osceola.org.

Sincerely,

Jane Adams
Osceola County BOCC
Sr. Development Coordinator

Cc: Mahmoud Nadja, P.E., Development Review Director – Mahmoud.nadja@osceola.org

File: \\OCAWINV15043\home\PlanZon\grpshare\DEVREVSHARE\Project Management\Executive Order Extension Requests\PS14-00014 Extension Requests.docx

ATTACHMENT "A"

Notice of Encumbrance
To Annex to City of St. Cloud

COPY

City of St. Cloud (Planning & Zoning)
1300 9th Street
St. Cloud, FL 34769

FOR RECORDING USE ONLY

THIS INSTRUMENT, Made this 15 day of JANUARY 2015, between US 192 Hawkins, LLC of the County of ORANGE, State of FLORIDA Grantor*, and the CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee:

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below described into the corporate limits of the City of St. Cloud, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 ($1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledges, DOES HEREBY ENCUMBER the below – described real property situate, lying and being in Osceola County, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. Properties located outside the St. Cloud Future Annexation Area are encumbered but final annexation is subject to both the traditional requirements for annexation and receipt of County approval. The subject property is described as:

SEE "EXHIBIT A"

Case #

Parcel ID 09-26-31-0000-0110-0000

*Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):

1 Signature

Ken Fulmer
Type or print name

2. Signature

Type or print name

WITNESSES (Two required):

Signature

Gregory Crawford
Type or print name

Signature

Cheryl Burch
Type or print name

STATE OF: Florida

COUNTY OF: Orange

The foregoing instrument was acknowledged before me on this 14th day of January, 2015, by Ken Fulmer who is personally known to me or who has produced as identification and who did not take an oath.

SEAL

Notary Public Cheryl Burch

Type/print name Cheryl Burch

Notary Public State of Florida
Cheryl F Burch
My Commission FF 135970
Expires 06/24/2018

Pursuant to Section 695.26(3)(f) This instrument exempt from Chapter 695, F.S.: Prepared by a Public Officer, City Manager, City of St. Cloud, Florida 34769.

CITY OF ST. CLOUD, FL.

JAN 13 2015

PLANNING DEPARTMENT

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Parcel # 17-26-31-0000-0040-0000
17-26-31-0000-0050-0000
17-26-31-0000-0060-0000
17-26-31-0000-0030-0000
20-26-31-4950-C001-0070

File # 16-20.14

Date:	Activity Notes
8/10	Application received
8/11	Case distributed for comments, due 9/1
9/6	Combined comments distributed to applicant/agent
4/11/18	Resubmittal distributed for comments due 4/19
4/20/18	Combined Comments distributed ~~to~~ to applicant's agent

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Dewberry

Dewberry Engineers Inc.
800 N. Magnolia Ave, Suite 1000
Orlando, FL 32803

407.843.5120
407.649.8664 fax
www.dewberry.com

October 03, 2016

File No.: 50075546 (BKNT-1)

Ms. Sandy Miville
City of St. Cloud
Planning & Zoning Department
1300 9th Street
Building A, 2nd Floor
St. Cloud, Florida 34769

Subject: **Twin Lakes Phase 2A and 2B**
Case 16-20.16
Response to Comments – DRC Review

Dear Ms. Miville:

We offer the following information and supporting documentation in response to the City of St. Cloud DRC Comments dated September 2, 2016 regarding the above referenced project. We have included the named attachments to accompany our responses, which correspond to the order your comments were presented and appear in bold type.

LINES DIVISION CONDITIONS:
COREY CLOUGH 407-957-7222

1. Provide a statement in the HOA Documents and on the final Construction Plans that notes "The on-site Reuse Irrigation 6" or smaller is owned and maintained by the HOA".

   Refer to Note #9 on Sheets C27 and C28.

2. Show the 12" water main with fire hydrants on Hickory Tree Road. Off-site hydrants are required at 550' intervals.

   Fire hydrants at a maximum interval of 550' have been added to Sheets C47-C49.

3. Resubmit reclaimed water hydraulic analysis reports as it shows phase 8 in the reclaim water section. Also, replace the cover page of the report. It currently shows Phase 2 but Phase 2A and Phase 2B are the submitted phases. Review of these reports may alter comments regarding proposed line sizes.

   The revised Phase 2 portion of the Master Reclaim System has been provided with this submittal. Please let us know if you would like the Master Report revised or if the fact the demands have been reduced is sufficient.

4. On the plan set, add a note stating "City O&M" for all reclaim water that is called out for the city. Show all others as private. Add a detail of the brass disks for the private system.

   Notes for all City reclaim mains have been added and the disc detail placed on Sheet C27. Refer to Utility Plan Sheets C27-C28; Plan and Profile Sheets C32-C35, C44-C45 and C47 and C49

5. Provide a note on the plans stating "the City of St. Cloud will maintain the water, reclaim water and sanitary sewer force main within the Osceola County right-of-way.

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Note 4 has been revised on Sheets C27 and C28.

6. Any required changes from Osceola County that may alter these plans will require an additional review by the City of St. Cloud and may require revisions to the plans submitted.

   This is understood.

7. Approved plans from Osceola County must be submitted to the City of St. Cloud prior to scheduling a preconstruction meeting.

   This is understood.

8. In order to complete the planned upsizing and/or extension of the main, a Line Extension Agreement will need to be approved by the City Council. This agreement should be completed as soon as possible to avoid any potential timing issues of your project. The agreement will be required prior to receiving a Notice to Proceed. Please submit to the Environmental Utilities Department a certified engineer's cost estimate that specifies the cost of your portion of the project, and separately addresses the additional cost based upon the City's request.

   Once the upsizing cost has been prepared from the 8" development required reclaim main to the 24" master plan reclaim main, it will be provided to Angela and Heather to prepare the upsizing agreement.

9. Note: 6" reclaim meters tend to take 30-45 days to order. These will not be ordered until all fees are paid.

   This is understood.

10. Based on recent City Council direction, a water/waste water service agreement must be approved by the City Council prior to plan approval.

    This is being coordinated with Angela for the remainder of the development.

11. Manhole S104-73, this appears to be too shallow for the future Phase 2. Will this be adequate for future phases?

    This has been master planned for the future and coordinated with future crossings.

12. A gas plan will need to be reviewed to ensure proper separation is met.

    A gas plan will be requested and provided upon receipt.

13. Add water and reuse ARV's at stations 75+25 and 340 +75.

    ARV's have been added at stations 74 +65 and 340 +60. Refer to sheets C35 and C42.

14. Sheet C-35: the directional bore is shown at depths of 5' and 5'-6". This is not following normal practice since there could possibly be upheaval of the road with such a shallow bore. Show the bore in a separate profile and additional length as needed. Show the existing force main and proposed reuse water main for proper separation. Add ARV's as needed on the eastern side of Hickory Tree Road. Follow details for proper sizing of the ARV's.

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ARV's have been added to Sheets C47 –C49. The bore depth has been increased and a reverse connection is proposed to allow for the additional depth. The proposed water main does not cross the forcemain at this location. The reuse crossing is shown in the profile. Sheet 35A has been created for a blow up of the boring profile and crossings.

15. Sheet C-35: change the directional bore notes by removing certa lok pipe and add 14" HDPE.

    Bore notes on Sheet C35 have been revised.

16. Show the existing F/M, valves and ARV's better as there will need to be adjustments made. The F/M cannot be shut down, any deflection will need to be re-evaluated and shift any storm, R/U to avoid a F/M deflection. Add notes that there will not be any fences, trees or other obstructions in the existing utility easement or over any mains. Adjust landscape as necessary. ARV adjustments will need to be evaluated to determine proper placement and type of adjustment per standard details

    The existing forcemain is not being deflected. The existing ARV's have been called out and notes for adjustment have been added. ARV's have been added to the reclaim main where required. Refer to Sheets C47 and C49.

17. Sheets C27 and C33, call out 6" master reuse meter.

    Call outs have been added for the master reuse meter on Sheets C27 and C33. Sheet C27 has been labeled and added to Sheet C33.

18. Add a reclaim water ARV at station 902+25.

    Reclaim water ARV has been added. Refer to sheet C47.

19. Reclaim water shall not be installed over the top of the F/M. Adjust as needed.

    The proposed reuse main has been depicted to cross over the existing FM (that is 11' deep) at station 903+17. Based on the VVH's performed by Dewberry, the FM at this location has adequate depth for the reclaim main to pass over the existing forcemain.

20. Street A- Clarify storm and storm box and possible conflict with existing force main. Review comment 16.

    There is no conflict with the storm structures. Existing FM crosses to west side of the Hickory Tree Road at 903+00. The storm stays in the right of way for the route on Hickory Tree and the forcemain is at the back of the 30' utility easement. The one and only storm/forcemain crossing has been coordinated with the VVH's obtained.

21. Will a potable water meter be needed for the entry way feature? Show and call out size as needed.

    Services are stubbed out, however we have not been instructed to add a meter at this time.

22. Sheet L1.12- show the existing F/M and R/U mains and the proposed fence. Sheets L2.10 through L2.13 review comment 16 adjust plant material and fences as needed. Add notes that interior, all street trees are to be 5 feet from center of any utility main.

    Landscaping and fencing have been adjusted as requested. Notes have been added stating "All interior trees are to be five feet from the center of any utility main. In

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instances where this cannot be met, a root barrier shall be provided." Refer to Sheets L1.12 and L2.10 – L2.13.

INFORMATION:

1. A 10 foot (10') wide utility easement will be required on all property lines or tracts abutting a right of way.

2. A minimum 15 foot (15') wide utility easement is required centered over the water main, fire hydrants and up to the water meters.

3. A minimum 20 foot (20') wide utility easement is required centered over the sanitary sewer main and service laterals up to the clean-outs.

4. All necessary paperwork for dedication to the City of required Utility Easements must be received prior to release of water meters for the property. Required documentation for all Utility Easements includes at a minimum suitable easement document, legal description and sketch of the easement, and a Certificate of Title for the parent parcel dated no more than 15 days prior to receipt of the easement paperwork.

5. All subdivisions, whether inside or outside the municipal boundaries of the City of St. Cloud, must submit a copy of the recorded plat to the Environmental Utilities Department for verification of easement and/or right-of-way dedication and location prior to requesting installations of water and/or sewer taps.

CONCURRENCY MANAGEMENT CONDITION:
ERIN BURNETTE 407-957-7285

Based on recent City Council direction, a water/waste water service agreement must be approved by the City Council prior to plan approval.

INFORMATION:

1. Water and sewer impact fees are based upon the potable water meter size installed to provide service to the site. Please note that the standard meter size for a single family residential unit is ¾" inch. The ERU equivalent for one ¾" meter size is 1 ERU. The Concurrency Management Application does not indicate the number and size meters to be installed, so the impact fees will be based on the total residential lots provided at 1 ERU. The current ERU rate of connection to potable water outside the City is $3,432.58 and $3,870.78 for connection to sanitary sewer.

2. The total impact fees for this project are estimated at 190 lots to be as follows:

   - Water = $652,190.20
   - Sewer = $735,448.20

3. It has been determined that a Certificate of Capacity is required for this project. The following reservation fees have been estimated and must be paid prior to issuance of that certificate:

   - Water Reservation = $190,000.00
   - Sewer Reservation = $475,000.00

   Additional impact fees may be assessed at the time of building permit issuance.

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4. The balance of the water and sewer impact fees, along with applicable tap fees, must be submitted prior to issuance of water meters and sewer taps for the project.

5. All impact fees are subject to change and will be adjusted based upon that which is approved as final by the DRC and those impact fee rates in place at the time of permitting.

6. Addressing as assigned by Osceola County 911 Addressing must be submitted prior to issuance of a water meter to serve the site.

7. The reclaim/irrigation meters will be by separate permit and is not included in these comments. For reclaim/irrigation permits, please contact our Customer Service Center at 407-957-7344.

8. For questions regarding the information contained herein, please contact Erin Burnette Public Services Coordinator, at (407) 957-7285 or via email to eburnette@stcloud.org.

POLICE DEPARTMENT INFORMATION:
SGT. MARK DURBIN 407-891-6722

- This project will impact the Police Department by increasing the calls for service. It will also increase the vehicle traffic on Hickory Tree Road and Nolte Road.

FIRE DEPARTMENT INFORMATION:
RICHARD TONKS 407-957-8484

- Possible future annexation of this property will require fire hydrants spaced every 500 feet.

  Hydrants internal to the Development are currently spaced at maximum intervals of 500'.

OSCEOLA COUNTY 911 ADDRESSING INFORMATION:
DENISE WILSON 407-742-5910

- No Comments

SCHOOL DISTRICT OF OSCEOLA COUNTY INFORMATION:
LORI E. WALL 407-518-2964

- No Impact on Public Schools

PARKS & RECREATION CONDITIONS:
JACQUIE DOMBOVY 407-957-7148

- No comments

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We believe this information sufficiently addresses your concerns thereby allowing you to provide final approval of the Twin Lakes Phases 2A and 2B. Should you have any questions or require additional information, please contact me at (321) 354-9711. Thank you.

Sincerely,

Danielle Van De Loo, P.E.
Project Engineer
Dewberry Engineers Inc.

DMV:drq
BKNT-1/Admin/Corr/4019
Enclosures

C: Robert Hutson, Narcoossee Land Venture, LLC
Nicole P. Stalder, P.E., Dewberry Engineers Inc.
Scott Stearns, P.E., Jones Homes USA

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ARMANDO RAMIREZ OSCEOLA COUNTY, DATE 12/06/2016 09:34:40 AM
FILE # 201618081? BK 5066 Pgs 1138-1157 (20 Pgs)REC FEES $171.50

WATER & WASTEWATER SERVICE AGREEMENT

This document constitutes an agreement between the City of St. Cloud, hereinafter referred to as **CITY**, a municipality of the State of Florida, and **Narcoossee Land Ventures, LLC.**, a **Limited Liability Company** (individual, corporation, partnership) and its successors or assigns, hereby referred to as **OWNER.**

WITNESSETH

Whereas, OWNER is proposing to develop **Twin Lakes Phase II**, which is located on real property (the "Property") described on Exhibit 'A', attached hereto and by this reference made a part hereof; and

Whereas, the Property is located in the unincorporated area of Osceola County and the OWNER is requesting water and sewer service from the CITY; and

Whereas, as a condition of CITY providing said water and sewer service to the Property, OWNER is to extend water and sewer lines to serve the Property and lines and appurtenances must be sized and constructed in accordance with the minimum requirements of CITY Land Development Regulations and to meet the flow demands for the development; and

Whereas, the CITY may, at the sole option of the CITY, elect to enlarge or oversize the water and/or sewer lines and appurtenances in order to provide additional capacity to other properties; and

Whereas, as a condition of the provision of water and sewer service to the Property by the CITY, OWNER agrees that this Agreement shall constitute an unconditional application to annex the Property into the City of St. Cloud, if CITY chooses to do so; and

Whereas, OWNER and CITY are entering into this Agreement to set forth the terms and conditions under which water and sewer service shall be extended and sized.

NOW THEREFORE, in consideration of the mutual promises and covenants hereinafter contained, the parties do hereby agree as follows:

Section 1. OFF-SITE WATER/SEWER – Each and all of the foregoing premises are incorporated into and constitute a part of this Agreement.

1.1 CITY shall provide water and sewer service for the Property.

1.2 OWNER shall connect to the existing City system at connection point or points approved by CITY.

1.3 The route of any off site lines shall be according to engineering plans produced by OWNER and approved by the CITY.

1.4 The OWNER shall construct the facilities, lines and appurtenances necessary to serve the development and provide such documentation necessary for the CITY to ascertain that the lines shall meet the minimum line size requirements as specified by the CITY Land Development Regulations.

1.5 The OWNER shall be responsible for providing water to the contractor and/or sub-

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contractors through the rental of a jumper meter during construction of Twin Lakes Phase II. Should any theft of water occur during construction, the CITY has the right to terminate all water services to Twin Lakes Phase II and/or assess a penalty as may be authorized by City policy or Ordinance. Provided, however, that in no event shall the CITY terminate water services hereunder without thirty (30) days prior written notice to OWNER and an opportunity to cure by paying any and all applicable water charges and penalties.

1.6 The OWNER shall be responsible for the construction of all on site and off site lines and appurtenances to serve the project. No building permits shall be applied for or issued until water and sewer are provided to the site or until a bond or letter of credit, acceptable to CITY, is in place to guarantee completion of off-site improvements. No Certificate of Occupancy shall be applied for or issued until water and sewer extensions have been completed and accepted by the CITY.

1.7 The OWNER shall be responsible for all costs of onsite and offsite improvements, including but not limited to design, material, permitting and installation of sufficient size lines, lift stations and other appurtenances necessary to allow the CITY to serve the Property.

1.8 The OWNER shall be responsible for all costs including design, permitting, materials and construction of the water and sewer lines and appurtenances, both on site and off site, required to serve the Property.

Section 2. DEVELOPMENT STANDARDS

The Property will be designed and developed according to Osceola County LDC consistent with Preliminary Subdivision Plan(s) approved by Osceola County for the Property. In the event that the Property is annexed prior to the final development approval being issued by the County for any phase contemplated herein, the final development order approved for phases after the effective date of annexation shall be in accordance with applicable City Codes, unless otherwise stipulated in a separate agreement entered into by the CITY and OWNER. Provided, however, that in the event of conflict between the City Code and the County approved Preliminary Subdivision Plan(s), the County Preliminary Subdivision Plan(s) shall control.

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Section 3. ANNEXATION

3.1 OWNER agrees that CITY may annex the Property into the City of St. Cloud, if CITY, in its sole discretion, chooses to do so. In conjunction herewith, OWNER shall provide to CITY a Notice of Encumbrance to Annex Property in a form substantially in compliance with the form set forth in Exhibit "B", attached hereto and incorporated herein. The CITY shall record this Notice in the public records of Osceola County whereupon it is agreed it shall serve as an enforceable encumbrance on the real property described in Exhibit "A". The Notice of Encumbrance shall be executed by all owners of the real property described in Exhibit "A" and shall be accompanied, at OWNER'S expense, by a current certificate of title or opinion letter acceptable to CITY and issued by a licensed title company or attorney identifying all owners in interest of the real property. All land transfers by OWNER shall contain a deed restriction or covenant noting the existence of this encumbrance to annex, such restriction to be recorded as a covenant to run with the land.

3.2 This agreement shall be recorded in the Public Records of Osceola County, Florida at cost to OWNER, and this agreement, upon recording, shall constitute an irrevocable application by the undersigned owner to annex the property described on Exhibit 'A', attached hereto, into the City of St. Cloud, which right to annex the City may exercise at any time in the future.

Section 4. SEVERABILITY

In the event that any provision of this agreement shall be held invalid or unenforceable, the provision shall be deleted from this agreement without affecting in any respect whatsoever the validity of the remainder of this agreement.

Section 5. NOTICES

All notices, demands, or other writings required to be given or made or sent in this Agreement, or which may be given or made or sent, by either party to the other, shall be deemed to have been fully given or made or sent when in writing and addressed as follows:

CITY

City of St. Cloud
City Manager
1300 Ninth Street
St. Cloud, Fl 34769

OWNER

Narcoossee Land Ventures, LLC.
370 Center Pointe Cir., Suite 1136
Altamonte Springs, FL 32701

Section 6. AMENDMENTS

Any amendment to this agreement is not effective unless the amendment is in writing and signed by all parties.

Section 7. VENUE AND ATTORNEY FEES

The parties expressly agree that in the event that any litigation arising out of tis agreement shall be exclusively filed in Osceola County Circuit Court. Further that in the event of such litigation, the prevailing party shall be entitled to recover its reasonable attorney fees at all levels including appeal and bankruptcy.

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Section 8. EFFECTIVE DATE

The effective date of this agreement shall be the date that it is last executed by a party as set forth below.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the date listed below. CITY through its City Manager, authorized to execute same by City Council action, and OWNER through Narcoossee Land Ventures, LLC.

DATED this 29th day of November, 2016.

CITY OF ST. CLOUD

ATTEST:

Joseph Helfenberger, City Manager

Linda Jaworski, City Clerk

OWNER

Narcoossee Land Ventures, LLC
By: Lawrence B. Pitt, Vice President & General Counsel

STATE OF Florida
COUNTY OF Seminole

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Lawrence B. Pitt, as Vice President of Narcoossee Land Ventures LLC, who provided identification in the form of N/A or who is personally known to be the person described in and who executed the foregoing, and that he acknowledged before me that he executed the same.

Witness my hand and official seal this 4th day of November, 2016.

LAKEYA GAINES
MY COMMISSION # FF 947514
EXPIRES: January 3, 2020
Bonded Thru Budget Notary Services

Lakeya Gaines
Notary Public

\7\425 - # 10396691 v2
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EXHIBIT "A"

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LEGAL DESCRIPTION:

A PORTION OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, TOGETHER WITH A PORTION OF LOTS 7 AND 8 AND THAT PLATTED UNNAMED RIGHT OF WAY LYING NORTHERLY THEREOF, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 26, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE RUN S89°38'45"E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 90.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF HICKORY TREE ROAD (VARIABLE RIGHT OF WAY WIDTH) PER OFFICIAL RECORDS BOOK 3953, PAGE 1367, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES; THENCE S00°13'55"W, A DISTANCE OF 68.79 FEET; THENCE S89°59'46"W, A DISTANCE OF 10.00 FEET; THENCE S00°13'55"W, A DISTANCE OF 290.20 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE RUN S89°46'05"E, A DISTANCE OF 30.00 FEET; THENCE N00°13'55"E, A DISTANCE OF 32.31 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 31°45'25", A CHORD BEARING OF N74°21'02"E AND A CHORD DISTANCE OF 20.79 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 21.06 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 71.00 FEET, A CENTRAL ANGLE OF 55°32'04", A CHORD BEARING OF N62°27'43"E AND A CHORD DISTANCE OF 66.16 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 68.82 FEET TO THE END OF SAID CURVE; THENCE S89°45'55"E, A DISTANCE OF 141.46 FEET; THENCE N00°13'55"E, A DISTANCE OF 141.77 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 71.00 FEET, A CENTRAL ANGLE OF 55°59'32", A CHORD BEARING OF N28°06'50"E AND A CHORD DISTANCE OF 66.66 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 69.38 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 41°08'22", A CHORD BEARING OF N20°41'15"E AND A CHORD DISTANCE OF 26.70 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 27.28 FEET TO THE END OF SAID CURVE; THENCE S89°46'05"E, A DISTANCE OF 28.63 FEET; THENCE N00°13'55"E, A DISTANCE OF 9.50 FEET; THENCE S89°46'05"E, A DISTANCE OF 5.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 743.00 FEET, A CENTRAL ANGLE OF 13°33'58", A CHORD BEARING OF N83°26'56"E AND A CHORD DISTANCE OF 175.51 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 175.92 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1385.00 FEET, A CENTRAL ANGLE OF 13°20'03", A CHORD BEARING OF N83°19'59"E AND A CHORD DISTANCE OF 321.60 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 322.32 FEET TO A POINT OF TANGENCY; THENCE N90°00'00"E, A DISTANCE OF 222.06 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 67°31'24", A CHORD BEARING OF S56°14'18"E AND A CHORD DISTANCE OF 66.69 FEET; THENCE SOUTHEASTERLY

(CONTINUED ON SHEET 2)

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, AS BEING N00°07'16"E.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.

William D. Donley 11/10/2016

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

(SEE SHEETS 3-6 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

TWIN LAKES PHASE 2

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

OSCEOLA COUNTY FLORIDA

Dewberry

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

PREPARED FOR:

NARCOOSSEE LAND VENTURES, LLC

DATE: 11/08/16
REV DATE:
SCALE 1" = N/A

PROJ:
DRAWN BY: KMS
CHECKED BY: WDD

Drawing name: S:\Bouknight Property\JL Bouknight Property_Centerline_5006070B\DWG-Land\DTJ\win Lakes Phase 2 sursketchdwg DEW desc. & sketch Sheets 1 & 2 Nov 10, 2016 10:00am by: tcamden

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LEGAL DESCRIPTION (CONTINUED):

ALONG THE ARC OF SAID CURVE A DISTANCE OF 70.71 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE OF 14°28'11", A CHORD BEARING OF S15°14'30"E AND A CHORD DISTANCE OF 46.60 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 46.72 FEET TO THE END OF SAID CURVE; THENCE N90°00'00"E, A DISTANCE OF 111.80 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 85°20'36", A CHORD BEARING OF N42°40'18"E AND A CHORD DISTANCE OF 81.34 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 89.37 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE OF 28°10'48", A CHORD BEARING OF S80°34'00"E AND A CHORD DISTANCE OF 90.07 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 90.99 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 445.00 FEET, A CENTRAL ANGLE OF 36°14'21", A CHORD BEARING OF S48°21'26"E AND A CHORD DISTANCE OF 276.79 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 281.46 FEET TO A POINT OF TANGENCY; THENCE S30°14'15"E, A DISTANCE OF 35.69 FEET; THENCE S59°45'45"W, A DISTANCE OF 65.00 FEET; THENCE S30°14'15"E, A DISTANCE OF 90.00 FEET; THENCE N59°45'45"E, A DISTANCE OF 35.00 FEET; THENCE S30°14'15"E, A DISTANCE OF 20.00 FEET; THENCE N59°45'45"E, A DISTANCE OF 20.00 FEET; THENCE N30°14'15"W, A DISTANCE OF 20.00 FEET; THENCE N59°45'45"E, A DISTANCE OF 10.00 FEET; THENCE S30°14'15"E, A DISTANCE OF 163.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 855.00 FEET, A CENTRAL ANGLE OF 29°18'04", A CHORD BEARING OF S44°53'17"E AND A CHORD DISTANCE OF 432.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 437.25 FEET TO A POINT OF TANGENCY; THENCE S59°32'19"E, A DISTANCE OF 627.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1055.00 FEET, A CENTRAL ANGLE OF 11°41'43", A CHORD BEARING OF S65°23'10"E AND A CHORD DISTANCE OF 214.97 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 215.35 FEET TO THE END OF SAID CURVE; THENCE S18°45'58"W, A DISTANCE OF 108.59 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 447.00 FEET, A CENTRAL ANGLE OF 31°36'09", A CHORD BEARING OF S58°14'17"W AND A CHORD DISTANCE OF 243.44 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 246.55 FEET TO THE END OF SAID CURVE; THENCE S66°43'12"W, A DISTANCE OF 64.74 FEET; THENCE S19°48'38"W, A DISTANCE OF 186.31 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 647.00 FEET, A CENTRAL ANGLE OF 18°19'10", A CHORD BEARING OF S11°44'35"W AND A CHORD DISTANCE OF 205.99 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 206.87 FEET TO THE END OF SAID CURVE; THENCE S00°16'49"W, A DISTANCE OF 52.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 647.00 FEET, A CENTRAL ANGLE OF 15°26'18", A CHORD BEARING OF S09°44'31"E AND A CHORD DISTANCE OF 173.81 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 174.33 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 647.00 FEET, A CENTRAL ANGLE OF 10°56'36", A CHORD BEARING OF S11°59'22"E AND A CHORD DISTANCE OF 123.39 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 123.57 FEET TO THE END OF SAID CURVE; THENCE S03°52'35"E, A DISTANCE OF 62.76 FEET; THENCE S00°16'49"W, A DISTANCE OF 179.69 FEET; THENCE S89°43'11"E, A DISTANCE OF 12.80 FEET; THENCE S00°16'49"W, A DISTANCE OF 247.76 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE N89°43'11"W ALONG SAID SOUTH LINE A DISTANCE OF 1208.70 FEET; THENCE RUN S00°25'24"W ALONG THE EAST LINE OF SAID LOT 7 AND THE NORTHERLY PROJECTION THEREOF, A DISTANCE OF 331.31 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7; THENCE RUN N89°44'39"W ALONG THE SOUTH LINE OF SAID LOTS 7 AND 8, A DISTANCE OF 1198.80 FEET TO THE AFORESAID EAST RIGHT OF WAY LINE OF HICKORY TREE ROAD; THENCE RUN ALONG SAID EAST RIGHT OF WAY THE FOLLOWING THREE (3) COURSES AND DISTANCES; N00°27'37"E, A DISTANCE OF 0.94 FEET; THENCE RUN N89°32'12"W, A DISTANCE OF 15.00 FEET; THENCE RUN N00°27'16"E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 330.83 FEET TO THE AFORESAID SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES; N00°13'55"E, A DISTANCE OF 1266.45 FEET; THENCE N89°46'37"W, A DISTANCE OF 10.00 FEET; THENCE N00°13'55"E, A DISTANCE OF 1014.41 FEET TO THE POINT OF BEGINNING.

CONTAINING: 140.497 ACRES MORE OR LESS.

SHEET 2 OF 6

(SEE SHEETS 3-6 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

TWIN LAKES PHASE 2

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

OSCEOLA COUNTY FLORIDA

Dewberry

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

PREPARED FOR:

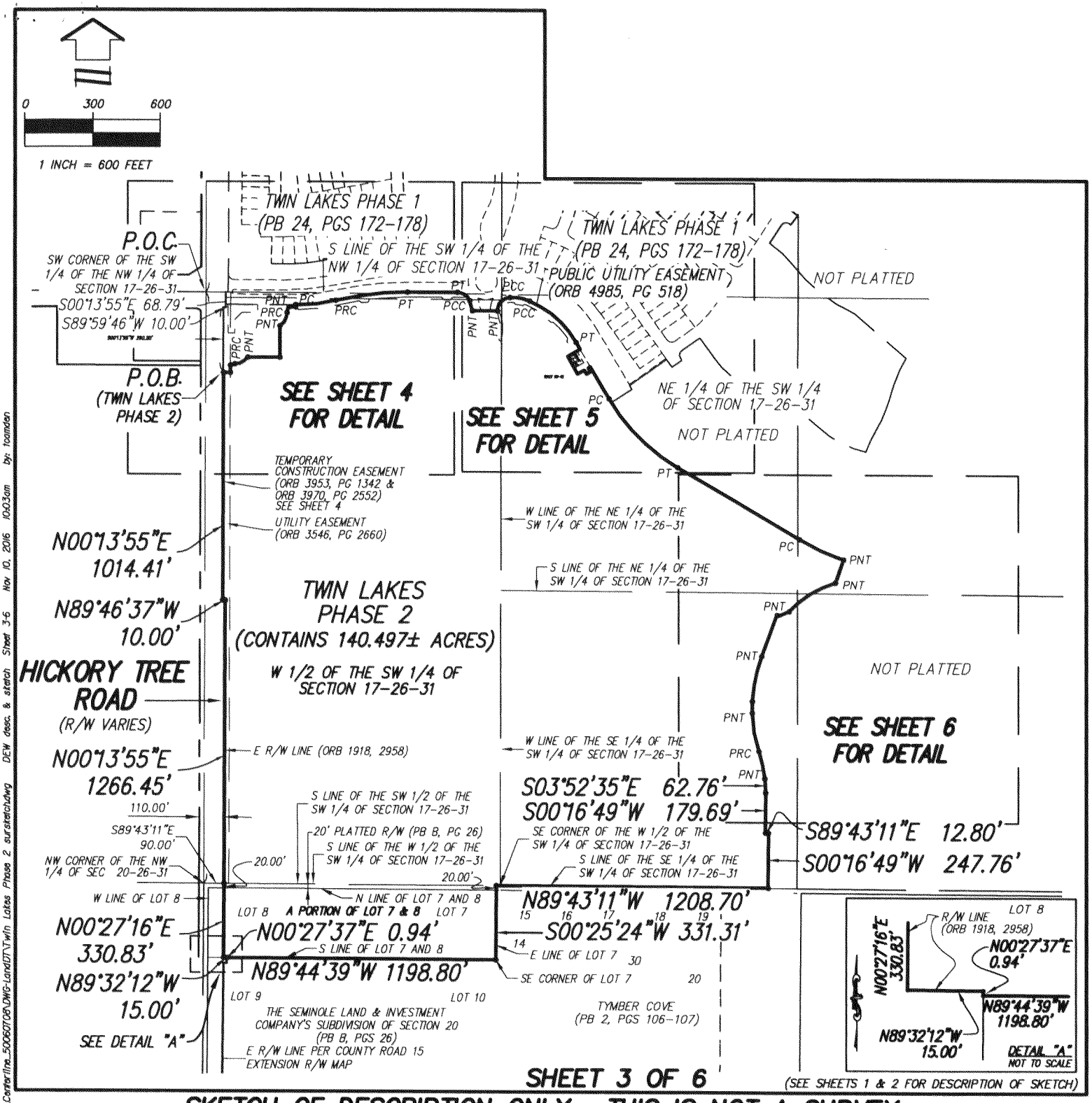
NARCOOSSEE LAND VENTURES, LLC

DATE: 11/08/16
REV DATE:
SCALE 1" = N/A

PROJ:
DRAWN BY: KMS
CHECKED BY: WDD

Drawing name: S:\Bouknight Property\JL Bouknight Property_Centerline_50060T08.DWG-LandDT\Twin Lakes Phase 2 surskfetchdwg DEW desc. & sketch Sheets 1 & 2 Nov 10, 2016 10:03am by: tcamden

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SHEET 3 OF 6

(SEE SHEETS 1 & 2 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

—OF—

TWIN LAKES PHASE 2

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

OSCEOLA COUNTY FLORIDA

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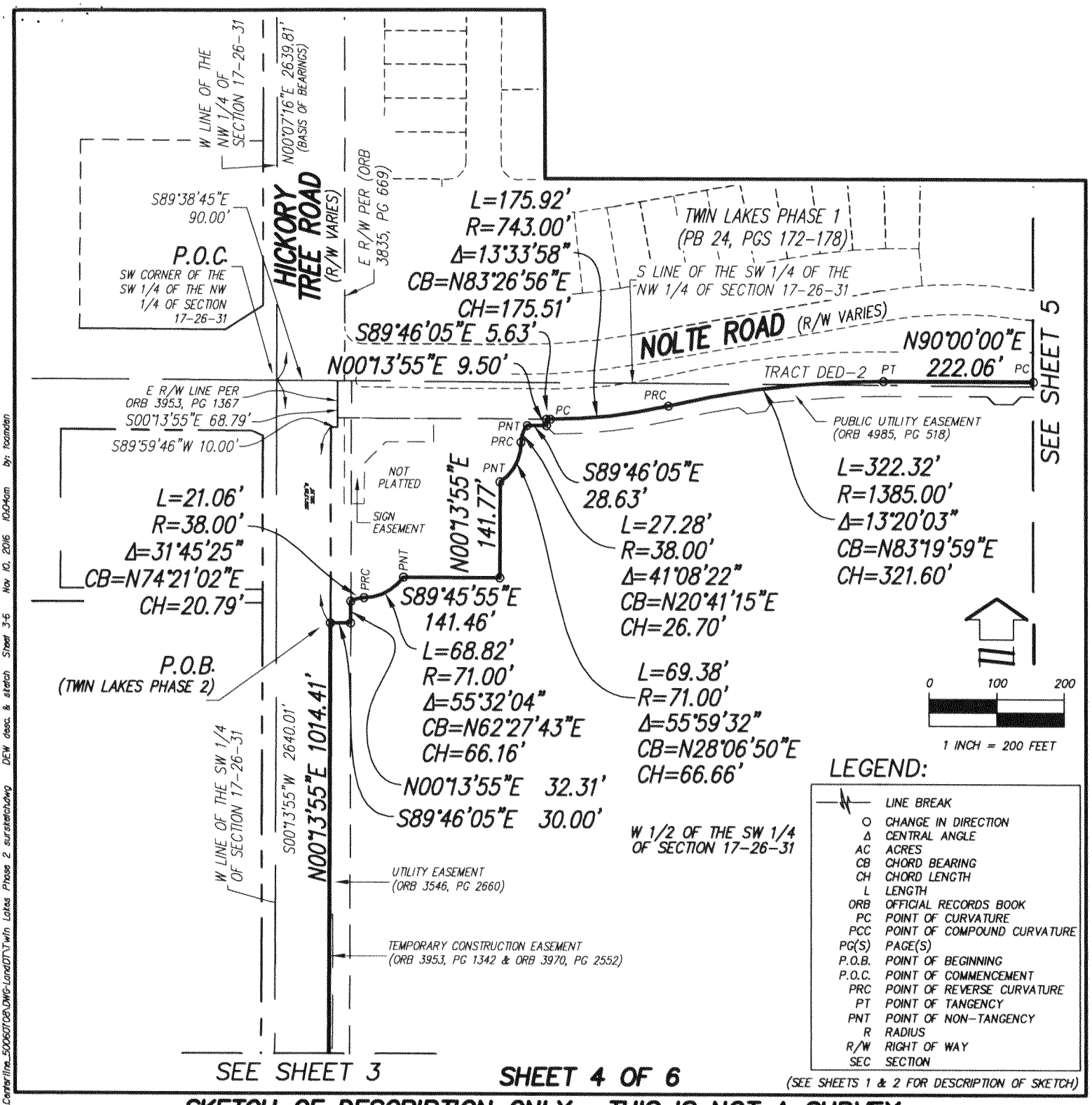
NARCOOSSEE LAND VENTURES, LLC

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CHECKED BY: MDD

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SKETCH OF DESCRIPTION

-OF-

TWIN LAKES PHASE 2

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

OSCEOLA COUNTY FLORIDA

Dewberry

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ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
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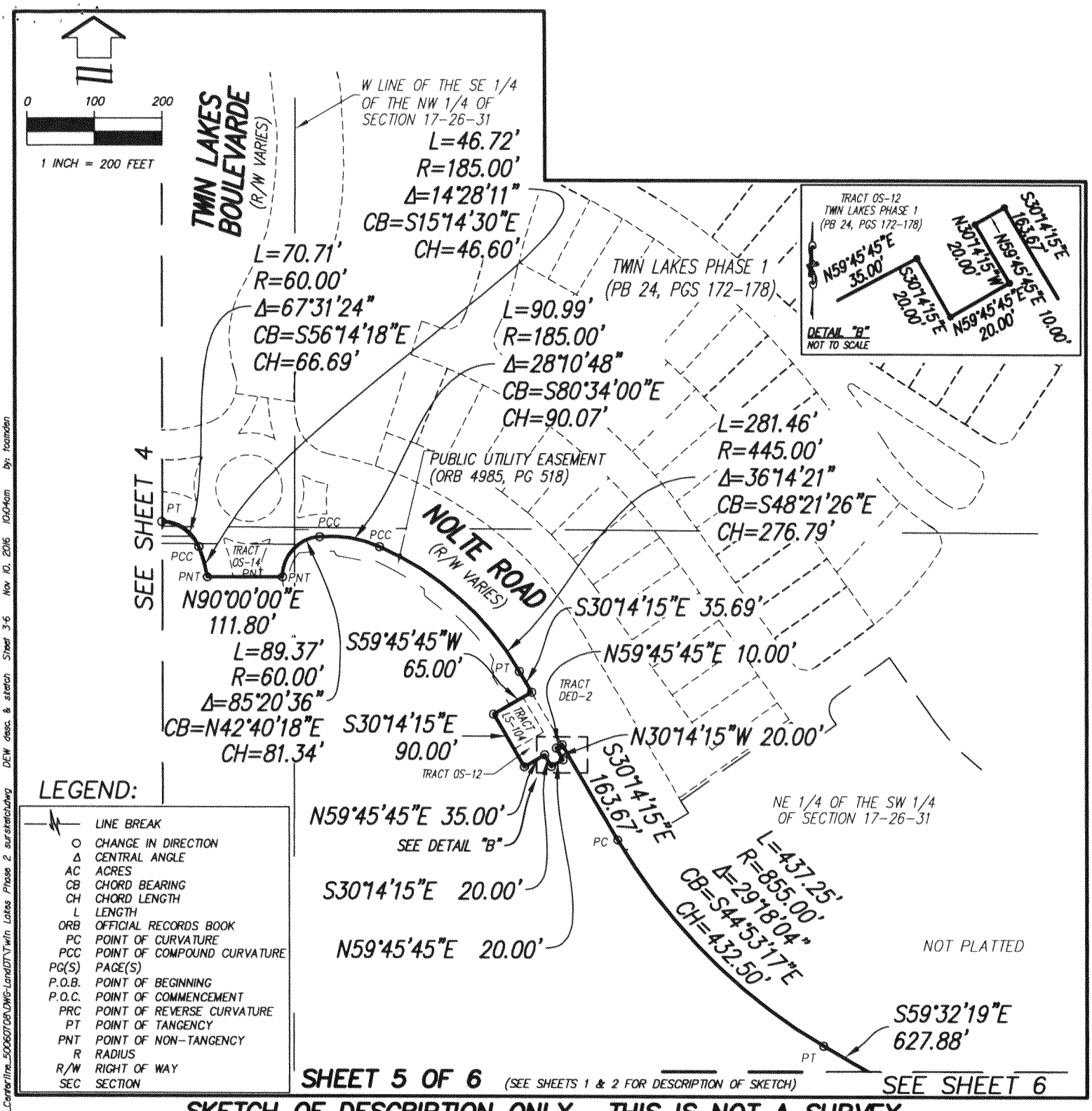
NARCOOSSEE LAND VENTURES, LLC

DATE: 11/08/16
REV DATE:
SCALE 1" = 200'

PROJ:
DRAWN BY: KMS
CHECKED BY: WDD

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LEGEND:

	LINE BREAK
O	CHANGE IN DIRECTION
Δ	CENTRAL ANGLE
AC	ACRES
CB	CHORD BEARING
CH	CHORD LENGTH
L	LENGTH
ORB	OFFICIAL RECORDS BOOK
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PG(S)	PAGE(S)
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
PNT	POINT OF NON-TANGENCY
R	RADIUS
R/W	RIGHT OF WAY
SEC	SECTION

SHEET 5 OF 6 (SEE SHEETS 1 & 2 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

—OF—

TWIN LAKES PHASE 2

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

OSCEOLA COUNTY FLORIDA

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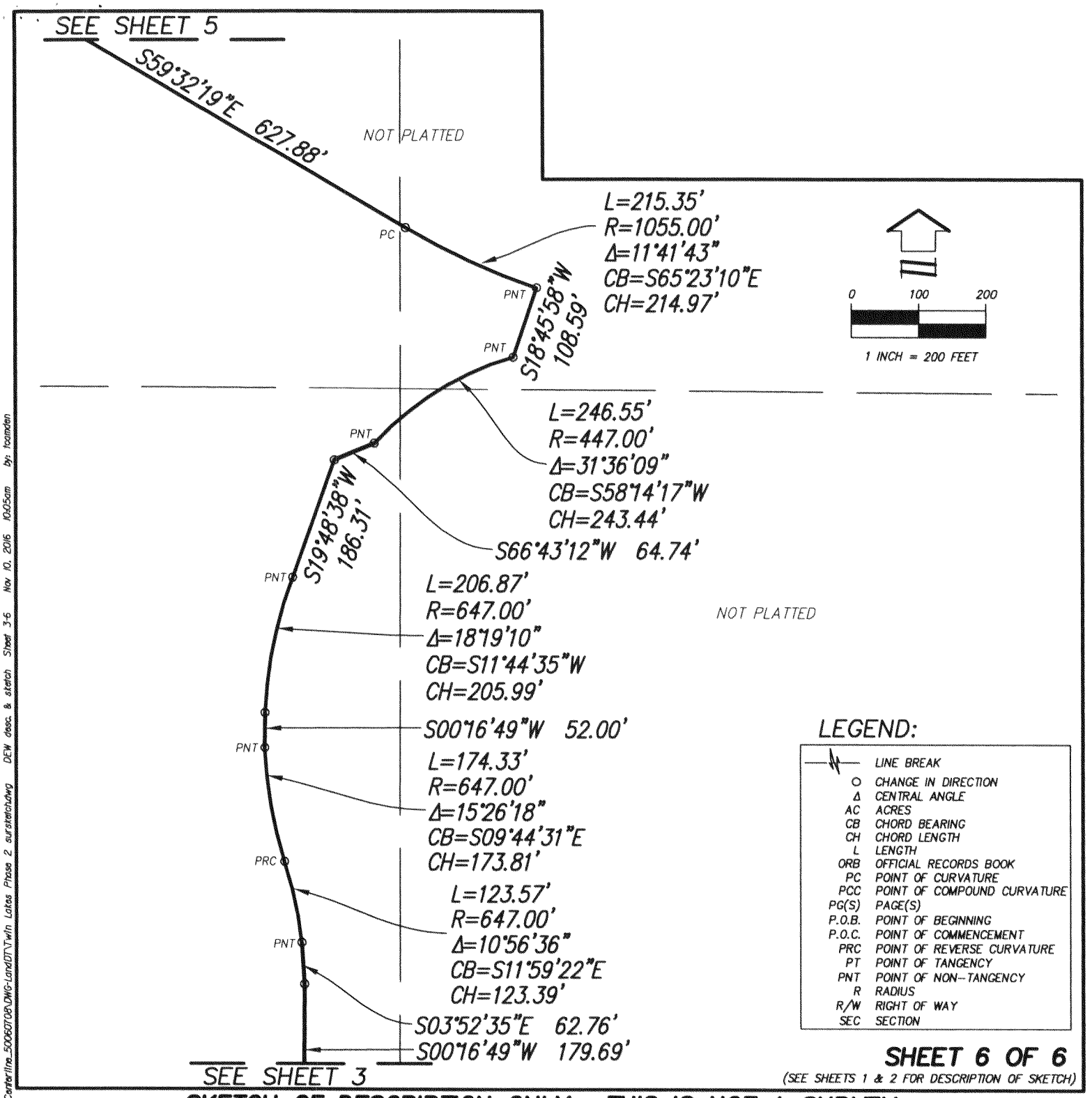
NARCOOSSEE LAND VENTURES, LLC

DATE: 11/08/16
REV DATE:
SCALE 1" = 200'

PROJ:
DRAWN BY: KMS
CHECKED BY: WDD

Drawing name: S:\Boutright Property\JL Boutright Property_Centerline_50060709\DWG-Land\DT\Twin Lakes Phase 2 surskatch.dwg DEW desc. & sketch Sheet 3-6 Nov 10, 2016 10:04am by: tcamden

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LEGEND:

	LINE BREAK
O	CHANGE IN DIRECTION
Δ	CENTRAL ANGLE
AC	ACRES
CB	CHORD BEARING
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PNT	POINT OF NON-TANGENCY
R	RADIUS
R/W	RIGHT OF WAY
SEC	SECTION

SHEET 6 OF 6

(SEE SHEETS 1 & 2 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

TWIN LAKES PHASE 2

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

OSCEOLA COUNTY FLORIDA

Dewberry

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PROJ:
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Drawing name: S:\Bouknight Property\JL_Bouknight Property_Centerline_5006070B\DWG-Land\DT\Twin Lakes Phase 2 surskatchdwg DEW desc. & sketch Sheet 3-6 Nov 10, 2016 10:05am by: tcamden

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TRANSMITTAL MEMO

TO: CITY CLERK'S OFFICE

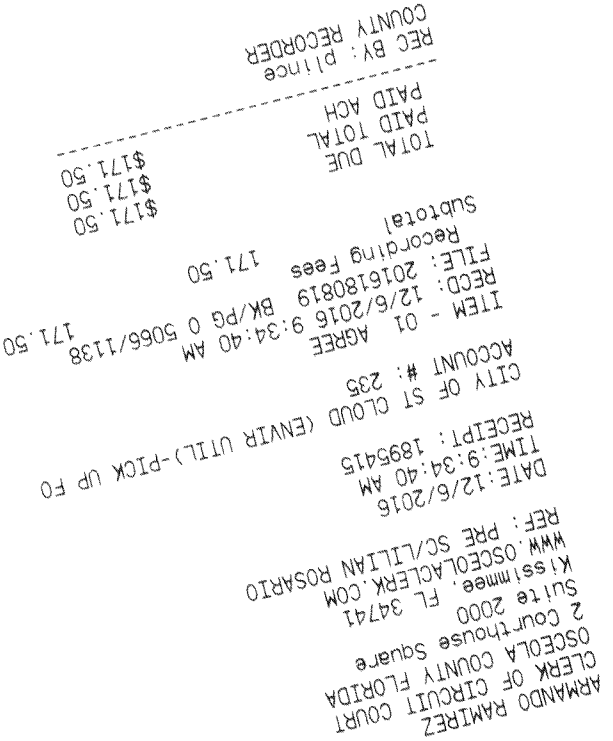
FROM: Public Services

RE: ORIGINAL AGENDA ITEM SUBMITTED

Council Meeting Date: 11/17/16

- Ordinance No: _____
  - ☐ Exhibit
  - ☐ Contract
  - ☐ Agreement
  - ☐ Other

- Resolution No: [illegible]
  - ☒ Ex
  - ☐ Cor
  - ☒ Agre
  - ☐ Other



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EXHIBIT "B"

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Notice of Encumbrance to Annex to City of St. Cloud

FOR RECORDING USE ONLY

City of St. Cloud (Planning & Zoning)
1300 9th St.
St. Cloud, FL 34769

THIS INSTRUMENT, Made this 4 day of November 2016, between **Narcoossee Land Ventures, LLC.** of the County of **Seminole**, State of **Florida** Grantor*, and the CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee:

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below described into the corporate limits of the City of St. Cloud, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 ($1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledges, DOES HEREBY ENCUMBER the below – described real property situate, lying and being in Osceola County, Florida with the absolute consent by GRANTOR that in accordance with applicable law, the real property may be annexed into the city limits of the City of St. Cloud upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. Properties located outside the St. Cloud Future Annexation Area are encumbered but final annexation is subject to both the traditional requirements for annexation and receipt of County approval. The subject property is described as:

Case# **16-20.16/16-20.26** Parcel ID(s) **17-26-31-0000-0040-0000; 17-26-31-0000-0050-0000, 17-26-31-0000-0060-0000, 17-26-31-00000030-0000, 20-26-31-4950-0001-0070**

See Attached Exhibit "A" for Legal Description

Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):

1. _____
Signature

Lawrence B Pitt, Vice President Hunsel Corp
Type or print name

2. _____
Signature

_____
Type or print name

WITNESSES (Two required):

1. Lakeya Gaines
Signature

Lakeya Gaines
Type or print name

2. Heather D Field
Signature

Heather D. Field
Type or print name

STATE OF Florida COUNTY OF Seminole

The foregoing instrument was acknowledged before me on this 4th day of Nov, 2016, by Lawrence B. Pitt who is personally known to me or who has produced N/A as identification and who did not take an oath.

Notary Public Lakeya Gaines SEAL: NOTARY PUBLIC STATE OF FLORIDA LAKEYA GAINES MY COMMISSION # FF 947514 EXPIRES: January 3, 2020 Bonded Thru Budget Notary Services Type/print name Lakeya Gaines

Pursuant to Section 695.26(3)(f): This instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer, City Manager, City of St. Cloud, Florida 34769.

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GRAY | ROBINSON
ATTORNEYS AT LAW

301 East Pine Street
Suite 1400
Post Office Box 3068 (32802-3068)
Orlando, Florida 32801
tel 407-843-8880
fax 407-244-5690

Boca Raton
Fort Lauderdale
Fort Myers
Gainesville
Jacksonville
Key West
Lakeland
Melbourne
Miami
Naples
Orlando
Tallahassee
Tampa

Thomas R. Sullivan

THOMAS.SULLIVAN@GRAY-ROBINSON.COM

MEMORANDUM

CERTIFICATE OF TITLE

The undersigned, Thomas R. Sullivan, an attorney at law and duly licensed to practice law in the State of Florida, does hereby certify to the City of St. Cloud and Osceola County, Florida that he has examined that certain Fidelity National Title Insurance Company Ownership and Encumbrance Report No. 6080886, effective as of November 1, 2016, with regard to the following described real property:

TWIN LAKES PHASE II

A PORTION OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, TOGETHER WITH A PORTION OF LOTS 7 AND 8 AND THAT PLATTED UNNAMED RIGHT OF WAY LYING NORTHERLY THEREOF, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 26, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE RUN S89°38'45"E ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 90.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF HICKORY TREE ROAD (VARIABLE RIGHT OF WAY WIDTH) PER OFFICIAL RECORDS BOOK 3953, PAGE 1367, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES; THENCE S 00°13'55" W, A DISTANCE OF 68.79 FEET; THENCE S 89°59'46" W, A DISTANCE OF 10.00 FEET; THENCE S 00°13'55" W, A DISTANCE OF 290.20 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE RUN S 89°46'05" E, A DISTANCE OF 30.00 FEET; THENCE N 00°13'55" E, A DISTANCE OF 32.31 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 31°45'25", A CHORD BEARING OF N 74°21'02" E AND A

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CHORD DISTANCE OF 20.79 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 21.06 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 71.00 FEET, A CENTRAL ANGLE OF 55°32'04", A CHORD BEARING OF N 62°27'43" E AND A CHORD DISTANCE OF 66.16 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 68.82 FEET TO THE END OF SAID CURVE; THENCE S 89°45'55" E, A DISTANCE OF 141.46 FEET; THENCE N 00°13'55" E, A DISTANCE OF 141.77 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 71.00 FEET, A CENTRAL ANGLE OF 55°59'32", A CHORD BEARING OF N 28°06'50" E AND A CHORD DISTANCE OF 66.66 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 69.38 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 41°08'22", A CHORD BEARING OF N 20°41'15" E AND A CHORD DISTANCE OF 26.70 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 27.28 FEET TO THE END OF SAID CURVE; THENCE S 89°46'05" E, A DISTANCE OF 28.63 FEET; THENCE N 00°13'55" E, A DISTANCE OF 9.50 FEET; THENCE S 89°46'05" E, A DISTANCE OF 5.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 743.00 FEET, A CENTRAL ANGLE OF 13°33'58", A CHORD BEARING OF N 83°26'56" E AND A CHORD DISTANCE OF 175.51 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 175.92 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1385.00 FEET, A CENTRAL ANGLE OF 13°20'03", A CHORD BEARING OF N 83°19'59" E AND A CHORD DISTANCE OF 321.60 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 322.32 FEET TO A POINT OF TANGENCY; THENCE N 90°00'00" E, A DISTANCE OF 222.06 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 67°31'24", A CHORD BEARING OF S 56°14'18" E AND A CHORD DISTANCE OF 66.69 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 70.71 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE OF 14°28'11", A CHORD BEARING OF S 15°14'30" E AND A CHORD DISTANCE OF 46.60 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 46.72 FEET TO THE END OF SAID CURVE; THENCE N 90°00'00" E, A DISTANCE OF 111.80 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 85°20'36", A CHORD BEARING OF N 42°40'18" E AND A CHORD DISTANCE OF 81.34 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 89.37 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE OF 28°10'48", A CHORD BEARING OF S 80°34'00" E AND A CHORD DISTANCE

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OF 90.07 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 90.99 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 445.00 FEET, A CENTRAL ANGLE OF 36°14'21", A CHORD BEARING OF S 48°21'26" E AND A CHORD DISTANCE OF 276.79 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 281.46 FEET TO A POINT OF TANGENCY; THENCE S 30°14'15" E, A DISTANCE OF 35.69 FEET; THENCE S 59°45'45" W, A DISTANCE OF 65.00 FEET; THENCE S 30°14'15" E, A DISTANCE OF 90.00 FEET; THENCE N 59°45'45" E, A DISTANCE OF 35.00 FEET; THENCE S 30°14'15" E, A DISTANCE OF 20.00 FEET; THENCE N 59°45'45" E, A DISTANCE OF 20.00 FEET; THENCE N 30°14'15" W, A DISTANCE OF 20.00 FEET; THENCE N 59°45'45" E, A DISTANCE OF 10.00 FEET; THENCE S 30°14'15" E, A DISTANCE OF 163.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 855.00 FEET, A CENTRAL ANGLE OF 29°18'04", A CHORD BEARING OF S 44°53'17" E AND A CHORD DISTANCE OF 432.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 437.25 FEET TO A POINT OF TANGENCY; THENCE S 59°32'19" E, A DISTANCE OF 627.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1055.00 FEET, A CENTRAL ANGLE OF 11°41'43", A CHORD BEARING OF S 65°23'10" E AND A CHORD DISTANCE OF 214.97 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 215.35 FEET TO THE END OF SAID CURVE; THENCE S 18°45'58" W, A DISTANCE OF 108.59 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 447.00 FEET, A CENTRAL ANGLE OF 31°36'09", A CHORD BEARING OF S 58°14'17" W AND A CHORD DISTANCE OF 243.44 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 246.55 FEET TO THE END OF SAID CURVE; THENCE S 66°43'12" W, A DISTANCE OF 64.74 FEET; THENCE S 19°48'38" W, A DISTANCE OF 186.31 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 647.00 FEET, A CENTRAL ANGLE OF 18°19'10", A CHORD BEARING OF S 11°44'35" W AND A CHORD DISTANCE OF 205.99 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 206.87 FEET TO THE END OF SAID CURVE; THENCE S 00°16'49" W, A DISTANCE OF 52.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 647.00 FEET, A CENTRAL ANGLE OF 15°26'18", A CHORD BEARING OF S 09°44'31" E AND A CHORD DISTANCE OF 173.81 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 174.33 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 647.00 FEET, A CENTRAL ANGLE OF 10°56'36", A CHORD BEARING OF S 11°59'22" E AND A CHORD DISTANCE OF 123.39 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 123.57 FEET TO THE END OF SAID CURVE; THENCE S 03°52'35" E, A DISTANCE OF 62.76 FEET; THENCE S 00°16'49" W, A DISTANCE OF 179.69 FEET; THENCE S 89°43'11" E, A

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DISTANCE OF 12.80 FEET; THENCE S 00°16'49" W, A DISTANCE OF 247.76 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE N 89°43'11" W ALONG SAID SOUTH LINE A DISTANCE OF 1208.70 FEET TO THE NORTHEAST CORNER OF THE AFOREMENTIONED LOT 7; THENCE RUN S00°25'24"W ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 331.31 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7; THENCE RUN N89°44'39"W ALONG THE SOUTH LINE OF SAID LOTS 7 AND 8, A DISTANCE OF 1198.80 FEET TO THE AFORESAID EAST RIGHT OF WAY LINE OF HICKORY TREE ROAD; THENCE RUN ALONG SAID EAST RIGHT OF WAY THE FOLLOWING THREE (3) COURSES AND DISTANCES; N00°27'37"E, A DISTANCE OF 0.94 FEET; THENCE RUN N89°32'12"W, A DISTANCE OF 15.00 FEET; THENCE RUN N00°27'16"E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 330.83 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES; N 00°13'55" E, A DISTANCE OF 1266.45 FEET; THENCE N 89°46'37" W, A DISTANCE OF 10.00 FEET; THENCE N 00°13'55" E, A DISTANCE OF 1014.41 FEET TO THE POINT OF BEGINNING.

And that based upon said examination, the undersigned does hereby certify that fee simple title to the described real property is vested in **NARCOOSSEE LAND VENTURES, LLC, a Florida limited liability company**, as of the date hereof, by virtue of Special Warranty Deed recorded in Official Records Book 4552, Page 2181, Special Warranty Deed recorded in Official Records Book 4675, Page 191, Special Warranty Deed recorded in Official Records Book 4675, Page 196, Public Records of Osceola County, Florida.

Rights of the public to that 20 foot portion of the legal description described as Road right of way according to the plat of Seminole Land and Investment Company's (Incorporated) Subdivision of Section 20, Township 26 South, Range 31 East, recorded in Plat Book B, Page 26, Public Records of Osceola County, Florida, until properly vacated.

And said real property is not subject to any restriction, mortgages, lien or encumbrances of any kind which affect in any manner the right of said owner to annex the said property to the City of St. Cloud Florida, or any other municipality, except as follows:

Mortgage and Security Agreement by Narcoossee Land Ventures, LLC, a Florida limited liability company, and Centennial Bank recorded July 8, 2015 in Official Records Book 4805, Page 1754; Mortgage Modification, Consolidation, Ratification and Additional Advance Agreement recorded December 31, 2015 in Official Records Book 4892, Page 2497; Second Mortgage Modification, Consolidation, Ratification and Additional Advance Agreement recorded July 7, 2016 in Official Records Book 4988, Page 2950; Mortgage Special Assessment Acknowledgment recorded August 19, 2016 in Official Records Book 5011, Page 1832, Public

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Records of Osceola County, Florida (Shown for information Partial Release recorded April 25, 2016 in Official Records Book 4948, Page 2286).

Notice of Establishment of the Live Oak Lake Community Development District recorded November 2, 2015 in Official Records Book 4865, Page 1447, Public Records of Osceola County, Florida; Notice of Boundary Amendment of the Live Oak Lake Community Development District recorded February 11, 2016 in Official Records Book 4912, Page 1278; Amended and Restated Notice of Boundary Amendment of the Live Oak Lake Community Development District recorded March 18, 2016 in Official Records Book 4930, Page 105, Public Records of Osceola County, Florida;

Live Oak Lake Community Development District Notice of Imposition of Special Assessments recorded May 18, 2016 in Official Records Book 4961, Page 2904; Live Oak Lake Community Development District Notice of Series 2016 Assessments recorded August 19, 2016 in Official Records Book 5011, Page 1756; Declaration of Consent to Jurisdiction of Live Oak Lake Community Development District and to Imposition of Debt Special Assessments (Series 2016 Assessments) recorded August 19, 2016 in Official Records Book 5011, Page 1767; Agreement Between the Live Oak Lake Community Development District and Narcoossee Land Ventures, LLC, Regarding the Trust-Up and Payment of Series 2016 Assessments recorded August 19, 2016 in Official Records Book 5011, Page 1799, Public Records of Osceola County, Florida.

Tri-Party Agreement Relating to Consent to Jurisdiction, Imposition of Special Assessments, and Subordination of Interests recorded August 19, 2016 in Official Records Book 5011, Page 1782, Public Records of Osceola County, Florida.

Collateral Assignment and Assumption of Development and Contract Rights recorded August 19, 2016 in Official Records Book 5011, Page 1817, Public Records of Osceola County, Florida.

Disclosure of Public Financing and Maintenance of Improvements to Real Property recorded September 7, 2016 in Official Records Book 5020, Page 1961, Public Records of Osceola County, Florida.

Dated as of the 4th day of November, 2016.

_____

Thomas R. Sullivan, Esquire
GrayRobinson, P.A.
301 E. Pine Street, Suite 1400
Orlando, FL 32801
(407) 843-8880

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EXHIBIT "C"

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Twin Lakes

Osceola County, Florida
Conceptual Layout

LKGR Phase 1B
70' Duplex (35 buildings) = 70 Units

Phase 1 North

70' x 120' Duplex (14 buildings) = 28 Units
50' x 120' = 18 Units
70' x 120' = 8 Units

Total = 54 Units

Phase 1 West

50' x 120' = 63 Units
70' x 120' = 13 Units

Total = 76 Units

Phase 1 East

50' x 120' = 73 Units
70' x 120' = 20 Units

Total = 93 Units

Phase 3

50' Lots = 111 Units
70' Lots = 30 Units

Total = 141 Units

Phase 5

50' Lots = 34 Units
70' Lots = 19 Units
70' Duplex (42 buildings) = 84 Units

Total = 137 Units

LKGR Phase 1C
70' Duplex (48 buildings) = 96 Units

LKGR Phase 2
70' Duplex (79 buildings) = 158 Units

Nolte Rd

Roundabout

Phase 2A
70' x 120' Lots = 76 Units

Phase 2C
50' x 120' Lots = 146 Units

Phase 2B
50' x 120' Lots = 114 Units

Resident/Guest Exit Only

Hicko Tree Rd

Phase 2D
50' x 120' Lots = 70 Units

Phase 4
70' Duplex (77 buildings) = 154 Units

Phase 7
50' Lots = 177 Units

Phase 6

50' Lots = 95 Units
70' Lots = 44 Units
70' Duplex (69 buildings) = 138 Units

Total = 277 Units

Phase 8
70' Duplex (92 buildings) = 184 Units

Alligator Lake Rd

Live Oak Lake

Sardine Lake

Alligator Lake

Legend

- Overall Boundary
- 50' x 120' Lot
- 70' x 120' Duplex
- 70' x 120' Lot
- Ponds

Overall Product Data

70' x 120' Duplex (456):	912 du
50' x 120':	901 du
70' x 120':	210 du
Total:	2,023 du

N

0 500 1,000 Feet

June 7, 2016

Data Source: Dewberry
Image Source: ESRI

Dewberry

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

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File: G:\MXD\Osceola\BullisRd\TwinLakes\overall_concept_RevisedPhase2_06-07-16.mxd

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Date Received: 8-10-16

Case #: 16-2016

CITY OF ST. CLOUD
WATER / SEWER REQUEST
DEVELOPMENT REVIEW APPLICATION

Celebrating Small Town Life

Failure to complete this form in its entirety will result in this application being returned without review. A separate application is required for each request.

Applicant:	Narcoossee Land Ventures, LLC	Agent:	Dewberry Engineers Inc.
Contact:	Jonathan Claber	Contact:	Danielle Van De Loo, P.E.
Address:	370 CenterPointe Circle, Suite 1136	Address:	800 North Magnolia Avenue, Suite 1136
	Altamonte Springs, FL 32701		Orlando, FL 32803
Phone:	407-834-9560	Phone:	321-354-9711
Email:	sstearns@joneshomesusa.com	Email:	dvandeloo@dewberry.com

Legal Owner(s) of Property (List all recorded owners): Narcoossee Land Ventures, LLC

Owner Address: 811 Coral Ridge Drive, Coral Springs, FL 33071

Development Name: Twin Lakes Phase 2A+2B

Site Location/Address: East of Hickory Tree Rd., north and south of Bullis Rd., and north of New Nolte Rd.

Area of Development (Acreage or Square Feet): 76.77 acres

Parcel Identification Number(s) (List all): 17-26-31-0000-0040-0000, 17-26-31-0000-0050-0000

17-26-31-0000-0060-0000, 17-26-31-0000-0030-0000, 20-26-31-4950-0001-0070

Federal Tax Identification Number (FEIN):
***Required if Corporation**

I certify that I have reviewed the Land Development Code and that my submission meets all requirements. The only exceptions are those items to which I am requesting variances to or waivers from certain sections of the code and understand that they must be listed on the plans individually and on the attached transmittal. I understand that if an item does need a variance, it will be necessary to file through the appropriate governing body.

SIGNATURE MUST BE ORIGINAL – COPIES, SCANS, FAXES, OR EMAILS WILL NOT BE ACCEPTED

APPLICANT/AGENT **DATE** 6/18/16

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Date Received: 8-10-16

Case #: 16-2016

CITY OF ST. CLOUD
CONCURRENCY MANAGEMENT APPLICATION

Failure to complete this form in its entirety may result in a delay of processing.

As a condition of Water, Sewer and/or Reclaim Utility service from the City of St. Cloud, the property owner and/or tenant/utility customer acknowledges that compliance with all City codes, rules and other requirements pertaining to these services in effect at the time service is rendered is required. Failure to comply with applicable codes, rules, or requirements for utility service may result in enforcement action ranging from warnings to fines to discontinuation of service.

Applicant:	Narcoossee Land Ventures, LLC	Agent:	Dewberry Engineers Inc.
Contact:	Jonathan Claber	Contact:	Danielle Van De Loo, P.E.
Address:	370 CenterPointe Circle, Suite 1136	Address:	800 North Magnolia Ave, Suite 1000
	Altamonte Springs, FL 32701		Orlando , FL 32803
Phone:	407-834-9560	Phone:	321-354-9711
Email:	sstearns@joneshomesusa.com	Email:	dvandeloo@dewberry.com

Legal Owner(s) of Property (List all recorded owners): Narcoossee Land Ventures, LLC

Location/Address for meter installations: TBD

Parcel Identification Number(s) (List all): 17-26-31-0000-0040-0000, 17-26-31-0000-0050-0000,17-26-31-0000-0060-0000, 17-26-31-0000-0030-0000, 20-26-31-4950-0001-0070

General property use: Residential ☒ Commercial ☐ Total number of residential lots: 190 lots total

Phase 2A - 76 lots + Phase 2B - 114 lots

Will there be an amenity center? ☐ YES ☒ NO

If yes, describe:

Is project phased? ☒ YES ☐ NO **If yes, phasing plan and proposed schedule by phase MUST be attached.**

For which phase is the Certificate of Capacity being requested? 2A + 2B

Proposed start year (estimate 1st CO): DEC 2016 Proposed build out year (estimate last CO): Aug 2019

Meter Size: Potable Water = TBD Sanitary Sewer = TBD

COMMERCIAL ONLY: Specific use: Building square footage:

Number and size meters to be installed (not including irrigation meter): TBD

☐ Please process a concurrency test for the property indicated in this application **IMMEDIATELY.**

☐ Please **DEFER** processing of a concurrency test for the property indicated in this application until advised to do so by the undersigned.

I am aware that completion and acceptance of this application does ensure capacity availability and that all fees will be assessed at the rates established by Resolution and in Effect at the time of PAYMENT of the applicable fees.

APPLICANT/AGENT **DATE** 6-18-16

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Celebrating Small Town Life

CITY OF ST. CLOUD
STATEMENT OF INTENDED USE

FOR OFFICIAL USE ONLY

Date Received: 8-10-16

Case #: 16-2016

The undersigned, being the petitioners for annexation of certain real property to the City of St. Cloud, Florida, said Petition being filed herewith, do hereby certify that, if said property is annexed to the City, our intentions with regard to the use of said property are as follows:

1. Type of use (industrial, commercial, professional, single-family residential, multi-family residential, etc.):

   Single Family Residential

2. The number, type and use of all improvements to be constructed upon the property are as follows:

   190 Single Family Detached Units on 76.77 acres including all infrastructure

   Phase 2A will contain 76 SF homes & Phase 2B will contain 114 SF homes.

3. A copy of a plat, if available, or site development plan showing the locations of improvements to be constructed is attached.

4. The following special or extraordinary requirements for City service are anticipated in connection with the intended use:

The undersigned do hereby certify that the above and foregoing, including any attachments or exhibits hereto, constitute our intended use of the property which we propose to annex to the City of St. Cloud, and we, and our successors in interest in subject property, do recognize and agree that in the event of annexation by the City, the City shall be under no obligation to provide City services of any kind to development upon the subject property imposing greater demands on such City services than those reasonably to be anticipated for the use described in this Statement.

Dated this _____ day of _____, 20_____.

Parcel ID Number(s): 17-26-31-0000-0040-0000, 17-26-31-0000-0050-0000, 17-26-31-0000-0060-0000 17-26-31-0000-0020-0000 & 20-26-31-4950-0001-0070

PROPERTY OWNER(S):

Signature	Jonathan Claber Type or print name
Signature	Type or print name
Signature	Type or print name

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Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser
www.property-appraiser.org
Osceola County Government Center
2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744
Ph: (407) 742-5000 Fax:(407) 742-4900

Parcel: 17-26-31-0000-0060-0000



Owner Information

Owner Name	NARCOOSSEE LAND VENTURES LLC
Mailing Address	911 CORAL RIDGE DR CORAL SPRINGS, FL 33071
Physical Address	HICKORY TREE RD, SAINT CLOUD
Description	ORCHARDS,GROVES-VAC
Tax District	300 - OSCEOLA COUNTY

Tax Values

Current Values		Certified Values	
Current Value represents working appraised values as of 03/10/2015, which are subject to change prior to certification		**Certified Value represents certified values that appeared on the tax roll as of 10/03/2014**	
Land	$90,400	**Land**	$92,300
AG Benefit	$1,387,800	**AG Benefit**	$1,413,500
Extra Features	$0	**Extra Features**	$0
Buildings	$0	**Buildings**	$0
Appraised(just)	$1,478,200	**Appraised(just)**	$1,505,800
Assessed(estimated)	$90,400	**Assessed***	$92,300
Exemption(estimated)	$0	**Exemption**	$0
Taxable(estimated)	$90,400	**Taxable**	$92,300
*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**		*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**	

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	4675-0191	$7,042,500	2014-09-30	SW
1	4675-0172	$0	2013-07-29	NC
2	4465-2817	$6,750,000	2013-06-27	SW
3	0425-0573	$120,000	1979-03-01	WD

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Land Information - Total Acreage: 73.91

Land Description	Units	Depth	Land Type	Land Value
ORANGE GROVE	29.53	0.00	AC	$41,600
CITRUS ACREAGE	44.38	0.00	AC	$48,800
MARKET VALUE	73.91	0.00	AC	$1,478,200

Legal Description

Legal Description

W 1/2 OF SW 1/4 LESS BEG AT SW COR OF 17-26-31, N 2, 640.29 FT, S 88 DEG E 80.02 FT, S 1, 373.47 FT, E 10 FT, S 1, 265.20 FT TO S/L OF SW 1/4, W 90 FT TO POB LESS COM AT E 1/4 COR OF 18-26-31, S 89 DEG E 80.02 FT TO POB; CONT S 89 DEG E 10 FT, S 68.61 FT, W 10.01 FT, N 68.86 FT TO POB & LESS COM AT NW COR OF SW 1/4 17-26-31, E 90.02 FT TO E R/W LINE OF OLD HICKORY TREE RD, S 55.02 FT, E 10 FT TO POB; CONT E 299.13 FT, S 9.50 FT, W 28.62 FT TO POC, CONC SELY, RAD 38 FT, CENT ANG 41 DEG, (CH BEARING S 21 DEG W 26.70 FT), SWLY ALONG CURVE 27.28 FT TO REV CURVE, CONC NWLY, RAD 71 FT, CENT ANG 56 DEG, SWLY ALONG CURVE 69.38 FT, S 141.77 FT, W 141.46 FT TO POC, CONC NWLY, RAD 71 FT, CENT ANG 56 DEG, (CH BEARING S 62 DEG W 66.16 FT), SWLY ALONG CURVE 68.82 FT TO REV CURVE, CONC SELY, RAD 38 FT, CENT ANG 32 DEG, SWLY ALONG CURVE 21.06 FT, S 32.31 FT, W 10 FT, N 304 FT TO POB

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Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser
www.property-appraiser.org
Osceola County Government Center
2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744
Ph: (407) 742-5000 Fax:(407) 742-4900

Parcel: 20-26-31-4950-0001-0070



Owner Information

Owner Name	NARCOOSSEE LAND VENTURES LLC
Mailing Address	811 CORAL RIDGE DR CORAL SPRINGS, FL 33071
Physical Address	HICKORY TREE RD, SAINT CLOUD FL 34772
Description	VACANT
Tax District	300 - OSCEOLA COUNTY

Tax Values

Current Values		Certified Values	
Current Value represents working appraised values as of 06/07/2016, which are subject to change prior to certification		**Certified Value represents certified values that appeared on the tax roll as of 10/05/2015**	
Land	$330,200	**Land**	$312,800
AG Benefit	$0	**AG Benefit**	$0
Extra Features	$0	**Extra Features**	$0
Buildings	$0	**Buildings**	$0
Appraised(just)	$330,200	**Appraised(just)**	$312,800
Assessed(estimated)	$330,200	**Assessed***	$312,800
Exemption(estimated)	$0	**Exemption**	$0
Taxable(estimated)	$330,200	**Taxable**	$312,800
*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**		*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**	

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	4675-0196	$457,500	2014-09-30	SW
1	4545-2997	$189,000	2013-12-12	WD
2	3782-1896	$200,000	2008-12-29	WD
3	0614-0248	$48,000	1982-11-01	WD
4	0478-0769	$125,000	1980-04-01	WD
5	0311-0292	$100	1975-06-02	QC

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City of St. Cloud Laserfiche Reproduction

Land Information - Total Acreage: 8.69

Land Description	Units	Depth	Land Type	Land Value
RURAL ACREAGE	8.69	0.00	AC	$330,200

Legal Description

Legal Description

SLIC PB B PG 26 LOTS 7 & 8 LESS BEG AT NW COR LOT 8 (PT BEING E R/W OF 20 FT R/W), E 70 FT, S 310.84 FT, E 15 FT, S .94 FT TO S/L OF LOT 8, W 84.73 FT TO E R/W, N 311.87 FT TO POB

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City of St. Cloud Laserfiche Reproduction

Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser
www.property-appraiser.org
Osceola County Government Center
2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744
Ph: (407) 742-5000 Fax:(407) 742-4900

Parcel: 17-26-31-0000-0030-0000



Owner Information

Owner Name	NARCOOSSEE LAND VENTURES LLC
Mailing Address	C/O CENTERLINE HOMES 825 CORAL RIDGE DR CORAL SPRINGS, FL 33071
Physical Address	BULLIS RD, SAINT CLOUD
Description	ORCHARDS,GROVES-VAC
Tax District	300 - OSCEOLA COUNTY

Tax Values

Current Values		Certified Values	
Current Value represents working appraised values as of 03/10/2015, which are subject to change prior to certification		**Certified Value represents certified values that appeared on the tax roll as of 10/03/2014**	
Land	$118,700	**Land**	$118,700
AG Benefit	$2,091,100	**AG Benefit**	$2,091,100
Extra Features	$0	**Extra Features**	$0
Buildings	$0	**Buildings**	$0
Appraised(just)	$2,209,800	**Appraised(just)**	$2,209,800
Assessed(estimated)	$118,700	**Assessed***	$118,700
Exemption(estimated)	$0	**Exemption**	$0
Taxable(estimated)	$118,700	**Taxable**	$118,700
*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**		*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**	

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	4552-2181	$11,000,000	2014-01-02	SW
1	2656-0445	$0	2004-10-25	TD
2	2146-2956	$188,500	2002-11-13	WD
3	1251-0391	$0	1994-09-01	TD
4	0978-2646	$0	1990-07-06	TD
5	0367-0505	$1	1977-08-29	WL
6	0351-0153	$0	1977-02-07	PR

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Land Information - Total Acreage: 110.49

Land Description	Units	Depth	Land Type	Land Value
ORANGE GROVE	60.00	0.00	AC	$107,700
IMPROVED	50.49	0.00	AC	$11,000
MARKET VALUE	110.49	0.00	AC	$2,209,800

Legal Description

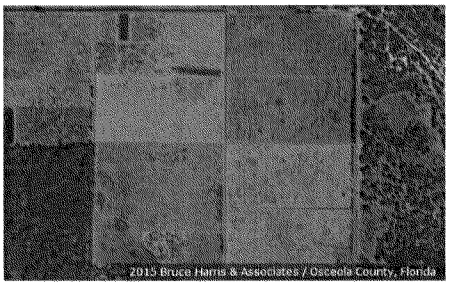
Legal Description

SW 1/4 OF NW 1/4 & BEG NW COR OF SE 1/4 OF NW 1/4, S 1320 FT, E 2086.3 FT, N 54 DEG W 2234.85 FT, W 287.03 FT TO POB & NW 1/4 OF SE 1/4 LESS EASEMENT & LESS COM AT NW COR OF SEC, S 1, 320.10 FT TO POB; E 80 FT, S 1, 322.47 FT, N 88 DEG W 80.02 FT, N 1, 320.10 FT TO POB LESS COM AT E 1/4 COR OF SEC 18, S 89 DEG E 80.02 FT TO POB; N 1322.47 FT, E 20 FT, S 1323.07 FT, N 89 DEG W 20.01 FT TO POB

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Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser
www.property-appraiser.org
Osceola County Government Center
2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744
Ph: (407) 742-5000 Fax:(407) 742-4900

Parcel: 17-26-31-0000-0040-0000



Owner Information

Owner Name	NARCOOSSEE LAND VENTURES LLC
Mailing Address	C/O CENTERLINE HOMES 825 CORAL RIDGE DR CORAL SPRINGS, FL 33071
Physical Address	SAINT CLOUD
Description	PASTURELAND 1-VAC
Tax District	300 - OSCEOLA COUNTY

Tax Values

Current Values		Certified Values	
Current Value represents working appraised values as of 03/10/2015, which are subject to change prior to certification		**Certified Value represents certified values that appeared on the tax roll as of 10/03/2014**	
Land	$17,200	**Land**	$17,200
AG Benefit	$1,565,200	**AG Benefit**	$1,565,200
Extra Features	$0	**Extra Features**	$0
Buildings	$0	**Buildings**	$0
Appraised(just)	$1,582,400	**Appraised(just)**	$1,582,400
Assessed(estimated)	$17,200	**Assessed***	$17,200
Exemption(estimated)	$0	**Exemption**	$0
Taxable(estimated)	$17,200	**Taxable**	$17,200
*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**		*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**	

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	4552-2181	$11,000,000	2014-01-02	SW
1	2656-0445	$0	2004-10-25	TD
2	2146-2956	$188,500	2002-11-13	WD
3	1251-0391	$0	1994-09-01	TD
4	0978-2646	$0	1990-07-06	TD
5	0367-0505	$1	1977-08-29	WL
6	0351-0153	$0	1977-02-07	PR

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Land Information - Total Acreage: 79.12

Land Description	Units	Depth	Land Type	Land Value
IMPROVED	79.12	0.00	AC	$17,200
MARKET VALUE	79.12	0.00	AC	$1,582,400

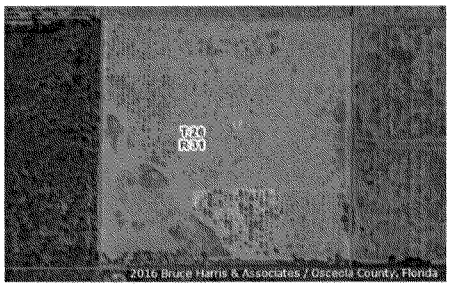
Legal Description

Legal Description NE 1/4 OF SW 1/4 & SW 1/4 OF SE 1/4

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Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser
www.property-appraiser.org
Osceola County Government Center
2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744
Ph: (407) 742-5000 Fax:(407) 742-4900

Parcel: 17-26-31-0000-0050-0000



Owner Information

Owner Name	NARCOOSSEE LAND VENTURES LLC
Mailing Address	811 CORAL RIDGE DR CORAL SPRINGS, FL 33071
Physical Address	SAINT CLOUD FL 34772
Description	PASTURELAND 1-VAC
Tax District	300 - OSCEOLA COUNTY

Tax Values

Current Values		Certified Values	
Current Value represents working appraised values as of 06/07/2016, which are subject to change prior to certification		**Certified Value represents certified values that appeared on the tax roll as of 10/05/2015**	
Land	$8,800	**Land**	$8,800
AG Benefit	$787,600	**AG Benefit**	$8,800
Extra Features	$0	**Extra Features**	$0
Buildings	$0	**Buildings**	$0
Appraised(just)	$796,400	**Appraised(just)**	$796,400
Assessed(estimated)	$8,800	**Assessed***	$8,800
Exemption(estimated)	$0	**Exemption**	$0
Taxable(estimated)	$8,800	**Taxable**	$8,800
*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**		*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**	

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	4552-2181	$11,000,000	2014-01-02	SW
1	2656-0445	$0	2004-10-25	TD
2	2146-2956	$188,500	2002-11-13	WD
3	1251-0391	$0	1994-09-01	TD
4	0978-2646	$0	1990-07-06	TD
5	0367-0505	$1	1977-08-29	WL
6	0351-0153	$0	1977-02-07	PR

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Land Information - Total Acreage: 39.82

Land Description	Units	Depth	Land Type	Land Value
IMPROVED	39.82	0.00	AC	$8,800
MARKET VALUE	39.82	0.00	AC	$796,400

Legal Description

Legal Description SE 1/4 OF SW 1/4

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FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS www.sunbiz.org

Detail by Entity Name

Florida Limited Liability Company

NARCOOSSEE LAND VENTURES, LLC

Filing Information

Document Number	L13000093349
FEI/EIN Number	90-1001189
Date Filed	06/28/2013
State	FL
Status	ACTIVE

Principal Address

370 CENTERPOINTE CIR
STE 1136
ALTAMONTE SPRINGS, FL 32701

Changed: 03/01/2016

Mailing Address

370 CENTERPOINTE CIR
STE 1136
ALTAMONTE SPRINGS, FL 32701

Changed: 03/01/2016

Registered Agent Name & Address

BOLENA, COLLEEN
370 CENTERPOINTE CIR
STE 1136
ALTAMONTE SPRINGS, FL 32701

Name Changed: 04/24/2016

Address Changed: 03/01/2016

Authorized Person(s) Detail

Name & Address

Title MGR

TEC DEVELOPMENTS, LLC
370 CENTERPOINTE CIR
STE 1136
ALTAMONTE SPRINGS, FL 32701

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Annual Reports

Report Year	Filed Date
2015	01/29/2015
2016	03/01/2016
2016	04/24/2016

Document Images

04/24/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
03/01/2016 -- ANNUAL REPORT	View image in PDF format
12/10/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
01/29/2015 -- ANNUAL REPORT	View image in PDF format
02/19/2014 -- ANNUAL REPORT	View image in PDF format
06/28/2013 -- Florida Limited Liability	View image in PDF format

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Prepared by:
Stephen B. Hatcher, Esq.
Zimmerman, Kiser & Sutcliffe, P.A.
315 East Robinson Street, Suite 600
Orlando, Florida 32801

File Number: 11663-1

CFN 2014087815
Bk 4626 Pgs 132-133 (2 Pgs)
DATE: 06/19/2014 03:23:33 PM
ARMANDO RAMIREZ, CLERK OF COURT
OSCEOLA COUNTY
RECORDING FEES $18.50
DEED DOC $44,800.00

Special Warranty Deed

Made effective this 16th day of June, 2014 by **LIVE OAK RANCH, INC.**, a Florida corporation, 5600 E. Irlo Bronson Memorial Highway, St. Cloud, Florida 34771, hereinafter called the grantor, to **NARCOOSSEE LAND VENTURES, LLC**, a Florida limited liability company, whose post office address is c/o Centerline Homes, 811 Coral Ridge Drive, Coral Springs, Florida 33071, hereinafter called the grantees:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantees, all that certain land situate in Osceola County, Florida, viz:

See Attached Exhibit "A"

Parcel ID Numbers: Portions of R162631-000000100000, R172631-000000100000

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, the transfer of Seller's right, title, and interest in, to and under: (i) any strips or gores adjacent thereto; (ii) any lands underlying any adjacent streets or roads; (iii) any covenants, conditions, restrictions, easements and other appurtenances encumbering or benefiting such Property; (iv) any improvements on the Property; and (v) any and all development rights, vested rights, entitlements, benefits, rights, privileges, exemptions, impact fees, concurrency approvals (including, without limitation, utility capabilities, storm water discharge, reserved water and waste water capacity), associated with such property described on Exhibit "A".

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that each respective grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by or through such grantor; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2013.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Printed Name STEPHEN B. HATCHER

Witness Printed Name WENDY BILES

LIVE OAK RANCH, INC., a Florida corporation

James H. Bauknight, President

State of Florida
County of Orange

The foregoing instrument was acknowledged before me this 16th day of June, 2014, by James Bauknight, as President of LIVE OAK RANCH, INC., on its behalf, who is personally known to me or who has produced _____ as identification.

WENDY S. BILES
MY COMMISSION #EE224361
EXPIRES: AUG 19, 2016
Bonded through 1st State Insurance

Notary Public
Print Name: WENDY BILES

My Commission Expires: 08/19/2016

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EXHIBIT "A"

Parcel 1:

A portion of land lying in the West 1/2 of Section 16, Township 26 South, Range 31 East.

Less beginning 138 feet East of the Northwest corner, run East 792 feet, South 36 degrees 45 minutes East 1100 feet, West 810 feet to waters edge of Live Oak Lake, Northwesterly along waters edge to beginning.

Lying and being situate in Osceola County, Florida.

Parcel 2:

The East 1/4 of Section 17, Township 26 South, Range 31 East, Osceola County, Florida.

Parcel 1 and Parcel 2 being more particularly described as follows:

Begin at Southeast corner of Section 17, Township 26 South, Range 31 East, Osceola County, Florida; thence run S 89°32'21" E along the South line of the West 1/4 of Section 16, Township 26 South, Range 31 East, a distance of 2100.00 feet; thence departing said South line run N 19°05'59" W, a distance of 2144.00 feet; thence run N 48°07'08" W along a line 100 feet parallel when measured perpendicularly to the centerline of the canal connecting Sardine Lake and Live Oak Lake, a distance of 1564.59 feet to the ordinary high water line having an elevation of 64.1 (NAVD 88); thence departing said line run along said ordinary high water line the following nineteen (19) courses and distances, S 46°05'27" W, a distance of 86.20 feet; thence S 77°05'50" W, a distance of 84.53 feet; thence S 71°10'54" W, a distance of 41.13; thence S 54°39'11" W, a distance of 33.88 feet; thence S 52°43'37" W, a distance of 70.77 feet; thence S 79°34'06" W, a distance of 28.06 feet; thence S 79°48'49" W, a distance of 74.35 feet; thence N 73°45'43" W, a distance of 190.72 feet; thence N 78°39'53" W, a distance of 217.12 feet; thence S 89°23'09" W, a distance of 185.48 feet; thence N 65°38'39" W, a distance of 131.73 feet; thence S 74°48'37" W, a distance of 22.15; thence N 36°47'40" W, a distance of 16.47 feet; thence N 86°21'47" W, a distance of 87.85 feet; thence N 38°18'54" W, a distance of 40.85 feet; thence N 78°52'14" W, a distance of 176.71 feet; thence N 74°40'11" W, a distance of 65.28 feet; thence N 66°30'52" W, a distance of 53.70 feet; thence S 85°47'24" W, a distance of 31.40 feet to the West line of the East 1/4 of Section 17, Township 26 South, Range 31 East; thence run S 00°13'32" W along said West line, a distance of 3135.14 feet to the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of aforesaid Section 17; thence run S 89°34'38" E along the South line of the Southeast 1/4 of the Southeast 1/4 of said Section 17, a distance of 1309.63 feet to the Point of Beginning.

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CFN 2014145424
Bk 4675 Pgs 196-199 (4 Pgs)
DATE: 10/02/2014 02:45:02 PM
ARMANDO RAMIREZ, CLERK OF COURT
OSCEOLA COUNTY
RECORDING FEES $35.50
DEED DOC $3,202.50

For Recording Purposes Only

THIS INSTRUMENT PREPARED BY AND SHOULD BE RETURNED TO:

Alberto S. Bustamante, III, Esq.
Baker & Hostetler LLP
200 South Orange Avenue, Suite 2300
Orlando, FL 32801
(407) 649-4000

Consideration: $457,500.00
Tax ID: R202631-495000010070

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of the 30th day of September, 2014, by **HICKORY TREE INVESTORS, LLC,** a Florida limited liability company, whose mailing address is 1270 North Orange Avenue, Suite D, Winter Park, FL 32789 (hereinafter referred to as "Grantor"), to **NARCOOSSEE LAND VENTURES, LLC,** a Florida limited liability company, whose mailing address is 811 Coral Ridge Drive, Coral Springs, FL 33071 (hereinafter referred to as "Grantee").

WITNESSETH:

THAT, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations, the receipt and sufficiency of which are acknowledged by Grantor, Grantor hereby grants, bargains, sells, conveys and confirms unto Grantee all that certain real property in Osceola County, Florida, more particularly described in **Exhibit "A"** attached hereto and made a part hereof, together with all of Grantor's riparian rights and development rights, and all of Grantor's interest in and to all improvements, fixtures, easements, rights-of-way, permits, approvals, licenses, privileges and entitlements belonging or appertaining to said real property, including, without limitation of the foregoing, all right, title and interest of Grantor in and to any land lying in the bed of any canal, stream, lake, street, alley, road or avenue (before or after vacation thereof, and whether previously abandoned or vacated or hereafter abandoned or vacated) or any proposed street, alley, road or avenue, in front of or adjoining said real property to the center line thereof (hereinafter collectively referred to as the "Real Property").

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same unto Grantee in fee simple forever.

AND Grantor hereby covenants with Grantee that Real Property is free and clear of all liens and encumbrances except taxes for 2014 and subsequent years and covenants, easements and restrictions of record as set forth in **Exhibit "B"** attached hereto and made a part hereof; that Grantor is lawfully seized of the Real Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Real Property; and that Grantor hereby fully warrants the title to the Real Property and will defend the same against the lawful claims of all persons claiming by, through and under Grantor but against none other.

Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include the parties to this Special Warranty Deed and the successors and assigns of each. The singular shall be deemed to include the plural, and vice versa, where the context so permits.

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first above written.

GRANTOR:

Signed, sealed and delivered
in the presence of:

HICKORY TREE INVESTORS, LLC, a Florida limited liability company

Print Name: Alberto S. Bustamante III

By: Christopher J. Gardner
Christopher Gardner, Manager

Print Name: Jessica McGinnis

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 30th day of September, 2014, by Christopher Gardner as Manager of Hickory Tree Investors, LLC, a Florida limited liability company, on behalf of said limited liability company.

Signature of Notary Public
(Print Notary Name)

AFFIX NOTARY STAMP

ALBERTO S. BUSTAMANTE III
MY COMMISSION EXPIRES
March 21, 2018
#FF 097887
Bonded thru
Troy Fain - Insurance
NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires:
Commission No.:
☒ Personally known, or
☐ Produced Identification
Type of Identification Produced:

047731.000002 605138940.1

COPY

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EXHIBIT "A"

Parcel 3 (SE Hickory Parcel)

A portion of Lots 7 and 8, The Seminole Land and Investment Company's (Incorporated) Subdivision of Section 20, Township 26 South, Range 31 East, according to the Official Plat thereof, as recorded in Plat Book B, Page 26, of the Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Northwest 1/4 of said Section 20; thence run North 89°43'11" West along the North line of the Northwest 1/4 of said Section 20, a distance of 90.00 feet to the intersection of the East right of way line of Hickory Tree Road per Official Records Book 1918, Page 2958, Public Records of Osceola County, Florida and the North right of way line of a 20.00 foot platted right of way per said Seminole Land and Investment Company's Subdivision of Section 20; thence departing said North right of way line run South 00°21'59" West, a distance of 20.00 feet to the South right of way line of said 20.00 foot platted right of way and the Point of Beginning; thence run along said 20.00 foot platted right of way South 89°43'11" East, a distance of 1213.60 feet to the Northeast corner of said Lot 7; thence run South 00°24'45" West along the West line of said Lot 7, a distance of 311.31 feet to the Southeast corner of said Lot 7; thence run North 89°44'36" West along the South line of said Lots 7 and 8, a distance of 1198.35 feet to the aforesaid East right of way line of Hickory Tree Road; thence run along said East right of way the following three (3) courses and distances: North 00°22'00" East, a distance of 0.94 feet; thence run North 89°37'56" West, a distance of 15.00 feet; thence run North 00°21'59" East along said right of way line, a distance of 310.84 feet to the Point of Beginning.

POA

047731.000002 605138940.1

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EXHIBIT "B"

Permitted Exceptions

NONE

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CFN 2014145423
Bk 4675 Pgs 191-195 (5 Pgs)
DATE: 10/02/2014 02:45:02 PM
ARMANDO RAMIREZ, CLERK OF COURT
OSCEOLA COUNTY
RECORDING FEES $44.00
DEED DOC $49,297.50

For Recording Purposes Only

THIS INSTRUMENT PREPARED BY AND SHOULD BE RETURNED TO:

Alberto S. Bustamante, III, Esq.
Baker & Hostetler LLP
200 South Orange Avenue, Suite 2300
Orlando, FL 32801
(407) 649-4000

Consideration: $7,042,500.00
Tax ID: R172631-000000200000 and
R172631-000000600000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of the 30th day of September, 2014, by **JTD LAND AT LAKESIDE, LLC,** a Florida limited liability company, whose mailing address is 210 S. Hoagland Boulevard, Kissimmee, Florida 34741 (hereinafter referred to as "Grantor"), to **NARCOOSSEE LAND VENTURES, LLC,** a Florida limited liability company, whose mailing address is 811 Coral Ridge Drive, Coral Springs, FL 33071 (hereinafter referred to as "Grantee").

WITNESSETH:

THAT, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations, the receipt and sufficiency of which are acknowledged by Grantor, Grantor hereby grants, bargains, sells, conveys and confirms unto Grantee all that certain real property in Osceola County, Florida, more particularly described in **Exhibit "A"** attached hereto and made a part hereof, together with all of Grantor's riparian rights and development rights, and all of Grantor's interest in and to all improvements, fixtures, easements, rights-of-way, permits, approvals, licenses, privileges and entitlements belonging or appertaining to said real property, including, without limitation of the foregoing, all right, title and interest of Grantor in and to any land lying in the bed of any canal, stream, lake, street, alley, road or avenue (before or after vacation thereof, and whether previously abandoned or vacated or hereafter abandoned or vacated) or any proposed street, alley, road or avenue, in front of or adjoining said real property to the center line thereof (hereinafter collectively referred to as the "Real Property").

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same unto Grantee in fee simple forever.

AND Grantor hereby covenants with Grantee that Real Property is free and clear of all liens and encumbrances except taxes for 2014 and subsequent years and covenants, easements and restrictions of record as set forth in **Exhibit "B"** attached hereto and made a part hereof, without hereby re-imposing same; that Grantor is lawfully seized of the Real Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Real Property; and that Grantor hereby fully warrants the title to the Real Property and will defend the same against the lawful claims of all persons claiming by, through and under Grantor but against none other.

Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include the parties to this Special Warranty Deed and the successors and assigns of each. The singular shall be deemed to include the plural, and vice versa, where the context so permits.

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first above written.

GRANTOR:

Signed, sealed and delivered
in the presence of:

JTD LAND AT LAKESIDE, LLC, a Florida limited liability company

By:_____
Craig C. Harris, Manager

Print Name: Alberto Bustamante

Print Name: Jessica McGinnis

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 30th day of September, 2014, by Craig C. Harris as Manager of JTD Land at Lakeside, LLC, a Florida limited liability company, on behalf of said limited liability company.

AFFIX NOTARY STAMP

ALBERTO S. BUSTAMANTE IV
MY COMMISSION EXPIRES
March 21, 2018
#FF 097887
Bonded thru
Troy Fain - Insurance
NOTARY PUBLIC, STATE OF FLORIDA

Signature of Notary Public
(Print Notary Name)_____

My Commission Expires:_____
Commission No.:_____
☒ Personally known, or
☐ Produced Identification
Type of Identification Produced:_____

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EXHIBIT "A"

Parcel 1 (NE Parcel)

The Northwest 1/4 of the Northwest 1/4 of Section 17, Township 26 South, Range 31 East, Osceola County, Florida; LESS AND EXCEPT that portion described as Parcel 16213, in that certain Order of Taking recorded in Official Records Book 1918, Page 2958, Public Records of Osceola County, Florida.

Parcel 2 (SE JTD Parcel)

A portion of the West half of the Southwest 1/4 of Section 17, Township 26 South, Range 31 East, Osceola County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Southwest 1/4 of said Section 17; thence run South 89°35'33" East along the North line of the Southwest 1/4 of said Section 17, a distance of 90.00 feet to a point on the East right of way line of Hickory Tree Road and the Point of Beginning; thence departing said East right of way line run South 89°35'33" East along the North line of the Southwest 1/4 of said Section 17, a distance of 1228.27 feet to the Northeast corner of the West 1/2 of the Southwest 1/4 of said Section 17; thence run South 00°10'23" West along the East line of the West 1/2 of the Southwest 1/4 of said Section 17, a distance of 2638.40 feet to the Southeast corner of the West 1/2 of the Southwest 1/4 of said Section 17; thence run North 89°43'11" West along the South line of the West 1/2 of the Southwest 1/4 of said Section 17, a distance of 1231.12 feet to a point on the aforesaid East right of way line of said Hickory Tree Road; thence run along said right of way the following five (5) courses: North 00°14'05" East, a distance of 1265.15 feet; thence run North 89°45'55" West, a distance of 10.00 feet; thence run North 00°14'05" East, a distance of 1304.61 feet; thence run North 89°16'21" East, a distance of 10.01 feet; thence run North 00°14'05" East, a distance of 68.61 feet to the Point of Beginning.

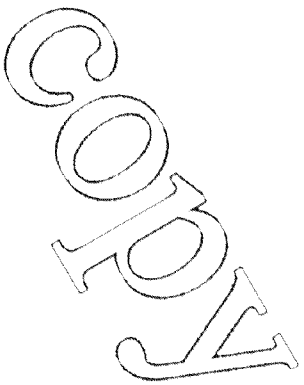
Less and except that certain parcel known as the "Commercial Parcel" under that certain Real Estate Purchase Agreement effectively dated August 12, 2014 by and between JTD Land at Lakeside, LLC; Hickory Tree Investors, LLC; Narcoossee Land Ventures, LLC and RRJ Land LLC, being more particularly described as follows:

A portion of the West half of the Southwest 1/4 of Section 17, Township 26 South, Range 31 East, Osceola County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Southwest 1/4 of said Section 17; thence run South 89°35'33" East along the North line of the Southwest 1/4 of said Section 17, a distance of 90.02 feet to a point on the East right of way line of Hickory Tree Road; thence run South 00°14'05" West along said East right of way line, a distance of 55.02 feet; thence departing said East right of way line run South 89°45'55" East, a distance of 10.00 feet to the Point of Beginning; thence continue South 89°45'55" East, a distance of 299.13 feet; thence run South 00°14'05" West, a distance of 9.50 feet; thence run North 89°45'55" West, a distance of 28.62 feet to a point on a curve concave Southeasterly having a radius of 38.00 feet, a central angle of 41°08'22", a chord bearing South 20°41'35" West and a chord distance of 26.70 feet; thence run Southwesterly along the arc of said curve, a distance of 27.28 feet to a point of reverse curvature of a curve concave Northwesterly, having a radius of 71.00 feet, a central angle of 55°59'32", a chord bearing of South 28°07'10" West and a chord distance of 66.66 feet; thence run Southwesterly along the arc

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of said curve, a distance of 69.38 feet to a point of non tangency; thence run South 00°14'05" West, a distance of 141.77 feet; thence run North 89°45'55" West, a distance of 141.46 feet to a point on a curve concave Northwesterly having a radius of 71.00 feet, a central angle of 55°32'04", a chord bearing of South 62°28'03" West and a chord distance of 66.16 feet; thence run Southwesterly along the arc of said curve, a distance of 68.82 feet to a point of reverse curvature of a curve concave Southeasterly having a radius of 38.00 feet, a central angle of 31°45'25", a chord bearing of South 74°21'22" West and a chord distance of 20.79 feet; thence run Southwesterly along the arc of said curve, a distance of 21.06 feet to a point of non tangency; thence run South 00°14'05" West, a distance of 32.31 feet; thence run North 89°45'55" West, a distance of 10.00 feet; thence run North 00°14'05" East, a distance of 304.00 feet to the Point of Beginning.



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EXHIBIT "B"

Permitted Exceptions

1. Easement as reserved in that certain Warranty Deed recorded November 29, 1966 in Official Records Book 154, Page 352, Public Records of Osceola County, Florida.

2. Terms, conditions, obligations and provisions as set forth and contained in that certain Stipulated Final Judgment as to Inverse Condemnation Claim styled Osceola County, Florida, a political subdivision of the State of Florida, and Thomas S. Tileston and Marilyn D. Tileston, husband and wife; Florida Gas Transmission Company, a Delaware corporation, f/k/a Houston Texas Gas & Oil Corporation; Lakeside Groves, Inc., a Florida corporation; Ronald K. Bischoff; Gust Adams; Jeffrey T. Aurand; Craig Scott Romaine, Jr. and Carol Fulton Romaine, husband and wife; SunTrust Bank, Central Florida, N.A. f/k/a SunBank, N.A.; Alice J. Thompson f/k/a Alice J. O'Brien; Patricia E. Gregory, Trustee of the Patricia E. Gregory Revocable Living Trust dated May 22, 1997, et al. in the Circuit Court of the 9th Judicial Circuit, in and for Osceola County, Florida under Case No. CI-01-ED-0980, and recorded June 21, 2006 in Official Records Book 3223, Page 1368, Public Records of Osceola County, Florida.

3. Public Utility Easement in favor of the City of St. Cloud, a Florida municipal corporation, recorded August 21, 2007 in Official Records Book 3546, Page 2660, of the Public Records of Osceola County, Florida.

4. Public Utility Easement in favor of the City of St. Cloud, a Florida municipal corporation, recorded August 21, 2007 in Official Records Book 3546, Page 2669, of the Public Records of Osceola County, Florida.

5. Temporary Construction Easement as to Parcel 734 set forth and described in the Stipulated Final Judgment recorded February 25, 2010 in Official Records Book 3953, Page 1342 and further referenced in the Stipulated Order of Taking recorded April 9, 2010 in Official Records Book 3970, Page 2552, all of the Public Records of Osceola County, Florida.

6. Acknowledgement of Contiguous Sustainable Agricultural Land recorded June 17, 2013 in Official Records Book 4458, Page 1126, of the Public Records of Osceola County, Florida.

7. Acknowledgement of Contiguous Sustainable Agricultural Land recorded June 17, 2013 in Official Records Book 4458, Page 1128, of the Public Records of Osceola County, Florida.

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Dewberry

TRANSMITTAL

Date: August 9, 2016

Project Name: Twin Lakes Phase 2A and 2B

Project No.: BKNT-1 (50075546) T9900000

Reference: Application Twin Lakes Phase 2A and 2B

To: Ms. Sandy Miville
City of St. Cloud
Planning & Zoning Department
1300 9th Street
Building A, 2nd Floor
St. Cloud, Florida 34769

Phone: (407) 957-7255

We transmit	The following	For
☒ By messenger	☒ Copies	☒ Your review and approval

Copies	Date	Description
9	08/08/16	Construction Plans Phase 2A and 2B (24x36 signed and sealed-FOLDED)
1	06/18/16	Development Review Application – Water /Sewer Request- Twin Lakes Phase 2A and 2B
1	06/16/16	Concurrency Management Application
1	TBD	Statement of Intended Use
1	--	Water/ Sewer Requirements Checklist
1	06/16/16	NLV Check # 2261 ($500.00) Concurrency Review Fee
1	06/16/16	NLV Check # 2262 ($2600.00) Development Review Fee
1	--	Certificate of Title (to be submitted upon completion)
1	08/04/16	Twin Lake Overall Boundary Survey (24x36 signed and sealed)
1	08/04/16	Twin Lakes Phase 2 Boundary Survey (24x36 signed and sealed)
2	08/08/16	Twin Lakes Master Sanitary Utility Plan-Water and Reclaim (signed and sealed)
2	08/08/16	Twin Lakes Phase 2 Master Utility Plan- Water and Reclaim (signed and sealed)
1 each	--	Property Appraiser Record for Parcels 17-26-31-0000-0020-0000, 17-26-31-0000-0030-0000,17-26-31-0000-0040-0000,17-26-31-0060-0000
1	--	Sunbiz information –Narcoossee Land Ventures, LLC
1 each	--	Copies of Warranty Deeds
1	08/09/16	CD with Legal Description in WORD format

Message: Please find the enclosed initial submittal and associated documents for your review of Twin Lakes Phases 2A and 2B. A water/wastewater package is being prepared separately as it is currently

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going through review by legal. This will include the water/wastewater agreement, notice of encumbrance, petition for annexation and the $4000 fee for the package. Should you have any questions or require any additional information, please contact Danielle Van De Loo at 321-354-9711.

Copies: Permit File
Robert Hutson, Narcoossee Land Ventures
Danielle Van De Loo, P.E.; Dewberry Engineers Inc.
Scott Stearns, P.E.; Dewberry Engineers Inc.

Signed: Dawn R. Queen
Land Development Coordinator
Dewberry Engineers Inc.

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City of St. Cloud
R E P R I N T
*** CUSTOMER RECEIPT ***

Batch ID: LROSA1755 8/11/16 01 Receipt no: 31818

Year	Number	Tp	Sv	Description	Qty	Amount
2016	2016	PZ		PLANNING & ZONING	1.00	$3100.00

TWIN LAKES PHASE 2A & 2B
Trans number: 5955892

Tender detail
CK Ref#: 2261 $500.00
CK Ref#: 2262 $2600.00
Total tendered: $3100.00
Total payment: $3100.00

Trans date: 8/11/16 Time: 11:15:46

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Celebrating Small Town Life

WATER/SEWER REQUEST (OUTSIDE CITY LIMITS) REQUIREMENTS CHECKLIST

Required for Application Process

- [x] Submit Pre-Application Meeting Request Form (schedule pre-app meeting) PROJECT DISCUSSED WITH CITY STAFF PRIOR TO SUBMITTAL.
- [x] Completed DRC Application for Review
- [x] DRC Processing Fee:
  - Water/Sewer Request (Individual Residential Connection): $500.00
  - Water/Sewer Agreement: $4,000.00 – HOLD FOR SEPARATE PACKAGE
  - Construction Plans – Water/Sewer Line Extension: $2,600.00 – INCLUDED
  - *resubmittal fee – 50% of original fee
- [x] Concurrency Management Application
- [x] Concurrency Processing fee:
  - **Individual Single Family or Duplex Residential dwelling unit or structure: $50.00**
  - **Single Family Residential Subdivision, Single Family Residential Subdivision Phase, Multi Family Site Plans, and Multi Family Site Plan Phase:**
    - 4-30 dwelling units: $250.00
    - 31-300 dwelling units: $500.00 ← 190 LOTS
    - Over 300 dwelling units: $1,000.00
  - **Commercial, Industrial, Professional or Institutional Subdivision or Subdivision Phase:**
    - Less than 5 lots/developable tracts or less: $250.00
    - 6-10 lots/developable tracts: $500.00
    - Over 10 lots/developable tracts: $1,000.00
  - **Commercial, Industrial, Professional, or Institutional Site Plan, Phase, or Non-Residential addition:**
    - Less than 10,000 total square feet of floor area: $250.00
    - 10,001-30,000 total square feet of floor area: $500.00
    - Over 30,000 total square feet of floor area: $1,000.00
- [ ] Water & Wastewater Service Agreement UNDER REVIEW BY LEGAL
- [ ] Certificate of Title (original, executed within the last 60 days) – TO BE SUBMITTED UPON RECEIPT.
- [ ] Notice of Encumbrance – UNDER REVIEW BY LEGAL
- [x] 1 Sealed Survey OVERALL + PHASE 2 BOUNDRY SURVEY
- [x] Legal Description (in Word format – CD or email to eburnette@stcloud.org) OVERALL + PHASE 2
- [x] 9 Sets of Construction Plans, folded
- [x] 2 originals of the Hydraulic Reports for Water, Sewer, and Reclaimed Water, if applicable PHASE 2A + 2B UNITS INCLUDED IN LIFTSTATION 104.

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KELVIN SOTO, ESQ. OSCEOLA COUNTY, DATE 07/10/2024 11:26:14 AM
FILE # 2024090157 Bk 6631 Pgs 305-314 (10 Pgs)REC FEES $86.50

Notice of Encumbrance To Annex to City of St. Cloud

City of St. Cloud (Planning & Zoning)
1300 9th Street
St. Cloud, FL 34769

FOR RECORDING USE ONLY

THIS INSTRUMENT, Made this 8th day of January 2024, between Narcoossee Land Ventures, LLC of the County of Seminole, State of Florida Grantor*, and the CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee:

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below described into the corporate limits of the City of St. Cloud, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 ($1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledges, DOES HEREBY ENCUMBER the below – described real property situate, lying and being in Osceola County, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. Properties located outside the St. Cloud Future Annexation Area are encumbered but final annexation is subject to both the traditional requirements for annexation and receipt of County approval. The subject property is described as:

Case # WAS21-00069 Parcel ID(s) 17-26-31-5263-0001-FD10
NOE24-00001 Twin Lakes 3, 5 + 6

*Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):

1. Signature
M. Scott Stearns, as Asst. Secretary for
NARCOOSSEE LAND VENTURES, LLC
Type or print name

2. Signature
Type or print name

WITNESSES (two required):

1. Signature
MICHELLE DILLON
283 Cranes Roost Blvd Ste 250
Altamonte Spgs, FL 32701
Type or print name

2. Signature
Krystle Treves
283 Cranes Roost Blvd, Ste 250
Altamonte Spgs, FL 32701
Type or print name

1. Signature
Type or print name

2. Signature
Type or print name

STATE OF FLORIDA COUNTY OF SEMINOLE
By means of physical presence

The foregoing instrument was acknowledged before me on this 8th day of JANUARY, 2024, by M. Scott Stearns, as Asst. Secretary for ** who is personally known to me or who has produced _____ as identification and who did not take an oath.

** NARCOOSSEE LAND VENTURES, LLC

SEAL:

Notary Public
Type/print name MICHELLE RAE TURNER DILLON

MICHELLE RAE TURNER DILLON
Commission # HH 127491
Expires July 13, 2025
Bonded Thru Budget Notary Services

Pursuant to Section 695.26(3)(f): This instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer, City Manager, City of St. Cloud, Florida 34769.
Revised April 2015

Property Information Report

First American Issuing Office: First American Title Insurance Company
PO Box 776123
Chicago, IL 60677-6124

Customer Reference Number: Twin Lakes Phase 3
First American File Number: 7222-6484719

Prepared For: Emerson International, Inc.
370 Centerpointe Cir Ste 1136
Altamonte Springs , FL 32701

Legal Description:

See Exhibit "A" attached hereto and made a part hereof.

1. ***Grantee(s) In Last Deed of Record:***

Narcoossee Land Ventures, LLC, a Florida limited liability company, by virtue of Book 4675, Page 191; Book 4552, Page 2181 and Book 4626, Page 132.

2. ***Encumbrances/Matters Affecting Title:***

a. Mortgage and Security Agreement executed by Narcoossee Land Ventures, LLC, a Florida limited liability company, in favor of Centennial Bank, an Arkansas banking corporation, in the original principal sum of $16,948,688.00 and recorded June 8, 2015, in Official Records Book 4805, Page 1754; together with Assignment of Rents and Leases recorded in Official Records Book 4805, Page 1775; Mortgage Modification, Consolidation, Ratification and Additional Advance Agreement recorded December 31, 2015, in Official Records Book 4892, Page 2497; Renewed and Modified Assignment of Rents and Leases recorded in Official Records Book 4892, Page 2502; UCC-1 (Financing Statement) recorded in Official Records Book 4892, Page 2512; Second Mortgage Modification, Spreader, Ratification and Additional Advance Agreement recorded July 7, 2016 in Official Records Book 4988, Page 2950; Amended, Renewed, Modified and Spreader Assignment of Rents and Leases recorded July 7, 2016, in Official Records Book 4988, Page 2958; UCC-3 (Amendment) recorded in Official Records Book 4988, Page 2970; Mortgagee Special Assessment Acknowledgment recorded August 19, 2016, in Official Records Book 5011, Page 1832; Third Mortgage Modification and Ratification Agreement recorded July 9, 2019, in Official Records Book 5553, Page 2694 and Partial Release recorded December 20, 2019 in Official Records Book 5644, Page 1461; Mortgagee Special Assessment Acknowledgment recorded October 30, 2020 in Book 5823, Page 2746; Fourth Mortgage Modification and Ratification Agreement recorded July 2, 2021 in Book 5994, Page 1302; UCC Financing Statement Continuation recorded July 2, 2021 in Book 5994, Page 1307; Fifth Mortgage Modification and Ratification Agreement recorded June 30, 2023 in Book 6434, Page 550, Public Records of Osceola County, Florida. (As to all)

b. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TWIN LAKES PHASES 2A AND 2B, as recorded in Plat Book 27, Page(s) 121 through 126, inclusive, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c), as affected by Joinder and Consent by Mortgagee to Plat of Twin Lakes Phase 2A and 2B recorded December 14, 2018 in Book 5449, Page 1454 and Surveyor's Affidavit recorded November 23, 2020 in Book 5837, Page 2989. (As to Parcel 1)

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TWIN LAKES CONNECTOR ROAD, as recorded in Plat Book 30, Page(s) 186 through 193, inclusive, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (As to Parcel 2)

d. Beneficial interest pursuant to Final Judgment recorded in Book 3223, Page 1368. (As to Parcel 1)

e. Public Utility Easement recorded in Book 3546, Page 2660. (As to Parcel 1)

f. Acknowledgment of Contiguous Sustainable Agricultural Land recorded in Book 4458, Page 1126. (As to Parcel 1)

g. Access and Utility Easement Agreement recorded June 19, 2014 in Book 4626, Page 134, as affected by Amended and Restated Access and Utility Easement Agreement recorded in Book 5997, Page 58. (As to Parcel 2)

h. Assignment and Assumption Agreement recorded in Book 4675, Page 200. (As to Parcel 1)

i. Notice of Encumbrance to Annex to City of St. Cloud recorded June 29, 2015 in Book 4800, Page 2719. (As to all)

j. Ordinance No. 2015-23 recorded in Book 4863, Page 957. (As to all)

k. Notice of Establishment of the Live Oak Lake Community Development District recorded in Book 4865, Page 1447, together with Book 4912, Page 1278 and Book 4930, Page 105 as affected by Notice of Release of Lien (Master Debt Assessments – Tract FD-1(PB 27, Page121) recorded June 22, 2022 in Book 6237, Page 1494. (As to all)

l. Notice of Imposition of Special Assessments recorded in Book 4961, Page 2904, together with Book 5011, Page 1756; Book 5011, Page 1767; Book 5011, Page 1782; Book 5011, Page 1799 and Book 5707, Page 2146. (As to all)

m. Public Utility Easement recorded in Book 4985, Page 518. (As to all)

n. Collateral Assignment recorded in Book 5011, Page 1817. (As to all)

o. Collateral Assignment recorded in Book 5020, Page 1961, as affected by Amended and Restated Disclosure of Public Financing and Maintenance of Improvements to Real Property recorded in Book 5845, Page 2379. (As to all)

p. Utility Easement recorded in Book 5064, Page 192. (As to all)

q. Water and Waste Water Service Agreement recorded in Book 5066, Page 1138. (As to all)

r. Declaration of Covenants, Conditions and Restrictions recorded in Book 5077, Page 2064, as affected by Book 5138, Page 1214; Book 5449, Page 1455; Book 5449, Page 1460; Book 5480, Page 1819; Book 5480, Page 1827; Book 5628, Page 2308; Book 5929, Page 2538, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (As to all)

s. Non-Exclusive Easement recorded in Book 5161, Page 643. (As to all)

t. Non-Exclusive Easement recorded in Book 5161, Page 663. (As to all)

u. Non-Exclusive Easement recorded in Book 5178, Page 766, amended in Book 5538, Page 1647. (As to all)

v. Notice of Department of the Army Permit recorded in Book 5310, Page 1616. (As to Parcel 2)

w. Memorandum of Agreement recorded in Book 5408, Page 1065. (As to Parcel 1)

x. Service Agreement recorded in Book 5442, Page 106. (As to Parcel 1)

y. Conservation Easement recorded in Book 5449, Page 1438. (As to Parcel 1)

z. Line Extension Agreement Relating to the Upsizing of Reuse Water Main recorded in Book 5511, Page 1192. (As to all)

aa. Live Oak Lake Community Development District Notice of Series 2020 Assessments recorded in Boo, 5823, Page 2708. (As to all)

bb. Collateral Assignment and Assumption of Development and Contract Rights recorded in Book 5823, Page 2719. (As to all)

cc. Declaration of Consent to Jurisdiction of Live Oak Lake Community Development District and to Imposition of Debt Special Assessments (Series 2020 Assessments) recorded in Book 5823, Page 2734. (As to all)

dd. Tri-Party Agreement Relating to Consent to Jurisdiction, Imposition of Special Assessments and Subordination of Interests recorded in Book 5823, Page 2758. (As to all)

ee. Agreement between the Live Oak Lake Community Development District and Narcoossee Land Ventures, LLC Regarding the True-Up and Payment of Series 2020 Assessments recorded in Book 5823, Page 2776. (As to all)

ff. Water & Wastewater Service Agreement Service Agreement recorded in Book 5839, Page 1515. (As to all)

gg. Line Extension Agreement recorded in Book 5994, Page 2080. (As to all)

hh. Developer Funded/County Obligation Agreement for Hickory Tree Road and Alligator Lake Road Improvements (Twin Lake Development) recorded in Book 6070, Page 107. (As to all)

ii. Notice of Boundary Amendment of the Live Oak Lake Community Development District recorded October 26, 2022 in Book 6306, Page 298.

SHOWN FOR INFORMATIONAL PURPOSES ONLY:
Recorded Notice of Environmental Resource Permit recorded in Book 5822, Page 789. (As to Parcel 1)
Recorded Notice of Environmental Resource Permit recorded in Book 6461, Page 2843. (As to Parcel 1)
Recorded Notice of Environmental Resource Permit recorded in Book 6028, Page 2752. (As to Parcel 2)

Copies of the Encumbrances/Matters Affecting Title (**X**) are () are not included with this Report.

NOTE: The following is for informational purposes only and is given without assurance or guarantee:

Real Estate Taxes for Tax Parcel Number 172631-52630001FD10 for tax year 2023
Gross Tax: $ 152,697.80 (X) Paid ( ) Not Paid.
Unpaid Taxes for Prior Years: None

Customer Reference Number:
***First American File Number:* 7222-6484719**

Certificate

"This Report" is a search limited to the Official Records Books as defined in Sections 28.001(1) and 28.222, Florida Statutes, from to at 8:00 a.m.. The foregoing Report accurately reflects matters recorded and indexed in the Official Records Books of OSCEOLA County, Florida, affecting title to the property described therein. This report is not an opinion of title, title insurance policy, warranty of title, or any other assurance as to the status of title and shall not be used for the purpose of issuing title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified in the property information report as the recipients of the property information report.

First American Title Insurance Company

Michael Cullinan

Dated:01/30/2024

EXHIBIT "A"

Legal Description:

PARCEL 1:

Twin Lakes Office

TRACT FD-1, TWIN LAKES PHASES 2A AND 2B, AS RECORDED IN PLAT BOOK 27, PAGES 121 THROUGH 126, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID TRACT FD-1, ALSO BEING A POINT ON THE EAST LINE OF TRACT DED-4 OF SAID PLAT THEREOF; THENCE DEPARTING SAID EAST LINE RUN S89°46'05"E ALONG THE NORTH TRACT LINE OF SAID TRACT, A DISTANCE OF 65.00 FEET TO A POINT ON THE EASTERLY AND NORTHERLY TRACT LINE OF SAID TRACT; THENCE DEPARTING SAID NORTH TRACT LINE RUN S00°13'55"W ALONG THE EASTERLY AND NORTHERLY TRACT LINE OF SAID TRACT, A DISTANCE OF 26.57 FEET; THENCE RUN S21°47'39"E, A DISTANCE OF 71.71 FEET; THENCE RUN S35°47'36"E, A DISTANCE OF 52.06 FEET; THENCE RUN S49°47'33"E, A DISTANCE OF 72.00 FEET; THENCE RUN S66°46'42"E, FOR A DISTANCE OF 78.38 FEET; THENCE RUN S83°45'51"E, A DISTANCE OF 82.70 FEET; THENCE RUN S16°13'22"W, A DISTANCE OF 63.97 FEET TO A POINT ON THE SOUTHERLY TRACT LINE OF SAID TRACT; THENCE DEPARTING SAID EASTERLY AND NORTHERLY TRACT LINE RUN S76°06'30"W ALONG THE SOUTHERLY TRACT LINE OF SAID TRACT, A DISTANCE OF 53.38 FEET; THENCE RUN S57°42'16"W, A DISTANCE OF 73.11 FEET; THENCE RUN S08°05'08"W, A DISTANCE OF 70.14 FEET; THENCE RUN S42°05'21"W, A DISTANCE OF 55.43 FEET; THENCE RUN S59°33'03"W, A DISTANCE OF 66.74 FEET; THENCE RUN S45°50'56"W, A DISTANCE OF 78.89 FEET; THENCE RUN S53°49'00"W, A DISTANCE OF 50.58 FEET TO A POINT ON THE EAST LINE OF SAID TRACT DED-4; THENCE DEPARTING SAID SOUTHERLY TRACT LINE RUN N00°13'54"E ALONG THE SAID EAST LINE, A DISTANCE OF 564.53 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

Twin Lake Phase 3

A PORTION OF TRACT FD-1, TWIN LAKES CONNECTOR ROAD ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGES 186-193, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING LOCATED IN SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 22, TWIN LAKES PHASE 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGES 172-178 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID TWIN LAKE PHASE 1, N32°52'15"E, A DISTANCE OF 162.76 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF BULLIS ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 4900, PAGE 2827, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE ALONG SAID SOUTHWESTERLY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES; S53°26'17"E A DISTANCE OF 895.13 FEET; THENCE S89°38'45"E, A DISTANCE OF 586.97 FEET; THENCE DEPARTING SAID SOUTHWESTERLY LINE, RUN S00°04'08"E, A DISTANCE OF 40.00 FEET; THENCE S73°38'47"E, A DISTANCE OF 47.96 FEET; THENCE S16°21'13"W, A DISTANCE OF 124.52 FEET; THENCE S73°38'47"E, A DISTANCE OF 52.00 FEET; THENCE S16°21'13"W, A DISTANCE OF 16.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S28°38'47"E AND A CHORD DISTANCE OF 35.36 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE S16°21'13"W, A DISTANCE OF 52.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S61°21'13"W AND A CHORD DISTANCE

OF 35.36 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE S16°21'13"W, A DISTANCE OF 192.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S28°38'47"E AND A CHORD DISTANCE OF 35.36 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE S16°21'13"W, A DISTANCE OF 52.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S61°21'13"W AND A CHORD DISTANCE OF 35.36 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE S16°21'13"W, A DISTANCE OF 192.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S28°38'47"E AND A CHORD DISTANCE OF 35.36 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE S73°38'47"E, A DISTANCE OF 4.00 FEET; THENCE S16°21'13"W, A DISTANCE OF 52.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S61°21'13"W AND A CHORD DISTANCE OF 35.36 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE S16°21'13"W, A DISTANCE OF 4.22 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 13°07'26", A CHORD BEARING OF S09°47'30"W AND A CHORD DISTANCE OF 107.42 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 107.66 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 186.00 FEET, A CENTRAL ANGLE OF 04°09'23", A CHORD BEARING OF S01°09'06"W AND A CHORD DISTANCE OF 13.49 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 13.49 FEET TO THE END OF SAID CURVE; THENCE N89°04'25"E, A DISTANCE OF 5.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 181.00 FEET, A CENTRAL ANGLE OF 24°48'06", A CHORD BEARING OF S13°19'38"E AND A CHORD DISTANCE OF 77.74 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 78.35 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 27°54'35", A CHORD BEARING OF S11°46'24"E AND A CHORD DISTANCE OF 50.64 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 51.15 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 14°10'20", A CHORD BEARING OF S09°16'03"W AND A CHORD DISTANCE OF 138.16 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 138.52 FEET TO THE POINT OF TANGENCY; THENCE S16°21'13"W, A DISTANCE OF 16.41 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 06°51'37", A CHORD BEARING OF S12°55'25"W AND A CHORD DISTANCE OF 21.54 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 21.55 FEET TO THE END OF SAID CURVE; THENCE N81°01'00"W, A DISTANCE OF 4.80 FEET; THENCE N80°31'11"W, A DISTANCE OF 56.94 FEET; THENCE N73°38'47"W, A DISTANCE OF 60.00 FEET TO A POINT ON THE EAST LINE OF TRACT SWN-16, OF AFOREMENTIONED PLAT OF TWIN LAKES CONNECTOR ROAD; THENCE ALONG THE EAST LINE OF TRACT SWN-16 AND THE NORTH LINE OF TRACT SWN-16 AND OSN-1 THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES; N16°21'13"E, A DISTANCE OF 45.35 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 12°15'31", A CHORD BEARING OF N10°13'27"E AND A CHORD DISTANCE OF 93.96 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 94.14 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 18°46'59", A CHORD BEARING OF N13°29'11"E AND A CHORD DISTANCE OF 34.27 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 34.42 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 181.00 FEET, A CENTRAL ANGLE OF 24°21'49", A CHORD BEARING OF N10°41'46"E AND A CHORD DISTANCE OF 76.39 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 76.97 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 07°47'20", A CHORD BEARING OF N02°24'32"E AND A CHORD DISTANCE OF 72.67 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 72.73 FEET TO THE END OF SAID CURVE; THENCE N83°10'01"W, A DISTANCE OF 40.81 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 693.81 FEET, A CENTRAL ANGLE OF 19°48'38", A CHORD BEARING OF N89°41'35"W AND A CHORD DISTANCE OF

238.70 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 239.89 FEET TO THE END OF SAID CURVE; THENCE S82°47'19"W, A DISTANCE OF 17.84 FEET; THENCE S82°43'26"W, A DISTANCE OF 343.79 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 758.58 FEET, A CENTRAL ANGLE OF 47°37'36", A CHORD BEARING OF N73°42'33"W AND A CHORD DISTANCE OF 612.56 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 630.56 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 651.03 FEET, A CENTRAL ANGLE OF 23°00'28", A CHORD BEARING OF N58°09'04"W AND A CHORD DISTANCE OF 259.67 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 261.43 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 666.00 FEET, A CENTRAL ANGLE OF 34°06'36", A CHORD BEARING OF N52°36'00"W AND A CHORD DISTANCE OF 390.66 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 396.49 FEET TO THE END OF SAID CURVE; THENCE N35°32'41"W, A DISTANCE OF 115.95 FEET TO THE EASTERLY LINE OF AFOREMENTIONED TWIN LAKE PHASE 1; THENCE RUN ALONG THE SOUTHEASTERLY, SOUTHWESTERLY AND NORTHEASTERLY LINES OF SAID TWIN LAKES PHASE 1 THE FOLLOWING TWENTY THREE (23) COURSES AND DISTANCES: N54°27'19"E, A DISTANCE OF 126.00 FEET; THENCE S35°32'41"E, A DISTANCE OF 41.69 FEET; THENCE N54°27'19"E, A DISTANCE OF 52.00 FEET; THENCE N35°32'41"W, A DISTANCE OF 10.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N09°27'19"E AND A CHORD DISTANCE OF 35.36 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE N54°27'19"E, A DISTANCE OF 77.99 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 526.00 FEET, A CENTRAL ANGLE OF 02°04'18", A CHORD BEARING OF N53°25'10"E AND A CHORD DISTANCE OF 19.02 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 19.02 FEET TO THE POINT OF TANGENCY; THENCE S35°32'41"E, A DISTANCE OF 113.92 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 352.00 FEET, A CENTRAL ANGLE OF 34°18'54", A CHORD BEARING OF S52°42'08"E AND A CHORD DISTANCE OF 207.68 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 210.82 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 948.00 FEET, A CENTRAL ANGLE OF 21°38'03", A CHORD BEARING OF S59°02'34"E AND A CHORD DISTANCE OF 355.83 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 357.95 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 452.00 FEET, A CENTRAL ANGLE OF 28°59'20", A CHORD BEARING OF S62°43'12"E AND A CHORD DISTANCE OF 226.26 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 228.69 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 526.00 FEET, A CENTRAL ANGLE OF 11°30'30", A CHORD BEARING OF N25°21'30"E AND A CHORD DISTANCE OF 105.47 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 105.65 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 574.00 FEET, A CENTRAL ANGLE OF 16°04'29", A CHORD BEARING OF N23°04'31"E AND A CHORD DISTANCE OF 160.51 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 161.04 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 726.00 FEET, A CENTRAL ANGLE OF 15°04'21", A CHORD BEARING OF N22°34'27"E AND A CHORD DISTANCE OF 190.43 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 190.98 FEET TO THE END OF SAID CURVE; THENCE N49°11'17"W, A DISTANCE OF 303.63 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 748.00 FEET, A CENTRAL ANGLE OF 26°59'21", A CHORD BEARING OF N51°51'30"W AND A CHORD DISTANCE OF 349.10 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 352.35 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 452.00 FEET, A CENTRAL ANGLE OF 18°05'43", A CHORD BEARING OF N47°24'40"W AND A CHORD DISTANCE OF 142.16 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 142.75 FEET TO THE END OF SAID CURVE; THENCE N32°52'15"E, A DISTANCE OF 96.19 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 93°09'45", A CHORD BEARING OF N79°27'08"E AND A CHORD DISTANCE OF 36.32 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 40.65 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 574.00 FEET, A CENTRAL ANGLE OF 00°56'48", A CHORD BEARING OF S53°29'35"E AND A CHORD DISTANCE OF 9.48 FEET; THENCE RUN

SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 9.48 FEET TO THE END OF SAID CURVE; THENCE N36°58'49"E, A DISTANCE OF 52.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 626.00 FEET, A CENTRAL ANGLE OF 04°06'33", A CHORD BEARING OF N55°04'28"W AND A CHORD DISTANCE OF 44.89 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 44.90 FEET TO THE END OF SAID CURVE; THENCE N57°07'45"W, A DISTANCE OF 1.97 FEET TO THE POINT OF BEGINNING.

Parcel #	17-26-31-0000-0030-0000
	17-26-31-0000-0020-0000
	17-26-31-0000-0040-0000
	17-26-31-0000-0060-0000

File #	15-20.10

Date:	Activity Notes
5/27/2015	Distributed, DRC comments due 06/12/15
5/27/15	Original Notice of ENCUMBRANCE HANDED TO PLANNING
6/17/15	Comments combined forwarded to applicant & Agent
7/2/15	Notice of Encumbrance have been recorded (michelle)
8/12	Plans resubmitted for review, comments due 8/19
~~8/24~~	~~Comments combined & forwarded to applicant / Agent~~
9/9	DRC comments combined & distributed.
9/28/15	CoC completed & forwarded.
1/8/16	Modifications have been approved by the city & ready for pick-up. (LR)

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EXHIBIT "A"
TWIN LAKES PHASE 1- LEGAL DESCRIPTIONS

17-26-31-0000-0020-0000

THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA; LESS AND EXCEPT THAT PORTION DESCRIBED AS PARCEL 16213, IN THAT CERTAIN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 1918, PAGE 2958, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

17-26-31-0000-0030-0000

PARCEL 1

THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA; LESS THE NORTH 50 FEET THEREOF, WHICH IS RESERVED AS AN EASEMENT FOR INGRESS, EGRESS AND DRAINAGE.

LESS THAT PART DEEDED TO OSCEOLA COUNTY BY SPECIAL WARRANTY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 2041, PAGE 1895 AND OFFICIAL RECORDS BOOK 2041, PAGE 1898, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST; THENCE SOUTH 00°31'13" WEST, ALONG THE WEST LINE OF THE NW 1/4 OF SAID SECTION 17, A DISTANCE OF 1320.10 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND BEING DESCRIBED AND RECORDED IN DEED BOOK 131, PAGE 501, PUBLIC RECORDS OF OSCEOLA COUNTY AND THE POINT OF BEGINNING; THENCE SOUTH 89°54'33" EAST ALONG THE NORTH BOUNDARY OF SAID PARCEL OF LAND, 80.00 FEET; THENCE SOUTH 00°31'13" WEST, 1322.47 FEET; THENCE NORTH 88°12'59" WEST ALONG THE SOUTH BOUNDARY OF SAID NW 1/4 OF SECTION 17, 80.02 FEET TO A POINT ON THE WEST BOUNDARY OF SAID NW 1/4, SAID WEST BOUNDARY BEING THE EAST LINE OF A 20 FOOT RIGHT-OF-WAY AS SHOWN ON SEMINOLE LAND INVESTMENT COMPANY'S SUBDIVISION OF SECTION 18, TOWNSHIP 26 SOUTH, RANGE 31 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 24, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE NORTH 00°31'13 EAST, ALONG SAID LINE, 1320.10 FEET TO THE POINT OF BEGINNING.

LESS: THAT PART TAKEN BY THE CITY OF ST. CLOUD BY STIPULATED ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3811, PAGE 2579, AND FINAL JUDGEMENT RECORDED IN OFFICIAL RECORDS BOOK 3835, PAGE 669, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS COMMENCE AT THE EAST 1/4 OF SECTION 18, TOWNSHIP 26 SOUTH, RANGE 31 EAST, SAID POINT BEING A FOUND RAIL-ROAD SPIKE WITH NO IDENTIFICATION; THENCE SOUTH 88°34'41" EAST ALONG THE SOUTH LINE OF THE SW 1/4 OF THE NW 1/4 OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, A DISTANCE OF 80.02 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HICKORY TREE ROAD (C.R. 15 EXTENSION SOUTH) PER FRANKLIN, MIZO & REID MAPS AND THE POINT OF BEGINNING; THENCE NORTH 00°07'51" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1322.47 FEET TO A POINT ON THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2656, PAGE 447 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; RUN THENCE NORTH 89°42'05" EAST ALONG SAID NORTH LINE, A DISTANCE OF 20.00 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 00°07'51" WEST PARALLEL WITH SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1323.07 FEET TO A POINT ON THE SOUTH LINE

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OF SAID LANDS AND THE SOUTH LINE OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 17; THENCE NORTH 88°34'41" WEST ALONG SAID SOUTH LINES, A DISTANCE OF 20.01 FEET TO THE POINT OF BEGINNING.

AND:

PARCEL 2

BEGINNING AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, RUN SOUTH 1320 FEET TO THE SOUTHEAST CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION; THENCE RUN EAST 1318.75 FEET TO THE SOUTHEAST CORNER OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION; THENCE RUN NORTH ALONG THE EAST LINE OF SAID SE 1/4 OF NW 1/4, 563.7 FEET TO A POINT; THENCE RUN NORTH 53°48' WEST, 1280.6 FEET TO A POINT ON THE NORTH LINE OF SAID SE 1/4 OF N/W 1/4 ; RUN THENCE WEST 287.03 FEET TO THE POINT OF BEGINNING; LESS THE NORTH 50 FEET THEREOF WHICH IS RESERVED AS AN EASEMENT FOR INGRESS, EGRESS AND DRAINAGE, AND ANY OTHER PORTION THEREOF LYING IN THE RIGHT-OF-WAY OF LIVE OAK DRIVE, AS SET FORTH ON THE PLAT OF LIVE OAK SHORES AS RECORDED IN PLAT BOOK 2, PAGE 104, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

ALSO AN EASEMENT FOR DRAINAGE OVER THE WEST 20 FEET OF THE NE 1/4 OF THE NW 1/4 OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA.

AND:

PARCEL 3

BEGINNING AT THE SW CORNER OF THE NE 1/4 OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, RUN NORTH ALONG THE WEST LINE OF SAID NE 1/4 563.7 FEET; RUN THENCE SOUTH 53°48' EAST, 954.25 FEET; RUN THENCE WEST ALONG THE SOUTH LINE OF SAID NE 1/4, 767.55 FEET TO THE POINT OF BEGINNING.

AND:

PARCEL 4

THE NW 1/4 OF THE SE 1/4 OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA.

17-26-31-0000-0040-0000

PARCEL 5A AND PARCEL 5B

THE NE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SE 1/4 BOTH IN SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA.

17-26-31-0000-0060-0000

A PORTION OF THE WEST HALF OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE RUN S89°38'45"E ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 90.00

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FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF HICKORY TREE ROAD PER OFFICIAL RECORDS BOOK 3953, PAGE 1367 PUBLIC RECORDS OF OECEOLA COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE RUN S89°38'45"E ALONG THE NORTH LINE THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 1228.65 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE RUN SOUTH 00°10'22" WEST ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 2638.32 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE RUN NORTH 89°43'11" WEST ALONG THE SOUTH LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 1231.12 FEET TO A POINT ON THE AFORESAID EAST RIGHT OF WAY LINE OF SAID HICKORY TREE ROAD; THENCE RUN ALONG SAID RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES: NORTH 00°13'55" EAST, A DISTANCE OF 1266.45 FEET; THENCE RUN NORTH 89°46'37" WEST, A DISTANCE OF 10.00 FEET; THENCE RUN NORTH 00°13'55" EAST, A DISTANCE OF 1304.61 FEET; THENCE RUN N89°59'46"E, A DISTANCE OF 10.00 FEET; THENCE RUN N00°13'55"E, A DISTANCE OF 68.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 74.783 ACRES MORE OR LESS.

LESS AND EXCEPT A PORTION OF THIS PARCEL KNOWN AS THE "COMMERCIAL PARCEL" UNDER THAT CERTAIN REAL ESTATE PURCHASE AGREEMENT EFFECTIVELY DATED AUGUST 12, 2014 BY AND BETWEEN JTD LAND AT LAKESIDE, LLC, HICKORY TREE INVESTORS, LLC, NARCOOSSEE LAND VENTURES, LLC, AND RRJ LAND LLC, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE WEST HALF OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE RUN S89°38'45"E ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 90.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF HICKORY TREE ROAD PER OFFICIAL RECORDS BOOK 3953, PAGE 1367 PUBLIC RECORDS OF OECEOLA COUNTY, FLORIDA; THENCE RUN S00°13'55"W ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 56.38 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE RUN S89°45'55"E, A DISTANCE OF 10.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°45'55"E, A DISTANCE OF 299.13 FEET; THENCE RUN S00°14'05"W, A DISTANCE OF 9.50 FEET; THENCE RUN N89°45'55"W, A DISTANCE OF 28.62 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 41°08'22", A CHORD BEARING S20°41'35"W AND A CHORD DISTANCE OF 26.70 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 27.28 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 71.00 FEET, A CENTRAL ANGLE OF 55°59'32", A CHORD BEARING OF S28°07'10"W AND A CHORD DISTANCE OF 66.66 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 69.38 FEET TO A POINT OF NON TANGENCY; THENCE RUN S00°14'05"W, A DISTANCE OF 141.77 FEET; THENCE RUN N89°45'55"W, A DISTANCE OF 141.46 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 71.00 FEET, A CENTRAL ANGLE OF 55°32'04", A CHORD BEARING OF S62°28'03"W AND CHORD DISTANCE OF 66.16 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 68.82 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 31°45'25", A CHORD BEARING OF S74°21'22"W AND A CHORD DISTANCE OF 20.79 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 21.06 FEET TO A POINT OF NON TANGENCY; THENCE RUN S00°14'05"W,

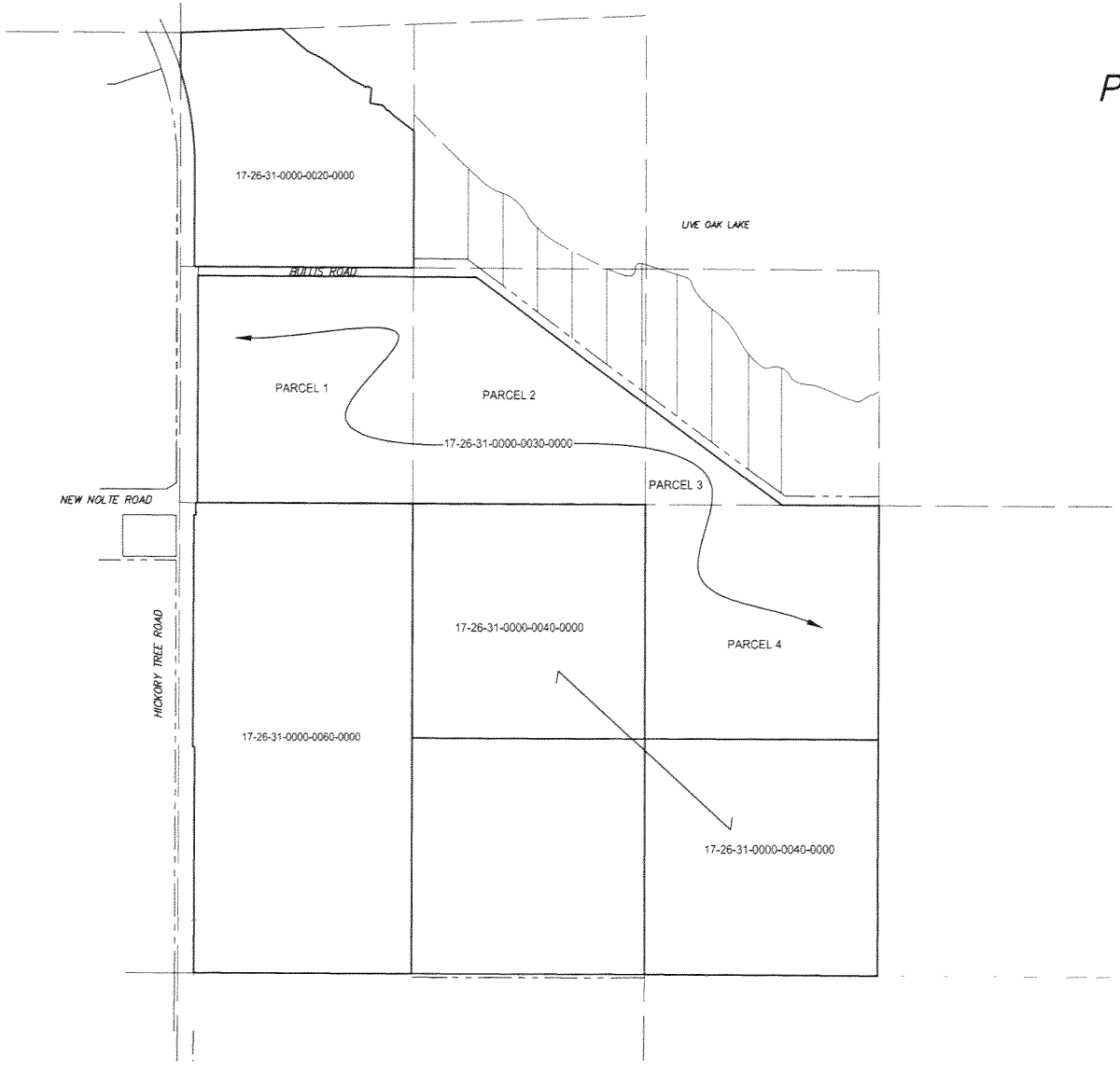
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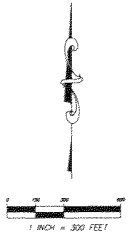
A DISTANCE OF 32.31 FEET; THENCE RUN N89°45'55"W, A DISTANCE OF 10.00 FEET; THENCE RUN N00°14'05"E, A DISTANCE OF 304.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.366 ACRES MORE OR LESS.

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PID EXHIBIT





REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD

Dewberry

LAND DEVELOPMENT & TRANSPORTATION ENGINEERING
PLANNING | SURVEYING & MAPPING
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
PHONE: 407.843.5120 FAX: 407.649.9124
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

A PORTION OF
SECTION 17, TOWNSHIP 26 SOUTH, RANGE
31 EAST & SECTION 16, TOWNSHIP 26
SOUTH, RANGE 31 EAST
OSCEOLA COUNTY, FLORIDA

PID EXHIBIT

FB/PG	FIELD DATE
N/A	N/A

DRAWING DATE	BY	APPROVED
09/16/14	MRP	AAM

PROJECT NO.
N/A

SCALE
1" = 300'

1 OF 1

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FOR OFFICIAL USE ONLY
Date Received: 5.22.15
Case #: 15-20.10

CITY OF ST. CLOUD
WATER / SEWER REQUEST
DEVELOPMENT REVIEW APPLICATION

Failure to complete this form in its entirety will result in this application being returned without review. A separate application is required for each request.

Applicant:	Narcoossee Land Ventures, LLC	Agent:	Dewberry Engineers Inc.
Contact:	Robert Hutson	Contact:	Danielle Van De Loo, P.E.
Address:	811 Coral Ridge Drive	Address:	520 South Magnolia Avenue
	Coral Springs, FL 33071		Orlando, FL 32801
Phone:	321-229-7581	Phone:	321-354-9711
Email:	rhutson@tdondevelopment.com	Email:	dvandeloo@dewberry.com

Legal Owner(s) of Property (List all recorded owners): Narcoossee Land Ventures, LLC

Owner Address: 811 Coral Ridge Drive, Coral Springs, FL 33071

Development Name: Twin Lakes Phase 1

Site Location/Address: East of Hickory Tree Rd., north and south of Bullis Rd., and north of New Nolte Rd.

Area of Development (Acreage or Square Feet): 102.98

Parcel Identification Number(s) (List all): 17-26-31-0000-0030-0000, 17-26-31-0000-0020-0000
17-26-31-0000-0040-0000, 17-26-31-0000-0060-0000

Federal Tax Identification Number (FEIN):
***Required if Corporation**

I certify that I have reviewed the Land Development Code and that my submission meets all requirements. The only exceptions are those items to which I am requesting variances to or waivers from certain sections of the code and understand that they must be listed on the plans individually and on the attached transmittal. I understand that if an item does need a variance, it will be necessary to file through the appropriate governing body.

SIGNATURE MUST BE ORIGINAL – COPIES, SCANS, FAXES, OR EMAILS WILL NOT BE ACCEPTED

APPLICANT/AGENT **DATE** 5/11/15

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FOR OFFICIAL USE ONLY

Date Received: 6/17/2015

Case #: 15-20-10

CITY OF ST. CLOUD
CONCURRENCY MANAGEMENT APPLICATION

Failure to complete this form in its entirety may result in a delay of processing.

As a condition of Water, Sewer and/or Reclaim Utility service from the City of St. Cloud, the property owner and/or tenant/utility customer acknowledges that compliance with all City codes, rules and other requirements pertaining to these services in effect at the time service is rendered is required. Failure to comply with applicable codes, rules, or requirements for utility service may result in enforcement action ranging from warnings to fines to discontinuation of service.

Applicant:	Narcoossee Land Ventures, LLC	Agent:	Dewberry Engineers Inc.
Contact:	Robert Hutson	Contact:	Danielle Van De Loo, P.E.
Address:	811 Coral Ridge Drive	Address:	520 South Magnolia Avenue
	Coral Springs, FL 33071		Orlando, FL 32801
Phone:	321-229-7581	Phone:	321-354-9711
Email:	rhutson@tdondevelopment.com	Email:	dvandeloo@dewberry.com

Legal Owner(s) of Property (List all recorded owners): Narcoossee Land Ventures, LLC

Location/Address for meter installations: TBD

Parcel Identification Number(s) (List all): 17-26-31-0000-0020-0000,17-26-31-0000-0030-0000,17-26-31-0000-0040-0000, 17-26-31-0000-0060-0000

General property use: Residential ☒ Commercial ☐ Total number of residential lots: 222

Will there be an amenity center? ☒ YES ☐ NO

If yes, describe: Clubhouse, Pool, Recreation Areas

Is project phased? ☒ YES ☐ NO **If yes, phasing plan and proposed schedule by phase MUST be attached.**

For which phase is the Certificate of Capacity being requested? _____

Proposed start year (estimate 1st CO): Oct 2015 Proposed build out year (estimate last CO): Oct 2018

Meter Size: Potable Water = TBD Sanitary Sewer = TBD

COMMERCIAL ONLY: Specific use: _____ Building square footage: _____

Number and size meters to be installed (not including irrigation meter): TBD

☒ Please process a concurrency test for the property indicated in this application **IMMEDIATELY**.

☐ Please **DEFER** processing of a concurrency test for the property indicated in this application until advised to do so by the undersigned.

I am aware that completion and acceptance of this application does ensure capacity availability and that all fees will be assessed at the rates established by Resolution and in Effect at the time of PAYMENT of the applicable fees.

APPLICANT/AGENT **DATE** 6/5/15

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Dewberry

TRANSMITTAL

Date: June 17, 2015

Project Name: Twin Lakes Property

Project No.: BKNT-1 (50060708)

Reference: Revised Documents for Phase 1

To:

City of St. Cloud
Planning & Zoning Department
1300 9th Street
Building A, 2nd Floor
St. Cloud, Florida 34769

Phone: (407) 957-7200

We transmit	The following	For
☒ By messenger	☒ Copies	☒ Your review and approval

Copies	Date	Description
1	06/05/15	Revised Concurrency Management Application
1	--	Revised Legal Description
1	09/16/14	PID Exhibit
1	06/17/15	CD containing Legal Description in WORD format

Message: Please find the revised documents for the Twin Lakes Phase 1 submittal. . Should you have any questions or require any additional information, please contact Danielle Van De Loo at 321-354-9711.

Copies: Permit File
Robert Hutson, Narcoossee Land Ventures
Danielle Van De Loo, P.E.; Dewberry Engineers Inc.
Scott Stearns, P.E.; Dewberry Engineers Inc.

Signed:
Dawn R. Queen
Land Development Coordinator
Dewberry Engineers Inc.

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FILE COPY

EXHIBIT "A"
TWIN LAKES PHASE 1- LEGAL DESCRIPTIONS

17-26-31-0000-0020-0000

THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA; LESS AND EXCEPT THAT PORTION DESCRIBED AS PARCEL 16213, IN THAT CERTAIN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 1918, PAGE 2958, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

17-26-31-0000-0030-0000

PARCEL 1

THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA; LESS THE NORTH 50 FEET THEREOF, WHICH IS RESERVED AS AN EASEMENT FOR INGRESS, EGRESS AND DRAINAGE.

LESS THAT PART DEEDED TO OSCEOLA COUNTY BY SPECIAL WARRANTY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 2041, PAGE 1895 AND OFFICIAL RECORDS BOOK 2041, PAGE 1898, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST; THENCE SOUTH 00°31'13" WEST, ALONG THE WEST LINE OF THE NW 1/4 OF SAID SECTION 17, A DISTANCE OF 1320.10 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND BEING DESCRIBED AND RECORDED IN DEED BOOK 131, PAGE 501, PUBLIC RECORDS OF OSCEOLA COUNTY AND THE POINT OF BEGINNING; THENCE SOUTH 89°54'33" EAST ALONG THE NORTH BOUNDARY OF SAID PARCEL OF LAND, 80.00 FEET; THENCE SOUTH 00°31'13" WEST, 1322.47 FEET; THENCE NORTH 88°12'59" WEST ALONG THE SOUTH BOUNDARY OF SAID NW 1/4 OF SECTION 17, 80.02 FEET TO A POINT ON THE WEST BOUNDARY OF SAID NW 1/4, SAID WEST BOUNDARY BEING THE EAST LINE OF A 20 FOOT RIGHT-OF-WAY AS SHOWN ON SEMINOLE LAND INVESTMENT COMPANY'S SUBDIVISION OF SECTION 18, TOWNSHIP 26 SOUTH, RANGE 31 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 24, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE NORTH 00°31'13 EAST, ALONG SAID LINE, 1320.10 FEET TO THE POINT OF BEGINNING.

LESS: THAT PART TAKEN BY THE CITY OF ST. CLOUD BY STIPULATED ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3811, PAGE 2579, AND FINAL JUDGEMENT RECORDED IN OFFICIAL RECORDS BOOK 3835, PAGE 669, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS COMMENCE AT THE EAST 1/4 OF SECTION 18, TOWNSHIP 26 SOUTH, RANGE 31 EAST, SAID POINT BEING A FOUND RAIL-ROAD SPIKE WITH NO IDENTIFICATION; THENCE SOUTH 88°34'41" EAST ALONG THE SOUTH LINE OF THE SW 1/4 OF THE NW 1/4 OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, A DISTANCE OF 80.02 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HICKORY TREE ROAD (C.R. 15 EXTENSION SOUTH) PER FRANKLIN, MIZO & REID MAPS AND THE POINT OF BEGINNING; THENCE NORTH 00°07'51" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1322.47 FEET TO A POINT ON THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2656, PAGE 447 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; RUN THENCE NORTH 89°42'05" EAST ALONG SAID NORTH LINE, A DISTANCE OF 20.00 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 00°07'51" WEST PARALLEL WITH SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1323.07 FEET TO A POINT ON THE SOUTH LINE

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OF SAID LANDS AND THE SOUTH LINE OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 17; THENCE NORTH 88°34'41" WEST ALONG SAID SOUTH LINES, A DISTANCE OF 20.01 FEET TO THE POINT OF BEGINNING.

AND:

PARCEL 2

BEGINNING AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, RUN SOUTH 1320 FEET TO THE SOUTHEAST CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION; THENCE RUN EAST 1318.75 FEET TO THE SOUTHEAST CORNER OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION; THENCE RUN NORTH ALONG THE EAST LINE OF SAID SE 1/4 OF NW 1/4, 563.7 FEET TO A POINT; THENCE RUN NORTH 53°48' WEST, 1280.6 FEET TO A POINT ON THE NORTH LINE OF SAID SE 1/4 OF N/W 1/4 ; RUN THENCE WEST 287.03 FEET TO THE POINT OF BEGINNING; LESS THE NORTH 50 FEET THEREOF WHICH IS RESERVED AS AN EASEMENT FOR INGRESS, EGRESS AND DRAINAGE, AND ANY OTHER PORTION THEREOF LYING IN THE RIGHT-OF-WAY OF LIVE OAK DRIVE, AS SET FORTH ON THE PLAT OF LIVE OAK SHORES AS RECORDED IN PLAT BOOK 2, PAGE 104, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

ALSO AN EASEMENT FOR DRAINAGE OVER THE WEST 20 FEET OF THE NE 1/4 OF THE NW 1/4 OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA.

AND:

PARCEL 3

BEGINNING AT THE SW CORNER OF THE NE 1/4 OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, RUN NORTH ALONG THE WEST LINE OF SAID NE 1/4 563.7 FEET; RUN THENCE SOUTH 53°48' EAST, 954.25 FEET; RUN THENCE WEST ALONG THE SOUTH LINE OF SAID NE 1/4, 767.55 FEET TO THE POINT OF BEGINNING.

AND:

PARCEL 4

THE NW 1/4 OF THE SE 1/4 OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA.

17-26-31-0000-0040-0000

PARCEL 5A AND PARCEL 5B

THE NE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SE 1/4 BOTH IN SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA.

17-26-31-0000-0060-0000

A PORTION OF THE WEST HALF OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE RUN S89°38'45"E ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 90.00

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EXHIBIT "A"
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CONTAINING 74.783 ACRES MORE OR LESS.

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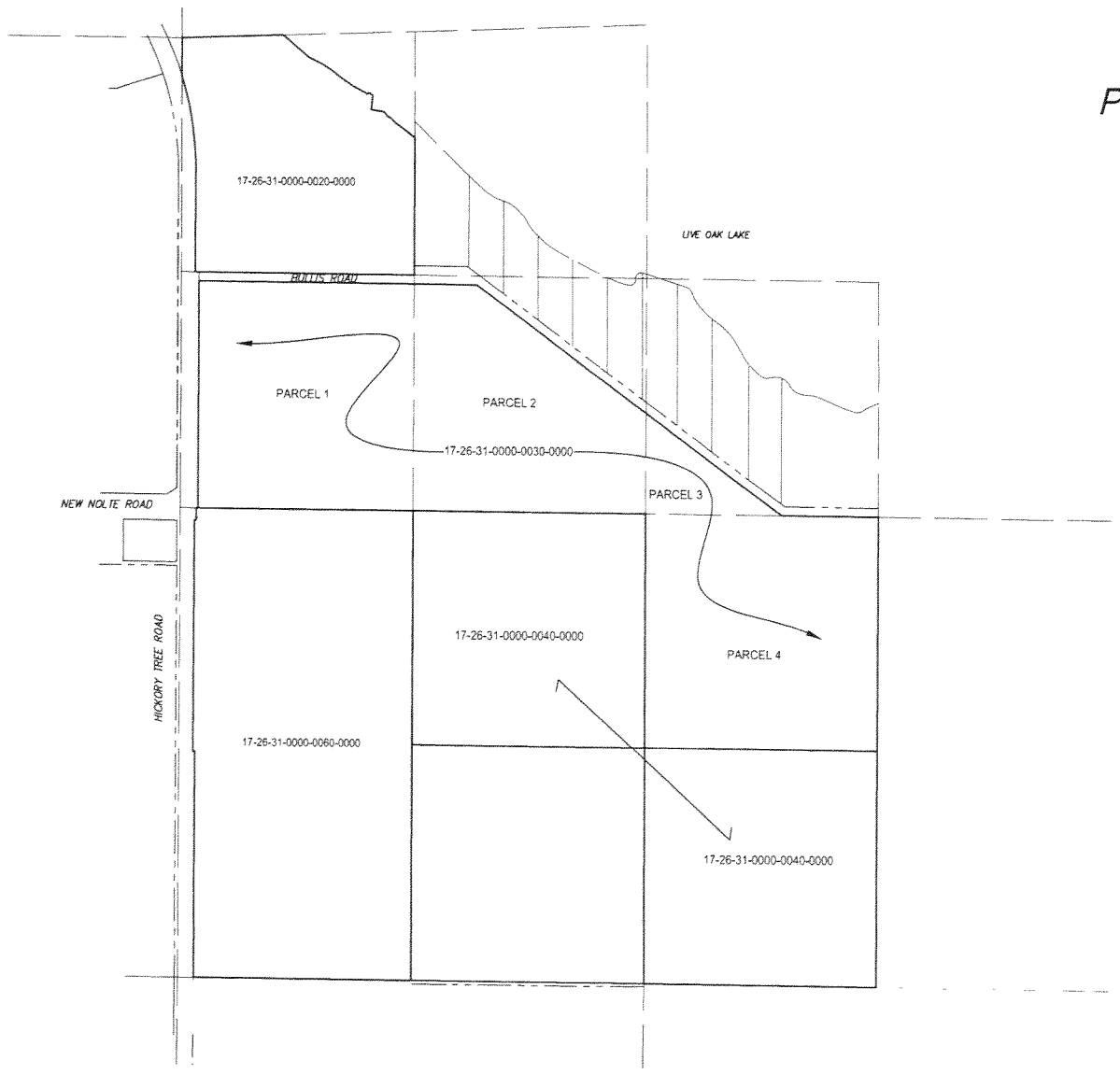
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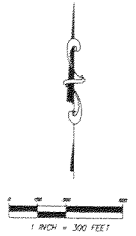
A DISTANCE OF 32.31 FEET; THENCE RUN N89°45'55"W, A DISTANCE OF 10.00 FEET; THENCE RUN N00°14'05"E, A DISTANCE OF 304.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.366 ACRES MORE OR LESS.

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REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CHKD

Dewberry

LAND DEVELOPMENT & TRANSPORTATION ENGINEERING PLANNING | SURVEYING & MAPPING

520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 PHONE: 407.843.5120 FAX: 407.649.8664 WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION NO. LB 6911

A PORTION OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST & SECTION 16, TOWNSHIP 26 SOUTH, RANGE 31 EAST

OSCEOLA COUNTY, FLORIDA

PID EXHIBIT

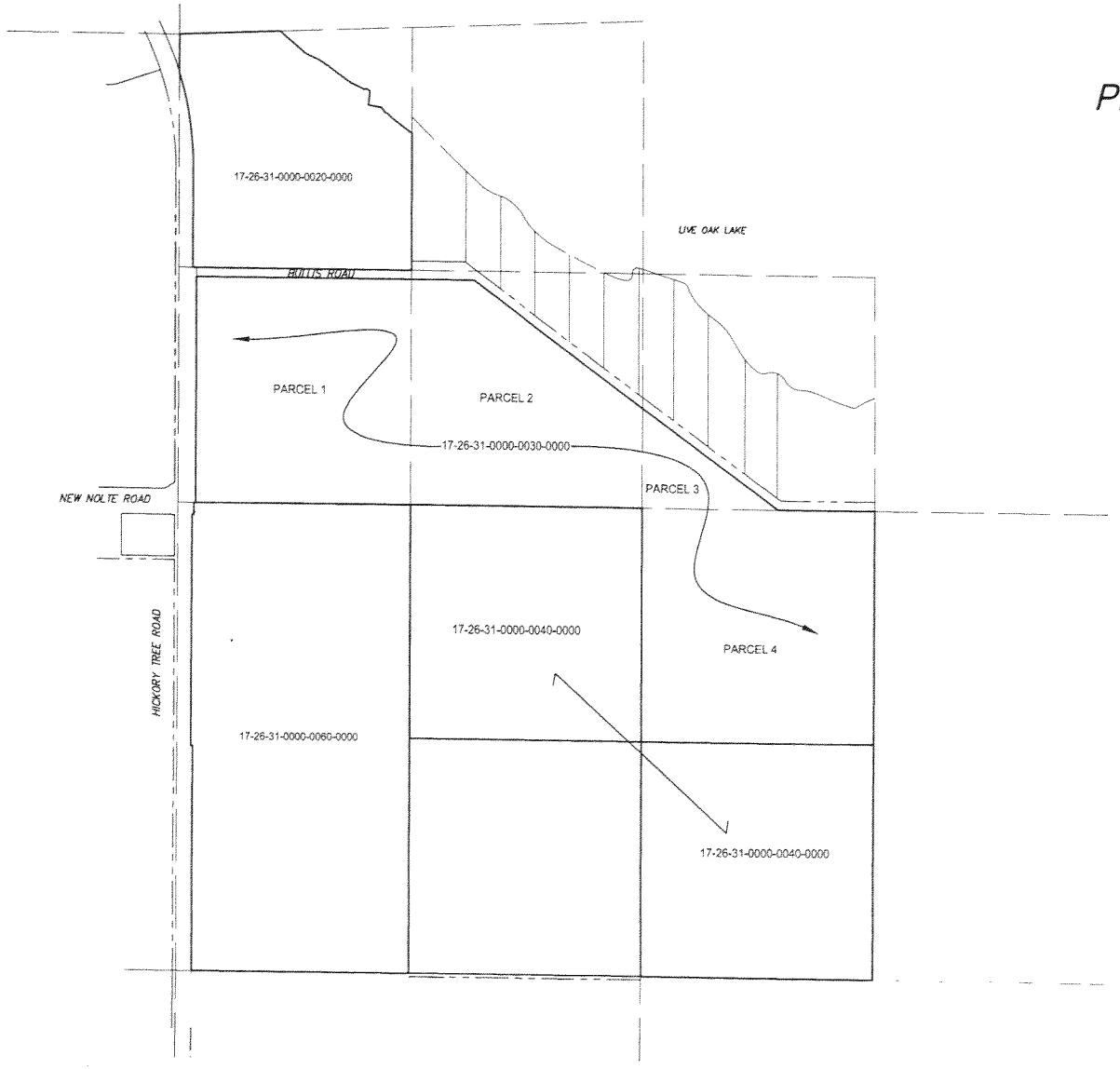
FB/PG	FIELD DATE	PROJECT NO.
N/A	N/A	N/A
DRAWING DATE	BY	APPROVED
09/16/14	MRP	RAM

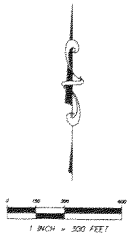
SCALE 1" = 300'

1 OF 1

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PID EXHIBIT





REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD

Dewberry

LAND DEVELOPMENT & TRANSPORTATION ENGINEERING PLANNING | SURVEYING & MAPPING

520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 PHONE: 407.843.5120 FAX: 407.649.9104 WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION NO. LB 8011

A PORTION OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST & SECTION 16, TOWNSHIP 26 SOUTH, RANGE 31 EAST

OSCEOLA COUNTY, FLORIDA

PID EXHIBIT

FB/PG	FIELD DATE	PROJECT NO.
N/A	N/A	N/A
DRAWING DATE	BY	APPROVED
09/15/14	MRR	AAM

SCALE 1" = 300'

1 OF 1

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DRC COMMENTS JUNE 17, 2015

Case # 15- 20.10 – Twin Lakes Phase I- Water/Sewer Request

PID# 17-26-31-0000-0020-0000; 17-26-31-0000-0030-0000; 17-26-31-0000-0040-0000; 17-26-31-0000-0060-0000

Upon receipt of revised submittals adequately addressing all conditions of the DRC, the case will proceed through the approval process. Revised plans must be submitted within one-hundred eighty (180) days of the review. Revised plans submitted after the allotted time frame will require a new application including payment of additional fees. Upon re-submittal, a comment response letter is required.

BUILDING DEPARTMENT **DAVID YOUNG 407-957-7236**

INFORMATION:

- No comments.

PLANNING DEPARTMENT **STEVEN THORP 407-957-7203**

CONDITIONS:

1. This property is outside of the annexation area agreed to between the City and Osceola County. As such, the property can not be annexed without the permission of the County Commission.
2. While the area is outside of the annexation area boundary, as a matter of policy, the City does require that an encumbrance to annex the property be submitted for recording. This must be provided before a Certificate of Capacity can be issued.
3. All necessary reservation fees must be paid prior to issuance of a Certificate of Capacity. The applicant must notify staff and pay all fees a minimum of three weeks before a Certificate is needed.

LINES DIVISION **COREY CLOUGH 407-957-7222**

CONDITIONS:

1. Grease traps will be required if the Amenity Center is to provide on-site food preparations.
2. Resubmit water, sewer and reclaimed water hydraulic analysis reports. Review of these reports may alter comments regarding proposed line sizes.
3. Show the jumper on sheets 26 and 27 for the water sample point locations.
4. All subdivisions, whether inside or outside the municipal boundaries of the City of St. Cloud, must submit a copy of the recorded plat to the Environmental Utilities Department for verification of easement and/or right-of-way dedication and location prior to requesting installations of water and/or sewer taps.
5. In order to complete the planned upsizing and/or extension of the main, a Line Extension Agreement will need to be approved by the City Council. This agreement should be completed as soon as possible to avoid any potential timing issues of your project. The agreement will be required prior to receiving a Notice to Proceed. Please submit to the Environmental Utilities Department a certified engineer's cost estimate that specifies the cost of your portion of the project, and separately addresses the additional cost based upon the City's request.
6. If irrigation is to be served by way of a master meter you must contact the Impact Fee Coordinator with information regarding meter sizing and addressing prior to submittal of irrigation permits. Any meter over 2" will need to be ordered after the fees have been paid.

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7. Lots 187 and 188 shift laterals as close to the center of the property as possible. All residential laterals will be 4".
8. Showing a 12' easement and a 17' easement, please review the requirements in the informational portion of these comments.
9. Paved access to the lift station off Nolte Road will be required.
10. The Amenity Center site needs to be submitted for review prior to receiving approval of these plans. The plans call for the Amenity Center to be submitted separately. These plans can be part of the second submittal.
11. What size irrigation meters are you requesting for the common area irrigation systems?
12. Upsize the water to 24" and Reclaim to 24" along the proposed Nolte Road.
13. Remove the multiple stationing numbers. The city uses consecutive numbering.
14. Street A does not reflect a water main so the closest hydrant is 1350' away. Approval from the county Fire Marshal will be needed.
15. Manhole 104-12B, call out a drop and utilize the details for such drop. Also, I assume this is the guard Shack with restrooms? A 2" water service needed for this?
16. Sheet 47- show the temporary 2" service for the lift station and add note that this will be removed once the additional phases bring the water main in front of the station.
17. Sheet 54 remove the knife valve from the quick connect set and add a gate valve
18. Sheet 56- on the mixer control- remove the wording where required. This station is going to need the mixer.
19. We will need to review the landscaping plans to ensure trees or shrubs will be a minimum of 5' away from all St. Cloud Utilities.
20. Add a 8" stub for Bullis Road on the proposed water main crossing.

INFORMATION:

1. A 10 foot (10') wide utility easement will be required on all property lines or tracts abutting a right of way.
2. A minimum 15 foot (15') wide utility easement is required centered over the water main, fire hydrants and up to the water meters.
3. A minimum 20 foot (20') wide utility easement is required centered over the sanitary sewer main and service laterals up to the clean-outs.
4. All necessary paperwork for dedication to the City of required Utility Easements must be received prior to release of water meters for the property. Required documentation for all Utility Easements includes at a minimum suitable easement document, legal description and sketch of the easement, and a Certificate of Title for the parent parcel dated no more than 15 days prior to receipt of the easement paperwork.
5. Any required changes from Osceola County that may alter these plans will require an additional review by the City of St. Cloud and may require revisions to the plans submitted.
6. Approved plans from Osceola County must be submitted to the City of St. Cloud prior to scheduling a preconstruction meeting.

CONCURRENCY MANAGEMENT **NANCY MEDINA 407-957-7285**

INFORMATION:

1. Water and sewer impact fees are based upon the potable water meter size installed to provide service to the site.
2. This proposed development is a 222 unit residential subdivision located outside the municipal boundaries of the City of St. Cloud.
3. The total impact fees for this project are estimated to be as follows:
   - Water = $747,089.94

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- Sewer = $842,461.14

4. It has been determined that a Certificate of Capacity is required for this project. The following reservation fees have been estimated and must be paid prior to issuance of that certificate:
   - Water Reservation = $222,000.00
   - Sewer Reservation = $555,000.00

   Additional impact fees may be assessed at the time of building permit issuance.
5. The balance of the water and sewer impact fees, along with applicable tap fees, must be submitted prior to issuance of water meters and sewer taps for the project.
6. All impact fees are subject to change and will be adjusted based upon that which is approved as final by the DRC and those impact fee rates in place at the time of permitting.
7. For questions regarding the information contained herein, please contact Nancy Medina, Public Services Coordinator, at (407) 957-7285 or via email to nmedina@stcloud.org.

FIRE DEPARTMENT **RICHARD TONKS 407-957-8484**

CONDITIONS:

- No comments.

POLICE DEPARTMENT **SGT. AGNEL HERRERA 407-891-6722**

CONDITIONS:

1. Improvements to the current sewer lines will not impact the police department. If there will be any annexation of residences, it will have an impact on the police department, which will require an additional 2.2 officers for every 1,000 residents.

SCHOOL DISTRICT OF OSCEOLA COUNTY **LORI WALL 407-518-2916**

INFORMATION:

- The request for water and sewer availability will have no impact on Public Schools.

OSCEOLA COUNTY 911 ADDRESSING **DENISE WILSON 407-742-5910**

INFORMATION:

- No Comments

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FOR OFFICIAL USE ONLY

Date Received: 5-22-15

Case #: 15-20.10

Celebrating Small Town Life

CITY OF ST. CLOUD
CONCURRENCY MANAGEMENT APPLICATION

Failure to complete this form in its entirety may result in a delay of processing.

As a condition of Water, Sewer and/or Reclaim Utility service from the City of St. Cloud, the property owner and/or tenant/utility customer acknowledges that compliance with all City codes, rules and other requirements pertaining to these services in effect at the time service is rendered is required. Failure to comply with applicable codes, rules, or requirements for utility service may result in enforcement action ranging from warnings to fines to discontinuation of service.

Applicant:	Narcoossee Land Ventures, LLC	Agent:	Dewberry Engineers Inc.
Contact:	Robert Hutson	Contact:	Danielle Van De Loo, P.E.
Address:	811 Coral Ridge Drive	Address:	520 South Magnolia Avenue
	Coral Springs, FL 33071		Orlando , FL 32801
Phone:	321-229-7581	Phone:	321-354-9711
Email:	rhutson@tdondevelopment.com	Email:	dvandeloo@dewberry.com

Legal Owner(s) of Property (List all recorded owners): Narcoossee Land Ventures, LLC

Location/Address for meter installations: TBD

Parcel Identification Number(s) (List all): 17-26-31-0000-0030-0000, 17-26-31-0000-0020-0000

General property use: Residential ☒ Commercial ☐ Total number of residential lots: 222

Will there be an amenity center? ☒ YES ☐ NO

If yes, describe: Clubhouse, pool, recreation areas

Is project phased? ☒ YES ☐ NO **If yes, phasing plan and proposed schedule by phase MUST be attached.**

For which phase is the Certificate of Capacity being requested?

Proposed start year (estimate 1st CO): Oct 2015 Proposed build out year (estimate last CO): Oct 2018

Meter Size: Potable Water = TBD Sanitary Sewer = TBD

COMMERCIAL ONLY: Specific use: Building square footage:

Number and size meters to be installed (not including irrigation meter): TBD

☐ Please process a concurrency test for the property indicated in this application **IMMEDIATELY.**

☐ Please **DEFER** processing of a concurrency test for the property indicated in this application until advised to do so by the undersigned.

I am aware that completion and acceptance of this application does ensure capacity availability and that all fees will be assessed at the rates established by Resolution and in Effect at the time of PAYMENT of the applicable fees.

APPLICANT/AGENT **DATE** 5/11/15

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CFN 2014145423
Bk 4675 Pgs 191-195 (5 Pgs)
DATE: 10/02/2014 02:45:02 PM
ARMANDO RAMIREZ, CLERK OF COURT
OSCEOLA COUNTY
RECORDING FEES $44.00
DEED DOC $49,297.50

For Recording Purposes Only

THIS INSTRUMENT PREPARED BY AND SHOULD BE RETURNED TO:

Alberto S. Bustamante, III, Esq.
Baker & Hostetler LLP
200 South Orange Avenue, Suite 2300
Orlando, FL 32801
(407) 649-4000

Consideration: $7,042,500.00
Tax ID: R172631-000000200000 and
R172631-000000600000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of the 30th day of September, 2014, by **JTD LAND AT LAKESIDE, LLC,** a Florida limited liability company, whose mailing address is 210 S. Hoagland Boulevard, Kissimmee, Florida 34741 (hereinafter referred to as "Grantor"), to **NARCOOSSEE LAND VENTURES, LLC,** a Florida limited liability company, whose mailing address is 811 Coral Ridge Drive, Coral Springs, FL 33071 (hereinafter referred to as "Grantee").

W I T N E S S E T H:

THAT, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations, the receipt and sufficiency of which are acknowledged by Grantor, Grantor hereby grants, bargains, sells, conveys and confirms unto Grantee all that certain real property in Osceola County, Florida, more particularly described in **Exhibit "A"** attached hereto and made a part hereof, together with all of Grantor's riparian rights and development rights, and all of Grantor's interest in and to all improvements, fixtures, easements, rights-of-way, permits, approvals, licenses, privileges and entitlements belonging or appertaining to said real property, including, without limitation of the foregoing, all right, title and interest of Grantor in and to any land lying in the bed of any canal, stream, lake, street, alley, road or avenue (before or after vacation thereof, and whether previously abandoned or vacated or hereafter abandoned or vacated) or any proposed street, alley, road or avenue, in front of or adjoining said real property to the center line thereof (hereinafter collectively referred to as the "Real Property").

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same unto Grantee in fee simple forever.

AND Grantor hereby covenants with Grantee that Real Property is free and clear of all liens and encumbrances except taxes for 2014 and subsequent years and covenants, easements and restrictions of record as set forth in **Exhibit "B"** attached hereto and made a part hereof, without hereby re-imposing same; that Grantor is lawfully seized of the Real Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Real Property; and that Grantor hereby fully warrants the title to the Real Property and will defend the same against the lawful claims of all persons claiming by, through and under Grantor but against none other.

Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include the parties to this Special Warranty Deed and the successors and assigns of each. The singular shall be deemed to include the plural, and vice versa, where the context so permits.

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first above written.

GRANTOR:

Signed, sealed and delivered
in the presence of:

Print Name: Albert Bustamante

Print Name: Jessica McGinnis

JTD LAND AT LAKESIDE, LLC, a Florida limited liability company

By: _____
Craig C. Harris, Manager

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 30th day of September, 2014, by Craig C. Harris as Manager of JTD Land at Lakeside, LLC, a Florida limited liability company, on behalf of said limited liability company.

AFFIX NOTARY STAMP

ALBERTO S. BUSTAMANTE
MY COMMISSION EXPIRES
March 21, 2018
#FF 097887
Bonded thru Troy Fain - Insurance
NOTARY PUBLIC, STATE OF FLORIDA

_____
Signature of Notary Public
(Print Notary Name) _____

My Commission Expires: _____
Commission No.: _____
☒ Personally known, or
☐ Produced Identification
Type of Identification Produced: _____

047731.000002 605138655.2

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EXHIBIT "A"

Parcel 1 (NE Parcel)

The Northwest 1/4 of the Northwest 1/4 of Section 17, Township 26 South, Range 31 East, Osceola County, Florida; LESS AND EXCEPT that portion described as Parcel 16213, in that certain Order of Taking recorded in Official Records Book 1918, Page 2958, Public Records of Osceola County, Florida.

Parcel 2 (SE JTD Parcel)

A portion of the West half of the Southwest 1/4 of Section 17, Township 26 South, Range 31 East, Osceola County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Southwest 1/4 of said Section 17; thence run South 89°35'33" East along the North line of the Southwest 1/4 of said Section 17, a distance of 90.00 feet to a point on the East right of way line of Hickory Tree Road and the Point of Beginning; thence departing said East right of way line run South 89°35'33" East along the North line of the Southwest 1/4 of said Section 17, a distance of 1228.27 feet to the Northeast corner of the West 1/2 of the Southwest 1/4 of said Section 17; thence run South 00°10'23" West along the East line of the West 1/2 of the Southwest 1/4 of said Section 17, a distance of 2638.40 feet to the Southeast corner of the West 1/2 of the Southwest 1/4 of said Section 17; thence run North 89°43'11" West along the South line of the West 1/2 of the Southwest 1/4 of said Section 17, a distance of 1231.12 feet to a point on the aforesaid East right of way line of said Hickory Tree Road; thence run along said right of way the following five (5) courses: North 00°14'05" East, a distance of 1265.15 feet; thence run North 89°45'55" West, a distance of 10.00 feet; thence run North 00°14'05" East, a distance of 1304.61 feet; thence run North 89°16'21" East, a distance of 10.01 feet; thence run North 00°14'05" East, a distance of 68.61 feet to the Point of Beginning.

Less and except that certain parcel known as the "Commercial Parcel" under that certain Real Estate Purchase Agreement effectively dated August 12, 2014 by and between JTD Land at Lakeside, LLC; Hickory Tree Investors, LLC; Narcoossee Land Ventures, LLC and RRJ Land LLC, being more particularly described as follows:

A portion of the West half of the Southwest 1/4 of Section 17, Township 26 South, Range 31 East, Osceola County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Southwest 1/4 of said Section 17; thence run South 89°35'33" East along the North line of the Southwest 1/4 of said Section 17, a distance of 90.02 feet to a point on the East right of way line of Hickory Tree Road; thence run South 00°14'05" West along said East right of way line, a distance of 55.02 feet; thence departing said East right of way line run South 89°45'55" East, a distance of 10.00 feet to the Point of Beginning; thence continue South 89°45'55" East, a distance of 299.13 feet; thence run South 00°14'05" West, a distance of 9.50 feet; thence run North 89°45'55" West, a distance of 28.62 feet to a point on a curve concave Southeasterly having a radius of 38.00 feet, a central angle of 41°08'22", a chord bearing South 20°41'35" West and a chord distance of 26.70 feet; thence run Southwesterly along the arc of said curve, a distance of 27.28 feet to a point of reverse curvature of a curve concave Northwesterly, having a radius of 71.00 feet, a central angle of 55°59'32", a chord bearing of South 28°07'10" West and a chord distance of 66.66 feet; thence run Southwesterly along the arc

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of said curve, a distance of 69.38 feet to a point of non tangency; thence run South 00°14'05" West, a distance of 141.77 feet; thence run North 89°45'55" West, a distance of 141.46 feet to a point on a curve concave Northwesterly having a radius of 71.00 feet, a central angle of 55°32'04", a chord bearing of South 62°28'03" West and a chord distance of 66.16 feet; thence run Southwesterly along the arc of said curve, a distance of 68.82 feet to a point of reverse curvature of a curve concave Southeasterly having a radius of 38.00 feet, a central angle of 31°45'25", a chord bearing of South 74°21'22" West and a chord distance of 20.79 feet; thence run Southwesterly along the arc of said curve, a distance of 21.06 feet to a point of non tangency; thence run South 00°14'05" West, a distance of 32.31 feet; thence run North 89°45'55" West, a distance of 10.00 feet; thence run North 00°14'05" East, a distance of 304.00 feet to the Point of Beginning.

COPY

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EXHIBIT "B"

Permitted Exceptions

1. Easement as reserved in that certain Warranty Deed recorded November 29, 1966 in Official Records Book 154, Page 352, Public Records of Osceola County, Florida.

2. Terms, conditions, obligations and provisions as set forth and contained in that certain Stipulated Final Judgment as to Inverse Condemnation Claim styled Osceola County, Florida, a political subdivision of the State of Florida, and Thomas S. Tileston and Marilyn D. Tileston, husband and wife; Florida Gas Transmission Company, a Delaware corporation, f/k/a Houston Texas Gas & Oil Corporation; Lakeside Groves, Inc., a Florida corporation; Ronald K. Bischoff; Gust Adams; Jeffrey T. Aurand; Craig Scott Romaine, Jr. and Carol Fulton Romaine, husband and wife; SunTrust Bank, Central Florida, N.A. f/k/a SunBank, N.A.; Alice J. Thompson f/k/a Alice J. O'Brien; Patricia E. Gregory, Trustee of the Patricia E. Gregory Revocable Living Trust dated May 22, 1997, et al. in the Circuit Court of the 9th Judicial Circuit, in and for Osceola County, Florida under Case No. CI-01-ED-0980, and recorded June 21, 2006 in Official Records Book 3223, Page 1368, Public Records of Osceola County, Florida.

3. Public Utility Easement in favor of the City of St. Cloud, a Florida municipal corporation, recorded August 21, 2007 in Official Records Book 3546, Page 2660, of the Public Records of Osceola County, Florida.

4. Public Utility Easement in favor of the City of St. Cloud, a Florida municipal corporation, recorded August 21, 2007 in Official Records Book 3546, Page 2669, of the Public Records of Osceola County, Florida.

5. Temporary Construction Easement as to Parcel 734 set forth and described in the Stipulated Final Judgment recorded February 25, 2010 in Official Records Book 3953, Page 1342 and further referenced in the Stipulated Order of Taking recorded April 9, 2010 in Official Records Book 3970, Page 2552, all of the Public Records of Osceola County, Florida.

6. Acknowledgement of Contiguous Sustainable Agricultural Land recorded June 17, 2013 in Official Records Book 4458, Page 1126, of the Public Records of Osceola County, Florida.

7. Acknowledgement of Contiguous Sustainable Agricultural Land recorded June 17, 2013 in Official Records Book 4458, Page 1128, of the Public Records of Osceola County, Florida.

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City of St. Cloud
*** CUSTOMER RECEIPT ***

Batch ID: NANCYM 5/22/15 01 Receipt no: 22607

Year	Number	Tp	Sv	Description	Qty	Amount
2015	2010	PZ		PLANNING & ZONING	1.00	$3500.00

Trans number: 5901101
DEWBERRY
SPECIAL ACCOUNT
ORLANDO, FL
DRC REVIEW FEE FOR
TWIN LAKES PHASE 1

Tender detail

CK Ref#:	90481	$3000.00
CK Ref#:	90480	$500.00
Total tendered:		$3500.00
Total payment:		$3500.00

Trans date: 5/22/15 Time: 16:47:07

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Dewberry

TRANSMITTAL

Date: May 12, 2015

Project Name: Twin Lakes Property

Project No.: BKNT-1 (50060708)

Reference: Application Twin Lakes Phase 1 and Amenity Center

To: Mr. Corey Clough
City of St. Cloud
Planning & Zoning Department
1300 9th Street
Building A, 2nd Floor
St. Cloud, Florida 34769

Phone: (407) 957-7222

We transmit	The following	For
☒ By messenger	☒ Copies	☒ Your review and approval

p

Copies	Date	Description
1	5/11/15	Development Review Application – Water /Sewer Request
9	05/12/15	Phase 1 Construction Plans (24x36 signed and sealed)
1	05/11/15	Dewberry Check # 90481 ($500.00) Concurrency Review Fee
1	05/11/15	Dewberry Check # 90480 ($3000.00) Development Review Fee
1	05/11/15	Concurrency Management Application
1	--	Certificate of Title (to be submitted under separate cover)
1		Copy of Warranty Deed for 17-26-31-0000-0020-0000, 17-26-31-0060-0000 (other parcels will be under separate cover)
1	05/11/15	Statement of Intended Use
1	05/11/15	City of St. Cloud Petition for Annexation
1	05/11/15	Notice of Encumbrance
1	05/08/15	Boundary Survey (24X36 signed and sealed)
2	05/12/15	Master Sanitary Utility Plan (signed and sealed)
2	05/12/15	Master Water and Reclaim Utility Plan (signed and sealed)
1 each		Property Appraiser Record for Parcels 17-26-31-0000-0020-0000, 17-26-31-0000-0030-0000,17-26-31-0000-0040-0000,17-26-31-0060-0000
1 each		Sunbiz information

Message: Please find the enclosed application for the Development Review-Water/Sewer Request for Twin Lakes Property Phase 1 and Amenity Center. Should you have any questions or require any additional information, please contact Danielle Van De Loo at 321-354-9711.

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Dewberry

TRANSMITTAL

Copies: Permit File
Robert Hutson, Narcoossee Land Ventures
Danielle Van De Loo, P.E.; Dewberry Engineers Inc.
Scott Stearns, P.E.; Dewberry Engineers Inc.

Signed:

Dawn R. Queen
Land Development Coordinator
Dewberry Engineers Inc.

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Detail by Entity Name

Florida Limited Liability Company

RRJ LAND LLC

Filing Information

Document Number	L13000092894
FEI/EIN Number	46-3089823
Date Filed	06/27/2013
State	FL
Status	ACTIVE

Principal Address

811 Coral Ridge Drive
Coral Springs, FL 33071

Changed: 02/19/2014

Mailing Address

811 Coral Ridge Drive
Coral Springs, FL 33071

Changed: 02/19/2014

Registered Agent Name & Address

KRONENGOLD, JEFFREY
811 Coral Ridge Drive
Coral Springs, FL 33071

Address Changed: 02/19/2014

Authorized Person(s) Detail

Name & Address

Title MGRM

STIEGELE, ROBERT B, JR.
811 Coral Ridge Drive
Coral Springs, FL 33071

Title MGRM

HUTSON, ROBERT
811 Coral Ridge Drive
Coral Springs, FL 33071

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Title MGRM

KRONENGOLD, JEFFREY
811 Coral Ridge Drive
Coral Springs, FL 33071

Annual Reports

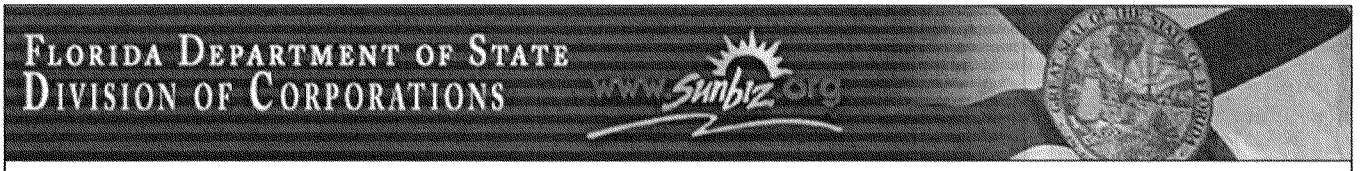
Report Year	Filed Date
2014	02/19/2014
2015	01/29/2015

Document Images

01/29/2015 -- ANNUAL REPORT	View image in PDF format
02/19/2014 -- ANNUAL REPORT	View image in PDF format
06/27/2013 -- Florida Limited Liability	View image in PDF format

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State of Florida, Department of State

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Detail by Entity Name

Florida Limited Liability Company

NARCOOSSEE LAND VENTURES, LLC

Filing Information

Document Number	L13000093349
FEI/EIN Number	90-1001189
Date Filed	06/28/2013
State	FL
Status	ACTIVE

Principal Address

811 Coral Ridge Drive
Coral Springs, FL 33071

Changed: 02/19/2014

Mailing Address

811 Coral Ridge Drive
Coral Springs, FL 33071

Changed: 02/19/2014

Registered Agent Name & Address

KRONENGOLD, JEFFREY
811 Coral Ridge Drive
Coral Springs, FL 33071

Address Changed: 02/19/2014

Authorized Person(s) Detail

Name & Address

Title MGRM

RRJ LAND LLC
811 Coral Ridge Drive
Coral Springs, FL 33071

Title MGRM

TEC DEVELOPMENTS, LLC
370 CENTER POINTE CIRCLE, STE. 1136
ALTAMONTE SPRINGS, FL 32701

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Annual Reports

Report Year	Filed Date
2014	02/19/2014
2015	01/29/2015

Document Images

01/29/2015 -- ANNUAL REPORT	View image in PDF format
02/19/2014 -- ANNUAL REPORT	View image in PDF format
06/28/2013 -- Florida Limited Liability	View image in PDF format

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Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser
www.property-appraiser.org
Osceola County Government Center
2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744
Ph: (407) 742-5000 Fax:(407) 742-4900

Parcel: 17-26-31-0000-0020-0000



Owner Information

Owner Name	NARCOOSSEE LAND VENTURES LLC
Mailing Address	811 CORAL RIDGE DR CORAL SPRINGS, FL 33071
Physical Address	BULLIS RD, SAINT CLOUD
Description	ORCHARDS,GROVES-VAC
Tax District	300 - OSCEOLA COUNTY

Tax Values

Current Values		Certified Values	
Current Value represents working appraised values as of 03/10/2015, which are subject to change prior to certification		**Certified Value represents certified values that appeared on the tax roll as of 10/03/2014**	
Land	$47,800	**Land**	$47,500
AG Benefit	$663,200	**AG Benefit**	$659,100
Extra Features	$0	**Extra Features**	$0
Buildings	$0	**Buildings**	$0
Appraised(just)	$711,000	**Appraised(just)**	$706,600
Assessed(estimated)	$47,800	**Assessed***	$47,500
Exemption(estimated)	$0	**Exemption**	$0
Taxable(estimated)	$47,800	**Taxable**	$47,500
*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**		*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**	

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	4675-0191	$7,042,500	2014-09-30	SW
1	4675-0172	$0	2013-07-29	NC
2	4465-2817	$6,750,000	2013-06-27	SW
3	0342-0662	$195,000	1976-10-14	WD

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Land Information - Total Acreage: 35.55

Land Description	Units	Depth	Land Type	Land Value
CITRUS ACREAGE	7.42	0.00	AC	$8,200
ORANGE GROVE	28.13	0.00	AC	$39,600
MARKET VALUE	35.55	0.00	AC	$711,000

Legal Description

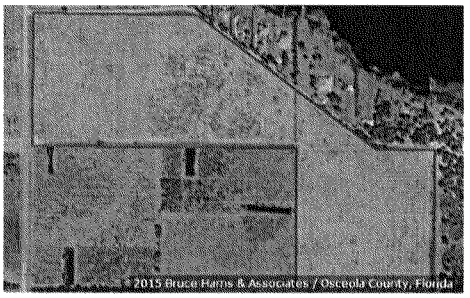
Legal Description

NW 1/4 OF NW 1/4 LESS COM AT NW COR OF 17-26-31, S 221.79 FT TO POB; TO CURVE CONC W, (RADIAL LINE S 73 DEG W) RAD 1, 862.56 FT, DELTA 16 DEG, SLY ALONG CURVE 547.86 FT, S 557.71 FT, W 80 FT TO W/L OF NW 1/4, N 1, 098.31 FT TO POB

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2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744
Ph: (407) 742-5000 Fax:(407) 742-4900

Parcel: 17-26-31-0000-0030-0000



Owner Information

Owner Name	NARCOOSSEE LAND VENTURES LLC
Mailing Address	C/O CENTERLINE HOMES 825 CORAL RIDGE DR CORAL SPRINGS, FL 33071
Physical Address	BULLIS RD, SAINT CLOUD
Description	ORCHARDS,GROVES-VAC
Tax District	300 - OSCEOLA COUNTY

Tax Values

Current Values		Certified Values	
Current Value represents working appraised values as of 03/10/2015, which are subject to change prior to certification		**Certified Value represents certified values that appeared on the tax roll as of 10/03/2014**	
Land	$118,700	**Land**	$118,700
AG Benefit	$2,091,100	**AG Benefit**	$2,091,100
Extra Features	$0	**Extra Features**	$0
Buildings	$0	**Buildings**	$0
Appraised(just)	$2,209,800	**Appraised(just)**	$2,209,800
Assessed(estimated)	$118,700	**Assessed***	$118,700
Exemption(estimated)	$0	**Exemption**	$0
Taxable(estimated)	$118,700	**Taxable**	$118,700
*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**		*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**	

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	4552-2181	$11,000,000	2014-01-02	SW
1	2656-0445	$0	2004-10-25	TD
2	2146-2956	$188,500	2002-11-13	WD
3	1251-0391	$0	1994-09-01	TD
4	0978-2646	$0	1990-07-06	TD
5	0367-0505	$1	1977-08-29	WL
6	0351-0153	$0	1977-02-07	PR

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Land Information - Total Acreage: 110.49

Land Description	Units	Depth	Land Type	Land Value
ORANGE GROVE	60.00	0.00	AC	$107,700
IMPROVED	50.49	0.00	AC	$11,000
MARKET VALUE	110.49	0.00	AC	$2,209,800

Legal Description

Legal Description

SW 1/4 OF NW 1/4 & BEG NW COR OF SE 1/4 OF NW 1/4, S 1320 FT, E 2086.3 FT, N 54 DEG W 2234.85 FT, W 287.03 FT TO POB & NW 1/4 OF SE 1/4 LESS EASEMENT & LESS COM AT NW COR OF SEC, S 1, 320.10 FT TO POB; E 80 FT, S 1, 322.47 FT, N 88 DEG W 80.02 FT, N 1, 320.10 FT TO POB LESS COM AT E 1/4 COR OF SEC 18, S 89 DEG E 80.02 FT TO POB; N 1322.47 FT, E 20 FT, S 1323.07 FT, N 89 DEG W 20.01 FT TO POB

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2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744
Ph: (407) 742-5000 Fax:(407) 742-4900

Parcel: 16-26-31-0000-0040-0000



Owner Information

Owner Name	NARCOOSSEE LAND VENTURES LLC
Mailing Address	C/O CENTERLINE HOMES 811 CORAL RIDGE DR CORAL SPRINGS, FL 33071
Physical Address	MARJORIE RD, SAINT CLOUD
Description	PASTURELAND 1-VAC
Tax District	300 - OSCEOLA COUNTY

Tax Values

Current Values		Certified Values	
Current Value represents working appraised values as of 03/10/2015, which are subject to change prior to certification		**Certified Value represents certified values that appeared on the tax roll as of 10/03/2014**	
Land	$9,500	**Land**	$9,500
AG Benefit	$1,950,500	**AG Benefit**	$1,950,500
Extra Features	$0	**Extra Features**	$0
Buildings	$0	**Buildings**	$0
Appraised(just)	$1,960,000	**Appraised(just)**	$1,960,000
Assessed(estimated)	$9,500	**Assessed***	$9,500
Exemption(estimated)	$0	**Exemption**	$0
Taxable(estimated)	$9,500	**Taxable**	$9,500
*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**		*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**	

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	4626-0132	$6,400,000	2014-07-10	SW
1	0620-0503	$0	1982-12-29	WD
2	0000-0000	$1	1977-07-27	DC
3	0131-0501	$0	1950-07-18	WD
4	0106-0320	$0	1942-03-27	WD
5	0000-0000	$0	1942-03-26	OR
6	0000-0000	$0	1938-11-28	DC
7	0100-0107	$0	1938-05-21	WD
8	0100-0016	$0	1938-04-12	TX
9	0087-0424	$0	1928-05-23	TX
10	0080-0460	$0	1926-09-21	WD
11	0062-0103	$0	1925-04-10	WD
12	0059-0019	$0	1924-04-16	WD
13	0056-0636	$0	1924-04-15	WD
14	0066-0302	$0	1923-10-17	WD
15	0066-0301	$0	1923-10-17	WD
16	0056-0058	$0	1921-10-13	WD
17	0056-0059	$0	1918-03-14	WD
18	0047-0078	$0	1918-03-13	TX
19	0034-0311	$0	1914-05-06	WD

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20	1015-0233	$0	1898-01-28	WD
21	1010-0314	$0	1894-04-12	WD
22	1009-0584	$0	1892-06-18	WD
23	1009-0579	$0	1892-06-17	WD
24	1009-0578	$0	1892-06-16	WD
25	1008-0034	$0	1891-12-10	WD
26	1005-0218	$0	1888-07-09	WD
27	1001-0428	$0	1888-01-20	WD
28	1001-0319	$0	1887-10-08	WD
29	1001-0318	$0	1869-01-30	WD

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Land Information - Total Acreage: 98.00

Land Description	Units	Depth	Land Type	Land Value
IMPROVED	25.00	0.00	AC	$5,400
SWAMP MAR	30.00	0.00	AC	$900
NATIVE	43.00	0.00	AC	$3,200
MARKET VALUE	98.00	0.00	AC	$1,960,000

Legal Description

Legal Description

BEG AT SE COR OF 17-26-31, E 2100 FT, N 19 DEG W 2144 FT, N 48 DEG W 1564.59 FT TO ORDINARY HIGH WATER LINE, ELEVATION 64.1 (NAVD 88), S 46 DEG W 86.20 FT, S 77 DEG W 84.53 FT, S 71 DEG W 41.13 FT, S 55 DEG W 33.88 FT, S 53 DEG W 70.77 FT, S 80 DEG W 28.06 FT, CONT S 80 DEG W 74.35 FT, N 74 DEG W 190.72 FT, N 79 DEG W 217.12 FT, S 89 DEG W 185.48 FT, N 66 DEG W 131.73 FT, S 75 DEG W 22.15 FT, N 37 DEG W 16.47 FT, N 86 DEG W 87.85 FT, N 38 DEG W 40.85 FT, N 79 DEG W 176.71 FT, N 75 DEG W 65.28 FT, N 66 DEG W 53.70 FT, S 86 DEG W 31.40 FT TO W/L OF E 1/4 OF 17-26-31, S 3135.14 FT, E 1309.63 FT TO POB THAT PORTION LYING WITHIN 16-26-31

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Ph: (407) 742-5000 Fax:(407) 742-4900

Parcel: 17-26-31-0000-0060-0000



Owner Information

Owner Name	NARCOOSSEE LAND VENTURES LLC
Mailing Address	911 CORAL RIDGE DR CORAL SPRINGS, FL 33071
Physical Address	HICKORY TREE RD, SAINT CLOUD
Description	ORCHARDS,GROVES-VAC
Tax District	300 - OSCEOLA COUNTY

Tax Values

Current Values		Certified Values	
Current Value represents working appraised values as of 03/10/2015, which are subject to change prior to certification		**Certified Value represents certified values that appeared on the tax roll as of 10/03/2014**	
Land	$90,400	**Land**	$92,300
AG Benefit	$1,387,800	**AG Benefit**	$1,413,500
Extra Features	$0	**Extra Features**	$0
Buildings	$0	**Buildings**	$0
Appraised(just)	$1,478,200	**Appraised(just)**	$1,505,800
Assessed(estimated)	$90,400	**Assessed***	$92,300
Exemption(estimated)	$0	**Exemption**	$0
Taxable(estimated)	$90,400	**Taxable**	$92,300
*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**		*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**	

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	4675-0191	$7,042,500	2014-09-30	SW
1	4675-0172	$0	2013-07-29	NC
2	4465-2817	$6,750,000	2013-06-27	SW
3	0425-0573	$120,000	1979-03-01	WD

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Land Information - Total Acreage: 73.91

Land Description	Units	Depth	Land Type	Land Value
ORANGE GROVE	29.53	0.00	AC	$41,600
CITRUS ACREAGE	44.38	0.00	AC	$48,800
MARKET VALUE	73.91	0.00	AC	$1,478,200

Legal Description

Legal Description

W 1/2 OF SW 1/4 LESS BEG AT SW COR OF 17-26-31, N 2, 640.29 FT, S 88 DEG E 80.02 FT, S 1, 373.47 FT, E 10 FT, S 1, 265.20 FT TO S/L OF SW 1/4, W 90 FT TO POB LESS COM AT E 1/4 COR OF 18-26-31, S 89 DEG E 80.02 FT TO POB; CONT S 89 DEG E 10 FT, S 68.61 FT, W 10.01 FT, N 68.86 FT TO POB & LESS COM AT NW COR OF SW 1/4 17-26-31, E 90.02 FT TO E R/W LINE OF OLD HICKORY TREE RD, S 55.02 FT, E 10 FT TO POB; CONT E 299.13 FT, S 9.50 FT, W 28.62 FT TO POC, CONC SELY, RAD 38 FT, CENT ANG 41 DEG, (CH BEARING S 21 DEG W 26.70 FT), SWLY ALONG CURVE 27.28 FT TO REV CURVE, CONC NWLY, RAD 71 FT, CENT ANG 56 DEG, SWLY ALONG CURVE 69.38 FT, S 141.77 FT, W 141.46 FT TO POC, CONC NWLY, RAD 71 FT, CENT ANG 56 DEG, (CH BEARING S 62 DEG W 66.16 FT), SWLY ALONG CURVE 68.82 FT TO REV CURVE, CONC SELY, RAD 38 FT, CENT ANG 32 DEG, SWLY ALONG CURVE 21.06 FT, S 32.31 FT, W 10 FT, N 304 FT TO POB

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Notice of Encumbrance

To Annex to City of St. Cloud

ARMANDO RAMIREZ OSCEOLA COUNTY, DATE 06/29/2015 09:56:35 AM
FILE # 2015092115 Bk 4800 Pgs 2719-2724 (6 Pgs)REC FEES $52.50

City of St. Cloud (Planning & Zoning)
1300 9th Street
St. Cloud, FL 34769

FOR RECORDING USE ONLY

THIS INSTRUMENT, Made this 11th day of May 2015, between Narcoossee Land Ventures, LLC of the County of Osceola, State of Florida Grantor*, and the CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee:

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below described into the corporate limits of the City of St. Cloud, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 ($1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledges, DOES HEREBY ENCUMBER the below – described real property situate, lying and being in Osceola County, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. Properties located outside the St. Cloud Future Annexation Area are encumbered but final annexation is subject to both the traditional requirements for annexation and receipt of County approval. The subject property is described as:

See "Exhibit A"

Case # 15.20.10 Parcel ID(s) 17-26-31-0000-0030-0000, 17-26-31-0000-0020-0000, 17-26-31-0000-0040-0000, 17-26-31-0000-0060-0000

*Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):

1. _____
Signature

Robert Hutson
Type or print name

2. _____
Signature

_____
Type or print name

WITNESSES (two required):

1. _____
Signature

Leslie Ireland
Type or print name

2. _____
Signature

_____
Type or print name

STATE OF Florida COUNTY OF Orange

The foregoing instrument was acknowledged before me on this 11th day of May, 20 15, by Robert Hutson who is personally known to me or who has produced _____ as identification and who did not take an oath.

SEAL:

Notary Public _____

Type/print name Dawn R. Queen

DAWN R. QUEEN
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF163558
Expires 9/25/2018

Pursuant to Section 695.26(3)(f): This instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer, City Manager, City of St. Cloud, Florida 34769.

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City of ST. CLOUD FLORIDA Soldier City 1911

Celebrating Small Town Life

PUBLIC SERVICES

September 28, 2015

Dewberry Engineers Inc.
Danielle Van De Loo, P.E.
520 S. Magnolia Ave.
Orlando FL 32801

RE: Certificate of Capacity – Twin Lakes Phase I

Dear Danielle Van De Loo:

Please be advised that the City has found that capacity is available and shall be reserved for and allocated to the development identified by DRC Case #15-20.10 and known as Twin Lakes - Phase I. Enclosed please find a copy of the signed Certificate of Capacity.

This Certificate of Capacity is tied to the final development order pursuant to Article 14 of the Land Development Code.

For additional information or assistance relating to water and sewer service, please contact Public Services at (407) 957-7344.

Sincerely yours,

Ada A. Levy
Treatment Compliance/Training Coordinator

Enclosure

C:
Nancy Medina, Public Services
Corey Clough, Public Services
P.Svcs. File #15-20.10

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CITY OF ST. CLOUD
CERTIFICATE OF CAPACITY

Case Number:	**15-20.10**
Project Known as:	**Twin Lakes Phase I**
Location:	East of Hickory Tree Road
Parcel ID:	17-26-31-0000-0030-0000, 17-26-31-0000-0020-0000 17-26-31-0000-0040-0000, 17-26-31-0000-0060-0000
Applicant:	Narcoossee Land Ventures, LLC Robert Hutson 811 Coral Ridge Dr. Coral Springs, FL 33071
Agent:	Dewberry Engineers Inc. Danielle Van De Loo, P.E. 520 S. Magnolia Ave. Orlando, FL 32801
Area of Development:	114.691 acres+/-

Legal Description:

TWIN LAKES PHASE I

DESCRIPTION
A PORTION OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA BEING MORE PARTICULALRY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE RUN S89°38'45" ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 90.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF HICKORY TREE ROAD PER OFFICIAL RECORDS BOOK 3953, PAGE 1367, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE S89°38'45"E, A DISTANCE OF 10.00 FEETTO A POINT ON THE EAST RIGHT OF WAY LINE OF HICKORY TREE ROAD PER OFFICIAL RECORDS BOOK 3835, PAGE 669, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN N00°07'36"E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1269.93 FEET TO A POINT ON THE SOUTH LINE OF BULLIS ROAD A PRIVATE 50 FOOT INGRESS-EGRESS AND DRAINAGE EASEMENT PER OFFICIAL RECORDS BOOK 318, PAGE 244, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN S89°39'40"E ALONG SAID SOUTH LINE, A DISTANCE OF 1574.69 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF BULLIS ROAD A PRIVATE 50 FOOT RIGHT OF WAY EASEMENT PER OFFICIAL RECORDS BOOK 225, PAGE 685 PUBLIC RECORDS OF OSCEOLA COUNTY,

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FLORIDA; THENCE RUN S53°26'17"E ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 1255.37 FEET; THENCE DEPARTING SAID SOUTHWESTERLY LINE RUN S32°52'15"W, A DISTANCE OF 162.76 FEET; THENCE RUN S57°07'45"E, A DISTANCE OF 1.97 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 626.00 FEET, A CENTRAL AGNLE OF 04°06'33", A CHORD BEARING OF S55°04'28"E AND A CHORD DISTANCE OF 44.89 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 44.90 FEET TO THE END OF SAID CURVE; THENCE RUN S36°58'49"W, A DISTANCE OF 52.00 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS 574.00 FEET, A CENTRAL ANGLE OF 00°56'48", A CHORD BEARING OF N53°29'35"W AND A CHORD DISTANCE OF 9.48 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 9.48 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 93°09'45", A CHORD BEARING OF S79°27'08"W AND A CHORD DISTANCE OF 36.32 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 40.65 FEET TO A POINT OF TANGENCY; THENCE RUN S32°52'15"W, A DISTANCE OF 96.19 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 452.00 FEET, A CENTRAL ANGLE OF 18°05'43", A CHORD BEARING OF S47°24'40"E AND A CHORD DISTANCE OF 142.16 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 142.75 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 748.00 FEET, A CENTRAL ANGLE OF 26°59'21", A CHORD BEARING OF S51°51'30"E AND A CHORD DISTANCE OF 349.10 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 352.35 FEET TO THE END OF SAID CURVE; THENCE RUN S49°11'17"E, A DISTANCE OF 303.63 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 726.00 FEET, A CENTRAL ANGLE OF 15°04'21", A CHORD BEARING OF S22°34'27"W AND A CHORD DISTANCE OF 190.43 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 190.98 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 574.00 FEET, A CENTRAL ANGLE OF 16°04'29", A CHORD BEARING OF S23°04'31"W AND A CHORD DISTANCE OF 160.51 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 161.04 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 526.00 FEET, A CENTRAL ANGLE OF 11°30'30", A CHORD BEARING OF S25°21'30"W AND A CHORD DISTANCE OF 105.47 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 105.65 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 452.00 FEET, A CENTRAL ANGLE OF 28°59'20", A CHORD BEARING OF N62°43'12'W AND ACHORD DISTANCE OF 226.26 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 228.69 FEET TO A POINT OF REVERSE CURVATURE OF CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 948.00 FEET, A CENTRAL ANGLE OF 21°38'03", A CHORD BEARING OF N59°02'34"W AND A CHORD DISTANCE OF 355.83 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 357.95 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 352.00 FEET, A CENTRAL ANGLE OF 34°18'54", A CHORD BEARING OF N52°42'08"W AND A CHORD DISTANCE OF 207.68 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 210.82 FEET TO A POINT OF TANGENCY; THENCE RUN N35°32'41"W, A DISTANCE OF 113.92 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 526.00 FEET, A CENTRAL ANGLE OF 02°04'18", A CHORD BEARING OF S53°25'10"W AND A CHORD DISTANCE OF 19.02 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 19.02 FEET TO A POINT OF TANGENCY; THENCE RUN S54°27'19"W, A DISTANCE OF 77.99 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S09°27'19"W AND A CHORD DISTANCE OF 35.36 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A

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DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE RUN S35°32'41"E, A DISTANCE OF 10.00 FEET; THENCE RUN S54°27'19"W, A DISTANCE OF 52.00 FEET; THENCE RUN N35°32'41"W, A DISTANCE OF 41.69 FEET; THENCE RUN S54°27'19"W, A DISTANCE OF 201.80 FEET; THENCE RUN S30°14'15"E, A DISTANCE OF 3.78 FEET TO A POINT OF CURVATURE OF CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS 745.00 FEET, A CENTRAL ANGLE OF 01°19'53", A CHORD BEARING OF S30°54'12"E AND A CHORD DISTANCE OF 17.31 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 17.31 FEET TO THE END OF SAID CURVE; THENCE RUN S58°25'52"W, A DISTANCE OF 110.00 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 855.00 FEET, A CENTRAL ANGLE OF 01°19'53", A CHORD BEARING OF N30°54'12"W AND A CHORD DISTANCE OF 19.87 FEET TO A POINT OF TANGENCY; THENCE RUN N30°14'15"W, A DISTANCE OF 163.67 FEET; THENCE RUN S59°45'45"W, A DISTANCE OF 65.00 FEET; THENCE RUN N30°14'15"W, A DISTANCE OF 90.00 FEET; THENCE RUN N59°45'45"E, A DISTANCE OF 65.00 FEET; THENCE RUN N30°14'15"W, A DISTANCE OF 35.69 FEET TO A POINT OF CURVATURE OF CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS 445.00 FEET, A CENTRAL ANGLE OF 36°14'21", A CHORD BEARING OF N48°21'26"W AND CHORD DISTANCE OF 276.79 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 281.46 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING RADIUS OF 185.00 FEET, A CENTRAL ANGLE OF 28°10'48",A CHORD BEARING OF N80°34'00"W AND A CHORD DISTANCE OF 90.07 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 90.99 FEET TO A POINT OF COMPOUND CURVATURE OF CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS 60.00 FEET, A CENTRAL ANGLE OF 85°20'36", A CHORD BEARING OF S42°40'18"W AND A CHORD DISTANCE OF 81.34 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 89.37 FEET TO THE END OF SAID CURVE; THENCE RUN N90°00'00'W, A DISTANCE OF 111.80 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE OF 14°28'11", A CHORD BEARING OF N15°14'30"W AND A CHORD DISTANCE OF 46.60 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC SAID CURVE, A DISTANCE OF 46.72 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 67°31'24", A CHORD BEARING OF N56°14'18"W AND A CHORD DISTANCE OF 66.69 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 70.71 FEET TO A POINT OF TANGENCY; THENCE RUN N90°00'00"W, A DISTANCE OF 222.06 FEET TO A POINT OF CURVATURE OF CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1385.00 FEET, A CENTRAL ANGLE OF 13°14'58", A CHORD BEARING OF S83°22'31"W AND A CHORD DISTANCE OF 319.57 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 320.28 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 743.00 FEET, A CENTRAL ANGLE OF 13°22'23", A CHORD BEARING OF S83°26'13"W AND A CHORD DISTANCE OF 173.03 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 173.42 FEET TO A POINT OF TANGENCY; THENCE RUN N89°52'36"W, A DISTANCE OF 304.15 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 37°46'57", A CHORD BEARING OF S71°13'56"W AND A CHORD DISTANCE OF 16.19 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 16.49 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF HICKORY TREE ROAD PER OFFICIAL RECORDS BOOK 3953, PAGE 1367 PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN N00°13'06"E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 60.13 FEET TO THE POINT OF BEGINNING.
CONTAINS: 80.702 ACRES MORE OR LESS.

TOGETHER WITH:

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A PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA BEING MORE PARTICULALRY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE RUN N00°07'36"E ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 1319.90 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°39'40"E, A DISTANCE OF 80.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF HICKORY TREE ROAD PER OFFICIAL RECORDS BOOK 1918, PAGE 2958 PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE RUN ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: N00°07'36"E, A DISTANCE OF 561.72 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS 1859.24 FEET, A CENTRAL ANGLE OF 16°51'59", A CHORD BEARING OF N08°18'32"W AND A CHORD DISTANCE OF 545.34 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 547.32 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE RUN N00°07'36"E ALONG SAID WEST LINE, A DISTANCE OF 219.04 FEET TO THE NORTHWEST CORNER OF SAID SECTION 17; THENCE RUN N87°59'43"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 596.74 FEET TO A POINT ON THE SAFE UPLAND LINE OF LIVE OAK LAKE AS PROVIDED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION ON 06/10/14 SAID SAFE UPLAND LINE BEIND THE 64.1 FOOT CONTOUR LINE AS REFERENCED TO THE NAVD OF 1988; THENCE RUN ALONG SAID SAFE UPLAND LINE THE FOLLOWING FIFTEEN (15) COURSES: THENCE S48°55'58"E, A DISTANCE OF 193.20 FEET; THENCE S63°20'37"E, A DISTANCE OF 82.97 FEET; THENCE S57°01'42"E, A DISTANCE OF 67.02 FEET; THENCE S52°12'14"E, A DISTANCE OF 71.33 FEET; THENCE S54°12'14"E, A DISTANCE OF 80.48 FEET; THENCE S63°20'08"E, A DISTANCE OF 83.05 FEET; THENCE S21°45'49"E, A DISTANCE OF 8.16 FEET; THENCE N57°00'54"E, A DISTANCE OF 15.71 FEET; THENCE S56°19'04"E, A DISTANCE OF 28.30 FEET; THENCE S07°27'47"W, A DISTANCE OF 78.98 FEET; THENCE S80°17'34"E, A DISTANCE OF 73.36 FEET; THENCE S39°11'12"E, A DISTANCE OF 31.57 FEET; THENCE S63°05'32"E, A DISTANCE OF 16.72 FEET; THENCE S45°08'19"E, A DISTANCE OF 42.45 FEET; THENCE S52°54'08"E, A DISTANCE OF 138.64 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE RUN S00°10'03"W ALONG SAID EAST LINE, A DISTANCE OF 768.31 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17 AND THE NORTH LINE OF BULLIS ROAD A PRIVATE 50 FOOT INGRESS-EGRESS AND DRAINAGE EASEMENT PER OFFICIAL RECORDS BOOK 318, PAGE 246 PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN N89°39'40"W ALONG SAID SOUTH LINE, A DISTANCE OF 1239.47 FEET TO THE POINT OF BEGINNING.
CONTAINS: 33.989 ACRES MORE OR LESS.

PHASE 1 CONTAINS A TOTAL OF 114.691 ACRES MORE OR LESS.

ASSUMPTIONS/CRITERIA USED IN ASSESSING CAPACITY NEEDS

Square Feet – N/A, Dwelling Units – 223

Residents generated – 554, based on 2.48 Persons per Household

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Pursuant to Article XIV of the City of St. Cloud Land Development Code, a concurrency determination has been made for the above referenced development utilizing the assumptions noted above. The following reservations are assigned to the above referenced project with conditions and expirations as specified below, in accordance with provisions of Article XIV of the City of St. Cloud Land Development Code.

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SANITARY SEWER:
An assessment has been made on the impacts of this development on the City's Sanitary Sewer Treatment and Effluent Disposal System, and sufficient capacity is available to service this development based upon level of service standards as adopted in the City of St. Cloud Comprehensive Plan in effect at the time of issuance of this certificate.

The determination of sufficient capacity is based on an estimate of 60,242 gallons per day generated by this development; based on Concurrency Management Level of Service Guidelines and calculated by:

- 227.33 ERU = 60,242 gpd

POTABLE WATER:
An assessment has been made on the impacts of this development on the City's Potable Water System, and sufficient capacity is available to service this development based upon level of service standards as adopted in the City of St. Cloud Comprehensive Plan in effect at the time of issuance of this certificate. The determination of sufficient capacity is based on an estimate of 68,199 gallons per day generated by this development; based on Concurrency Management Level of Service Guidelines and calculated by:

- 227.33 ERU = 68,199 gpd

CONDITIONS AND EXPIRATION OF RESERVED CAPACITY

This document shall act as a Certificate of Capacity and run with and be tied to the final development order or formal extension of said development order, and expires with the development order pursuant to Article XIV of the Land Development Code. Additional Conditions of Capacity Reservation are as follows:

1. Per Resolution 06-304R, the sewer and water reservation fees are required to be paid prior to the issuance of the Certificate of Capacity. The balance of the water and sewer impact fees and tap fees shall be due at the application for a meter.

2. The City of St. Cloud Development Review Committee is authorized to review and approve all construction plans for this development.

3. All information used in the assessment of capacity is based upon the best available data and Comprehensive Plan adopted Level of Service standards existing at the time of issuance of this certificate. Actual reservations and allocations of capacity are subject to modification in the event additional or more accurate data becomes available or the Comprehensive Plan adopted Level of Service standards are amended.

Signature

September 28, 2015
Date

Treatment Compliance/Training Coordinator
Title

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EXHIBIT "B"

Notice of Encumbrance to Annex to City of St. Cloud

FOR RECORDING USE ONLY

City of St. Cloud (Planning & Zoning)
1300 9th St.
St. Cloud, FL 34769

THIS INSTRUMENT, Made this 16th day of June 2022, between Narcoossee Land Ventures, LLC of the County of Seminole, State of Florida Grantor*, and the CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee:

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below described into the corporate limits of the City of St. Cloud, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 ($1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledges, DOES HEREBY ENCUMBER the below – described real property situate, lying and being in Osceola County, Florida with the absolute consent by GRANTOR that in accordance with applicable law, the real property may be annexed into the city limits of the City of St. Cloud upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. Properties located outside the St. Cloud Future Annexation Area are encumbered but final annexation is subject to both the traditional requirements for annexation and receipt of County approval. The subject property is described as:

Case# 21-00069 Parcel ID(s) 17-26-31-5263-0001-FD10

See Attached Exhibit "A" for Legal Description

Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):

1. _____
Signature

Lawrence B. Pitt, Vice President & General Counsel
Type or print name

2. _____
Signature

_____
Type or print name

WITNESSES (Two required):

1. Michelle Dillon
Signature

MICHELLE DILLON
Type or print name

2. Krystle M Travis
Signature

Krystle M. Travis
Type or print name

STATE OF FLORIDA COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me by means of physical presence on this 16th day of June, 2022, by LAWRENCE B. PITT, as VP & General Counsel for Narcoossee Land Ventures, LLC who is personally known to me or who has produced _____ as identification and who did not take an oath.

SEAL:

MICHELLE RAE TURNER DILLON
Commission # HH 127491
Expires July 13, 2025
Bonded Thru Budget Notary Services

Notary Public Michelle Rae Turner Dillon Type/print name MICHELLE RAE TURNER DILLON

Pursuant to Section 695.26(3)(f): This instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer, City Manager, City of St. Cloud, Florida 34769.

Exhibit "A"

Legal Description

A PORTION OF TRACT FD-1, TWIN LAKES CONNECTOR ROAD ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGES 186-193, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING LOCATED IN SECTION 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 22, TWIN LAKES PHASE 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGES 172-178 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID TWIN LAKE PHASE 1, N32°52'15"E, A DISTANCE OF 162.76 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF BULLIS ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 4900, PAGE 2827, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE ALONG SAID SOUTHWESTERLY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES; S53°26'17"E A DISTANCE OF 895.13 FEET; THENCE S89°38'45"E, A DISTANCE OF 586.97 FEET; THENCE DEPARTING SAID SOUTHWESTERLY LINE, RUN S00°04'08"E, A DISTANCE OF 40.00 FEET; THENCE S73°38'47"E, A DISTANCE OF 47.96 FEET; THENCE S16°21'13"W, A DISTANCE OF 124.52 FEET; THENCE S73°38'47"E, A DISTANCE OF 52.00 FEET; THENCE S16°21'13"W, A DISTANCE OF 16.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S28°38'47"E AND A CHORD DISTANCE OF 35.36 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE S16°21'13"W, A DISTANCE OF 52.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S61°21'13"W AND A CHORD DISTANCE OF 35.36 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF39.27 FEET TO THE POINT OF TANGENCY; THENCE S16°21'13"W, A DISTANCE OF 192.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S28°38'47"E AND A CHORD DISTANCE OF 35.36 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE S16°21'13"W, A DISTANCE OF 52.00 FEET TO A POINT ON A NONTANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S61°21'13"W AND A CHORD DISTANCE OF 35.36 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE S16°21'13"W, A DISTANCE OF 192.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S28°38'47"E AND A CHORD DISTANCE OF 35.36 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE S73°38'47"E, A DISTANCE OF 4.00 FEET; THENCE S16°21'13"W, A DISTANCE OF 52.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S61°21'13"W AND A CHORD DISTANCE OF 35.36 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE S16°21'13"W, A DISTANCE OF 4.22 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 13°07'26", A CHORD BEARING OF S09°47'30"W AND A CHORD DISTANCE OF 107.42 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 107.66 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 186.00 FEET, A CENTRAL ANGLE OF 04°09'23", A CHORD BEARING OF S01°09'06"W AND A CHORD DISTANCE OF 13.49 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 13.49 FEET TO THE END OF SAID CURVE; THENCE N89°04'25"E, A DISTANCE OF 5.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 181.00 FEET, A CENTRAL ANGLE OF 24°48'06", A CHORD BEARING OF S13°19'38"E AND A CHORD DISTANCE OF 77.74 FEET; THENCE

RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 78.35 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 27°54'35", A CHORD BEARING OF S11°46'24"E AND A CHORD DISTANCE OF 50.64 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 51.15 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 14°10'20", A CHORD BEARING OF S09°16'03"W AND A CHORD DISTANCE OF 138.16 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 138.52 FEET TO THE POINT OF TANGENCY; THENCE S16°21'13"W, A DISTANCE OF 16.41 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 06°51'37", A CHORD BEARING OF S12°55'25"W AND A CHORD DISTANCE OF 21.54 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 21.55 FEET TO THE END OF SAID CURVE; THENCE N81°01'00"W, A DISTANCE OF 4.80 FEET; THENCE N80°31'11"W, A DISTANCE OF 56.94 FEET; THENCE N73°38'47"W, A DISTANCE OF 60.00 FEET TO A POINT ON THE EAST LINE OF TRACT SWN-16, OF AFOREMENTIONED PLAT OF TWIN LAKES CONNECTOR ROAD; THENCE ALONG THE EAST LINE OF TRACT SWN-16 AND THE NORTH LINE OF TRACT SWN-16 AND OSN-1 THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES; N16°21'13"E, A DISTANCE OF 45.35 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 12°15'31", A CHORD BEARING OF N10°13'27"E AND A CHORD DISTANCE OF 93.96 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 94.14 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 18°46'59", A CHORD BEARING OF N13°29'11"E AND A CHORD DISTANCE OF 34.27 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 34.42 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 181.00 FEET, A CENTRAL ANGLE OF 24°21'49", A CHORD BEARING OF N10°41'46"E AND A CHORD DISTANCE OF 76.39 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 76.97 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 07°47'20", A CHORD BEARING OF N02°24'32"E AND A CHORD DISTANCE OF 72.67 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 72.73 FEET TO THE END OF SAID CURVE; THENCE N83°10'01"W, A DISTANCE OF 40.81 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 693.81 FEET, A CENTRAL ANGLE OF 19°48'38", A CHORD BEARING OF N89°41'35"W AND A CHORD DISTANCE OF 238.70 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 239.89 FEET TO THE END OF SAID CURVE; THENCE S82°47'19"W, A DISTANCE OF 17.84 FEET; THENCE S82°43'26"W, A DISTANCE OF 343.79 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 758.58 FEET, A CENTRAL ANGLE OF 47°37'36", A CHORD BEARING OF N73°42'33"W AND A CHORD DISTANCE OF 612.56 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 630.56 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 651.03 FEET, A CENTRAL ANGLE OF 23°00'28", A CHORD BEARING OF N58°09'04"W AND A CHORD DISTANCE OF 259.67 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 261.43 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 666.00 FEET, A CENTRAL ANGLE OF 34°06'36", A CHORD BEARING OF N52°36'00"W AND A CHORD DISTANCE OF 390.66 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 396.49 FEET TO THE END OF SAID CURVE; THENCE N35°32'41"W, A DISTANCE OF 115.95 FEET TO THE EASTERLY LINE OF AFOREMENTIONED TWIN LAKE PHASE 1; THENCE RUN ALONG THE SOUTHEASTERLY, SOUTHWESTERLY AND NORTHEASTERLY LINES OF SAID TWIN LAKES PHASE 1 THE FOLLOWING TWENTY THREE (23) COURSES AND DISTANCES: N54°27'19"E, A DISTANCE OF 126.00 FEET; THENCE S35°32'41"E, A DISTANCE OF 41.69 FEET; THENCE N54°27'19"E, A DISTANCE OF 52.00 FEET; THENCE N35°32'41"W, A DISTANCE OF 10.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N09°27'19"E AND A CHORD DISTANCE OF 35.36 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE N54°27'19"E, A DISTANCE OF 77.99 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 526.00 FEET, A CENTRAL ANGLE OF

02°04'18", A CHORD BEARING OF N53°25'10"E AND A CHORD DISTANCE OF 19.02 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 19.02 FEET TO THE POINT OF TANGENCY; THENCE S35°32'41"E, A DISTANCE OF 113.92 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 352.00 FEET, A CENTRAL ANGLE OF 34°18'54", A CHORD BEARING OF S52°42'08"E AND A CHORD DISTANCE OF 207.68 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 210.82 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 948.00 FEET, A CENTRAL ANGLE OF 21°38'03", A CHORD BEARING OF S59°02'34"E AND A CHORD DISTANCE OF 355.83 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 357.95 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 452.00 FEET, A CENTRAL ANGLE OF 28°59'20", A CHORD BEARING OF S62°43'12"E AND A CHORD DISTANCE OF 226.26 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 228.69 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 526.00 FEET, A CENTRAL ANGLE OF 11°30'30", A CHORD BEARING OF N25°21'30"E AND A CHORD DISTANCE OF 105.47 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 105.65 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 574.00 FEET, A CENTRAL ANGLE OF 16°04'29", A CHORD BEARING OF N23°04'31"E AND A CHORD DISTANCE OF 160.51 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 161.04 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 726.00 FEET, A CENTRAL ANGLE OF 15°04'21", A CHORD BEARING OF N22°34'27"E AND A CHORD DISTANCE OF 190.43 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 190.98 FEET TO THE END OF SAID CURVE; THENCE N49°11'17"W, A DISTANCE OF 303.63 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 748.00 FEET, A CENTRAL ANGLE OF 26°59'21", A CHORD BEARING OF N51°51'30"W AND A CHORD DISTANCE OF 349.10 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 352.35 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 452.00 FEET, A CENTRAL ANGLE OF 18°05'43", A CHORD BEARING OF N47°24'40"W AND A CHORD DISTANCE OF 142.16 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 142.75 FEET TO THE END OF SAID CURVE; THENCE N32°52'15"E, A DISTANCE OF 96.19 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 93°09'45", A CHORD BEARING OF N79°27'08"E AND A CHORD DISTANCE OF 36.32 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 40.65 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 574.00 FEET, A CENTRAL ANGLE OF 00°56'48", A CHORD BEARING OF S53°29'35"E AND A CHORD DISTANCE OF 9.48 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 9.48 FEET TO THE END OF SAID CURVE; THENCE N36°58'49"E, A DISTANCE OF 52.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 626.00 FEET, A CENTRAL ANGLE OF 04°06'33", A CHORD BEARING OF N55°04'28"W AND A CHORD DISTANCE OF 44.89 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 44.90 FEET TO THE END OF SAID CURVE; THENCE N57°07'45"W, A DISTANCE OF 1.97 FEET TO THE POINT OF BEGINNING.

KELVIN SOTO, ESQ. OSCEOLA COUNTY, DATE 04/20/2022 01:55:47 PM
FILE # 2022062071 BK 6197 Pgs 1315-1343 (29 Pgs)REC FEES $248.00

WATER & WASTEWATER SERVICE AGREEMENT

This document constitutes an agreement between the City of St. Cloud, hereinafter referred to as **CITY**, a municipality of the State of Florida, and Narcoossee Land Ventures, LLC a Florida corporation and its successors or assigns, hereby referred to as **OWNER.**

WITNESSETH

Whereas, OWNER is proposing to develop Twin Lakes Phase 4A & 4B, which is located on real property (the "Property") described on Exhibit 'A', attached hereto and by this reference made a part hereof; and

Whereas, the Property is located in the unincorporated area of Osceola County and the OWNER is requesting water and sewer service from the CITY; and

Whereas, as a condition of CITY providing said water and sewer service to the Property, OWNER is to extend water and sewer lines to serve the Property and lines and appurtenances must be sized and constructed in accordance with the minimum requirements of CITY Land Development Regulations and to meet the flow demands for the development; and

Whereas, the CITY may, at the sole option of the CITY, elect to enlarge or oversize the water and/or sewer lines and appurtenances in order to provide additional capacity to other properties; and

Whereas, as a condition of the provision of water and sewer service to the Property by the CITY, OWNER agrees that this Agreement shall constitute an unconditional application to annex the Property into the City of St. Cloud, if CITY chooses to do so; and

Whereas, OWNER and CITY are entering into this Agreement to set forth the terms and conditions under which water and sewer service shall be extended and sized.

NOW THEREFORE, in consideration of the mutual promises and covenants hereinafter contained, the parties do hereby agree as follows:

Section 1. OFF-SITE WATER/SEWER – Each and all of the foregoing premises are incorporated into and constitute a part of this Agreement.

1.1 CITY shall provide water and sewer service for the Property.

1.2 OWNER shall connect to the existing City system at connection point or points approved by CITY.

1.3 CITY shall provide only the quantity of reuse water to the Property for landscape irrigation and other non-potable water uses equal to the quantity of wastewater actually generated by the development of the Property. The OWNER shall provide a landscape and irrigation plan, acceptable to the CITY that demonstrates the ability of the OWNER to COMPLY with this condition, to include, at a minimum, the installation of a master irrigation meter to record the total reuse water use on the Property.

1.4 The route of any off site lines shall be according to engineering plans produced by OWNER and approved by the CITY.

1.5 The OWNER shall construct the facilities, lines and appurtenances necessary to serve the development and provide such documentation necessary for the CITY to ascertain that the lines shall meet the minimum line size requirements as specified by the CITY Land Development

Regulations.

1.6 The OWNER shall be responsible for the construction of all on site and off site lines and appurtenances to serve the project. No building permits shall be applied for or issued until water and sewer are provided to the site or until a bond or letter of credit, acceptable to CITY, is in place to guarantee completion of off-site improvements. No Certificate of Occupancy shall be applied for or issued until water and sewer extensions have been completed and accepted by the CITY.

1.7 The OWNER shall be responsible for all costs of onsite and offsite improvements, including but not limited to design, material, permitting and installation of sufficient size lines, lift stations and other appurtenances necessary to allow the CITY to serve the Property.

1.8 If the CITY chooses to oversize lines the OWNER and CITY shall agree on the cost difference, which will be the responsibility of the CITY, prior to commencement of construction.

1.9 The OWNER shall be responsible for all costs including design, permitting, materials and construction of the water and sewer lines and appurtenances, both on site and off site, required to serve the Property.

Section 2. DEVELOPMENT STANDARDS

2.1 Except as set forth below, the property will be designed and developed according to Osceola County LDC and in substantial accordance with the approved SDP21-0110 from the County. In the event of conflict between this Agreement and the Osceola Land Development Code, this Agreement shall prevail.

2.2 In addition to the foregoing, the Property shall be developed as follows:

2.2.1 The garages for each home will be setback a minimum of 25' to ensure adequate parking depths on driveways.

2.2.2 Each Single Family Residence shall maintain four and a half (4.5) parking spaces per residence (2 in garage and 2 in driveway with the remainder in any on-street parking and public amenity areas).

2.2.3 A minimum of two (2) trees shall be required per lot. If a required street tree is located within a lot's boundary, that tree will count toward the two tree minimum.

2.2.4 Each Single Family Residence shall have a minimum of 1,500 of air conditioned living area, excluding the garage.

2.2.5 Air conditioner pads will be installed with a minimum of 10 feet stagger to provide for drainage and accessibility.

2.2.6 Crosswalks with ADA approved surfaces are required at all intersections, in all directions, where a sidewalk is present.

2.2.7 The homeowners association governing documents shall include a prohibition on on-street parking.

2.2.8 Architectural elevations and façade of homes shall vary from adjacent homes.

Section 3. ANNEXATION

3.1 OWNER agrees that CITY may annex the Property into the City of St. Cloud, if CITY, in its sole discretion, chooses to do so. In conjunction herewith, OWNER shall provide to CITY a Notice of Encumbrance to Annex Property in a form substantially in compliance with the form set forth in Exhibit "B", attached hereto and incorporated herein. The CITY shall record this Notice in the public records of Osceola County, whereupon it is agreed it shall serve as an enforceable encumbrance on the real property described in Exhibit "A". The Notice of Encumbrance shall be executed by all owners of the real property described in Exhibit "A" and shall be accompanied, at OWNER'S expense, by a current certificate of title or opinion letter acceptable to CITY and issued by a licensed title company or attorney identifying all owners in interest of the real property. All land transfers by OWNER shall contain a deed restriction or covenant noting the existence of this encumbrance to annex, such restriction to be recorded as a covenant to run with the land.

3.2 This agreement shall be recorded in the Public Records of Osceola County, Florida at cost to OWNER, and this agreement, upon recording, shall constitute an irrevocable application by the undersigned owner to annex the property described on Exhibit 'A', attached hereto, into the City of St. Cloud, which right to annex the City may exercise at any time in the future.

Section 4. SEVERABILITY

In the event that any provision of this agreement shall be held invalid or unenforceable, the provision shall be deleted from this agreement without affecting in any respect whatsoever the validity of the remainder of this agreement.

Section 5. NOTICES

All notices, demands, or other writings required to be given or made or sent in this Agreement, or which may be given or made or sent, by either party to the other, shall be deemed to have been fully given or made or sent when in writing and addressed as follows:

CITY

City of St. Cloud
City Manager
1300 Ninth Street
St. Cloud, Fl 34769

OWNER

Narcoossee Land Ventures, LLC
370 CenterPointe Cir., Suite 1136
Altamonte Springs, FL 32701

Section 6. AMENDMENTS

Any amendment to this agreement is not effective unless the amendment is in writing and signed by all parties.

Section 7. VENUE AND ATTORNEY FEES

The parties expressly agree that in the event that any litigation arising out of this agreement shall be exclusively filed in Osceola County Circuit Court. Further that in the event of such litigation, the prevailing party shall be entitled to recover its reasonable attorney fees at all levels including appeal and bankruptcy.

Section 8. EFFECTIVE DATE

The effective date of this agreement shall be the date that it is last executed by a party as set forth below.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the date listed below. CITY through its City Manager, authorized to execute same by City Council action, and OWNER through Narcoossee Land Ventures LLC.

DATED this 14th day of April, 2022.

CITY OF ST. CLOUD

William Sturgeon, City Manager

ATTEST:

Linda Jaworski, City Clerk

Approved on 10/14/22 ccm

Narcoossee Land Ventures, LLC,
a Florida limited liability company

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

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 13th day of September, 2021 by Lawrence B. Pitt, Vice President and General Counsel of Narcoossee Land Ventures, LLC, a Florida limited liability company, on behalf of the limited liability company. He is personally known to me.

[Notary Seal]

_____
Notary Public

_____
Name typed, printed or stamped

My Commission Expires: Nov 6, 2024



EXHIBIT "A"

EXHIBIT "A"

Twin Lakes Phase 4A in the public records of Osceola County, FL also known as:

A PORTION OF LANDS LYING IN SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, BEING A PORTION OF TRACT FD-2, TWIN LAKES CONNECTOR ROAD ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 186-193 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE S89°43'11"E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 2512.32 FEET TO THE SOUTHEAST CORNER OF TRACT OS-39, TWIN LAKES PHASE 2D ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK _____, PAGES _____ OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE RUN ALONG THE EAST LINE OF SAID TWIN LAKES PHASE 2D THE FOLLOWING FOUR (4) COURSES: N00°16'49E, A DISTANCE OF 247.76 FEET; THENCE N89°43'11"W, A DISTANCE OF 12.80 FEET; THENCE N00°16'49"E, A DISTANCE OF 179.69 FEET; THENCE N03°52'35"W, A DISTANCE OF 62.76 FEET TO THE SOUTHEAST CORNER OF LOT 841, TWIN LAKES PHASE 2C ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGES 2-7 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 647.00 FEET, A CENTRAL ANGLE OF 10°56'36", A CHORD BEARING OF N11°59'22"W AND A CHORD DISTANCE OF 123.39 FEET; THENCE RUN ALONG THE EASTERLY LINE OF SAID TWIN LAKES PHASE 2C THE FOLLOWING THREE (3) COURSES: NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 123.57 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 647.00 FEET, A CENTRAL ANGLE OF 15°26'18", A CHORD BEARING OF N09°44'31"W AND A CHORD DISTANCE OF 173.81 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 174.33 FEET THE END OF SAID CURVE; THENCE N00°16'49"E, A DISTANCE OF 52.00 FEET; THENCE DEPARTING SAID EASTERLY LINE, RUN S89°43'11"E, A DISTANCE OF 97.84 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 84°41'21", A CHORD BEARING OF N47°56'08"E AND A CHORD DISTANCE OF 33.68 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 36.95 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 526.00 FEET, A CENTRAL ANGLE OF 02°11'24", A CHORD BEARING OF N06°41'10"E AND A CHORD DISTANCE OF 20.10 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.11 FEET TO THE END OF SAID CURVE; THENCE S82°13'08"E, A DISTANCE OF 172.00 FEET; THENCE N13°17'32"E, A DISTANCE OF 67.99 FEET; THENCE N24°18'51"E, A DISTANCE OF 67.99 FEET; THENCE N35°22'43"E, A DISTANCE OF 67.77 FEET; THENCE N55°38'00"E, A DISTANCE OF 74.49 FEET; THENCE N83°50'15"E, A DISTANCE OF 80.48 FEET; THENCE S81°52'33"E, A DISTANCE OF 73.18 FEET; THENCE S77°14'29"E, A DISTANCE OF 85.31 FEET; THENCE S69°25'58"E, A DISTANCE OF 78.65 FEET; THENCE S60°07'47"E, A DISTANCE OF 74.19 FEET; THENCE

S10°27'14"E, A DISTANCE OF 81.78 FEET; THENCE S06°30'21"W, A DISTANCE OF 76.03 FEET; THENCE S03°22'05"W, A DISTANCE OF 38.01 FEET; THENCE S00°13'50"W, A DISTANCE OF 76.03 FEET; THENCE N88°39'42"E, A DISTANCE OF 120.52 FEET TO A POINT TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1268.00 FEET, A CENTRAL ANGLE OF 00°17'39", A CHORD BEARING OF N01°11'28"W AND A CHORD DISTANCE OF 6.51 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 6.51 FEET TO THE END OF SAID CURVE; THENCE N88°57'21"E, A DISTANCE OF 176.50 FEET TO A POINT ON THE WEST LINE OF TRACT OSN-3 OF THE AFORESAID TWIN LAKE CONNECTOR ROAD PLAT, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1091.50 FEET, A CENTRAL ANGLE OF 01°17'42", A CHORD BEARING OF S01°41'30"E AND A CHORD DISTANCE OF 24.67 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 24.67 FEET TO THE SOUTHWEST CORNER OF SAID TRACT OSN-3 BEING THE END OF SAID CURVE; THENCE N84°46'21"E ALONG THE SOUTH LINE OF SAID TRACT OSN-3, A DISTANCE OF 38.15 FEET TO A POINT ON THE WEST LINE OF SAID TRACT DEDN-2 OF THE AFORESAID TWIN LAKES CONNECTOR ROAD PLAT; THENCE S05°13'39"E ALONG SAID WESTERLY LINE OF SAID TRACT DEDN-2, A DISTANCE OF 110.00 FEET TO A POINT ON THE NORTHERLY LINE OF TRACT OSN-6 OF THE AFORESAID TWIN LAKES CONNECTOR ROAD PLAT; THENCE S84°46'21"W ALONG THE NORTH LINE OF SAID TRACT OSN-6, A DISTANCE OF 34.65 FEET TO THE NORTHWEST CORNER OF SAID TRACT OSN-6, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1088.00 FEET, A CENTRAL ANGLE OF 08°34'08", A CHORD BEARING OF S12°24'34"E AND A CHORD DISTANCE OF 162.57 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND THE WESTERLY LINE OF SAID TRACT OSN-6 THE FOLLOWING SEVEN (7) COURSES: A DISTANCE OF 162.72 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 912.00 FEET, A CENTRAL ANGLE OF 11°27'26", A CHORD BEARING OF S10°57'55"E AND A CHORD DISTANCE OF 182.07 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 182.37 FEET TO THE END OF SAID CURVE; THENCE S89°10'35"E, A DISTANCE OF 30.28 FEET; THENCE S00°49'25"W, A DISTANCE OF 62.00 FEET; THENCE N89°10'35"W, A DISTANCE OF 15.00 FEET; THENCE S00°49'25"W, A DISTANCE OF 117.65 FEET; THENCE S89°33'33"E, A DISTANCE OF 38.30 FEET; THENCE S00°29'57"W, A DISTANCE OF 55.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT FD-2 BEING ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 17; THENCE N89°33'33"W ALONG THE SOUTH OF SAID TRACT FD-2 ALSO BEING SAID SOUTH SECTION LINE, A DISTANCE OF 1046.57 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE N89°43'11"W ALONG SAID SOUTH LINE OF SAID TRACT FD-2, AND BEING THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 129.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,014,088 SQUARE FEET OR 23.28 ACRES MORE OR LESS.

Twin Lakes Phase 4B in the public records of Osceola County, FL also known as:

A PORTION OF TRACT FD-2, TWIN LAKES CONNECTOR ROAD ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 186-193 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

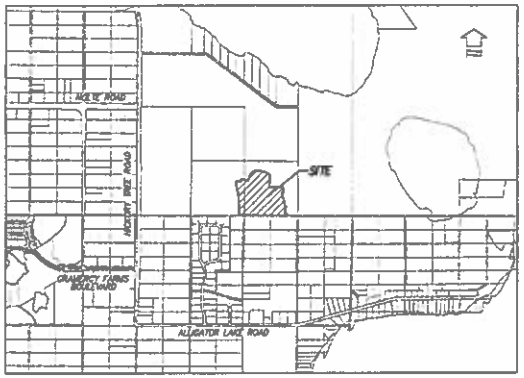
COMMENCE AT THE SOOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE S89°43'11"E ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 2512.32 FEET TO THE SOUTHEAST CORNER OF TRACT OS-39, TWIN LAKES PHASE 2D ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK _____, PAGES _____ OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN ALONG THE EAST LINE OF SAID TWIN LAKES PHASE 2D THE FOLLOWING FOUR (4) COURSES: N00°16'49E, A DISTANCE OF 247.76 FEET; THENCE N89°43'11"W, A DISTANCE OF 12.80 FEET; THENCE N00°16'49"E, A DISTANCE OF 179.69 FEET; THENCE N03°52'35"W, A DISTANCE OF 62.76 FEET TO THE SOUTHEAST CORNER OF LOT 841, TWIN LAKES PHASE 2C ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGES 2-7 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA POINT BEING ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 647.00 FEET, A CENTRAL ANGLE OF 10°56'36", A CHORD BEARING OF N11°59'22"W AND A CHORD DISTANCE OF 123.39 FEET; THENCE RUN ALONG THE EASTERLY LINE OF SAID TWIN LAKES PHASE 2C THE FOLLOWING THREE (3) COURSES: NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 123.57 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 647.00 FEET, A CENTRAL ANGLE OF 15°26'18", A CHORD BEARING OF N09°44'31"W AND A CHORD DISTANCE OF 173.81 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 174.33 FEET TO A POINT OF NON TANGENCY; THENCE N00°16'49"E, A DISTANCE OF 52.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 647.00 FEET, A CENTRAL ANGLE OF 18°19'10", A CHORD BEARING OF N11°44'35"E AND A CHORD DISTANCE OF 205.99 FEET; THENCE CONTINUE ALONG THE EASTERLY LINE OF SAID TWIN LAKES PHASE 2C THE FOLLOWING FIVE (5 COURSES: NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 206.87 FEET TO A POINT OF NON TANGENCY; THENCE N19°48'38"E, A DISTANCE OF 186.31 FEET; THENCE N66°43'12"E, A DISTANCE OF 64.74 FEET TO A POINT BEING ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 447.00 FEET, A CENTRAL ANGLE OF 31°36'09", A CHORD BEARING OF N58°14'17"E AND A CHORD DISTANCE OF 243.44 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 246.55 FEET TO A POINT OF NON TANGENCY; THENCE N18°45'58"E, A DISTANCE OF 6.07 FEET TO A POINT BEING ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 452.00 FEET, A CENTRAL ANGLE OF 13°22'45", A CHORD BEARING OF N81°10'01"E AND A CHORD DISTANCE OF 105.31 FEET; THENCE DEPART THE EASTERLY LINE OF SAID TWIN LAKES PHASE 2C NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 105.55 FEET TO A POINT OF NON TANGENCY; THENCE N87°51'23"E, A DISTANCE OF 53.60 FEET; THENCE S81°10'15"E, A DISTANCE OF 109.91 FEET TO A

POINT BEING ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 901.00 FEET, A CENTRAL ANGLE OF 20°37'11", A CHORD BEARING OF S70°51'40"E AND A CHORD DISTANCE OF 322.51 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 324.25 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1599.00 FEET, A CENTRAL ANGLE OF 08°56'13", A CHORD BEARING OF S65°01'11"E AND A CHORD DISTANCE OF 249.16 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 249.41 FEET TO A POINT OF NON TANGENCY; THENCE RUN S20°41'28"W, A DISTANCE OF 122.00 FEET TO A POINT BEING ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1721.00 FEET, A CENTRAL ANGLE OF 00°28'16", A CHORD BEARING OF S69°42'40"E AND A CHORD DISTANCE OF 14.15 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 14.15 FEET TO A POINT OF NON TANGENCY; THENCE S20°13'11"W, A DISTANCE OF 51.97 FEET; THENCE RUN S70°10'34"E, A DISTANCE OF 23.89 FEET TO A POINT BEING ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1091.50 FEET, A CENTRAL ANGLE OF 15°13'01", A CHORD BEARING OF S06°33'52"W AND A CHORD DISTANCE OF 289.03 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 289.89 FEET TO A POINT OF NON TANGENCY; THENCE S88°57'21"W, A DISTANCE OF 176.50 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1268.00 FEET, A CENTRAL ANGLE OF 00°17'39", A CHORD BEARING OF S01°11'28"E AND A CHORD DISTANCE OF 6.51 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 6.51 FEET TO THE END OF SAID CURVE; THENCE S88°39'42"W, A DISTANCE OF 120.52 FEET; THENCE N00°13'50"E, A DISTANCE OF 76.03 FEET; THENCE N03°22'05"E, A DISTANCE OF 76.03 FEET; THENCE N06°30'21"E, A DISTANCE OF 76.03 FEET; THENCE N10°27'14"W, A DISTANCE OF 81.78 FEET; THENCE N60°07'47"W, A DISTANCE OF 74.19; THENCE N69°25'58"W, A DISTANCE OF 78.65 FEET; THENCE N77°14'29"W, A DISTANCE OF 85.31 FEET; THENCE N81°52'33"W, A DISTANCE OF 73.18 FEET; S83°50'15"W, A DISTANCE OF 80.48 FEET, THENCE S55°38'00"W, A DISTANCE OF 74.49 FEET; THENCE S35°22'43"W, A DISTANCE OF 67.77 FEET; THENCE S24°18'51"W, 67.99 FEET; THENCE S13°17'32"W, A DISTANCE OF 67.99 FEET; THENCE N82°13'08"W, A DISTANCE OF 172.00 FEET TO A POINT BEING ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 526.00 FEET, A CENTRAL ANGLE OF 02°11'24", A CHORD BEARING OF S06°41'10"W AND A CHORD DISTANCE OF 20.10 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.11 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 84°41'21", A CHORD BEARING OF S47°56'08"W AND A CHORD DISTANCE OF 33.68 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 36.95 FEET TO A POINT OF TANGENCY; THENCE N89°43'11"W 97.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 444,428 SQUARE FEET OR 10.20 ACRES MORE OR LESS.

LEGEND AND ABBREVIATIONS:

	BREAK
±	MORE OR LESS
EL.	ELEVATION
LB	LICENSED BUSINESS
NO.	NUMBER
LS	LAND SURVEYOR
ID	IDENTIFICATION
ORB	OFFICIAL RECORDS BOOK
℄	CENTERLINE
R	RADIUS
L	ARC LENGTH
Δ	DELTA (CENTRAL ANGLE)
CH	CHORD LENGTH
CB	CHORD BEARING
POC	POINT ON CURVE
POL	POINT ON LINE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRT	POINT OF NON TANGENCY
PI	POINT OF INTERSECTION
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
PB	PLAT BOOK
ORB	OFFICIAL RECORDS BOOK
PG(S)	PAGE(S)
R/W	RIGHT OF WAY
ESMT	EASEMENT
SIR	SET IRON
FIRO	FOUND
REC	RECORDED
CCR	CERTIFIED CORNER RECORD
RLS	REGISTERED LAND SURVEYOR
CM	CONCRETE MONUMENT
IRC	IRON ROD AND CAP
IR	IRON ROD
IP	IRON PIPE
CLF	CHAIN LINK FENCE
SECTION 89-18-19	SECTION 89 TOWNSHIP 18 SOUTH, RANGE 19 EAST
⊞	FOUND 4"x4" CONCRETE MONUMENT (PRM LB 6011) UNLESS OTHERWISE NOTED
○	FOUND NAIL AS NOTED
⊕	FOUND NAIL & DISK AS NOTED
⊕	SET NAIL & DISK (LB 6011)
●	FOUND IRON ROD & CAP AS NOTED
●	FOUND IRON ROD AS NOTED
⊕	SET 5/8" IRON ROD & CAP (LB 6011)
⊕	CONTROL/BENCHMARK AS DESCRIBED
⊏	CURB INLET/ GRATE
⊕ ⊞	CATCH BASIN
⊙	STORM MANHOLE
⊕	SANITARY MANHOLE
⊕	SANITARY CLEANOUT
⊕	ELEC MH/ MANHOLE
⊕	ELECTRIC METER
⊕	ELECTRIC RISER BOX
⊕	CABLE TELEVISION RISER BOX
⊕	TELEPHONE RISER BOX
⊕	UTILITY RISER
⊕	HAND PULL BOX
⊕	WELL
⊕	WATER SPIGOT
⊕	IRRIGATION CONTROL VALVE
⊕	WATER METER
⊕	WATER VALVE
⊕	RECLAIM WATER VALVE
⊕	FIRE HYDRANT
AC	AIR CONDITIONER PAD
⊕	GAS VALVE
⊕	GAS METER
⊕	GAS LINE MARKER
⊕	CONCRETE UTILITY POLE
⊕	METAL UTILITY POLE
⊕	WOOD UTILITY POLE
⊕	UTILITY POLE GUY ANCHOR
⊕	LIGHT POLE
⊕	SPOT/GROUND LIGHT
⊕	ELECTRIC TRANSFORMER
⊕	WE/LAND FLAG
⊕	SIGN
⊕	BOLLARD
⊕	FLAG POLE
⊕	MAILBOX
	HEDGE ROW
	LINE BREAK
	FENCE LINE AS NOTED
	OVERHEAD UTILITY LINE
	APPROXIMATE TOP OF BANK
	APPROXIMATE TOE OF SLOPE



VICINITY MAP
(NOT TO SCALE)

LEGAL DESCRIPTION:

A PORTION OF LANDS LYING IN SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, BEING A PORTION OF TRACT FD-2, TWIN LAKES CONNECTOR ROAD ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK ____, PAGE ____ OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE S89°45'11"E, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 359.33 FEET TO THE SOUTHEAST CORNER OF TRACT OD-30, TWIN LAKES PHASE 3D ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK ____, PAGES ____ OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE RUN ALONG THE EAST LINE OF SAID TWIN LAKES PHASE 3D THE FOLLOWING FOUR (4) COURSES: N00°14'49"E, A DISTANCE OF 244.79 FEET; THENCE N89°45'11"W, A DISTANCE OF 13.66 FEET; THENCE N00°14'49"E, A DISTANCE OF 178.96 FEET; THENCE N45°59'30"W, A DISTANCE OF 42.74 FEET TO THE SOUTHEAST CORNER OF LOT 604, TWIN LAKES PHASE 3C ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK ____, PAGES ____ OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 647.00 FEET, A CENTRAL ANGLE OF 18°04'24", A CHORD BEARING OF N71°38'12"W AND A CHORD DISTANCE OF 203.27 FEET; THENCE RUN ALONG THE EASTERLY LINE OF SAID TWIN LAKES PHASE 3C THE FOLLOWING THREE (3) COURSES: NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 203.97 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 647.00 FEET, A CENTRAL ANGLE OF 15°26'16", A CHORD BEARING OF N69°54'36"W AND A CHORD DISTANCE OF 173.89 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 174.33 FEET TO THE END OF SAID CURVE; THENCE N00°14'49"E, A DISTANCE OF 53.65 FEET; THENCE S89°45'11"E ALONG SAID EASTERLY LINE, RUN S89°45'11"E, A DISTANCE OF 87.84 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 84°41'21", A CHORD BEARING OF N47°36'06"E AND A CHORD DISTANCE OF 33.68 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 36.95 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 529.00 FEET, A CENTRAL ANGLE OF 02°47'24", A CHORD BEARING OF N89°19'48"E, AND A CHORD DISTANCE OF 30.10 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 30.11 FEET TO THE END OF SAID CURVE; THENCE S89°15'55"E, A DISTANCE OF 172.09 FEET; THENCE N43°57'57"E, A DISTANCE OF 57.99 FEET; THENCE N24°49'31"E, A DISTANCE OF 61.96 FEET; THENCE N38°22'43"E, A DISTANCE OF 67.77 FEET; THENCE N53°38'05"E, A DISTANCE OF 74.48 FEET; THENCE N61°57'51"E, A DISTANCE OF 88.46 FEET; THENCE S89°37'23"E, A DISTANCE OF 73.90 FEET; THENCE S.77°41'29"E., A DISTANCE OF 85.39 FEET; THENCE S88°25'58"E, A DISTANCE OF 78.85 FEET; THENCE S89°09'47"E, A DISTANCE OF 74.19 FEET; THENCE S89°27'14"E, A DISTANCE OF 81.76 FEET; THENCE S89°39'19"E, A DISTANCE OF 78.03 FEET; THENCE S87°39'01"E, A DISTANCE OF 38.01 FEET; THENCE S89°13'06"E, A DISTANCE OF 76.03 FEET; THENCE N88°39'42"E, A DISTANCE OF 108.53 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1,090.00 FEET, A CENTRAL ANGLE OF 00°17'39", A CHORD BEARING OF N00°13'26"W AND A CHORD DISTANCE OF 5.59 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 5.59 FEET TO THE END OF SAID CURVE; THENCE N88°53'27"E, A DISTANCE OF 76.30 FEET TO A POINT ON THE WEST LINE OF TRACT OD0-2 OF THE AFORESAID TWIN LAKES CONNECTOR ROAD PLAT, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1989.50 FEET, A CENTRAL ANGLE OF 09°17'43", A CHORD BEARING OF S09°13'28"E AND A CHORD DISTANCE OF 319.47 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 319.82 FEET TO A POINT ON THE NORTHERLY LINE OF SAID TRACT OD0-3; THENCE RUN ALONG THE BOUNDARY OF SAID TRACT OD0-3 THE FOLLOWING FOUR (4) COURSES: S89°13'28"W, A DISTANCE OF 24.97 FEET TO THE SOUTHWEST CORNER OF SAID TRACT OD0-3 BEING THE END OF SAID CURVE; THENCE N09°46'31"E ALONG THE SOUTH LINE OF SAID TRACT OD0-3, A DISTANCE OF 38.95 FEET TO A POINT ON THE WEST LINE OF SAID TRACT OD0-3 OF THE AFORESAID TWIN LAKES CONNECTOR ROAD PLAT; THENCE S80°13'28"E, ALONG SAID WESTERLY LINE OF SAID TRACT OD0-3, A DISTANCE OF 118.00 FEET TO A POINT ON THE NORTHERLY LINE OF TRACT OD0-1 OF THE AFORESAID TWIN LAKES CONNECTOR ROAD PLAT; THENCE S89°46'31"W ALONG THE NORTH LINE OF SAID TRACT OD0-1, A DISTANCE OF 34.03 FEET TO THE NORTHWEST CORNER OF SAID TRACT OD0-1, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1989.50 FEET, A CENTRAL ANGLE OF 08°34'08", A CHORD BEARING OF S12°34'34"E AND A CHORD DISTANCE OF 162.37 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND THE WESTERLY LINE OF SAID TRACT OD0-1 THE FOLLOWING SEVEN (7) COURSES: A DISTANCE OF 162.42 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 943.00 FEET, A CENTRAL ANGLE OF 11°27'06", A CHORD BEARING OF S16°57'55"E AND A CHORD DISTANCE OF 183.09 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 183.37 FEET TO THE END OF SAID CURVE; THENCE S88°46'25"E, A DISTANCE OF 35.88 FEET; THENCE S00°46'25"E, A DISTANCE OF 62.80 FEET; THENCE N89°46'36"E, A DISTANCE OF 13.80 FEET; THENCE S00°46'25"E, A DISTANCE OF 117.85 FEET; THENCE S89°13'35"E, A DISTANCE OF 38.30 FEET; THENCE S00°13'28"E, A DISTANCE OF 36.60 FEET TO THE SOUTHEAST CORNER OF SAID TRACT FD-2 BEING ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 17; THENCE N89°13'35"W ALONG THE SOUTH OF SAID TRACT FD-2 AND BEING SAID SOUTHERLY LINE, A DISTANCE OF 1016.57 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE N89°45'11"W ALONG SAID SOUTH LINE OF SAID TRACT FD-2, AND BEING THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 129.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,084,888 SQUARE FEET OR 24.91 ACRES MORE OR LESS.

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO FLORIDA STATE PLANE COORDINATES, EAST ZONE, NAD 1983/2011, U.S. SURVEY FEET, ESTABLISHED WITH SPECTRA PRECISION EPOCH 80 GNSS RTK GPS SYSTEM, OCCUPIED WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK (FPRN), BEING A BEARING OF S89°45'11"E ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 17-26-31.
2. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 12097C0229G, OSCEOLA COUNTY, FLORIDA, EFFECTIVE DATE OF JUNE 18, 2013, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE "X" AN AREA OF MINIMAL FLOODING.
3. UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD BY THIS FIRM.
5. NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
6. WETLAND AREAS, IF EXISTING, WERE NOT ADDRESSED AS A PART OF THIS SURVEY.
7. THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON (COMMERCIAL/HIGH RISK): 1 FOOT IN 10,000 FEET.
8. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3).
9. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM D. DONLEY, PSM 5381, ON 06/29/2021 PER FAC 5J-17.062(3).

CERTIFIED TO:

NARCOOSSEE LAND VENTURES, LLC

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050-.052, FLORIDA ADMINISTRATIVE CODE.

WILLIAM D. DONLEY
FLORIDA LICENSED SURVEYOR & MAPPER NO. LS 5381

6/29/2021
DATE

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

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CHD

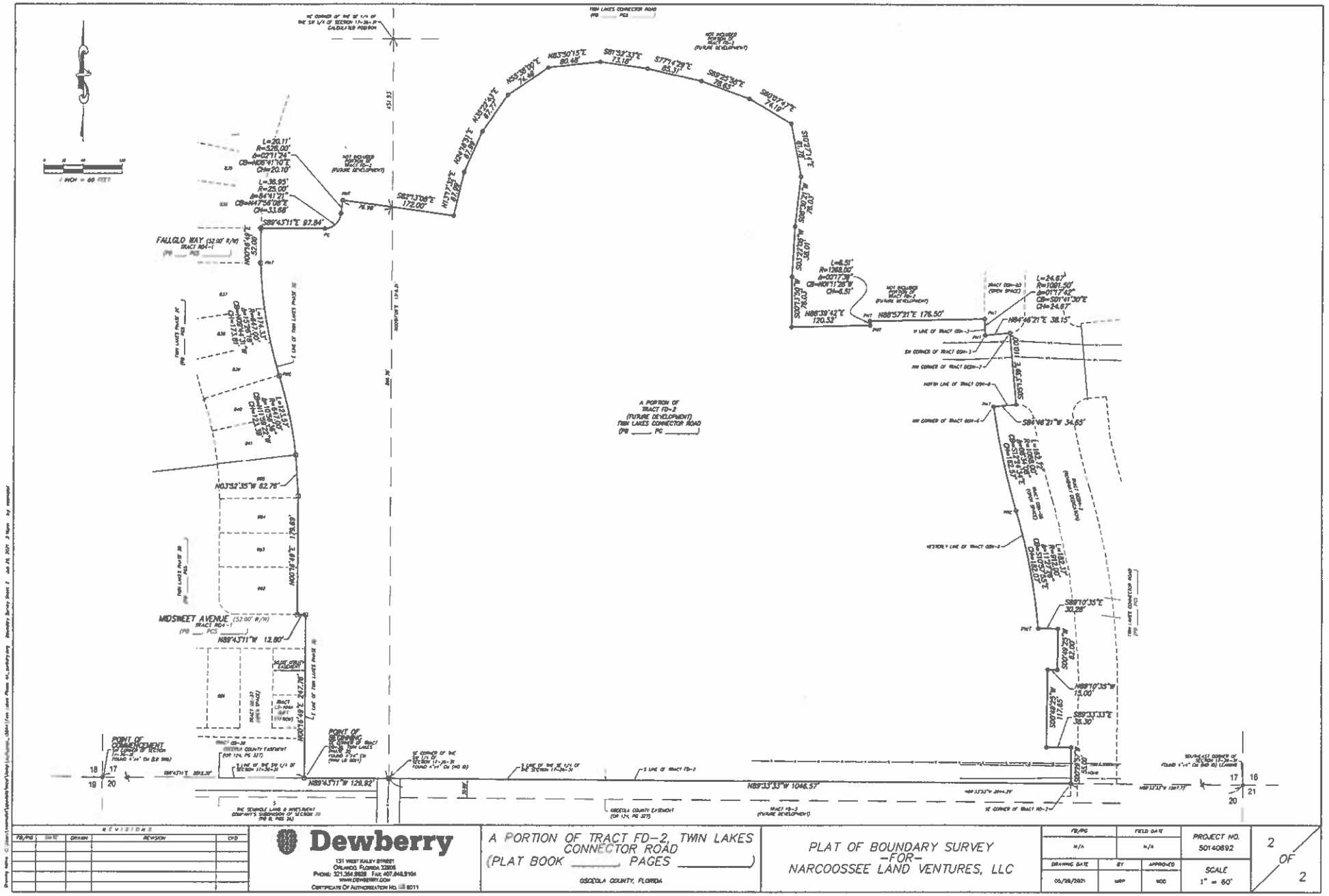
Dewberry
121 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9926 FAX: 407.648.9154
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 6011

A PORTION OF TRACT FD-2, TWIN LAKES CONNECTOR ROAD
(PLAT BOOK ____, PAGES ____)
OSCEOLA COUNTY, FLORIDA

PLAT OF BOUNDARY SURVEY
-FOR-
NARCOOSSEE LAND VENTURES, LLC

FB/PG	FIELD DATE	PROJECT NO.
N/A	N/A	50140892
DRAWING DATE	BY / APPROVED	SCALE
06/28/2021	WBP / WDD	N/A

1 OF 2



REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CHD

Dewberry
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9828 FAX: 407.843.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. 6011

A PORTION OF TRACT FD-2, TWIN LAKES CONNECTOR ROAD
(PLAT BOOK ____ PAGES ____)
OSCEOLA COUNTY, FLORIDA

PLAT OF BOUNDARY SURVEY
-FOR-
NARCOOSSEE LAND VENTURES, LLC

FB/PG	FIELD DATE	PROJECT NO.
N/A	N/A	50140692
DRAWING DATE	BY	APPROVED
05/28/2021	MRP	WDC

SCALE 1" = 60'

2 OF 2

LEGEND AND ABBREVIATIONS:

±	MORE OR LESS
EL.	ELEVATION
LB	LICENSED BUSINESS
NO.	NUMBER
P.S.	LAND SURVEYOR
I.D.	IDENTIFICATION
ORB	OFFICIAL RECORDS BOOK
℄	CENTERLINE
R	RADIUS
L	ARC LENGTH
Δ	DELTA (CENTRAL ANGLE)
C.B.	CHORD LENGTH
C.B.	CHORD BEARING
PVC	POINT ON CURVE
POL	POINT ON LINE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PI	POINT OF INTERSECTION
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
PB	PLAT BOOK
ORB	OFFICIAL RECORDS BOOK
PG(S)	PAGE(S)
R/W	RIGHT OF WAY
ESMT	EASEMENT
SEC	SECTION
HND	I HAND
REC	RECORDED
CCR	CERTIFIED CORNER RECORD
RLS	REGISTERED LAND SURVEYOR
CM	CONCRETE MONUMENT
IRC	IRON ROD AND CAP
IR	IRON ROD
IP	IRON PIPE
CLF	CHAIN LINK FENCE
●	FOUND CONCRETE MONUMENT AS NOTED
●	FOUND NAIL AS NOTED
●	FOUND NAIL & DISK AS NOTED
●	SET NAIL & DISK (LB 8011)
●	FOUND IRON ROD & CAP AS NOTED
●	FOUND IRON ROD AS NOTED
●	SET 5/8" IRON ROD & CAP (LB 8011)
⊕	CONTROL/BENCHMARK AS DESCRIBED
▭	CURB INLET DRAIN
●	CATCH BASIN
⊙	STORM MANHOLE
⊙	SANITARY MANHOLE
⊙	SANITARY CLEANOUT
⊙	ELECTRIC MANHOLE
▭	ELECTRIC METER
▭	ELECTRIC RISER BOX
▭	CABLE TELEVISION RISER BOX
▭	TELEPHONE RISER BOX
▭	UTILITY RISER
▭	MISC PULLBOX
▭	WELL
⊙	WATER SPIGOT
▭	REFLECTION CONTROL VALVE
▭	WATER METER
▭	WATER VALVE
▭	RECLAIM WATER VALVE
◇	FIRE HYDRANT
AC	AIR CONDITIONER PAD
⋈	GAS VALVE
▭	GAS METER
▲	GAS LINE MARKER
⊕	CONCRETE UTILITY POLE
⊕	METAL UTILITY POLE
⊕	WOOD UTILITY POLE
⊢	UTILITY POLE GUY ANCHOR
○	LIGHT POLE
○	SPOT/FLOOD LIGHT
EB	ELECTRIC TRANSFORMER
▭	METAL/AC PAD
⊣	SIGN
●	BOLLARD
⚑	FLAG POLE
▭	MAILBOX
~~	HEDGE ROW
	LINE BREAK
	FENCE LINE AS NOTED
OHU	OVERHEAD UTILITY LINE
	APPROXIMATE TOP OF BANK
	APPROXIMATE TOE OF SLOPE
	EXISTING CONTOUR



VICINITY MAP
(NOT TO SCALE)

LEGAL DESCRIPTION:

A PORTION OF TRACTS 70-2, TWIN LAKES CONNECTOR ROAD ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK _____ PAGE _____ OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE S89°43'17"E ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 2643.31 FEET TO THE SOUTHEAST CORNER OF TRACT 69-3B, TWIN LAKES PHASE 3B ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK _____ PAGES _____ OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN ALONG THE EAST LINE OF SAID TWIN LAKES PHASE 3B THE FOLLOWING FOUR (4) COURSES; THENCE N00°16'42"E, A DISTANCE OF 343.36 FEET; THENCE N89°43'17"W, A DISTANCE OF 12.80 FEET; THENCE N00°16'42"E, A DISTANCE OF 179.89 FEET; THENCE N89°52'39"E, A DISTANCE OF 82.76 FEET TO THE SOUTHEAST CORNER OF LOT 6H1, TWIN LAKES PHASE 3C ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK _____ PAGES _____ OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; POINT BEING ON A CURVE CONCAVE NEASTERLY HAVING A RADIUS OF 947.00 FEET; A CENTRAL ANGLE OF 10°36'28"; A CHORD BEARING OF N11°39'27"W AND A CHORD DISTANCE OF 175.26 FEET; THENCE RUN ALONG THE EASTERLY LINE OF SAID TWIN LAKES PHASE 3C THE FOLLOWING THREE (3) COURSES: NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 175.53 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 847.00 FEET; A DELTA ANGLE OF 15°06'01"; A CHORD BEARING OF N04°06'26"W AND A CHORD DISTANCE OF 222.69 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 223.25 FEET TO A POINT OF NON TANGENCY; THENCE N11°39'27"E, A DISTANCE OF 17.43 FEET TO A POINT OF NON TANGENCY; THENCE NORTH 140', A DISTANCE OF 32.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 947.00 FEET, A CENTRAL ANGLE OF 10°19'52", A CHORD BEARING OF N11°14'29"E AND A CHORD DISTANCE OF 204.59 FEET; THENCE CONTINUE ALONG THE EASTERLY LINE OF SAID TWIN LAKES PHASE 3C THE FOLLOWING FIVE (5) COURSES: NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 204.97 FEET TO A POINT OF NON TANGENCY; THENCE N11°39'27"E, A DISTANCE OF 488.24 FEET; THENCE N78°20'33"E, A DISTANCE OF 60.74 FEET TO A POINT BEING ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 447.00 FEET, A CENTRAL ANGLE OF 36°38'08", A CHORD BEARING OF N59°41'37"E AND A CHORD DISTANCE OF 243.44 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 256.20 FEET TO A POINT OF NON TANGENCY; THENCE N41°22'33"E, A DISTANCE OF 9.07 FEET TO A POINT BEING ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 453.00 FEET, A CENTRAL ANGLE OF 13°27'43", A CHORD BEARING OF N34°41'25"E AND A CHORD DISTANCE OF 106.18 FEET; THENCE DEPART THE EASTERLY LINE OF SAID TWIN LAKES PHASE 3C NORTHWARDLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 106.39 FEET TO A POINT OF NON TANGENCY; THENCE N27°51'21"E, A DISTANCE OF 54.80 FEET; THENCE S87°14'15"E, A DISTANCE OF 108.84 FEET TO A POINT BEING ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 903.08 FEET, A CENTRAL ANGLE OF 25°23'31", A CHORD BEARING OF S79°47'49"E AND A CHORD DISTANCE OF 397.14 FEET; THENCE RUN SOUTHEASTLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 399.25 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1388.00 FEET, A CENTRAL ANGLE OF 28°38'13", A CHORD BEARING OF N82°54'13"E AND A CHORD DISTANCE OF 343.16 FEET; THENCE RUN NORTHEASTLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 346.43 FEET TO A POINT OF NON TANGENCY; THENCE RUN S89°47'38"E, A DISTANCE OF 123.65 FEET TO A POINT BEING ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1731.00 FEET, A CENTRAL ANGLE OF 08°08'04", A CHORD BEARING OF S85°43'46"E AND A CHORD DISTANCE OF 245.73 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 245.93 FEET TO A POINT OF NON TANGENCY; THENCE S00°21'31"W, A DISTANCE OF 29.97 FEET; THENCE RUN S89°38'34"E, A DISTANCE OF 23.80 FEET TO A POINT BEING ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1699.50 FEET, A CENTRAL ANGLE OF 13°13'01", A CHORD BEARING OF S83°33'53"E AND A CHORD DISTANCE OF 391.03 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 392.00 FEET TO A POINT OF NON TANGENCY; THENCE S89°28'42"E, A DISTANCE OF 139.52 FEET; THENCE N00°13'58"E, A DISTANCE OF 78.93 FEET; THENCE N83°23'58"E, A DISTANCE OF 26.55 FEET; THENCE N88°30'31"E, A DISTANCE OF 19.63 FEET; THENCE N78°37'14"E, A DISTANCE OF 89.90 FEET; THENCE N88°07'47"E, A DISTANCE OF 74.98; THENCE N88°53'38"E, A DISTANCE OF 78.62 FEET; THENCE N77°47'39"E, A DISTANCE OF 85.39 FEET; THENCE N87°37'37"E, A DISTANCE OF 72.48 FEET; S87°39'55"E, A DISTANCE OF 88.98 FEET; THENCE S85°38'02"E, A DISTANCE OF 74.98 FEET; S.00°20'44"E, A DISTANCE OF 67.77 FEET; THENCE S24°18'31"W, 87.98 FEET; THENCE S13°17'39"W, A DISTANCE OF 61.86 FEET; THENCE N83°39'16"W, A DISTANCE OF 172.66 FEET TO A POINT BEING ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 328.00 FEET, A CENTRAL ANGLE OF 62°17'24", A CHORD BEARING OF S58°58'14"W AND A CHORD DISTANCE OF 91.11 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 357.01 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°41'31", A CHORD BEARING OF S47°58'58"W AND A CHORD DISTANCE OF 11.88 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.98 FEET TO A POINT OF NON TANGENCY; THENCE N89°43'17"W 89.84 FEET TO THE POINT OF BEGINNING

CONTAINING 1,814,088 SQUARE FEET OF 41.26 ACRES, MORE OR LESS.

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO FLORIDA STATE PLANE COORDINATES, NORTH ZONE, NAD 1983/2011, U.S. SURVEY FEET, ESTABLISHED WITH SPECTRA PRECISION EPOCH 80 GNSS RTK GPS SYSTEM, TOGETHER WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK (FPRN). BEARING A BEARING OF S89°43'17"E ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 17-26-31.
2. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 12097C0280G, OSCEOLA COUNTY, FLORIDA, EFFECTIVE DATE OF JUNE 18, 2013, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE "X" AN AREA OF MINIMAL FLOODING.
3. UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD BY THIS FIRM.
5. NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
6. WETLAND AREAS, IF EXISTING, WERE NOT ADDRESSED AS A PART OF THIS SURVEY.
9. THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON (COMMERCIAL/HIGH RISK) 1 FOOT IN 10,000 FEET.
10. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3).
11. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM D. DONLEY PSM 5381, ON 06/30/2021 PER FAC 5J-17.062(2).

CERTIFIED TO:

NARCOOSSEE LAND VENTURES, LLC

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050-.052, FLORIDA ADMINISTRATIVE CODE.

WILLIAM D. DONLEY
FLORIDA LICENSED SURVEYOR & MAPPER NO. LS 5381

6/29/2021
DATE

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

REVISIONS				DWG
FB/PG	DATE	DRAWN	REVISION	

Dewberry
133 WEST VALLEY STREET
ORLANDO, FLORIDA 32804
PHONE: 321.354.9555 FAX: 407.849.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

PLAT OF BOUNDARY SURVEY
—FOR—
NARCOOSSEE LAND VENTURES, LLC

A PORTION OF TRACT 70-2, TWIN LAKES CONNECTOR ROAD PLAT BOOK _____ PAGES _____
OSCEOLA COUNTY, FLORIDA

FB/PG	
N/A	
FIELD DATE	
N/A	
DRAWING DATE	
06/28/2021	
BY	
MMS	
APPROVED	
WDD	
PROJECT NO.	
50140692	
SCALE	
1" = N/A'	

1 OF 2

A PORTION OF TRACT FD-2, TWM LAKES CONNECTOR ROAD FINAL PLAT BOOK ____ PAGES OSCEOLA COUNTY, FLORIDA
PLAT OF BOUNDARY SURVEY
- FOR -
NARCOOSSEE LAND VENTURES, LLC
Dewberry
PROJECT NO. 50140692
SCALE 1" = 80'
2 OF 2
POINT OF BEGINNING
POINT OF COMMENCEMENT
TWM LAKES CONNECTOR ROAD
PID 17-26-31-0000-0040-0000
OWNER NARCOOSSEE LAND VENTURE LLC

EXHIBIT “B”

KELVIN SOTO, ESQ. OSCEOLA COUNTY, DATE 04/20/2022 01:55:47 PM
FILE # 2022062072 Bk 6197 Pg 1344 (1 Pgs)REC FEES $10.00

Notice of Encumbrance to Annex to City of St. Cloud

FOR RECORDING USE ONLY

City of St. Cloud (Planning & Zoning)
1300 9th St.
St. Cloud, FL 34769

THIS INSTRUMENT, Made this 13th day of SEPTEMBER 2021, between Narcoossee Land Ventures, LLC of the County of SEMINOLE, State of FLORIDA Grantor*, and the CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee:

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below described into the corporate limits of the City of St. Cloud, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 ($1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledges, DOES HEREBY ENCUMBER the below – described real property situate, lying and being in Osceola County, Florida with the absolute consent by GRANTOR that in accordance with applicable law, the real property may be annexed into the city limits of the City of St. Cloud upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. Properties located outside the St. Cloud Future Annexation Area are encumbered but final annexation is subject to both the traditional requirements for annexation and receipt of County approval. The subject property is described as:

Case# VAS-000127 Parcel ID(s) 17-26-31-0000-0040-0000 & 17-26-31-0000-0030-0000

See Attached Exhibit "A" for Legal Description

Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):

1. By: NARCOOSSEE LAND VENTURES, LLC
Signature

LAWRENCE B. PITT, AS VP & General Counsel
Type or print name

2. _____
Signature

_____
Type or print name

WITNESSES (Two required):

1. Michelle Dillon
Signature

MICHELLE DILLON
Type or print name

2. Meredith Gibson Zorek
Signature

Meredith Gibson Zorek
Type or print name

STATE OF FLORIDA COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me By Means of physical presence on this 13th day of September 2021, by Lawrence B. Pitt, as VP General Counsel for Narcoossee Land Ventures, LLC who is personally known to me or who has produced _____ as identification and who did not take an oath.

SEAL:

MICHELLE RAE TURNER DILLON
Commission # HH 127491
Expires July 13, 2025
Bonded Thru Budget Notary Services

Notary Public Michelle Rae Dillon Type/print name MICHELLE RAE TURNER DILLON

Pursuant to Section 695.26(3)(f): This instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer, City Manager, City of St. Cloud, Florida 34769.

EXHIBIT "A"

Twin Lakes Phase 4A in the public records of Osceola County, FL also known as:

A PORTION OF LANDS LYING IN SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, BEING A PORTION OF TRACT FD-2, TWIN LAKES CONNECTOR ROAD ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 186-193 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE S89°43'11"E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 2512.32 FEET TO THE SOUTHEAST CORNER OF TRACT OS-39, TWIN LAKES PHASE 2D ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK _____, PAGES _____ OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE RUN ALONG THE EAST LINE OF SAID TWIN LAKES PHASE 2D THE FOLLOWING FOUR (4) COURSES: N00°16'49E, A DISTANCE OF 247.76 FEET; THENCE N89°43'11"W, A DISTANCE OF 12.80 FEET; THENCE N00°16'49"E, A DISTANCE OF 179.69 FEET; THENCE N03°52'35"W, A DISTANCE OF 62.76 FEET TO THE SOUTHEAST CORNER OF LOT 841, TWIN LAKES PHASE 2C ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGES 2-7 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 647.00 FEET, A CENTRAL ANGLE OF 10°56'36", A CHORD BEARING OF N11°59'22"W AND A CHORD DISTANCE OF 123.39 FEET; THENCE RUN ALONG THE EASTERLY LINE OF SAID TWIN LAKES PHASE 2C THE FOLLOWING THREE (3) COURSES: NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 123.57 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 647.00 FEET, A CENTRAL ANGLE OF 15°26'18", A CHORD BEARING OF N09°44'31"W AND A CHORD DISTANCE OF 173.81 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 174.33 FEET THE END OF SAID CURVE; THENCE N00°16'49"E, A DISTANCE OF 52.00 FEET; THENCE DEPARTING SAID EASTERLY LINE, RUN S89°43'11"E, A DISTANCE OF 97.84 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 84°41'21", A CHORD BEARING OF N47°56'08"E AND A CHORD DISTANCE OF 33.68 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 36.95 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 526.00 FEET, A CENTRAL ANGLE OF 02°11'24", A CHORD BEARING OF N06°41'10"E AND A CHORD DISTANCE OF 20.10 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.11 FEET TO THE END OF SAID CURVE; THENCE S82°13'08"E, A DISTANCE OF 172.00 FEET; THENCE N13°17'32"E, A DISTANCE OF 67.99 FEET; THENCE N24°18'51"E, A DISTANCE OF 67.99 FEET; THENCE N35°22'43"E, A DISTANCE OF 67.77 FEET; THENCE N55°38'00"E, A DISTANCE OF 74.49 FEET; THENCE N83°50'15"E, A DISTANCE OF 80.48 FEET; THENCE S81°52'33"E, A DISTANCE OF 73.18 FEET; THENCE S77°14'29"E, A DISTANCE OF 85.31 FEET; THENCE S69°25'58"E, A DISTANCE OF 78.65 FEET; THENCE S60°07'47"E, A DISTANCE OF 74.19 FEET; THENCE

S10°27'14"E, A DISTANCE OF 81.78 FEET; THENCE S06°30'21"W, A DISTANCE OF 76.03 FEET; THENCE S03°22'05"W, A DISTANCE OF 38.01 FEET; THENCE S00°13'50"W, A DISTANCE OF 76.03 FEET; THENCE N88°39'42"E, A DISTANCE OF 120.52 FEET TO A POINT TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1268.00 FEET, A CENTRAL ANGLE OF 00°17'39", A CHORD BEARING OF N01°11'28"W AND A CHORD DISTANCE OF 6.51 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 6.51 FEET TO THE END OF SAID CURVE; THENCE N88°57'21"E, A DISTANCE OF 176.50 FEET TO A POINT ON THE WEST LINE OF TRACT OSN-3 OF THE AFORESAID TWIN LAKE CONNECTOR ROAD PLAT, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1091.50 FEET, A CENTRAL ANGLE OF 01°17'42", A CHORD BEARING OF S01°41'30"E AND A CHORD DISTANCE OF 24.67 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 24.67 FEET TO THE SOUTHWEST CORNER OF SAID TRACT OSN-3 BEING THE END OF SAID CURVE; THENCE N84°46'21"E ALONG THE SOUTH LINE OF SAID TRACT OSN-3, A DISTANCE OF 38.15 FEET TO A POINT ON THE WEST LINE OF SAID TRACT DEDN-2 OF THE AFORESAID TWIN LAKES CONNECTOR ROAD PLAT; THENCE S05°13'39"E ALONG SAID WESTERLY LINE OF SAID TRACT DEDN-2, A DISTANCE OF 110.00 FEET TO A POINT ON THE NORTHERLY LINE OF TRACT OSN-6 OF THE AFORESAID TWIN LAKES CONNECTOR ROAD PLAT; THENCE S84°46'21"W ALONG THE NORTH LINE OF SAID TRACT OSN-6, A DISTANCE OF 34.65 FEET TO THE NORTHWEST CORNER OF SAID TRACT OSN-6, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1088.00 FEET, A CENTRAL ANGLE OF 08°34'08", A CHORD BEARING OF S12°24'34"E AND A CHORD DISTANCE OF 162.57 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND THE WESTERLY LINE OF SAID TRACT OSN-6 THE FOLLOWING SEVEN (7) COURSES: A DISTANCE OF 162.72 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 912.00 FEET, A CENTRAL ANGLE OF 11°27'26", A CHORD BEARING OF S10°57'55"E AND A CHORD DISTANCE OF 182.07 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 182.37 FEET TO THE END OF SAID CURVE; THENCE S89°10'35"E, A DISTANCE OF 30.28 FEET; THENCE S00°49'25"W, A DISTANCE OF 62.00 FEET; THENCE N89°10'35"W, A DISTANCE OF 15.00 FEET; THENCE S00°49'25"W, A DISTANCE OF 117.65 FEET; THENCE S89°33'33"E, A DISTANCE OF 38.30 FEET; THENCE S00°29'57"W, A DISTANCE OF 55.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT FD-2 BEING ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 17; THENCE N89°33'33"W ALONG THE SOUTH OF SAID TRACT FD-2 ALSO BEING SAID SOUTH SECTION LINE, A DISTANCE OF 1046.57 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE N89°43'11"W ALONG SAID SOUTH LINE OF SAID TRACT FD-2, AND BEING THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 129.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,014,088 SQUARE FEET OR 23.28 ACRES MORE OR LESS.

Twin Lakes Phase 4B in the public records of Osceola County, FL also known as:

A PORTION OF TRACT FD-2, TWIN LAKES CONNECTOR ROAD ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 186-193 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE S89°43'11"E ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 2512.32 FEET TO THE SOUTHEAST CORNER OF TRACT OS-39, TWIN LAKES PHASE 2D ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK _____, PAGES _____ OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN ALONG THE EAST LINE OF SAID TWIN LAKES PHASE 2D THE FOLLOWING FOUR (4) COURSES: N00°16'49E, A DISTANCE OF 247.76 FEET; THENCE N89°43'11"W, A DISTANCE OF 12.80 FEET; THENCE N00°16'49"E, A DISTANCE OF 179.69 FEET; THENCE N03°52'35"W, A DISTANCE OF 62.76 FEET TO THE SOUTHEAST CORNER OF LOT 841, TWIN LAKES PHASE 2C ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGES 2-7 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA POINT BEING ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 647.00 FEET, A CENTRAL ANGLE OF 10°56'36", A CHORD BEARING OF N11°59'22"W AND A CHORD DISTANCE OF 123.39 FEET; THENCE RUN ALONG THE EASTERLY LINE OF SAID TWIN LAKES PHASE 2C THE FOLLOWING THREE (3) COURSES: NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 123.57 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 647.00 FEET, A CENTRAL ANGLE OF 15°26'18", A CHORD BEARING OF N09°44'31"W AND A CHORD DISTANCE OF 173.81 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 174.33 FEET TO A POINT OF NON TANGENCY; THENCE N00°16'49"E, A DISTANCE OF 52.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 647.00 FEET, A CENTRAL ANGLE OF 18°19'10", A CHORD BEARING OF N11°44'35"E AND A CHORD DISTANCE OF 205.99 FEET; THENCE CONTINUE ALONG THE EASTERLY LINE OF SAID TWIN LAKES PHASE 2C THE FOLLOWING FIVE (5 COURSES: NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 206.87 FEET TO A POINT OF NON TANGENCY; THENCE N19°48'38"E, A DISTANCE OF 186.31 FEET; THENCE N66°43'12"E, A DISTANCE OF 64.74 FEET TO A POINT BEING ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 447.00 FEET, A CENTRAL ANGLE OF 31°36'09", A CHORD BEARING OF N58°14'17"E AND A CHORD DISTANCE OF 243.44 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 246.55 FEET TO A POINT OF NON TANGENCY; THENCE N18°45'58"E, A DISTANCE OF 6.07 FEET TO A POINT BEING ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 452.00 FEET, A CENTRAL ANGLE OF 13°22'45", A CHORD BEARING OF N81°10'01"E AND A CHORD DISTANCE OF 105.31 FEET; THENCE DEPART THE EASTERLY LINE OF SAID TWIN LAKES PHASE 2C NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 105.55 FEET TO A POINT OF NON TANGENCY; THENCE N87°51'23"E, A DISTANCE OF 53.60 FEET; THENCE S81°10'15"E, A DISTANCE OF 109.91 FEET TO A

POINT BEING ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 901.00 FEET, A CENTRAL ANGLE OF 20°37'11", A CHORD BEARING OF S70°51'40"E AND A CHORD DISTANCE OF 322.51 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 324.25 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1599.00 FEET, A CENTRAL ANGLE OF 08°56'13", A CHORD BEARING OF S65°01'11"E AND A CHORD DISTANCE OF 249.16 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 249.41 FEET TO A POINT OF NON TANGENCY; THENCE RUN S20°41'28"W, A DISTANCE OF 122.00 FEET TO A POINT BEING ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1721.00 FEET, A CENTRAL ANGLE OF 00°28'16", A CHORD BEARING OF S69°42'40"E AND A CHORD DISTANCE OF 14.15 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 14.15 FEET TO A POINT OF NON TANGENCY; THENCE S20°13'11"W, A DISTANCE OF 51.97 FEET; THENCE RUN S70°10'34"E, A DISTANCE OF 23.89 FEET TO A POINT BEING ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1091.50 FEET, A CENTRAL ANGLE OF 15°13'01", A CHORD BEARING OF S06°33'52"W AND A CHORD DISTANCE OF 289.03 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 289.89 FEET TO A POINT OF NON TANGENCY; THENCE S88°57'21"W, A DISTANCE OF 176.50 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1268.00 FEET, A CENTRAL ANGLE OF 00°17'39", A CHORD BEARING OF S01°11'28"E AND A CHORD DISTANCE OF 6.51 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 6.51 FEET TO THE END OF SAID CURVE; THENCE S88°39'42"W, A DISTANCE OF 120.52 FEET; THENCE N00°13'50"E, A DISTANCE OF 76.03 FEET; THENCE N03°22'05"E, A DISTANCE OF 76.03 FEET; THENCE N06°30'21"E, A DISTANCE OF 76.03 FEET; THENCE N10°27'14"W, A DISTANCE OF 81.78 FEET; THENCE N60°07'47"W, A DISTANCE OF 74.19; THENCE N69°25'58"W, A DISTANCE OF 78.65 FEET; THENCE N77°14'29"W, A DISTANCE OF 85.31 FEET; THENCE N81°52'33"W, A DISTANCE OF 73.18 FEET; S83°50'15"W, A DISTANCE OF 80.48 FEET, THENCE S55°38'00"W, A DISTANCE OF 74.49 FEET; THENCE S35°22'43"W, A DISTANCE OF 67.77 FEET; THENCE S24°18'51"W, 67.99 FEET; THENCE S13°17'32"W, A DISTANCE OF 67.99 FEET; THENCE N82°13'08"W, A DISTANCE OF 172.00 FEET TO A POINT BEING ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 526.00 FEET, A CENTRAL ANGLE OF 02°11'24", A CHORD BEARING OF S06°41'10"W AND A CHORD DISTANCE OF 20.10 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.11 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 84°41'21", A CHORD BEARING OF S47°56'08"W AND A CHORD DISTANCE OF 33.68 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 36.95 FEET TO A POINT OF TANGENCY; THENCE N89°43'11"W 97.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 444,428 SQUARE FEET OR 10.20 ACRES MORE OR LESS.

EXHIBIT "C"

CERTIFICATE OF TITLE

The undersigned, Lawrence B. Pitt, an attorney at law and duly licensed to practice law in the State of Florida or an officer of a duly licensed title insurance company, does hereby certify that he/she has examined an abstract of title or current title insurance company report current to the date hereof, or the public records of Osceola County, Florida, to the date hereof, with regard to the following described real property:

SEE Attached "EXHIBIT-A".

And that based upon said examination, he/she does hereby certify that fee simple title to the described real property is vested in NARCOOSSEE LAND VENTURES, LLC, as of the date hereof, **(deed executed on** 2nd **day of** JANUARY, 2014, **and Recorded on** 3rd **day of** JANUARY, 2014 **in OR Book #** 4552, **Page #** 2181) and said real property is not subject to any restriction, mortgages, liens or encumbrances of any kind which affect in any manner the right of the said owner to annex the said property to the City of St. Cloud, Florida, or any other municipality.

Dated this 13th day of SEPTEMBER, 2021.

Signature

LAWRENCE B. PITT, AS VP & GENERAL COUNSEL
Type or print name

NARCOOSSEE LAND VENTURES, LLC
Company/Firm

370 CENTERPOINTE CIR, STE 1136
Street

ALTAMONTE SPRINGS FL 32701
City State Zip

Phone Number

CITY ORDINANCE AND/OR POLICY PROHIBITS THE CITY ATTORNEY FROM MAKING THIS CERTIFICATION.
THIS FORM WAS PREPARED BY THE CITY OF ST. CLOUD, CITY MANAGER, 1300 9TH STREET, ST. CLOUD, FL 34769.

EXHIBIT "A"

Twin Lakes Phase 4A in the public records of Osceola County, FL also known as:

A PORTION OF LANDS LYING IN SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, BEING A PORTION OF TRACT FD-2, TWIN LAKES CONNECTOR ROAD ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 186-193 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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S10°27'14"E, A DISTANCE OF 81.78 FEET; THENCE S06°30'21"W, A DISTANCE OF 76.03 FEET; THENCE S03°22'05"W, A DISTANCE OF 38.01 FEET; THENCE S00°13'50"W, A DISTANCE OF 76.03 FEET; THENCE N88°39'42"E, A DISTANCE OF 120.52 FEET TO A POINT TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1268.00 FEET, A CENTRAL ANGLE OF 00°17'39", A CHORD BEARING OF N01°11'28"W AND A CHORD DISTANCE OF 6.51 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 6.51 FEET TO THE END OF SAID CURVE; THENCE N88°57'21"E, A DISTANCE OF 176.50 FEET TO A POINT ON THE WEST LINE OF TRACT OSN-3 OF THE AFORESAID TWIN LAKE CONNECTOR ROAD PLAT, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1091.50 FEET, A CENTRAL ANGLE OF 01°17'42", A CHORD BEARING OF S01°41'30"E AND A CHORD DISTANCE OF 24.67 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 24.67 FEET TO THE SOUTHWEST CORNER OF SAID TRACT OSN-3 BEING THE END OF SAID CURVE; THENCE N84°46'21"E ALONG THE SOUTH LINE OF SAID TRACT OSN-3, A DISTANCE OF 38.15 FEET TO A POINT ON THE WEST LINE OF SAID TRACT DEDN-2 OF THE AFORESAID TWIN LAKES CONNECTOR ROAD PLAT; THENCE S05°13'39"E ALONG SAID WESTERLY LINE OF SAID TRACT DEDN-2, A DISTANCE OF 110.00 FEET TO A POINT ON THE NORTHERLY LINE OF TRACT OSN-6 OF THE AFORESAID TWIN LAKES CONNECTOR ROAD PLAT; THENCE S84°46'21"W ALONG THE NORTH LINE OF SAID TRACT OSN-6, A DISTANCE OF 34.65 FEET TO THE NORTHWEST CORNER OF SAID TRACT OSN-6, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1088.00 FEET, A CENTRAL ANGLE OF 08°34'08", A CHORD BEARING OF S12°24'34"E AND A CHORD DISTANCE OF 162.57 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND THE WESTERLY LINE OF SAID TRACT OSN-6 THE FOLLOWING SEVEN (7) COURSES: A DISTANCE OF 162.72 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 912.00 FEET, A CENTRAL ANGLE OF 11°27'26", A CHORD BEARING OF S10°57'55"E AND A CHORD DISTANCE OF 182.07 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 182.37 FEET TO THE END OF SAID CURVE; THENCE S89°10'35"E, A DISTANCE OF 30.28 FEET; THENCE S00°49'25"W, A DISTANCE OF 62.00 FEET; THENCE N89°10'35"W, A DISTANCE OF 15.00 FEET; THENCE S00°49'25"W, A DISTANCE OF 117.65 FEET; THENCE S89°33'33"E, A DISTANCE OF 38.30 FEET; THENCE S00°29'57"W, A DISTANCE OF 55.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT FD-2 BEING ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 17; THENCE N89°33'33"W ALONG THE SOUTH OF SAID TRACT FD-2 ALSO BEING SAID SOUTH SECTION LINE, A DISTANCE OF 1046.57 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE N89°43'11"W ALONG SAID SOUTH LINE OF SAID TRACT FD-2, AND BEING THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 129.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,014,088 SQUARE FEET OR 23.28 ACRES MORE OR LESS.

Twin Lakes Phase 4B in the public records of Osceola County, FL also known as:

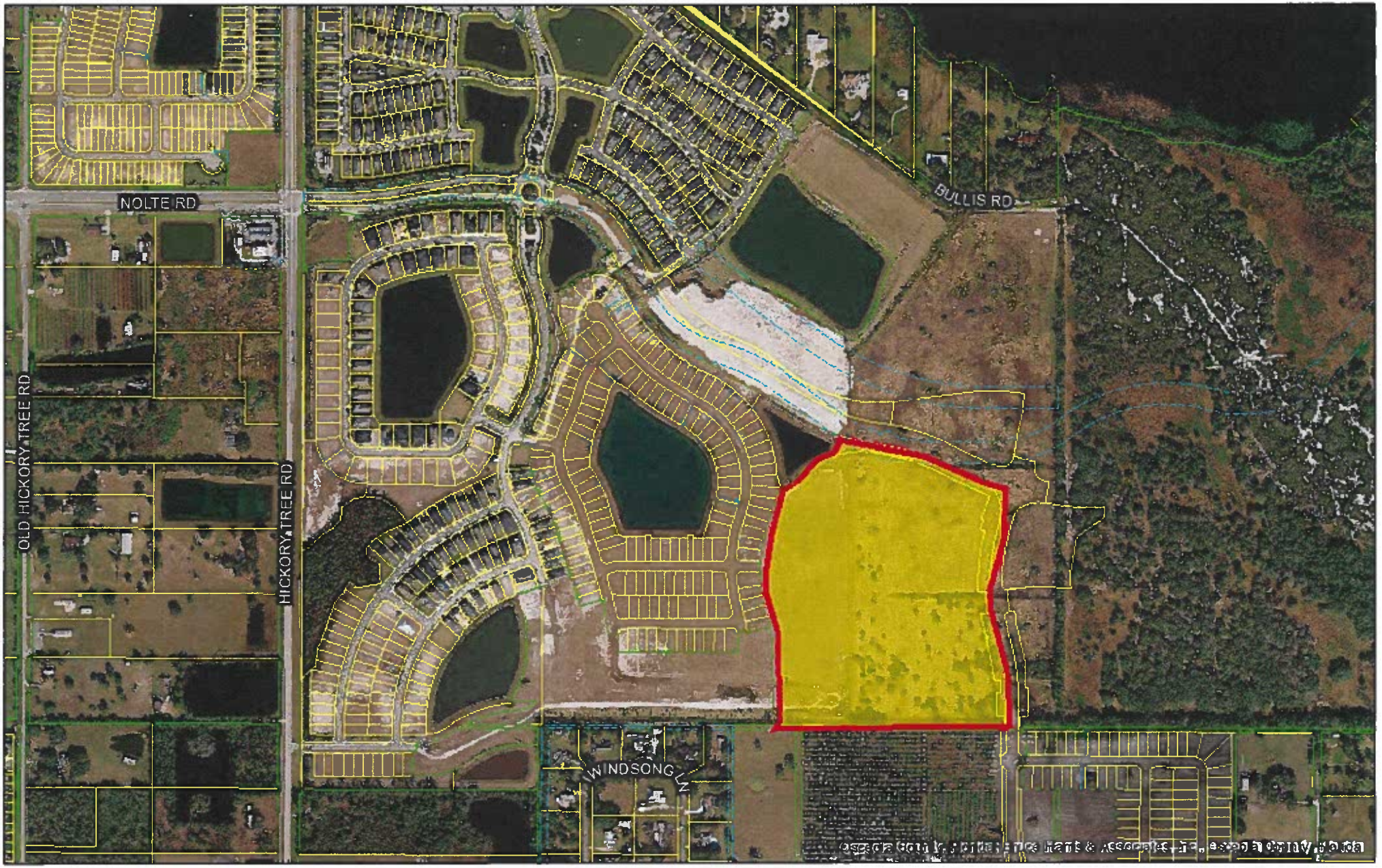
A PORTION OF TRACT FD-2, TWIN LAKES CONNECTOR ROAD ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 186-193 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE S89°43'11¨E ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 2512.32 FEET TO THE SOUTHEAST CORNER OF TRACT OS-39, TWIN LAKES PHASE 2D ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK _____, PAGES _____ OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN ALONG THE EAST LINE OF SAID TWIN LAKES PHASE 2D THE FOLLOWING FOUR (4) COURSES: N00°16'49E, A DISTANCE OF 247.76 FEET; THENCE N89°43'11¨W, A DISTANCE OF 12.80 FEET; THENCE N00°16'49¨E, A DISTANCE OF 179.69 FEET; THENCE N03°52'35¨W, A DISTANCE OF 62.76 FEET TO THE SOUTHEAST CORNER OF LOT 841, TWIN LAKES PHASE 2C ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGES 2-7 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA POINT BEING ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 647.00 FEET, A CENTRAL ANGLE OF 10°56'36", A CHORD BEARING OF N11°59'22"W AND A CHORD DISTANCE OF 123.39 FEET; THENCE RUN ALONG THE EASTERLY LINE OF SAID TWIN LAKES PHASE 2C THE FOLLOWING THREE (3) COURSES: NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 123.57 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 647.00 FEET, A CENTRAL ANGLE OF 15°26'18", A CHORD BEARING OF N09°44'31"W AND A CHORD DISTANCE OF 173.81 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 174.33 FEET TO A POINT OF NON TANGENCY; THENCE N00°16'49"E, A DISTANCE OF 52.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 647.00 FEET, A CENTRAL ANGLE OF 18°19'10", A CHORD BEARING OF N11°44'35"E AND A CHORD DISTANCE OF 205.99 FEET; THENCE CONTINUE ALONG THE EASTERLY LINE OF SAID TWIN LAKES PHASE 2C THE FOLLOWING FIVE (5 COURSES: NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 206.87 FEET TO A POINT OF NON TANGENCY; THENCE N19°48'38"E, A DISTANCE OF 186.31 FEET; THENCE N66°43'12"E, A DISTANCE OF 64.74 FEET TO A POINT BEING ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 447.00 FEET, A CENTRAL ANGLE OF 31°36'09", A CHORD BEARING OF N58°14'17"E AND A CHORD DISTANCE OF 243.44 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 246.55 FEET TO A POINT OF NON TANGENCY; THENCE N18°45'58"E, A DISTANCE OF 6.07 FEET TO A POINT BEING ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 452.00 FEET, A CENTRAL ANGLE OF 13°22'45", A CHORD BEARING OF N81°10'01"E AND A CHORD DISTANCE OF 105.31 FEET; THENCE DEPART THE EASTERLY LINE OF SAID TWIN LAKES PHASE 2C NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 105.55 FEET TO A POINT OF NON TANGENCY; THENCE N87°51'23"E, A DISTANCE OF 53.60 FEET; THENCE S81°10'15"E, A DISTANCE OF 109.91 FEET TO A

POINT BEING ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 901.00 FEET, A CENTRAL ANGLE OF 20°37'11", A CHORD BEARING OF S70°51'40"E AND A CHORD DISTANCE OF 322.51 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 324.25 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1599.00 FEET, A CENTRAL ANGLE OF 08°56'13", A CHORD BEARING OF S65°01'11"E AND A CHORD DISTANCE OF 249.16 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 249.41 FEET TO A POINT OF NON TANGENCY; THENCE RUN S20°41'28"W, A DISTANCE OF 122.00 FEET TO A POINT BEING ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1721.00 FEET, A CENTRAL ANGLE OF 00°28'16", A CHORD BEARING OF S69°42'40"E AND A CHORD DISTANCE OF 14.15 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 14.15 FEET TO A POINT OF NON TANGENCY; THENCE S20°13'11"W, A DISTANCE OF 51.97 FEET; THENCE RUN S70°10'34"E, A DISTANCE OF 23.89 FEET TO A POINT BEING ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1091.50 FEET, A CENTRAL ANGLE OF 15°13'01", A CHORD BEARING OF S06°33'52"W AND A CHORD DISTANCE OF 289.03 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 289.89 FEET TO A POINT OF NON TANGENCY; THENCE S88°57'21"W, A DISTANCE OF 176.50 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1268.00 FEET, A CENTRAL ANGLE OF 00°17'39", A CHORD BEARING OF S01°11'28"E AND A CHORD DISTANCE OF 6.51 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 6.51 FEET TO THE END OF SAID CURVE; THENCE S88°39'42"W, A DISTANCE OF 120.52 FEET; THENCE N00°13'50"E, A DISTANCE OF 76.03 FEET; THENCE N03°22'05"E, A DISTANCE OF 76.03 FEET; THENCE N06°30'21"E, A DISTANCE OF 76.03 FEET; THENCE N10°27'14"W, A DISTANCE OF 81.78 FEET; THENCE N60°07'47"W, A DISTANCE OF 74.19; THENCE N69°25'58"W, A DISTANCE OF 78.65 FEET; THENCE N77°14'29"W, A DISTANCE OF 85.31 FEET; THENCE N81°52'33"W, A DISTANCE OF 73.18 FEET; S83°50'15"W, A DISTANCE OF 80.48 FEET, THENCE S55°38'00"W, A DISTANCE OF 74.49 FEET; THENCE S35°22'43"W, A DISTANCE OF 67.77 FEET; THENCE S24°18'51"W, 67.99 FEET; THENCE S13°17'32"W, A DISTANCE OF 67.99 FEET; THENCE N82°13'08"W, A DISTANCE OF 172.00 FEET TO A POINT BEING ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 526.00 FEET, A CENTRAL ANGLE OF 02°11'24", A CHORD BEARING OF S06°41'10"W AND A CHORD DISTANCE OF 20.10 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.11 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 84°41'21", A CHORD BEARING OF S47°56'08"W AND A CHORD DISTANCE OF 33.68 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 36.95 FEET TO A POINT OF TANGENCY; THENCE N89°43'11"W 97.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 444,428 SQUARE FEET OR 10.20 ACRES MORE OR LESS.

EXHIBIT "D"



Narcoossee Land Ventures, LLC

Twin Lakes Phases 4A & 4B

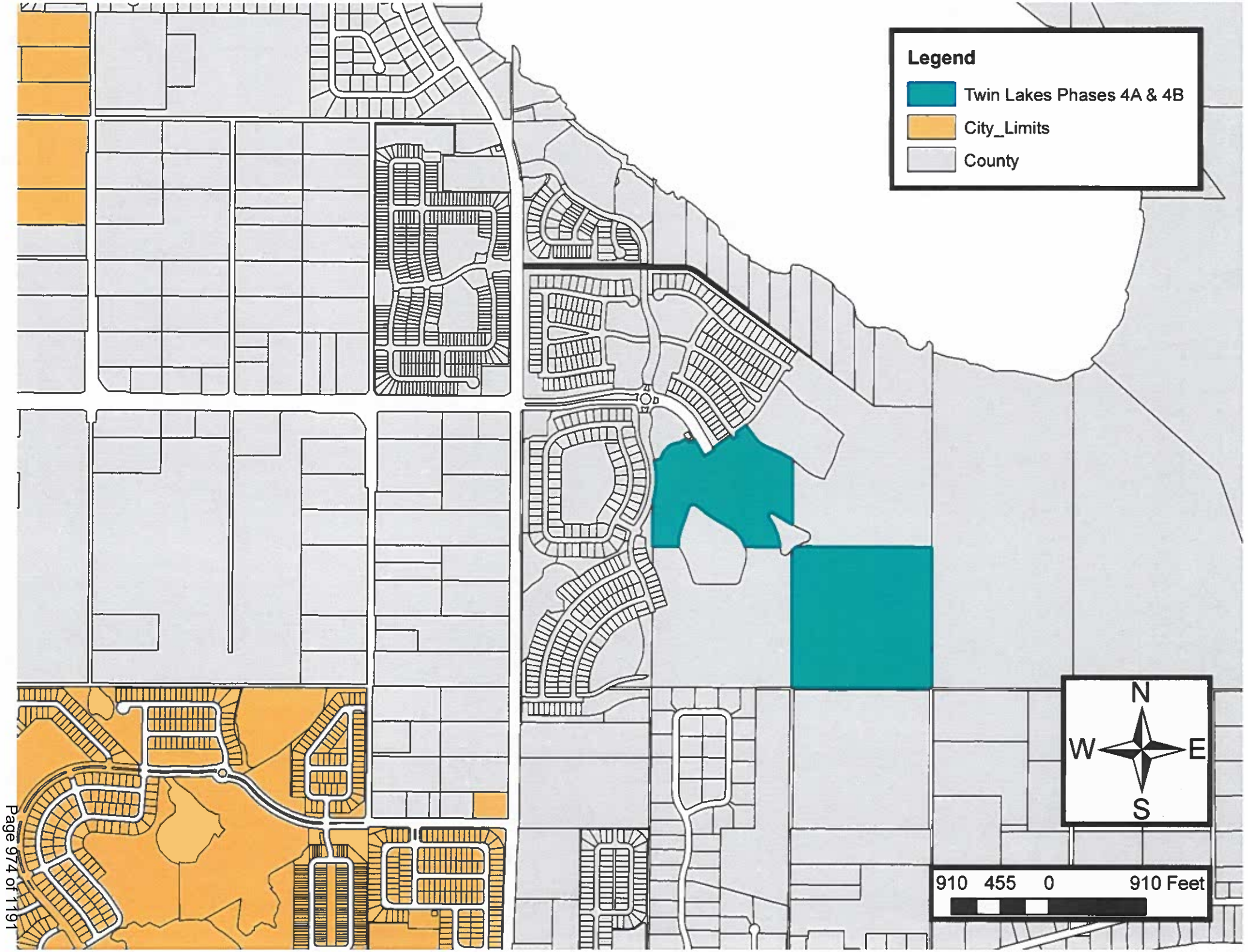
Date Generated: 9/30/2021

0 340 680 ft

N W E S

This map was prepared for the Osceola County Property Appraiser's Office. It is maintained for the function of this office

Katrina S. Scarborough, CFA, CCF, MCF


Legend
Twin Lakes Phases 4A & 4B
City_Limits
County
N
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910 455 0 910 Feet

KELVIN SOTO, ESQ. OSCEOLA COUNTY, DATE 07/02/2021 02:03:50 PM
FILE # 2021103752 Bk 5994 Pgs 2145-2177 (33 Pgs)REC FEES $282.00

WATER & WASTEWATER SERVICE AGREEMENT

This document constitutes an agreement between the City of St. Cloud, hereinafter referred to as **CITY**, a municipality of the State of Florida, and Narcoossee Land Ventures, LLC a Florida corporation and its successors or assigns, hereby referred to as **OWNER.**

WITNESSETH

Whereas, OWNER is proposing to develop Twin Lakes Phase 7, which is located on real property (the "Property") described on Exhibit 'A', attached hereto and by this reference made a part hereof; and

Whereas, the Property is located in the unincorporated area of Osceola County and the OWNER is requesting water and sewer service from the CITY; and

Whereas, as a condition of CITY providing said water and sewer service to the Property, OWNER is to extend water and sewer lines to serve the Property and lines and appurtenances must be sized and constructed in accordance with the minimum requirements of CITY Land Development Regulations and to meet the flow demands for the development; and

Whereas, the CITY may, at the sole option of the CITY, elect to enlarge or oversize the water and/or sewer lines and appurtenances in order to provide additional capacity to other properties; and

Whereas, as a condition of the provision of water and sewer service to the Property by the CITY, OWNER agrees that this Agreement shall constitute an unconditional application to annex the Property into the City of St. Cloud, if CITY chooses to do so; and

Whereas, OWNER and CITY are entering into this Agreement to set forth the terms and conditions under which water and sewer service shall be extended and sized.

NOW THEREFORE, in consideration of the mutual promises and covenants hereinafter contained, the parties do hereby agree as follows:

Section 1. OFF-SITE WATER/SEWER – Each and all of the foregoing premises are incorporated into and constitute a part of this Agreement.

1.1 CITY shall provide water and sewer service for the Property.

1.2 OWNER shall connect to the existing City system at connection point or points approved by CITY.

1.3 The route of any off site lines shall be according to engineering plans produced by OWNER and approved by the CITY.

1.4 The OWNER shall construct the facilities, lines and appurtenances necessary to serve the development and provide such documentation necessary for the CITY to ascertain that the lines shall meet the minimum line size requirements as specified by the CITY Land Development Regulations.

1.5 The OWNER shall be responsible for the construction of all on site and off site lines and appurtenances to serve the project. No building permits shall be applied for or issued until water and sewer are provided to the site or until a bond or letter of credit, acceptable to CITY, is in place to guarantee completion of off-site improvements. No Certificate of Occupancy shall be applied for or issued until water and sewer extensions have been completed and accepted by the CITY.

1.6 The OWNER shall be responsible for all costs of onsite and offsite improvements, including but not limited to design, material, permitting and installation of sufficient size lines, lift stations and other appurtenances necessary to allow the CITY to serve the Property.

1.7 If the CITY chooses to oversize lines the OWNER and CITY shall agree on the cost difference, which will be the responsibility of the CITY, prior to commencement of construction.

1.8 The OWNER shall be responsible for all costs including design, permitting, materials and construction of the water and sewer lines and appurtenances, both on site and off site, required to serve the Property.

Section 2. DEVELOPMENT STANDARDS

2.1 Except as set forth below, the property will be designed and developed according to Osceola County LDC and in substantial accordance with the approved SDP21-0036 from the County. In the event of conflict between this Agreement and the Osceola Land Development Code, this Agreement shall prevail.

2.2 In addition to the foregoing, the Property shall be developed as follows:

2.2.1 The garages for each home will be setback a minimum of 25' to ensure adequate parking depths on driveways.

2.2.2 Each Single Family Residence shall maintain four and a half (4.5) parking spaces per residence (2 in garage and 2 in driveway with the remainder in any on-street parking and public amenity areas).

2.2.3 A minimum of two (2) trees shall be required per lot. If a required street tree is located within a lot's boundary, that tree will count toward the two tree minimum.

2.2.4 Each Single Family Residence shall have a minimum of 1,500 of air conditioned living area, excluding the garage.

2.2.5 Air conditioner pads will be installed with a minimum of 10 feet stagger to provide for drainage and accessibility.

2.2.6 Crosswalks with ADA approved surfaces are required at all intersections, in all directions, where a sidewalk is present.

2.2.7 The homeowners association governing documents shall include a prohibition on on-street parking.

2.2.8 Architectural elevations and façade of homes shall vary from adjacent homes.

Section 3. ANNEXATION

3.1 OWNER agrees that CITY may annex the Property into the City of St. Cloud, if CITY, in its sole discretion, chooses to do so. In conjunction herewith, OWNER shall provide to CITY a Notice of Encumbrance to Annex Property in a form substantially in compliance with the form set forth in Exhibit "B", attached hereto and incorporated herein. The CITY shall record this Notice in the public records of Osceola County, whereupon it is agreed it shall serve as an enforceable encumbrance on the real property described in Exhibit "A". The Notice of Encumbrance shall be executed by all owners of the real property described in Exhibit "A" and shall be accompanied, at OWNER'S expense, by a current certificate of title or opinion letter acceptable to CITY and issued by a licensed title company or attorney identifying all owners in interest of the real property. All land transfers by OWNER shall contain a deed restriction or covenant noting the existence of this encumbrance to annex, such restriction to be recorded as a covenant to run with the land.

3.2 This agreement shall be recorded in the Public Records of Osceola County, Florida at cost to OWNER, and this agreement, upon recording, shall constitute an irrevocable application by the undersigned owner to annex the property described on Exhibit 'A', attached hereto, into the City of St. Cloud, which right to annex the City may exercise at any time in the future.

Section 4. SEVERABILITY

In the event that any provision of this agreement shall be held invalid or unenforceable, the provision shall be deleted from this agreement without affecting in any respect whatsoever the validity of the remainder of this agreement.

Section 5. NOTICES

All notices, demands, or other writings required to be given or made or sent in this Agreement, or which may be given or made or sent, by either party to the other, shall be deemed to have been fully given or made or sent when in writing and addressed as follows:

CITY

City of St. Cloud
City Manager
1300 Ninth Street
St. Cloud, Fl 34769

OWNER

Narcoossee Land Ventures, LLC
370 CenterPointe Cir., Suite 1136
Altamonte Springs, FL 32701

Section 6. AMENDMENTS

Any amendment to this agreement is not effective unless the amendment is in writing and signed by all parties.

Section 7. VENUE AND ATTORNEY FEES

The parties expressly agree that in the event that any litigation arising out of this agreement shall be exclusively filed in Osceola County Circuit Court. Further that in the event of such litigation, the prevailing party shall be entitled to recover its reasonable attorney fees at all levels including appeal and bankruptcy.

Section 8. EFFECTIVE DATE

The effective date of this agreement shall be the date that it is last executed by a party as set forth below.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the date listed below. CITY through its City Manager, authorized to execute same by City Council action, and OWNER through Nakeese Land Venture LLC.

DATED this 24th day of June, 2021.

CITY OF ST. CLOUD

William Sturgeon, City Manager

ATTEST:

~~Linda Jaworski~~, City Clerk
By Delia Cruz, Deputy

Narcoossee Land Ventures, LLC

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

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this May 20, 2021 by Lawrence B. Pitt, Vice President and General Counsel of Narcoossee Land Ventures, LLC, a Florida limited liability company on behalf of the company. He is personally known to me.

[Notary Seal]

Notary Public

Name typed, printed or stamped

My Commission Expires: _____



EXHIBIT "A"

PHASE 7 OVERALL LEGAL DESCRIPTION:

A PORTION OF LOTS 3, 4, 13, 14, 19, 20, 29 AND 30, SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 26 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND UNPLATTED LANDS LYING IN SECTION 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE RUN SOUTH 89°43'11" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 2642.23 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE RUN SOUTH 89°33'33" EAST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 20, A DISTANCE OF 17.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°33'33" EAST ALONG SAID NORTH LINE, A DISTANCE OF 1029.07 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°26'14" WEST, A DISTANCE OF 20.00 FEET; THENCE RUN NORTH 89°33'46" WEST, A DISTANCE OF 15.24 FEET; THENCE RUN SOUTH 00°26'14" WEST, A DISTANCE OF 173.81 FEET TO A NON-TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 18°24'50", A CHORD BEARING OF SOUTH 80°21'21" EAST AND A CHORD DISTANCE OF 8.00 FEET; THENCE RUN EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 8.03 FEET TO A POINT OF NON-TANGENCY; THENCE RUN SOUTH 00°26'14" WEST, A DISTANCE OF 118.72 FEET; THENCE RUN SOUTH 00°29'57" WEST, A DISTANCE OF 116.38 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1547.00 FEET, A CENTRAL ANGLE OF 23°12'21", A CHORD BEARING OF SOUTH 11°06'13" EAST AND A CHORD DISTANCE OF 622.29 FEET; THENCE RUN SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 626.57 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1353.00 FEET, A CENTRAL ANGLE OF 13°16'52", A CHORD BEARING OF SOUTH 16°03'58" EAST AND A CHORD DISTANCE OF 312.92 FEET; THENCE RUN SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 313.63 FEET TO A POINT OF NON-TANGENCY; THENCE RUN NORTH 80°04'59" EAST, A DISTANCE OF 7.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1360.00 FEET, A CENTRAL ANGLE OF 01°19'00", A CHORD BEARING OF SOUTH 08°46'11" EAST AND A CHORD DISTANCE OF 31.25 FEET; THENCE RUN SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 31.25 FEET TO A POINT OF NON-TANGENCY; THENCE RUN SOUTH 00°26'14" WEST, A DISTANCE OF 97.54 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 14°04'24", A CHORD BEARING OF SOUTH 83°24'02" WEST AND A CHORD DISTANCE OF 6.13 FEET; THENCE RUN WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 6.14 FEET TO A POINT OF NON-TANGENCY; THENCE RUN SOUTH 00°26'14" WEST, A DISTANCE OF 52.00 FEET; THENCE RUN SOUTH 89°33'46" EAST, A DISTANCE OF 5.92 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 36°51'37", A CHORD BEARING OF SOUTH 71°07'58" EAST AND A CHORD DISTANCE OF 15.81 FEET; THENCE RUN EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 16.08 FEET TO A POINT OF NON-TANGENCY; THENCE RUN SOUTH 00°26'14" WEST, A DISTANCE OF 19.69 FEET; THENCE RUN SOUTH 00°46'16" EAST, A DISTANCE OF 58.70 FEET; THENCE RUN SOUTH 00°29'57" WEST, A DISTANCE OF 502.36 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 33°59'37", A CHORD BEARING OF SOUTH 73°26'25" WEST AND A CHORD DISTANCE OF 14.62 FEET; THENCE RUN WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF

14.83 FEET TO A POINT OF NON-TANGENCY; THENCE RUN NORTH 89°33'46" WEST, A DISTANCE OF 0.11 FEET; THENCE RUN SOUTH 00°26'14" WEST, A DISTANCE OF 187.74 FEET; THENCE RUN NORTH 89°55'10" WEST, A DISTANCE OF 545.57 FEET; THENCE RUN SOUTH 00°28'13" WEST, A DISTANCE OF 300.01 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF ALLIGATOR LAKE ROAD, A 66.00 FOOT RIGHT OF WAY; THENCE RUN NORTH 89°55'10" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN NORTH 00°28'13" EAST, A DISTANCE OF 159.95 FEET; THENCE RUN NORTH 89°55'10" WEST, A DISTANCE OF 150.00 FEET; THENCE RUN NORTH 00°28'13" EAST, A DISTANCE OF 170.00 FEET; THENCE RUN NORTH 89°55'10" WEST, A DISTANCE OF 335.29 FEET; THENCE RUN SOUTH 00°26'14" WEST, A DISTANCE OF 50.00 FEET; THENCE RUN NORTH 89°55'10" WEST, A DISTANCE OF 175.00 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE RUN NORTH 00°26'14" EAST ALONG SAID EAST LINE, A DISTANCE OF 342.08 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°47'02" EAST, A DISTANCE OF 660.00 FEET; THENCE RUN NORTH 00°26'14" EAST, A DISTANCE OF 330.00 FEET; THENCE RUN NORTH 89°47'02" WEST, A DISTANCE OF 660.00 FEET TO A POINT ON AFORESAID EAST LINE; THENCE RUN NORTH 00°26'14" EAST ALONG SAID EAST LINE, A DISTANCE OF 330.69 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°44'20" EAST, A DISTANCE OF 17.50 FEET TO THE EAST RIGHT OF WAY LINE OF A PLATTED UN-NAMED ROAD; THENCE RUN NORTH 00°26'14" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1322.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,485,012 SQUARE FEET (57.048 ACRES) MORE OR LESS.

PHASE 7A LEGAL DESCRIPTION:

A PORTION OF LOTS 3, 4, 13, 14, 19, 20, 29 AND 30, SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 26 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND UNPLATTED LANDS LYING IN SECTION 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE RUN SOUTH 89°43'11" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 , A DISTANCE OF 2642.23 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE RUN SOUTH 89°33'33" EAST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 20, A DISTANCE OF 1046.57 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°26'14" WEST, A DISTANCE OF 20.00 FEET; THENCE RUN NORTH 89°33'46" WEST, A DISTANCE OF 15.24 FEET; THENCE RUN SOUTH 00°26'14" WEST, A DISTANCE OF 173.81 FEET TO A NON-TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 18°24'50", A CHORD BEARING OF SOUTH 80°21'21" EAST AND A CHORD DISTANCE OF 8.00 FEET; THENCE RUN EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 8.03 FEET TO A POINT OF NON-TANGENCY; THENCE RUN SOUTH 00°26'14" WEST, A DISTANCE OF 118.72 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°29'57" WEST, A DISTANCE OF 116.38 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1547.00 FEET, A CENTRAL ANGLE OF 23°12'21", A CHORD BEARING OF SOUTH 11°06'13" EAST AND A CHORD DISTANCE OF 622.29 FEET; THENCE RUN SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 626.57 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1353.00 FEET, A CENTRAL ANGLE OF 13°16'52" A CHORD BEARING OF SOUTH

16°03'58" EAST AND A CHORD DISTANCE OF 312.92 FEET; THENCE RUN SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 313.63 FEET TO A POINT OF NON-TANGENCY; THENCE RUN NORTH 80°04'59" EAST, A DISTANCE OF 7.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1360.00 FEET, A CENTRAL ANGLE OF 01°19'00", A CHORD BEARING OF SOUTH 08°46'11" EAST AND A CHORD DISTANCE OF 31.25 FEET; THENCE RUN SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 31.25 FEET TO A POINT OF NON-TANGENCY; THENCE RUN SOUTH 00°26'14" WEST, A DISTANCE OF 97.54 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 14°04'24", A CHORD BEARING OF SOUTH 83°24'02" WEST AND A CHORD DISTANCE OF 6.13 FEET; THENCE RUN WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 6.14 FEET TO A POINT OF NON-TANGENCY; THENCE RUN SOUTH 00°26'14" WEST, A DISTANCE OF 52.00 FEET; THENCE RUN SOUTH 89°33'46" EAST, A DISTANCE OF 5.92 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 36°51'37", A CHORD BEARING OF SOUTH 71°07'58" EAST AND A CHORD DISTANCE OF 15.81 FEET; THENCE RUN EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 16.08 FEET TO A POINT OF NON-TANGENCY; THENCE RUN SOUTH 00°26'14" WEST, A DISTANCE OF 19.69 FEET; THENCE RUN SOUTH 00°46'16" EAST, A DISTANCE OF 58.70 FEET; THENCE RUN SOUTH 00°29'57" WEST, A DISTANCE OF 502.36 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 33°59'37", A CHORD BEARING OF SOUTH 73°26'25" WEST AND A CHORD DISTANCE OF 14.62 FEET; THENCE RUN WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 14.83 FEET TO A POINT OF NON-TANGENCY; THENCE RUN NORTH 89°33'46" WEST, A DISTANCE OF 0.11 FEET; THENCE RUN SOUTH 00°26'14" WEST, A DISTANCE OF 187.74 FEET; THENCE RUN NORTH 89°55'10" WEST, A DISTANCE OF 545.57 FEET; THENCE RUN SOUTH 00°28'13" WEST, A DISTANCE OF 300.01 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF ALLIGATOR LAKE ROAD, A 66.00 FOOT RIGHT OF WAY; THENCE RUN NORTH 89°55'10" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN NORTH 00°28'13" EAST, A DISTANCE OF 159.95 FEET; THENCE RUN NORTH 89°55'10" WEST, A DISTANCE OF 150.00 FEET; THENCE RUN NORTH 00°28'13" EAST, A DISTANCE OF 170.00 FEET; THENCE RUN NORTH 89°55'10" WEST, A DISTANCE OF 335.29 FEET; THENCE RUN SOUTH 00°26'14" WEST, A DISTANCE OF 50.00 FEET; THENCE RUN NORTH 89°55'10" WEST, A DISTANCE OF 175.00 FEET; THENCE RUN NORTH 00°26'14" EAST, A DISTANCE OF 342.08 FEET; THENCE RUN SOUTH 89°47'02" EAST, A DISTANCE OF 660.00 FEET; THENCE RUN NORTH 00°26'14" EAST, A DISTANCE OF 330.00 FEET; THENCE RUN NORTH 89°47'02" WEST, A DISTANCE OF 212.50 FEET; THENCE RUN NORTH 00°26'14" EAST, A DISTANCE OF 131.86 FEET; THENCE RUN NORTH 89°33'46" WEST, A DISTANCE OF 17.00 FEET; THENCE RUN NORTH 00°26'14" EAST, A DISTANCE OF 52.00 FEET; THENCE RUN NORTH 89°33'46" WEST, A DISTANCE OF 95.00 FEET; THENCE RUN NORTH 00°26'14" EAST, A DISTANCE OF 570.00 FEET; THENCE RUN SOUTH 89°33'46" EAST, A DISTANCE OF 120.00 FEET; THENCE RUN NORTH 00°26'14" EAST, A DISTANCE OF 95.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" A CHORD BEARING OF NORTH 44°33'46" WEST AND A CHORD DISTANCE OF 35.36 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 39.27 FEET TO A POINT OF NON-TANGENCY; THENCE RUN NORTH 00°26'14" EAST, A DISTANCE OF 52.00 FEET; THENCE RUN SOUTH 89°33'46" EAST, A DISTANCE OF 5.00 FEET; THENCE RUN NORTH 00°26'14" EAST, A DISTANCE OF 120.00 FEET; THENCE RUN SOUTH 89°33'46" EAST, A DISTANCE OF 221.14 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 326.00 FEET, A CENTRAL ANGLE OF 15°11'27", A CHORD BEARING OF SOUTH 11°57'26" EAST AND A CHORD DISTANCE

OF 86.18 FEET; THENCE RUN SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 86.43 FEET TO A POINT OF NON-TANGENCY; THENCE RUN NORTH 70°26'51" EAST, A DISTANCE OF 52.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 274.00 FEET, A CENTRAL ANGLE OF 09°47'38", A CHORD BEARING OF SOUTH 24°27'00" EAST AND A CHORD DISTANCE OF 46.78 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 46.84 FEET TO A POINT OF NON-TANGENCY; THENCE RUN NORTH 60°39'10" EAST, A DISTANCE OF 120.53 FEET; THENCE RUN NORTH 21°15'25" WEST, A DISTANCE OF 46.67 FEET; THENCE RUN NORTH 03°49'39" WEST, A DISTANCE OF 47.73 FEET; THENCE RUN NORTH 00°26'14" EAST, A DISTANCE OF 250.00 FEET; THENCE RUN SOUTH 89°33'46" EAST, A DISTANCE OF 211.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,525,198 SQUARE FEET (35.014 ACRES) MORE OR LESS.

PHASE 7B LEGAL DESCRIPTION:

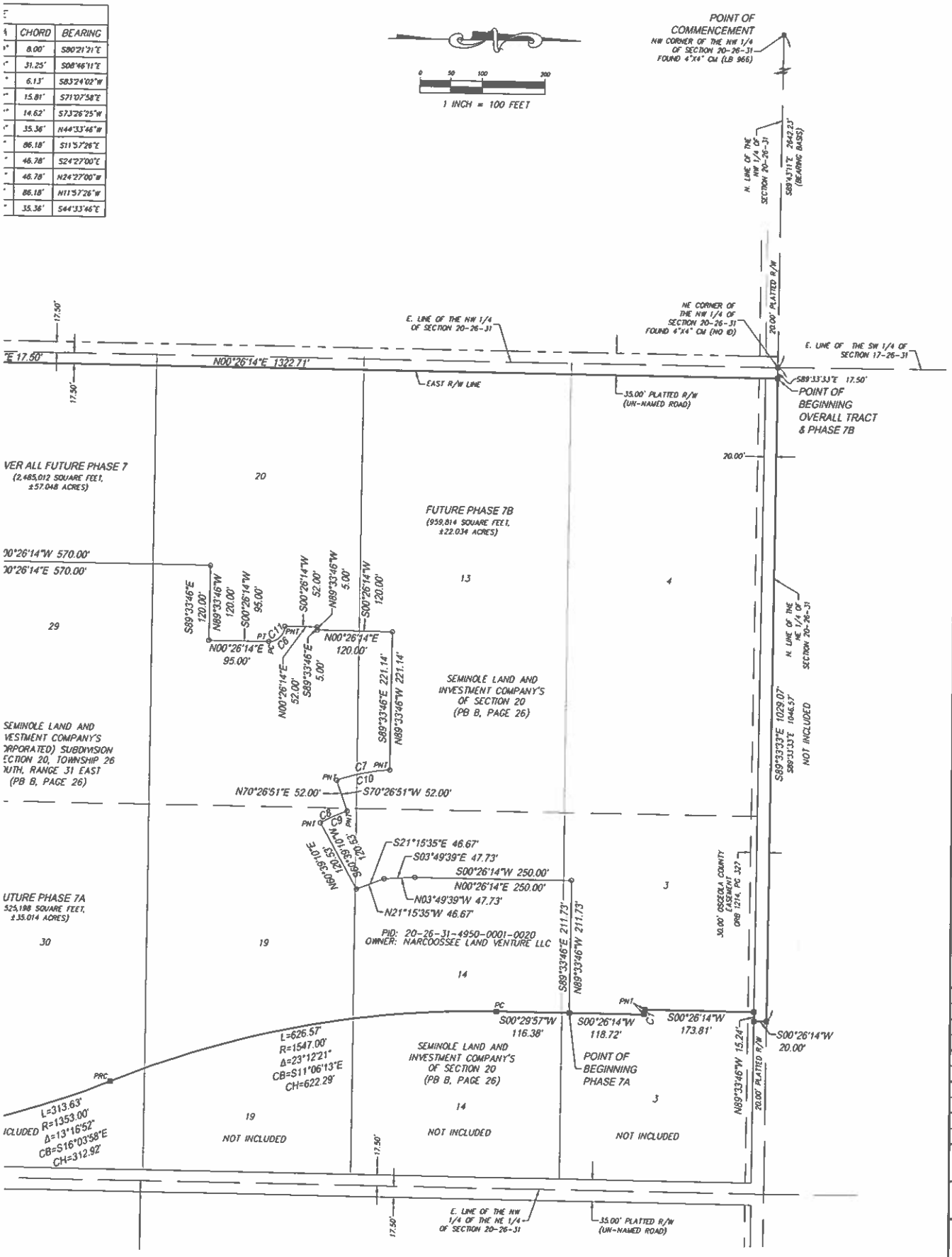
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CONTAINING 959,814 SQUARE FEET (22.034 ACRES) MORE OR LESS.

CHORD	BEARING
8.00'	S80°21'21"E
31.25'	S08°46'11"E
6.13'	S83°24'02"W
15.81'	S71°07'58"E
14.62'	S73°26'25"W
35.36'	N44°33'46"W
86.18'	S11°57'26"E
46.78'	S24°27'00"E
46.78'	N24°27'00"W
86.18'	N11°57'26"W
35.36'	S44°33'46"E



REVISIONS

FB/PG	DATE	DRAWN	REVISION	CKD

Dewberry

BOUNDARY SURVEY
- FOR -
NARCOOSSEE LAND VENTURE, LLC

TWIN LAKES PHASE 7
SECTION 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST
OSCEOLA COUNTY, FLORIDA

FB/PG	
17-26-31/22-40	
FIELD DATE	
10/15/19	
DRAWING DATE	
01/27/2020	
BY	
RDH	
APPROVED	
WDD	
PROJECT NO.	
50114403	
SCALE	
1" = 100'	

2 OF 2

EXHIBIT "B"

KELVIN SOTO, ESQ. OSCEOLA COUNTY, DATE 07/02/2021 01:59:40 PM
FILE # 2021103745 Bk 5994 Pg 2109 (1 Pgs)REC FEES $10.00

Notice of Encumbrance to Annex to City of St. Cloud

FOR RECORDING USE ONLY

City of St. Cloud (Planning & Zoning)
1300 9th St.
St. Cloud, FL 34769

THIS INSTRUMENT, Made this 20th day of May 20 21, between Narcoossee Land Ventures, LLC of the County of Seminole, State of Florida Grantor", and the CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee:

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below described into the corporate limits of the City of St. Cloud, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 ($1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledges, DOES HEREBY ENCUMBER the below – described real property situate, lying and being in Osceola County, Florida with the absolute consent by GRANTOR that in accordance with applicable law, the real property may be annexed into the city limits of the City of St. Cloud upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. Properties located outside the St. Cloud Future Annexation Area are encumbered but final annexation is subject to both the traditional requirements for annexation and receipt of County approval. The subject property is described as:

Case# 21-00010 Parcel ID(s) 202631000000100000,202631000000310000, 202631495000010020,

See Attached Exhibit "A" for Legal Description

Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):
NARCOOSSEE LAND VENTURES, LLC

1. By: _____
Signature

Lawrence B. Pitt, VP and General Counsel
Type or print name

2. N/A
Signature

_____
Type or print name

WITNESSES (Two required):

1. _____
Signature

Meredith Gibson Zornek
Type or print name

2. _____
Signature

Lucie Winborne
Type or print name

STATE OF FLORIDA COUNTY OF SEMINOLE
by physical presence

The foregoing instrument was acknowledged before me on this 20th day of May, 20 21, by Lawrence B. Pitt, VP and General Counsel of Narcoossee Land Ventures, LLC who is personally known to me or who has produced _____ as identification and who did not take an oath.

Notary Public _____ SEAL:

Type/print name Meredith Gibson Zornek

MEREDITH GIBSON ZORNEK MY COMMISSION EXPIRES NOVEMBER 6, 2024 Bonded thru Notary Public Underwriters NOTARY PUBLIC, STATE OF FLORIDA

Pursuant to Section 695.26(3)(f): This instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer, City Manager, City of St. Cloud, Florida 34769.

EXHIBIT "C"

Commercial Property Information (O&E) Report

First American Issuing Office: First American Title Insurance Company
2301 Maitland Center Parkway, Suite 450
Maitland, FL 32751

Customer Reference Number: Twin Lakes – Ph7
***First American File Number:* 2037-5266053**

Prepared For: Emerson International, Inc.
370 Centerpointe Cir Ste 1136
Altamonte Springs , FL 32701

Legal Description:

PHASE 7 OVERALL LEGAL DESCRIPTION:

A PORTION OF LOTS 3, 4, 13, 14, 19, 20, 29 AND 30, SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 26 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND UNPLATTED LANDS LYING IN SECTION 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE RUN SOUTH 89°43'11" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 2642.23 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE RUN SOUTH 89°33'33" EAST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 20, A DISTANCE OF 17.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°33'33" EAST ALONG SAID NORTH LINE, A DISTANCE OF 1029.07 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°26'14" WEST, A DISTANCE OF 20.00 FEET; THENCE RUN NORTH 89°33'46" WEST, A DISTANCE OF 15.24 FEET; THENCE RUN SOUTH 00°26'14" WEST, A DISTANCE OF 173.81 FEET TO A NON-TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 18°24'50", A CHORD BEARING OF SOUTH 80°21'21" EAST AND A CHORD DISTANCE OF 8.00 FEET; THENCE RUN EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 8.03 FEET TO A POINT OF NON-TANGENCY; THENCE RUN SOUTH 00°26'14" WEST, A DISTANCE OF 118.72 FEET; THENCE RUN SOUTH 00°29'57" WEST, A DISTANCE OF 116.38 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1547.00 FEET, A CENTRAL ANGLE OF 23°12'21", A CHORD BEARING OF SOUTH 11°06'13" EAST AND A CHORD DISTANCE OF 622.29 FEET; THENCE RUN SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 626.57 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1353.00 FEET, A CENTRAL ANGLE OF 13°16'52", A CHORD BEARING OF SOUTH 16°03'58" EAST AND A CHORD DISTANCE OF 312.92 FEET; THENCE RUN SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 313.63 FEET TO A POINT OF NON-TANGENCY; THENCE RUN NORTH 80°04'59" EAST, A DISTANCE OF 7.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1360.00 FEET, A CENTRAL ANGLE OF 01°19'00", A CHORD BEARING OF SOUTH 08°46'11" EAST AND A CHORD DISTANCE OF 31.25 FEET; THENCE RUN SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 31.25 FEET TO A POINT OF NON-TANGENCY; THENCE RUN SOUTH 00°26'14" WEST, A DISTANCE OF 97.54 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 14°04'24", A CHORD BEARING OF SOUTH 83°24'02" WEST AND A CHORD DISTANCE OF 6.13 FEET; THENCE RUN WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 6.14 FEET TO A POINT OF NON-TANGENCY; THENCE RUN SOUTH 00°26'14" WEST, A DISTANCE OF 52.00 FEET; THENCE RUN SOUTH 89°33'46" EAST, A DISTANCE OF 5.92 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 36°51'37", A CHORD BEARING OF SOUTH 71°07'58" EAST AND A CHORD DISTANCE OF 15.81 FEET; THENCE RUN EASTERLY ALONG SAID CURVE

AN ARC DISTANCE OF 16.08 FEET TO A POINT OF NON-TANGENCY; THENCE RUN SOUTH 00°26'14" WEST, A DISTANCE OF 19.69 FEET; THENCE RUN SOUTH 00°46'16" EAST, A DISTANCE OF 58.70 FEET; THENCE RUN SOUTH 00°29'57" WEST, A DISTANCE OF 502.36 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 33°59'37", A CHORD BEARING OF SOUTH 73°26'25" WEST AND A CHORD DISTANCE OF 14.62 FEET; THENCE RUN WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 14.83 FEET TO A POINT OF NON-TANGENCY; THENCE RUN NORTH 89°33'46" WEST, A DISTANCE OF 0.11 FEET; THENCE RUN SOUTH 00°26'14" WEST, A DISTANCE OF 187.74 FEET; THENCE RUN NORTH 89°55'10" WEST, A DISTANCE OF 545.57 FEET; THENCE RUN SOUTH 00°28'13" WEST, A DISTANCE OF 300.01 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF ALLIGATOR LAKE ROAD, A 66.00 FOOT RIGHT OF WAY; THENCE RUN NORTH 89°55'10" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN NORTH 00°28'13" EAST, A DISTANCE OF 159.95 FEET; THENCE RUN NORTH 89°55'10" WEST, A DISTANCE OF 150.00 FEET; THENCE RUN NORTH 00°28'13" EAST, A DISTANCE OF 170.00 FEET; THENCE RUN NORTH 89°55'10" WEST, A DISTANCE OF 335.29 FEET; THENCE RUN SOUTH 00°26'14" WEST, A DISTANCE OF 50.00 FEET; THENCE RUN NORTH 89°55'10" WEST, A DISTANCE OF 175.00 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE RUN NORTH 00°26'14" EAST ALONG SAID EAST LINE, A DISTANCE OF 342.08 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°47'02" EAST, A DISTANCE OF 660.00 FEET; THENCE RUN NORTH 00°26'14" EAST, A DISTANCE OF 330.00 FEET; THENCE RUN NORTH 89°47'02" WEST, A DISTANCE OF 660.00 FEET TO A POINT ON AFORESAID EAST LINE; THENCE RUN NORTH 00°26'14" EAST ALONG SAID EAST LINE, A DISTANCE OF 330.69 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°44'20" EAST, A DISTANCE OF 17.50 FEET TO THE EAST RIGHT OF WAY LINE OF A PLATTED UN-NAMED ROAD; THENCE RUN NORTH 00°26'14" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1322.71 FEET TO THE POINT OF BEGINNING.

PHASE 7A LEGAL DESCRIPTION:

A PORTION OF LOTS 3, 4, 13, 14, 19, 20, 29 AND 30, SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 26 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND UNPLATTED LANDS LYING IN SECTION 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE RUN SOUTH 89°43'11" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 , A DISTANCE OF 2642.23 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE RUN SOUTH 89°33'33" EAST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 20, A DISTANCE OF 1046.57 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°26'14" WEST, A DISTANCE OF 20.00 FEET; THENCE RUN NORTH 89°33'46" WEST, A DISTANCE OF 15.24 FEET; THENCE RUN SOUTH 00°26'14" WEST, A DISTANCE OF 173.81 FEET TO A NON-TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 18°24'50", A CHORD BEARING OF SOUTH 80°21'21" EAST AND A CHORD DISTANCE OF 8.00 FEET; THENCE RUN EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 8.03 FEET TO A POINT OF NON-TANGENCY; THENCE RUN SOUTH 00°26'14" WEST, A DISTANCE OF 118.72 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°29'57" WEST, A DISTANCE OF 116.38 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1547.00 FEET, A CENTRAL ANGLE OF 23°12'21", A CHORD BEARING OF SOUTH 11°06'13" EAST AND A CHORD DISTANCE OF 622.29 FEET; THENCE RUN SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 626.57 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1353.00 FEET, A CENTRAL ANGLE OF 13°16'52" A CHORD BEARING OF SOUTH 16°03'58" EAST AND A CHORD DISTANCE OF 312.92 FEET; THENCE RUN SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 313.63 FEET TO A POINT OF NON-TANGENCY; THENCE RUN NORTH 80°04'59" EAST, A DISTANCE OF 7.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1360.00 FEET, A CENTRAL ANGLE OF 01°19'00", A CHORD BEARING OF SOUTH 08°46'11" EAST AND A CHORD DISTANCE OF 31.25 FEET; THENCE RUN SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 31.25 FEET TO A POINT OF NON-TANGENCY; THENCE RUN SOUTH 00°26'14" WEST, A DISTANCE OF 97.54 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 14°04'24", A CHORD BEARING OF SOUTH 83°24'02" WEST AND A CHORD DISTANCE OF 6.13 FEET; THENCE RUN WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 6.14 FEET TO A POINT OF NON-TANGENCY;

THENCE RUN SOUTH 00°26'14" WEST, A DISTANCE OF 52.00 FEET; THENCE RUN SOUTH 89°33'46" EAST, A DISTANCE OF 5.92 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 36°51'37", A CHORD BEARING OF SOUTH 71°07'58" EAST AND A CHORD DISTANCE OF 15.81 FEET; THENCE RUN EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 16.08 FEET TO A POINT OF NON-TANGENCY; THENCE RUN SOUTH 00°26'14" WEST, A DISTANCE OF 19.69 FEET; THENCE RUN SOUTH 00°46'16" EAST, A DISTANCE OF 58.70 FEET; THENCE RUN SOUTH 00°29'57" WEST, A DISTANCE OF 502.36 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 33°59'37", A CHORD BEARING OF SOUTH 73°26'25" WEST AND A CHORD DISTANCE OF 14.62 FEET; THENCE RUN WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 14.83 FEET TO A POINT OF NON-TANGENCY; THENCE RUN NORTH 89°33'46" WEST, A DISTANCE OF 0.11 FEET; THENCE RUN SOUTH 00°26'14" WEST, A DISTANCE OF 187.74 FEET; THENCE RUN NORTH 89°55'10" WEST, A DISTANCE OF 545.57 FEET; THENCE RUN SOUTH 00°28'13" WEST, A DISTANCE OF 300.01 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF ALLIGATOR LAKE ROAD, A 66.00 FOOT RIGHT OF WAY; THENCE RUN NORTH 89°55'10" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN NORTH 00°28'13" EAST, A DISTANCE OF 159.95 FEET; THENCE RUN NORTH 89°55'10" WEST, A DISTANCE OF 150.00 FEET; THENCE RUN NORTH 00°28'13" EAST, A DISTANCE OF 170.00 FEET; THENCE RUN NORTH 89°55'10" WEST, A DISTANCE OF 335.29 FEET; THENCE RUN SOUTH 00°26'14" WEST, A DISTANCE OF 50.00 FEET; THENCE RUN NORTH 89°55'10" WEST, A DISTANCE OF 175.00 FEET; THENCE RUN NORTH 00°26'14" EAST, A DISTANCE OF 342.08 FEET; THENCE RUN SOUTH 89°47'02" EAST, A DISTANCE OF 660.00 FEET; THENCE RUN NORTH 00°26'14" EAST, A DISTANCE OF 330.00 FEET; THENCE RUN NORTH 89°47'02" WEST, A DISTANCE OF 212.50 FEET; THENCE RUN NORTH 00°26'14" EAST, A DISTANCE OF 131.86 FEET; THENCE RUN NORTH 89°33'46" WEST, A DISTANCE OF 17.00 FEET; THENCE RUN NORTH 00°26'14" EAST, A DISTANCE OF 52.00 FEET; THENCE RUN NORTH 89°33'46" WEST, A DISTANCE OF 95.00 FEET; THENCE RUN NORTH 00°26'14" EAST, A DISTANCE OF 570.00 FEET; THENCE RUN SOUTH 89°33'46" EAST, A DISTANCE OF 120.00 FEET; THENCE RUN NORTH 00°26'14" EAST, A DISTANCE OF 95.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" A CHORD BEARING OF NORTH 44°33'46" WEST AND A CHORD DISTANCE OF 35.36 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 39.27 FEET TO A POINT OF NON-TANGENCY; THENCE RUN NORTH 00°26'14" EAST, A DISTANCE OF 52.00 FEET; THENCE RUN SOUTH 89°33'46" EAST, A DISTANCE OF 5.00 FEET; THENCE RUN NORTH 00°26'14" EAST, A DISTANCE OF 120.00 FEET; THENCE RUN SOUTH 89°33'46" EAST, A DISTANCE OF 221.14 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 326.00 FEET, A CENTRAL ANGLE OF 15°11'27", A CHORD BEARING OF SOUTH 11°57'26" EAST AND A CHORD DISTANCE OF 86.18 FEET; THENCE RUN SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 86.43 FEET TO A POINT OF NON-TANGENCY; THENCE RUN NORTH 70°26'51" EAST, A DISTANCE OF 52.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 274.00 FEET, A CENTRAL ANGLE OF 09°47'38", A CHORD BEARING OF SOUTH 24°27'00" EAST AND A CHORD DISTANCE OF 46.78 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 46.84 FEET TO A POINT OF NON-TANGENCY; THENCE RUN NORTH 60°39'10" EAST, A DISTANCE OF 120.53 FEET; THENCE RUN NORTH 21°15'25" WEST, A DISTANCE OF 46.67 FEET; THENCE RUN NORTH 03°49'39" WEST, A DISTANCE OF 47.73 FEET; THENCE RUN NORTH 00°26'14" EAST, A DISTANCE OF 250.00 FEET; THENCE RUN SOUTH 89°33'46" EAST, A DISTANCE OF 211.73 FEET TO THE POINT OF BEGINNING.

PHASE 7B LEGAL DESCRIPTION:

A PORTION OF LOTS 3, 4, 13, 14, 19, 20, 29 AND 30, SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 26 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND UNPLATTED LANDS LYING IN SECTION 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE RUN SOUTH 89°43'11" EAST ALONG THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 2642.23 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 20; THENCE RUN SOUTH 89°33'33" EAST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 20, A DISTANCE OF 17.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°33'33" EAST ALONG SAID

NORTH LINE, A DISTANCE OF 1029.07 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°26'14" WEST, A DISTANCE OF 20.00 FEET; THENCE RUN NORTH 89°33'46" WEST, A DISTANCE OF 15.24 FEET; THENCE RUN SOUTH 00°26'14" WEST, A DISTANCE OF 173.81 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 18°24'50", A CHORD BEARING OF SOUTH 80°21'21" EAST AND A CHORD DISTANCE OF 8.00 FEET; THENCE RUN EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 8.03 FEET TO A POINT OF NON-TANGENCY; THENCE RUN SOUTH 00°26'14" WEST, A DISTANCE OF 118.72 FEET; THENCE RUN NORTH 89°33'46" WEST, A DISTANCE OF 211.73 FEET; THENCE RUN SOUTH 00°26'14" WEST, A DISTANCE OF 250.00 FEET; THENCE RUN SOUTH 03°49'39" EAST, A DISTANCE OF 47.73 FEET; THENCE RUN SOUTH 21°15'35" EAST, A DISTANCE OF 46.67 FEET; THENCE RUN SOUTH 60°39'13" WEST, A DISTANCE OF 120.53 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 274.00 FEET, A CENTRAL ANGLE OF 09°47'38", A CHORD BEARING OF NORTH 24°27'00" WEST AND A CHORD DISTANCE OF 46.78 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 46.84 FEET TO A POINT OF NON-TANGENCY; THENCE RUN SOUTH 70°26'51" WEST, A DISTANCE OF 52.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 326.00 FEET, A CENTRAL ANGLE OF 15°11'27", A CHORD BEARING OF NORTH 11°57'26" WEST AND A CHORD DISTANCE OF 86.18 FEET; THENCE RUN NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 86.43 FEET TO A POINT OF NON-TANGENCY; THENCE RUN NORTH 89°33'46" WEST, A DISTANCE OF 221.14 FEET; THENCE RUN SOUTH 00°26'14" WEST, A DISTANCE OF 120.00 FEET; THENCE RUN NORTH 89°33'46" WEST, A DISTANCE OF 5.00 FEET; THENCE RUN SOUTH 00°26'14" WEST, A DISTANCE OF 52.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF SOUTH 44°33'46" EAST AND A CHORD DISTANCE OF 35.36 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 00°26'14" WEST, A DISTANCE OF 95.00 FEET; THENCE RUN NORTH 89°33'46" WEST, A DISTANCE OF 120.00 FEET; THENCE RUN SOUTH 00°26'14" WEST, A DISTANCE OF 570.00 FEET; THENCE RUN SOUTH 89°33'46" EAST, A DISTANCE OF 95.00 FEET; THENCE RUN SOUTH 00°26'14" WEST, A DISTANCE OF 52.00 FEET; THENCE RUN SOUTH 89°33'46" EAST, A DISTANCE OF 17.00 FEET; THENCE RUN SOUTH 00°26'14" WEST, A DISTANCE OF 131.86 FEET; THENCE RUN NORTH 89°47'02" WEST, A DISTANCE OF 447.50 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE RUN NORTH 00°26'14" EAST ALONG SAID EAST LINE, A DISTANCE OF 330.69 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°44'20" EAST, A DISTANCE OF 17.50 FEET TO THE EAST RIGHT OF WAY LINE OF A PLATTED UN-NAMED ROAD; THENCE RUN NORTH 00°26'14" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1322.71 FEET TO THE POINT OF BEGINNING.

Grantee(s) In Last Deed of Record:

Narcoossee Land Ventures, LLC, a Florida limited liability company, by virtue of Official Records Book 4805, Page 1082, and Official Records Book 4805, Page 1210, Public records of Osceola County, Florida.

Encumbrances/Matters Affecting Title:

() Exhibit Attached ("X") Exhibit Not Attached.

1. Easement in favor of Osceola County, Florida recorded October 28, 1964, in Official Records Book 124, Page 327, Public Records of Osceola County, Florida.

2. Mortgage and Security Agreement executed by Narcoossee Land Ventures, LLC, a Florida limited liability company, in favor of Centennial Bank, an Arkansas banking corporation, in the original principal sum of $16,948,688.00 and recorded June 8, 2015, in Official Records Book 4805, Page 1754; together with Assignment of Rents and Leases recorded in Official Records Book 4805, Page 1775; Mortgage Modification, Consolidation, Ratification and Additional Advance Agreement recorded December 31, 2015, in Official Records Book 4892, Page 2497; Renewed and Modified Assignment of Rents and Leases recorded in Official Records Book 4892, Page 2502; UCC-1 (Financing Statement) recorded in Official
Records Book 4892, Page 2512; Amended, Renewed, Modified and Spreader Assignment of Rents and Leases recorded July 7, 2016, in Official Records Book 4988, Page 2958; UCC-3 (Amendment) recorded in Official Records Book 4988, Page 2970; Mortgagee Special Assessment Acknowledgment recorded August 19, 2016, in Official Records Book 5011, Page 1832; Third Mortgage Modification and Ratification Agreement recorded July 9, 2019, in Official Records Book 5553, Page 2694 and Partial Release recorded December 20, 2019, in Official Records Book 5644, Page 1461; Mortgagee Special Assessment Acknowledgment recorded October 30, 2020 in Official Records Book 5823, Page 2746, Public Records of Osceola County, Florida.

3. Notice of Establishment of the Live Oak Lake Community Development District recorded November 2, 2015, in Official Records Book 4865, Page 1447; Notice of Boundary Amendment recorded February 11, 2016, in Official Records Book 4912, Page 1278 and Amended and Restated Notice of Boundary Amendment recorded March 18, 2016, in Official Records Book 4930, Page 105, Public Records of Osceola County, Florida.

4. Live Oak Lake Community Development District Notice of Imposition of Special Assessments recorded May 18, 2016, in Official Records Book 4961, Page 2904; together with Live Oak Lake Community Development District Amended Notice of Imposition of Special Assessments recorded April 14, 2020, in Official Records Book 5707, Page 2146, Public Records of Osceola County, Florida.

5. Live Oak Lake Community Development District Notice of Series 2016 Assessments recorded August 19, 2016, in Official Records Book 5011, Page 1756, Public Records of Osceola County, Florida.

6. Declaration of Consent to Jurisdiction of Live Oak Lake Community Development District and to Imposition of Debt Special Assessments (Series 2016 Assessments) recorded August 19, 2016, in Official Records Book 5011, Page 1767, Public Records of Osceola County, Florida.

7. Tri-Party Agreement Relating to Consent to Jurisdiction, Imposition of Special Assessments and Subordination of Interests recorded August 19, 2016, in Official Records Book 5011, Page 1782, Public Records of Osceola County, Florida.

8. Agreement Between the Live Oak Community Development District and Narcoossee Land Ventures, LLC, Regarding the True-Up and Payment of Series 2016 Assessments recorded August 19, 2016, in Official Records Book 5011, Page 1799, Public Records of Osceola County, Florida.

9. Collateral Assignment and Assumption of Development and Contract Rights recorded August 19, 2016, in Official Records Book 5011, Page 1817, Public Records of Osceola County, Florida.

10. Disclosure of Public Financing and Maintenance of Improvements to Real Property recorded September 7, 2016, in Official Records Book 5020, Page 1961; Amended and Restated Disclosure of Public Financing and Maintenance of Improvements to Real Property recorded December 4, 2020 in Official Records Book 5845, Page 2379, Public Records of Osceola County, Florida.

11. Water and Wastewater Service Agreement recorded December 6, 2016, in Official Records Book 5066, Page 1138, Public Records of Osceola County, Florida.

12. Second Amended and Restated Declaration of Covenants, Conditions, Easements and Restrictions recorded December 29, 2016, in Official Records Book 5077, Page 2064, Public Records of Osceola County, Florida.

13. Non-Exclusive Easement and Agreement recorded June 8, 2017, in Official Records Book 5161, Page 643, Public Records of Osceola County, Florida.

14. Non-Exclusive Easement and Agreement recorded June 8, 2017, in Official Records Book 5161, Page 663, Public Records of Osceola County, Florida.

15. Non-Exclusive Easement and Agreement recorded July 12, 2017, in Official Records Book 5178, Page 766, Public Records of Osceola County, Florida.

16. Notice of Department of the Army Permit recorded April 3, 2018, in Official Records Book 5310, Page 1616, Public Records of Osceola County, Florida.

17. Line Extension Agreement Relating to the Upsizing of Reuse Water Main recorded April 23, 2019, in Official Records Book 5511, Page 1192, Public Records of Osceola County, Florida.

18. Live Oak Lake Community Development District Notice of Series 2020 Assessments recorded October 30, 2020 in Official Records Book 5823, Page 2708, Public Records of Osceola County, Florida.

19. Collateral Assignment and Assumption of Development and Contract Rights recorded October 13, 2020 in Official Records Book 5823, Page 2719, Public Records of Osceola County, Florida.

20. Declaration of Consent to Jurisdiction of Live Oak Lake Community Development District and to Imposition of Debt Special Assessments (Series 2020 Assessments) recorded October 30, 2020 in Official Records Book 5823, Page 2734, Public Records of Osceola County, Florida.

21. Tri-Party Agreement Relating to Consent to Jurisdiction, Imposition of Special Assessments, and Subordination of Interests recorded October 30, 2020 in Official Records Book 5823, Page 2758, Public Records of Osceola County, Florida.

22. Agreement Between The Live Oak Lake Community Development District and Narcoossee Land Ventures, LLC Regarding The True-Up and Payment of Series 2020 Assessments recorded October 30, 2020 in Official Records Book 5823, Page 2776, Public Records of Osceola County, Florida.

23. Water & Wastewater Service Agreement by and between the City of St. Cloud and Narcoossee Land Ventures, LLC recorded November 24, 2020 recorded in Official Records Book 5839, Page 1515, Public Records of Osceola County, Florida.

24. Temporary Construction and Access Easement Agreement by and between Narcoossee Land Ventures, LLC and Live Oak Lake Community Development District recorded December 2, 2020 in Official Records Book 5843, Page 727, Public Records of Osceola County, Florida.

Copies of the Encumbrances/Matters Affecting Title (**"X"**) are () are not included with this Report.

NOTE: The following is for informational purposes only and is given without assurance or guarantee:

Real Estate Taxes for Tax Parcel Number R202631-000000100000 for tax year 2020
Gross Tax: $ 5,911.97 ("X") Paid ( ) Not Paid.
Unpaid Taxes for Prior Years: "None"
Map Code: Assessment: $

NOTE: The following is for informational purposes only and is given without assurance or guarantee:

Real Estate Taxes for Tax Parcel Number R202631-000000310000 for tax year 2020
Gross Tax: $ 8,029.86 ("X") Paid ( ) Not Paid.
Unpaid Taxes for Prior Years: "None"
Map Code: Assessment: $

NOTE: The following is for informational purposes only and is given without assurance or guarantee:

Real Estate Taxes for Tax Parcel Number R202631-495000010020 for tax year 2020
Gross Tax: $ 26,153.60 ("X") Paid ( ) Not Paid.
Unpaid Taxes for Prior Years: "None"
Map Code: Assessment: $

Customer Reference Number: **Twin Lakes -- Ph7**
First American File Number: **2037-5266053**

Certificate

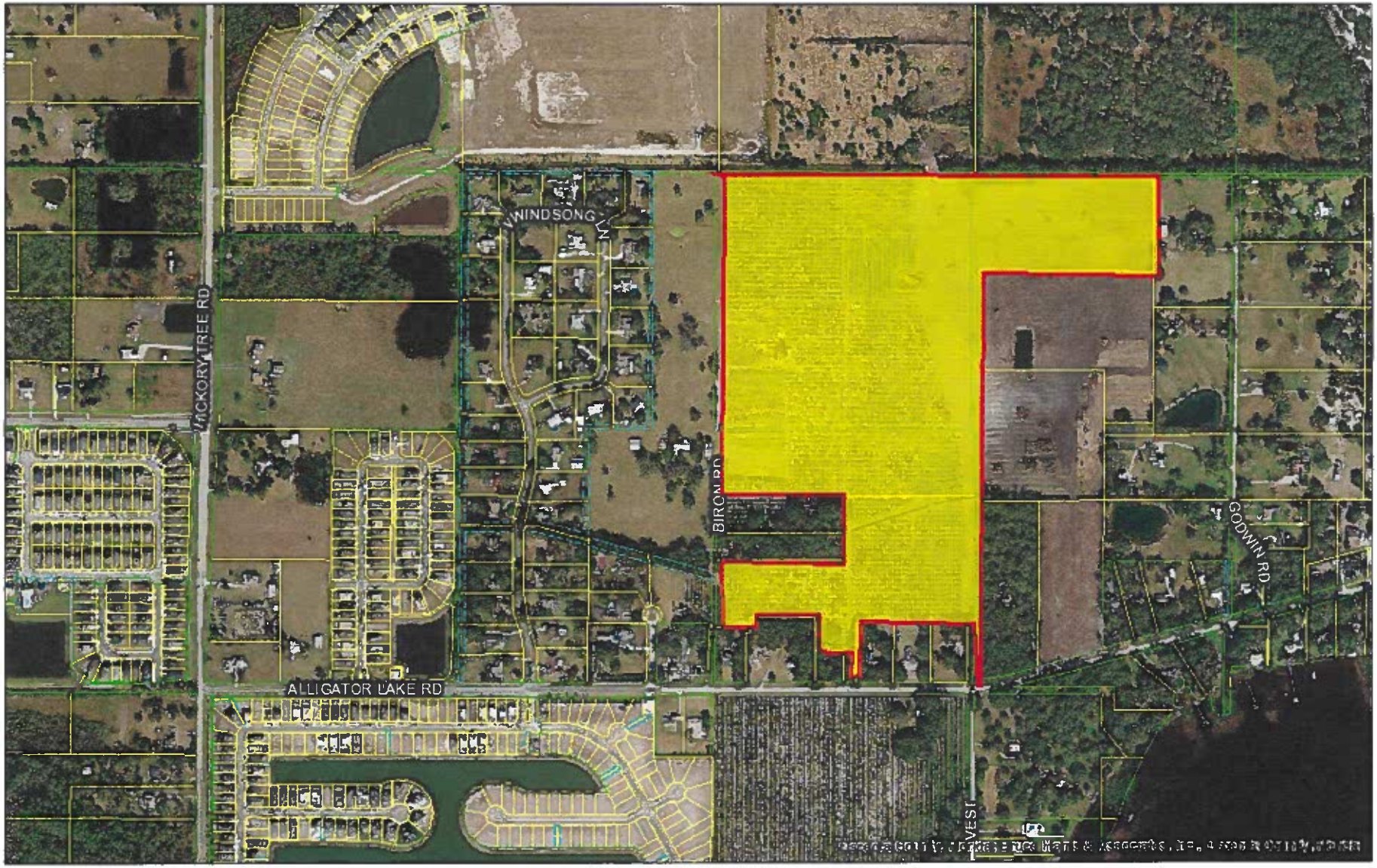
"This Report" is a search limited to the Official Records Books as defined in Sections 28.001(1) and 28.222, Florida Statutes, from earliest public records to April 1, 2021 at 8:00 a.m.. The foregoing Report accurately reflects matters recorded and indexed in the Official Records Books of Osceola County, Florida, affecting title to the property described therein. This report is not an opinion of title, title insurance policy, warranty of title, or any other assurance as to the status of title and shall not be used for the purpose of issuing title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified in the property information report as the recipients of the property information report.

First American Title Insurance Company

Michael Abbey, as SVP, Division Region Manager

Dated:04/07/2021

EXHIBIT "D"



Narcoossee Land Ventures, LLC.

Twin Lakes Phase 7

Date Generated: 6/8/2021

0 340 680 ft

This map was prepared for the Osceola County Property Appraiser's Office. It is maintained for the function of this office only. It is not intended for conveyance, nor is it a survey.

Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser

Legend
Twin Lakes Phase 7
City_Limits
County
N
E
S
W
910 455 0 910 Feet
WILSON
GODWIN
VEST
HELEN
BIRON
WINDSONG
ALLIGATOR LAKE
RULLIS
VANTAGE
FOUNTAINWOOD
SUNTAN
DREAM HOME
PROMISE
DRAWEY
CANARA
MEADOWBROOK
SOUTH LAND
SCARLETT
NORMEL
LOTTA
HICKORY TREE
OLD HICKORY TREE
CLARK
GREEN ACRES
NOLTE
MERCEDES
RAMBLER
SWEETBRIER
CALLIE
HARVEST
GRAMERCY FARMS

EXHIBIT “E”













ARMANDO RAMIREZ OSCEOLA COUNTY, DATE 11/24/2020 01:28:22 PM
FILE # 2020160991 Bk 5839 Pgs 1515-1546 (32 Pgs)REC FEES $273.50

WATER & WASTEWATER SERVICE AGREEMENT

This document constitutes an agreement between the City of St. Cloud, hereinafter referred to as **CITY**, a municipality of the State of Florida, and **Narcoossee Land Ventures, LLC.** a **Corporation** (individual, corporation, partnership) and its successors or assigns, hereby referred to as **OWNER.**

WITNESSETH

Whereas, OWNER is proposing to develop **Twin Lakes Phase 8 and Amenity Center**, which is located on real property (the "Property") described on Exhibit 'A', attached hereto and by this reference made a part hereof; and

Whereas, the Property is located in the unincorporated area of Osceola County and the OWNER is requesting water and sewer service from the CITY; and

Whereas, as a condition of CITY providing said water and sewer service to the Property, OWNER is to extend water and sewer lines to serve the Property and lines and appurtenances must be sized and constructed in accordance with the minimum requirements of CITY Land Development Regulations and to meet the flow demands for the development; and

Whereas, the CITY may, at the sole option of the CITY, elect to enlarge or oversize the water and/or sewer lines and appurtenances in order to provide additional capacity to other properties; and

Whereas, as a condition of the provision of water and sewer service to the Property by the CITY, OWNER agrees that this Agreement shall constitute an unconditional application to annex the Property into the City of St. Cloud, if CITY chooses to do so; and

Whereas, OWNER and CITY are entering into this Agreement to set forth the terms and conditions under which water and sewer service shall be extended and sized.

NOW THEREFORE, in consideration of the mutual promises and covenants hereinafter contained, the parties do hereby agree as follows:

Section 1. OFF-SITE WATER/SEWER – Each and all of the foregoing premises are incorporated into and constitute a part of this Agreement.

1.1 CITY shall provide water and sewer service for the Property.

1.2 OWNER shall connect to the existing City system at connection point or points approved by CITY.

1.3 The route of any off site lines shall be according to engineering plans produced by OWNER and approved by the CITY.

1.4 The OWNER shall construct the facilities, lines and appurtenances necessary to serve the development and provide such documentation necessary for the CITY to ascertain that the lines shall meet the minimum line size requirements as specified by the CITY Land Development Regulations.

1.5 The OWNER shall be responsible for the construction of all on site and off site lines and appurtenances to serve the project. No building permits shall be applied for or issued until water and sewer are provided to the site or until a bond or letter of credit, acceptable to CITY, is in place to guarantee completion of off-site improvements. No Certificate of Occupancy shall be applied for or issued until water and sewer extensions have been completed and accepted by the CITY.

1.6 The OWNER shall be responsible for all costs of onsite and offsite improvements, including but not limited to design, material, permitting and installation of sufficient size lines, lift stations and other appurtenances necessary to allow the CITY to serve the Property.

1.8 If the CITY chooses to oversize lines the OWNER and CITY shall agree on the cost difference, which will be the responsibility of the CITY, prior to commencement of construction.

1.9 The OWNER shall be responsible for all costs including design, permitting, materials and construction of the water and sewer lines and appurtenances, both on site and off site, required to serve the Property.

Section 2. DEVELOPMENT STANDARDS

2.1 Except as set forth below, the property will be designed and developed according to Osceola County LDC and in substantial accordance with the approved PS 19-00009 from the County. In the event of conflict between this Agreement and the Osceola Land Development Code, this Agreement shall prevail.

2.2 In addition to the foregoing, the Property shall be developed as follows:

2.2.1 The garages for each home will be setback a minimum of 25' to ensure adequate parking depths on driveways.

2.2.2 Each Single Family Residence shall maintain four and a half (4.5) parking spaces per residence (2 in garage and 2 in driveway with the remainder in any on-street parking and public amenity areas).

2.2.3 A minimum of two (2) trees shall be required per lot. If a required street tree is located within a lot's boundary, that tree will count toward the two tree minimum.

2.2.4 Each Single Family Residence shall have a minimum of 1,500 of air conditioned living area, excluding the garage.

2.2.5 Crosswalks with ADA approved surfaces are required at all intersections, in all directions, where a sidewalk is present.

2.2.6 The homeowners association governing documents shall include a prohibition on on-street parking.

2.2.7 Air conditioner pads will be installed with a minimum of 10 feet stagger to provide for drainage and accessibility.

2.2.8 Architectural elevations and façade of homes shall vary from adjacent homes.

Section 3. ANNEXATION

3.1 OWNER agrees that CITY may annex the Property into the City of St. Cloud, if CITY, in its sole discretion, chooses to do so. In conjunction herewith, OWNER shall provide to CITY a Notice of Encumbrance to Annex Property in a form substantially in compliance with the form set forth in Exhibit "B", attached hereto and incorporated herein. The CITY shall record this Notice in the public records of Osceola County whereupon it is agreed it shall serve as an enforceable encumbrance on the real property described in Exhibit "A". The Notice of Encumbrance shall be executed by all owners of the real property described in Exhibit "A" and shall be accompanied, at OWNER'S expense, by a current certificate of title or opinion letter acceptable to CITY and issued by a licensed title company or attorney identifying all owners in interest of the real property. All land transfers by OWNER shall contain a deed restriction or covenant noting the existence of this encumbrance to annex, such restriction to be recorded as a covenant to run with the land.

3.2 This agreement shall be recorded in the Public Records of Osceola County, Florida at cost to OWNER, and this agreement, upon recording, shall constitute an irrevocable application by the undersigned owner to annex the property described on Exhibit 'A', attached hereto, into the City of St. Cloud, which right to annex the City may exercise at any time in the future.

Section 4. SEVERABILITY

In the event that any provision of this agreement shall be held invalid or unenforceable, the provision shall be deleted from this agreement without affecting in any respect whatsoever the validity of the remainder of this agreement.

Section 5. NOTICES

All notices, demands, or other writings required to be given or made or sent in this Agreement, or which may be given or made or sent, by either party to the other, shall be deemed to have been fully given or made or sent when in writing and addressed as follows:

CITY

City of St. Cloud
City Manager
1300 Ninth Street
St. Cloud, Fl 34769

OWNER

Narcoossee Land Ventures, LLC.
370 Centerpointe Cir., Suite 1136
Altamonte Springs, FL 32701

Section 6. AMENDMENTS

Any amendment to this agreement is not effective unless the amendment is in writing and signed by all parties.

Section 7. VENUE AND ATTORNEY FEES

The parties expressly agree that in the event that any litigation arising out of this agreement shall be exclusively filed in Osceola County Circuit Court. Further that in the event of such litigation, the prevailing party shall be entitled to recover its reasonable attorney fees at all levels including appeal and bankruptcy.

Section 8. EFFECTIVE DATE

The effective date of this agreement shall be the date that it is last executed by a party as set forth below.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the date listed below. CITY through its City Manager, authorized to execute same by City Council action, and OWNER through Lawrence B. Pitt, Narcoossee Land Ventures, LLC

DATED this 17th day of November, 2020.

CITY OF ST. CLOUD

ATTEST:

William E. Sturgeon
William Sturgeon, City Manager

Linda Jaworski
Linda Jaworski, City Clerk

OWNER

Narcoossee Land Ventures, LLC.

STATE OF Florida
COUNTY OF Seminole

I HEREBY CERTIFY that on this day, before me, by physical presence, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Lawrence B. Pitt, as VP & General Counsel of Narcoossee Land Ventures, LLC, who provided identification in the form of _____ or who is personally known to be the person described in and who executed the foregoing, and that he acknowledged before me that he executed the same.

Witness my hand and official seal this 16th day of September, 2020.

Notary Public

MEREDITH GIBSON ZORNEK
Notary Public - State of Florida
Commission # GG 45081
My Comm. Expires Nov 6, 2020
Bonded through National Notary Assn.

EXHIBIT "A"

Twin Lakes Phase 8

LEGAL DESCRIPTION:

A PORTION OF LOTS 1, 2, 3, 15, 16, 17, 18, 19, 30, 31, 32 AND LOT 34, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 26, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE S89°43'11"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 20, A DISTANCE OF 2642.23 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 20; THENCE CONTINUE S89°33'33"E ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 20, A DISTANCE OF 1126.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE, S89°33'33"E, A DISTANCE OF 1107.17 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°31'07"W, A DISTANCE OF 1255.62 FEET; THENCE N89°44'21"W, A DISTANCE OF 250.00 FEET TO A POINT ON THE EAST LINE OF LOT 31; THENCE S00°31'07"W, ALONG EAST LINE OF LOTS 31 AND 34, A DISTANCE OF 346.62 FEET; THENCE DEPARTING SAID EAST LINE, RUN N89°28'53"W, A DISTANCE OF 482.20 FEET; THENCE N89°30'03"W, A DISTANCE OF 110.10 FEET; THENCE N00°29'57"E, A DISTANCE OF 107.54 FEET; THENCE N21°09'05"W, A DISTANCE OF 61.32 FEET; THENCE N14°35'09"W, A DISTANCE OF 62.64 FEET; THENCE N08°01'12"W, A DISTANCE OF 62.64 FEET; THENCE N01°27'16"W, A DISTANCE OF 60.11 FEET TO A POINT ON THE WEST LINE OF SAID LOT 31; THENCE N00°31'07"E, ALONG SAID WEST LINE, A DISTANCE OF 100.00 FEET; THENCE DEPARTING SAID WEST LINE OF LOT 31, RUN N13°56'18"W, A DISTANCE OF 23.73 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 274.00 FEET, A CENTRAL ANGLE OF 03°55'12", A CHORD BEARING OF S74°06'06"W AND A CHORD DISTANCE OF 18.74 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 18.75 FEET; THENCE S72°08'30"W, A DISTANCE OF 7.68 FEET; THENCE N17°51'30"W, A DISTANCE OF 52.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87°59'29", A CHORD BEARING OF N63°51'46"W AND A CHORD DISTANCE OF 34.73 FEET, THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.39 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1430.00 FEET, A CENTRAL ANGLE OF 02°50'22", A CHORD BEARING OF N21°17'13"W AND A CHORD DISTANCE OF 70.86 FEET, THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 70.87 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1470.00 FEET, A CENTRAL ANGLE OF 02°51'53", A CHORD BEARING OF N21°16'28"W AND A CHORD DISTANCE OF 73.49 FEET, THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 73.50 FEET TO THE END OF SAID CURVE; THENCE S89°28'53"E, A DISTANCE OF 282.84 FEET; THENCE N45°31'07"E, A DISTANCE OF 187.16 FEET; THENCE N00°31'07"E, A DISTANCE OF 495.03 FEET; THENCE N89°28'53"W, A DISTANCE OF 480.00 FEET; THENCE N00°31'07"E, A DISTANCE OF 120.00 FEET; THENCE N89°28'53"W, A DISTANCE OF 2.10 FEET; THENCE N00°28'50"E, A DISTANCE OF 52.00 FEET; THENCE S89°28'53"E, A DISTANCE OF 20.44 FEET; THENCE N00°31'07"E, A DISTANCE OF 121.90 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 3; THENCE N89°33'33"W,

ALONG SAID NORTH LINE OF LOT 3, A DISTANCE OF 35.47 FEET; THENCE DEPARTING SAID NORTH LINE, RUN N00°29'57"E, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,243,401 SQUARE FEET OR 28.54 ACRES MORE OR LESS.

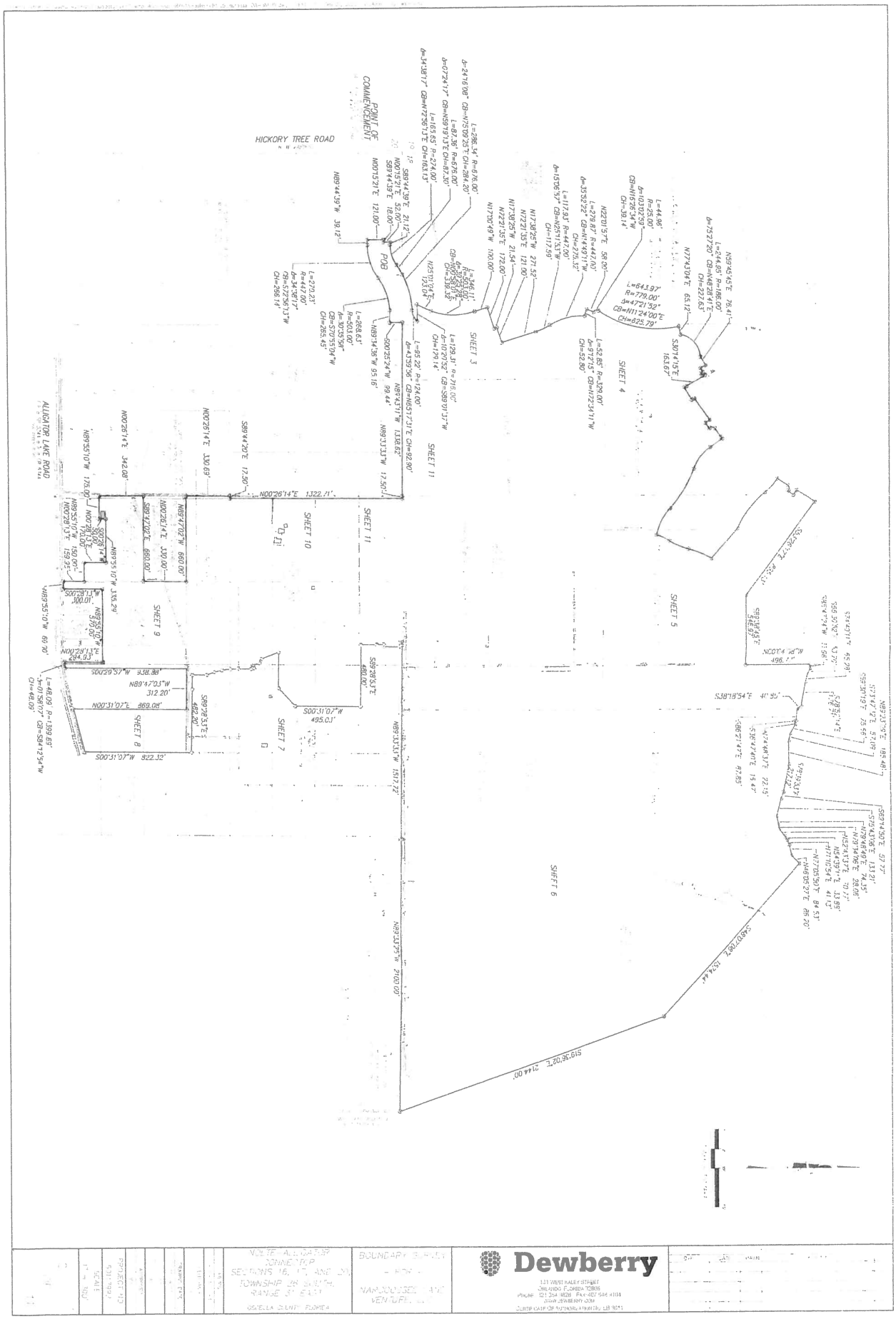

HICKORY TREE ROAD
ALLIGATOR LAKE ROAD
POINT OF COMMENCEMENT
POB
SHEET 3
SHEET 4
SHEET 5
SHEET 6
SHEET 7
SHEET 8
SHEET 9
SHEET 10
SHEET 11
N00°26'14"E 1322.71'
S89°42'20"E 17.50'
N89°33'33"W 1317.72'
S89°28'53"E 480.00'
S00°31'07"E 495.01'
S89°28'53"E 492.20'
N89°47'03"W 312.20'
N00°31'07"E 869.08'
S00°31'07"E 822.32'
S89°28'53"E 938.88'
N89°47'03"W 660.00'
S89°42'20"E 660.00'
N89°55'10"W 330.29'
N89°55'10"W 175.00'
N89°38'13"E 150.01'
S00°28'13"W 100.01'
N89°55'10"W 60.00'
S00°28'13"W 284.03'
N89°55'10"W 150.00'
N00°26'14"E 342.08'
N00°26'14"E 330.69'
S89°42'20"E 330.00'
S89°28'53"E 2100.00'
S19°36'02"E 2144.00'
S38°18'54"E 41.95'
S38°47'15"E 163.67'
N77°43'04"E 65.12'
N22°01'57"E 58.00'
N17°30'49"W 100.00'
N17°38'25"W 271.52'
N17°21'35"E 121.00'
N22°21'35"E 172.00'
N25°51'04"E 123.04'
N89°44'39"W 39.12'
N00°15'21"E 121.00'
S89°44'39"E 53.00'
N00°15'21"E 18.00'
S89°44'39"E 21.12'
L=643.97'
R=779.00'
Δ=47°21'52"
CH=825.79'
CH=N11°24'00"E
L=279.87'
R=447.00'
Δ=35°52'22"
CH=275.32'
CH=N4°49'11"W
L=117.81'
R=447.00'
Δ=15°06'57"
CH=117.49'
CH=N25°15'17"W
L=52.85'
R=329.00'
Δ=9°12'15"
CH=52.80'
CH=N17°34'11"W
L=129.31'
R=715.00'
Δ=10°21'32"
CH=129.14'
CH=S89°01'37"W
L=95.22'
R=124.00'
Δ=43°59'56"
CH=N65°17'17"E
CH=92.90'
N89°14'36"W 95.16'
S00°25'24"W 99.44'
L=346.11'
R=715.00'
Δ=27°44'08"
CH=342.68'
CH=N39°38'13"E
L=165.65'
R=274.00'
Δ=34°38'17"
CH=163.13'
CH=N73°56'13"E
L=87.36'
R=675.00'
Δ=07°24'17"
CH=87.30'
CH=S59°13'13"E
L=286.34'
R=675.00'
Δ=24°18'08"
CH=284.20'
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L=269.6'
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R=447.00'
Δ=34°08'17"
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Δ=103°02'59"
CH=39.14'
CH=N16°26'34"W
L=244.65'
R=186.00'
Δ=75°27'00"
CH=227.63'
CH=N48°28'41"E
N59°45'45"E 76.41'
S89°42'50"E 57.27'
N89°33'33"W 1317.72'
S19°36'02"E 2144.00'
S89°07'08"E 1574.44'
N89°33'33"W 2100.00'
L=48.09'
R=139.65'
Δ=19°43'07"
CH=47.86'
CH=S84°12'34"W
N89°55'10"W 660.00'
N89°55'10"W 330.29'
N89°38'13"E 150.01'
N89°47'03"W 312.20'
N00°31'07"E 869.08'
S89°28'53"E 492.20'
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S89°42'50"E 57.27'
S89°47'03"E 312.20'
S89°55'10"E 330.29'
S89°55'10"E 175.00'
S89°55'10"E 60.00'
S89°55'10"E 330.29'
S89°47'03"E 660.00'
S89°42'20"E 660.00'
S89°42'20"E 17.50

EXHIBIT "B"

Notice of Encumbrance to Annex to City of St. Cloud

FOR RECORDING USE ONLY

City of St. Cloud (Planning & Zoning)
1300 9th St.
St. Cloud, FL 34769

THIS INSTRUMENT, Made this 1st day of SEPTEMBER 20 20, between Narcoosee Land Ventures, LLC of the County of Seminole, State of Florida Grantor*, and the CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee:

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below described into the corporate limits of the City of St. Cloud, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 ($1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledges, DOES HEREBY ENCUMBER the below – described real property situate, lying and being in Osceola County, Florida with the absolute consent by GRANTOR that in accordance with applicable law, the real property may be annexed into the city limits of the City of St. Cloud upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. Properties located outside the St. Cloud Future Annexation Area are encumbered but final annexation is subject to both the traditional requirements for annexation and receipt of County approval. The subject property is described as:

Case# 19-0005 Parcel ID(s) 20-26-31-4950-00001-0020, 20-26-31-4950-0001-0180 and 20-26-31-4950-00001-0310

See Attached Exhibit "A" for Legal Description

Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):
NARCOOSSEE LAND VENTURES, LLC

1. **BY:** _____
Signature

M. Scott Stearns, as Authorized Signatory
Type or print name

2. N/A
Signature

_____
Type or print name

WITNESSES (Two required):

1. _____
Signature

MICHELLE DILLON
Type or print name

2. _____
Signature

JEFFREY RAPSON.
Type or print name

STATE OF **Florida** COUNTY OF **Seminole**

The foregoing instrument was acknowledged before me on this 1st day of SEPTEMBER, 20 20, by **M. Scott Stearns, as Auth. Signatory for Narcoossee Land Ventures, LLC** who is personally known to me or who has produced MICHELLE RAE TURNER DILLON as identification and who did not take an oath.

SEAL:

NOTARY PUBLIC STATE OF FLORIDA
MICHELLE RAE TURNER DILLON
Commission # GG 124170
Expires July 13, 2021
Bonded Thru Budget Notary Services

Notary Public _____ Type/print name MICHELLE RAE TURNER DILLON

Pursuant to Section 695.26(3)(f): This instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer, City Manager, City of St. Cloud, Florida 34769.

EXHIBIT "C"

First American Title Insurance Company
2301 Maitland Center Parkway, Suite 450
Maitland, FL 32751
Phone: (407)691-5200
Fax: (407)691-5300

PROPERTY INFORMATION REPORT FOR THE FILING
OF A SUBDIVISION PLAT IN
Osceola County, Florida

FATIC File No.: 2037-4709895
REVISION NO. 1, CREATED SEPTEMBER 8, 2020

A search of the Public Records of Osceola County, Florida, through September 1, 2020 at 8:00 a.m. reveals the following with respect to the legal description of the property set out on the Subdivision Plat of TWIN LAKES PHASE 8 (not yet recorded), said legal description attached hereto as Exhibit "A", and made a part hereof:

A. The last deeds of record were recorded in Official Records Book 4805, Page 1082 and 1210, Public Records of Osceola County, Florida.

B. The record title holders are:

1. Narcoossee Land Ventures, LLC, a Florida limited liability company by virtue of Official Records Book 4805, Pages 1082 and 1210

and

2. Osceola County, subject to rights of the Public, as to the underlying platted right-of-ways created on the Plat of THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 20, TOWNSHIP 26 S. RANGE 31 E., recorded in Plat Book B, Page 26, Public Records of Osceola County, Florida.

C. The names of the record title holders coincide with the names shown as owners on the unrecorded Plat of TWIN LAKES PHASE 8.

D. Unsatisfied mortgages or liens encumbering said property are as follows:

1. Mortgage and Security Agreement executed by Narcoossee Land Ventures, LLC, a Florida limited liability company, in favor of Centennial Bank, an Arkansas banking corporation, in the original principal sum of $16,948,688.00 and recorded June 8, 2015, in Official Records Book 4805, Page 1754; together with Assignment of Rents and Leases recorded in Official Records Book 4805, Page 1775; Mortgage Modification, Consolidation, Ratification and Additional Advance Agreement recorded December 31, 2015, in Official Records Book 4892, Page 2497; Renewed and Modified Assignment of Rents and Leases recorded in Official Records Book 4892, Page 2502; UCC-1 (Financing Statement) recorded in Official Records Book 4892, Page 2512; Amended, Renewed, Modified and Spreader Assignment of Rents and Leases recorded July 7, 2016, in Official Records Book 4988, Page 2958; UCC-3 (Amendment) recorded in Official Records Book 4988, Page 2970; Mortgagee Special Assessment Acknowledgment recorded August 19, 2016, in Official Records Book 5011, Page 1832; Third Mortgage Modification and Ratification Agreement recorded July 9, 2019, in Official Records Book 5553, Page 2694 and Partial Release recorded December 20, 2019, in Official Records Book 5644, Page 1461, Public Records of Osceola County, Florida.

E. Underlying rights of way, easements or plats affecting said property are as follows:

1. Plat of THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 20, TOWNSHIP 26 S. RANGE 31 E. recorded August 31, 1909, in Plat Book B, Page 26, Public Records of Osceola County, Florida.

2. Easement in favor of Osceola County, Florida recorded October 28, 1964, in Official Records Book 124, Page 327, Public Records of Osceola County, Florida.

3. Second Amended and Restated Declaration of Covenants, Conditions, Easements and Restrictions recorded December 29, 2016, in Official Records Book 5077, Page 2064, Public Records of Osceola County, Florida.

4. Non-Exclusive Easement and Agreement recorded June 8, 2017, in Official Records Book 5161, Page 643, Public Records of Osceola County, Florida.

5. Non-Exclusive Easement and Agreement recorded June 8, 2017, in Official Records Book 5161, Page 663, Public Records of Osceola County, Florida.

6. Non-Exclusive Easement and Agreement recorded July 12, 2017, in Official Records Book 5178, Page 766, Public Records of Osceola County, Florida.

F. Other information regarding said property includes:

1. Notice of Encumbrance to Annex to City of St. Cloud recorded June 29, 2015. in Official Records Book 4800, Page 2719, Public Records of Osceola County, Florida.

2. Notice of Establishment of the Live Oak Lake Community Development District recorded November 2, 2015, in Official Records Book 4865, Page 1447; Notice of Boundary Amendment recorded February 11, 2016, in Official Records Book 4912, Page 1278 and Amended and Restated Notice of Boundary Amendment recorded March 18, 2016, in Official Records Book 4930, Page 105, Public Records of Osceola County, Florida.

3. Live Oak Lake Community Development District Notice of Imposition of Special Assessments recorded May 18, 2016, in Official Records Book 4961, Page 2904; together with Live Oak Lake Community Development District Amended Notice of Imposition of Special Assessments recorded April 14, 2020, in Official Records Book 5707, Page 2146, Public Records of Osceola County, Florida.

4. Live Oak Lake Community Development District Notice of Series 2016 Assessments recorded August 19, 2016, in Official Records Book 5011, Page 1756, Public Records of Osceola County, Florida.

5. Declaration of Consent to Jurisdiction of Live Oak Lake Community Development District and to Imposition of Debt Special Assessments (Series 2016 Assessments) recorded August 19, 2016, in Official Records Book 5011, Page 1767, Public Records of Osceola County, Florida.

6. Tri-Party Agreement Relating to Consent to Jurisdiction, Imposition of Special Assessments and Subordination of Interests recorded August 19, 2016, in Official Records Book 5011, Page 1782, Public Records of Osceola County, Florida.

7. Agreement Between the Live Oak Community Development District and Narcoossee Land Ventures, LLC, Regarding the True-Up and Payment of Series 2016 Assessments recorded August 19, 2016, in Official Records Book 5011, Page 1799, Public Records of Osceola County, Florida.

8. Collateral Assignment and Assumption of Development and Contract Rights recorded August 19, 2016, in Official Records Book 5011, Page 1817, Public Records of Osceola County, Florida.

9. Disclosure of Public Financing and Maintenance of Improvements to Real Property recorded September 7, 2016, in Official Records Book 5020, Page 1961, Public Records of Osceola County, Florida.

10. Water and Wastewater Service Agreement recorded December 6, 2016, in Official Records Book

5066, Page 1138, Public Records of Osceola County, Florida.

11. Notice of Department of the Army Permit recorded April 3, 2018, in Official Records Book 5310, Page 1616, Public Records of Osceola County, Florida.

12. Line Extension Agreement Relating to the Upsizing of Reuse Water Main recorded April 23, 2019, in Official Records Book 5511, Page 1192, Public Records of Osceola County, Florida.

G. 2019 Ad valorem taxes on said property are paid for Tax Parcel Id. Numbers:

R202631-495000010020
R202631-495000010180
R202631-495000010310.

PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT IN Osceola County, Florida

This property information report is made for the purpose of furnishing the information required for the filing of the above referenced subdivision plat in accordance with the provisions of Chapter 177.041 of the Florida Statutes and the requirements of the Osceola County Land Development Code. This search of a minimum of 30 years has been prepared expressly for the appropriate governing body as defined by Chapter 177.071 FS and it is not to be relied upon by any other group or person for any other purpose. This report is not an opinion of title, title insurance policy, warranty of title, or any other assurance as to the status of title and shall not be used for the purpose of issuing title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified in the property information report as the recipients of the property information report.

First American Title Insurance Company

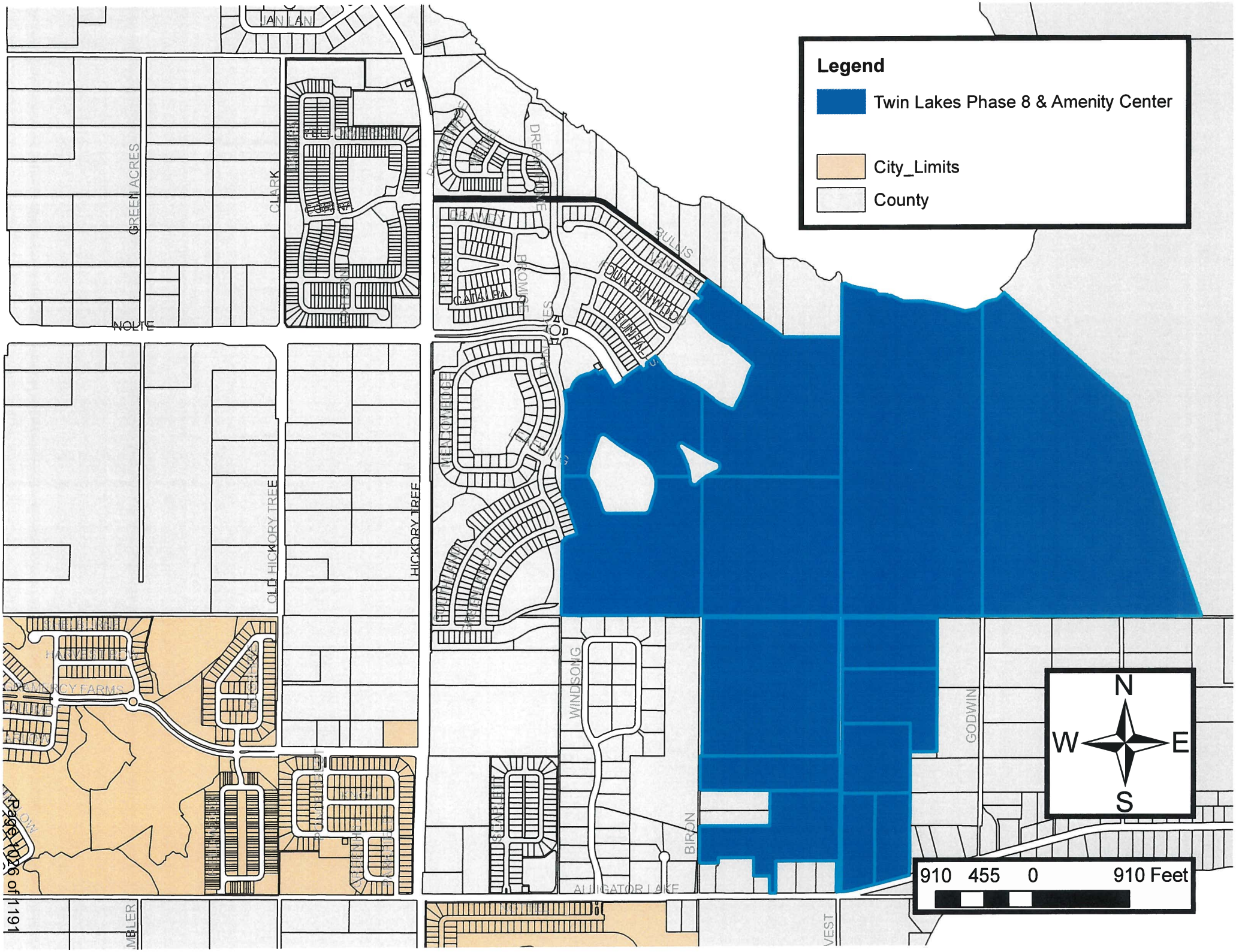
By:_____
Authorized Signatory

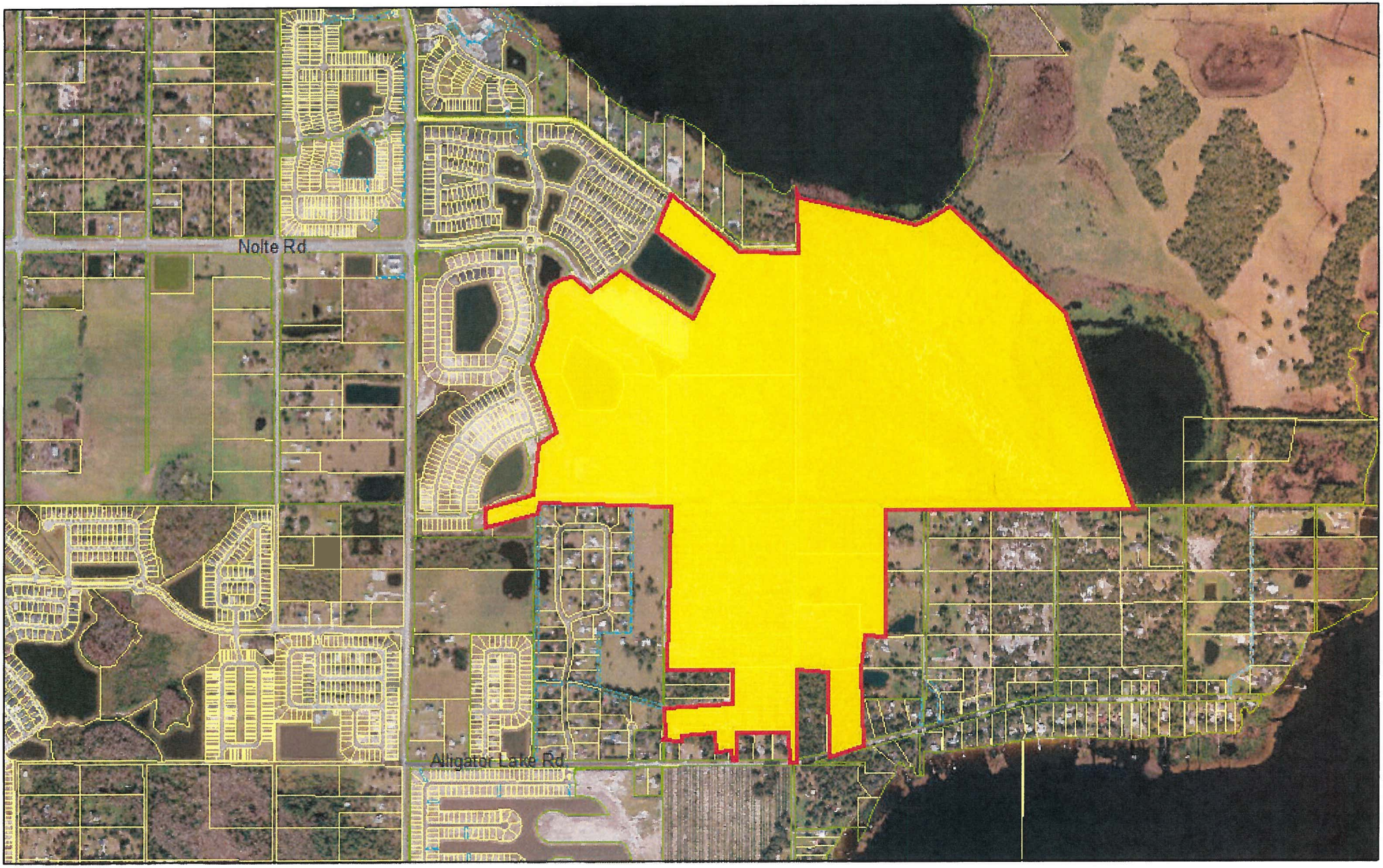
Exhibit "A"

A PORTION OF LOTS 1, 2, 3, 15, 16, 17, 18, 19, 30, 31, 32 AND LOT 34, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 26, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE S89°43'11"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 20, A DISTANCE OF 2642.23 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 20; THENCE CONTINUE S89°33'33"E ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 20, A DISTANCE OF 1126.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE, S89°33'33"E, A DISTANCE OF 1107.17 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°31'07"W, A DISTANCE OF 1255.62 FEET; THENCE N89°44'21"W, A DISTANCE OF 250.00 FEET TO A POINT ON THE EAST LINE OF LOT 31; THENCE S00°31'07"W, ALONG EAST LINE OF LOTS 31 AND 34, A DISTANCE OF 346.62 FEET; THENCE DEPARTING SAID EAST LINE, RUN N89°28'53"W, A DISTANCE OF 482.20 FEET; THENCE N89°30'03"W, A DISTANCE OF 110.10 FEET; THENCE N00°29'57"E, A DISTANCE OF 107.54 FEET; THENCE N21°09'05"W, A DISTANCE OF 61.32 FEET; THENCE N14°35'09"W, A DISTANCE OF 62.64 FEET; THENCE N08°01'12"W, A DISTANCE OF 62.64 FEET; THENCE N01°27'16"W, A DISTANCE OF 60.11 FEET TO A POINT ON THE WEST LINE OF SAID LOT 31; THENCE N00°31'07"E, ALONG SAID WEST LINE, A DISTANCE OF 100.00 FEET; THENCE DEPARTING SAID WEST LINE OF LOT 31, RUN N13°56'18"W, A DISTANCE OF 23.73 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 274.00 FEET, A CENTRAL ANGLE OF 03°55'12", A CHORD BEARING OF S74°06'06"W AND A CHORD DISTANCE OF 18.74 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 18.75 FEET; THENCE S72°08'30"W, A DISTANCE OF 7.68 FEET; THENCE N17°51'30"W, A DISTANCE OF 52.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87°59'29", A CHORD BEARING OF N63°51'46"W AND A CHORD DISTANCE OF 34.73 FEET, THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.39 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1430.00 FEET, A CENTRAL ANGLE OF 02°50'22", A CHORD BEARING OF N21°17'13"W AND A CHORD DISTANCE OF 70.86 FEET, THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 70.87 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1470.00 FEET, A CENTRAL ANGLE OF 02°51'53", A CHORD BEARING OF N21°16'28"W AND A CHORD DISTANCE OF 73.49 FEET, THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 73.50 FEET TO THE END OF SAID CURVE; THENCE S89°28'53"E, A DISTANCE OF 282.84 FEET; THENCE N45°31'07"E, A DISTANCE OF 187.16 FEET; THENCE N00°31'07"E, A DISTANCE OF 495.03 FEET; THENCE N89°28'53"W, A DISTANCE OF 480.00 FEET; THENCE N00°31'07"E, A DISTANCE OF 120.00 FEET; THENCE N89°28'53"W, A DISTANCE OF 2.10 FEET; THENCE N00°28'50"E, A DISTANCE OF 52.00 FEET; THENCE S89°28'53"E, A DISTANCE OF 20.44 FEET; THENCE N00°31'07"E, A DISTANCE OF 121.90 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 3; THENCE N89°33'33"W, ALONG SAID NORTH LINE OF LOT 3, A DISTANCE OF 35.47 FEET; THENCE DEPARTING SAID NORTH LINE, RUN N00°29'57"E, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

EXHIBIT "D"


Legend
Twin Lakes Phase 8 & Amenity Center
City_Limits
County
GREEN ACRES
CLARK
NOLTE
OLD HICKORY TREE
HICKORY TREE
WINDSONG
GODWIN
BIRDN
ALLIGATOR LAKE
N
W
E
S
910 455 0 910 Feet



Narcoossee Land Ventures, LLC.

Twin Lakes Phase 8 & Amenity Center

Date Generated: 9/22/2020

0 640 1,280 ft

This map was prepared for the Osceola County Property Appraiser's Office. It is maintained for the function of this office only. It is not intended for conveyance, nor is it a survey.

Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser

EXHIBIT “E”













CFN 2012135433
Bk 4323 Pgs 1794-1795 (2 Pgs)
DATE: 09/18/2012 08:56:41 AM
MALCOM THOMPSON, CLERK OF COURT
OSCEOLA COUNTY
RECORDING FEES $18.50

Notice of Encumbrance To Annex to City of St. Cloud

City of St. Cloud (Planning & Zoning)
1300 9th Street
St. Cloud, FL 34769

FOR RECORDING USE ONLY

THIS INSTRUMENT, Made this 7th day of Sept. 20 12, between Craig Waldbieser of the County of Osceola State of Florida Grantor*, and the CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee:

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below described into the corporate limits of the City of St. Cloud, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 ($1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledges, DOES HEREBY ENCUMBER the below – described real property situate, lying and being in Osceola County, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. Properties located outside the St. Cloud Future Annexation Area are encumbered but final annexation is subject to both the traditional requirements for annexation and receipt of County approval. The subject property is described as:

See Attached Exhibit A

Case # 12-20.16 Parcel ID 08243100000112 0000

*Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):

1. _____ Signature
Craig Waldbieser
Type or print name

2. _____ Signature
_____
Type or print name

WITNESSES (Two required):

1. _____ Signature
Martha Hobbs
Type or print name

2. _____ Signature
Stephen W Burrous Jr
Type or print name

STATE OF: Florida COUNTY OF: Osceola

The foregoing instrument was acknowledged before me on this 7th day of September, 20 12, by Craig Waldbieser who is personally known to me or who has produced drivers license as identification and who did not take an oath.

ANGELA N. FARMER
Comm# DD0863883
Expires 6/11/2013
Florida Notary Assn., Inc

SEAL

Notary Public _____ Type/print name Angela N. Farmer

Pursuant to Section 695.26(3)(f): This instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer, City Manager, City of St. Cloud, Florida 34769.

03/01/11 Rev

EXHIBIT "A"

Parcel "1"

Commence at the Southwest corner of Section 8, Township 26 South, Range 31 East, Osceola County, Florida; thence North 00°00'00" East, 35.00 feet to the Point of Beginning; thence North 00°00'00" East 571.00 feet; thence South 16°41'52" East, 121.67 feet; thence South 36°34'57" East, 88.17 feet; thence South 19°46'01" West, 27.56 feet; thence South 12°10'29" East, 51.99 feet; thence South 70°23'14" East, 69.51 feet; thence South 36°52'41" East, 63.89 feet; thence South 14°48'22" East, 35.77 feet; thence South 44°27'14" East, 53.83 feet; thence South 61°30'26" East, 30.64 feet; thence South 74°44'39" West, 246.42 feet; thence South 12°11'02" West, 60.07 feet; thence South 37°29'03" West, 26.82 feet to the Point of Beginning.

Parcel "1A"

Commence at the Southwest corner of Section 8, Township 26 South, Range 31 East, Osceola County, Florida; thence North 88°08'59" East along the South line of said Section 8, a distance of 569.94 feet; thence North 71°16'47" West, a distance of 26.71 feet; thence North 77°00'49" West, a distance of 38.75 feet; thence North 24°35'21" West, a distance of 83.17 feet; thence North 47°14'35" West, a distance of 33.43 feet; thence North 47°05'38" West, a distance of 30.12 feet; thence North 62°45'00" West, a distance of 59.05 feet to the Point of Beginning; thence North 88°04'56" West, a distance of 43.19 feet; thence South 87°08'00" West, a distance of 63.05 feet; thence North 61°30'26" West, a distance of 30.64 feet; thence North 44°27'14" West, a distance of 53.83 feet; thence North 14°48'22" West, a distance of 35.77 feet; thence North 36°52'41" West, a distance of 63.89 feet; thence North 70°23'14" West, a distance of 69.51 feet; thence North 12°10'29" West, a distance of 51.99 feet; thence North 19°46'01" East, a distance of 27.56 feet; thence North 36°34'57" West, a distance of 88.17 feet; thence North 16°41'52" West, a distance of 121.67 feet to a point on the West line of said Section 8; thence North 00°00'00" East, along said West line of Section 8, a distance of 80 feet, more or less, to the shoreline of Live Oak Lake; thence Southerly along the meandering line of said shoreline to a point North 56°05'37" East of the Point of Beginning; thence South 56°05'37" West, a distance of 130 feet, more or less, to the Point of Beginning.

CFN 2012005272
Bk 04219 Pg 2550; (1pg)
DATE: 01/12/2012 11:02:32 AM
MALCOM THOMPSON, CLERK OF COURT
OSCEOLA COUNTY
FOR RECORDING USE ONLY RECORDING FEES 10.00

Notice of Encumbrance To Annex to City of St. Cloud

City of St. Cloud (Planning & Zoning)
1300 9th Street
St. Cloud, FL 34769

THIS INSTRUMENT, Made this 4 day of January 20 12, between Randy & Rebecca Wright of the County of Osceola, State of Florida Grantor*, and the CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee:

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below described into the corporate limits of the City of St. Cloud, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 ($1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledges, DOES HEREBY ENCUMBER the below – described real property situate, lying and being in Osceola County, Florida with the absolute requirement that upon the said real property becoming contiguous to the city limits of the City of St. Cloud and upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. Properties located outside the St. Cloud Future Annexation Area are encumbered but final annexation is subject to both the traditional requirements for annexation and receipt of County approval. The subject property is described as:

See attached Certificate of Title,

Case # _____ Parcel ID 07263102350001 0010, 07263149500001 0630

*Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):

1. _____
Signature
Randy L Wright
Type or print name

2. _____
Signature
Rebecca A Wright
Type or print name

WITNESSES (Two required):

1. _____
Signature
Richard Sterling
Type or print name

2. _____
Signature
Lawry R Moran
Type or print name

STATE OF: Florida COUNTY OF: Osceola

The foregoing instrument was acknowledged before me on this 4 day of Jan, 20 12, by Randy & Rebecca Wright who is personally known to me or who has produced _____ as identification and who did not take an oath.

Notary Public Gayna Chapman

SEAL: GAYNA CHAPMAN MY COMMISSION # EE151525 EXPIRES: December 06, 2015 Fl. Notary Discount Assoc. Co.

Type/print name

Pursuant to Section 695.26(3)(f): This instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer, City Manager, City of St. Cloud, Florida 34769.

07/19/11 Rev

Encumbrance Annexations (Zones 1, 2 & 4) Community Open House March 5 & 6, 2025

ENCUMBRANCE ANNEXATIONS COMMUNITY OPEN HOUSE MEETINGS SUMMARY



March 5 & 6, 2025

Prepared by:

Quest Corporation of America

St. Cloud FLORIDA

Executive Overview

Quest supported the City of St. Cloud in hosting two community open house meetings regarding proposed encumbrance annexations. These meetings provided impacted residents with an opportunity to engage informally with Community Development staff and gain insight into proposed tax rates and associated benefits.

In collaboration with city staff, Quest helped plan and execute these open house meetings and developed display boards and a benefits flyer, ensuring effective communication between staff and residents.

Open House Fast Facts:

Quest assisted in organizing and facilitating two community open house meetings, fostering clear and productive dialogue between city staff and residents:

- **Notices mailed to all affected properties**: 2,118
- **March 5, 2025/Neptune Middle School Attendance:** 55
- **March 6, 2025/Hickory Tree Elementary School Attendance:** 72
- **Total Attendees:** 127
- **Total Written Comments:** 11
- **Positive Comments:** 0
- **Neutral Comments:** 1
- **Negative Comments:** 10
- **Emails/Phone Calls received:** 24



Frequently Mentioned Topics:

- The current property owner was not made aware of the encumbrance annexation agreement by the developer at the time of purchase.
- Retired residents on fixed incomes cannot afford increases.
- Do not see the value in tax increases; satisfied with county services and do not want to be annexed.

Community Open House Meetings Summary

First Event: Wednesday, March 5, 2025
Time: 6-7:30 p.m.
Location: Neptune Middle School Sixth-Grade Cafeteria, 2727 Neptune Road, Kissimmee, 34744
Attendees: 55; see attached sign-in sheet



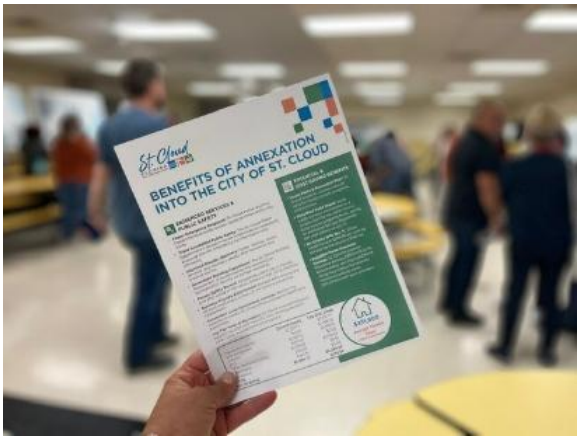
Second Event: Thursday, March 6, 2025
Time: 6-7:30 p.m.
Location: Hickory Tree Elementary School Cafeteria/Auditorium, 2355 Old Hickory Tree Road, St. Cloud, 34772
Attendees: 72, see attached sign-in sheet

The City of St. Cloud hosted two open houses to engage the community and gather feedback on the proposed encumbrance annexations. These events provided residents with an opportunity to learn about the benefits of annexation, ask property-specific questions, and connect informally with city planners. Attendees gained valuable insights into the city's annexation plans and how the proposed annexations would impact properties already utilizing certain city services or utilities.

Public Notification

Open house notification letters and benefits flyers were mailed to all property owners whom the proposed encumbrance annexations could impact. In Zone 1,377 notices were sent. In Zone 4, 1,741 notices were sent. The postmarked date of the notices was February 21, 2025.

Notifications were also posted on the city's website, stcloudfl.gov/annexations, before the open houses.



A copy of the benefits flyer is included in **Appendix A**.

Open House Engagement



Quest provided support for two public open houses held on March 5 and March 6. At both events, three stations staffed by Community Development personnel were arranged in opposite areas of the cafeterias. Each station featured large 40” x 60” maps of Encumbrance Annexation Zones 1 and 4 on easels, along with 24” x 36” display boards outlining the benefits of annexation. Additionally, a designated station allowed attendees to look up their household information to receive a customized estimate of tax impacts by address. A looping presentation explaining the history, purpose, and benefits of annexation was displayed on a projector screen.

Upon signing in, attendees were offered a flyer detailing the benefits of annexation, and comment forms were available at both the sign-in table and throughout the venue. A copy of the presentation is included in **Appendix B**, and the display boards are available in **Appendix C**.

The March 5 open house took place at Neptune Middle School, 2727 Neptune Road, Kissimmee, inside the sixth-grade cafeteria. The event was scheduled to begin at 6:00 p.m. However, school policy prevented staff from setting up until students were not present at 5:30 p.m. As a result, attendees gathered outside while staff arranged tables, display boards, maps, and easels and ensured the looping presentation was functioning correctly. The Quest staff addressed the crowd, reconfirming that the meeting would start at 6pm as advertised and advising that the meeting format would be informal, with opportunities for one-on-one discussions with Community Development staff rather than a structured presentation.

Doors opened at approximately 5:55 p.m., and a generally peaceful but largely dissatisfied group entered. One attendee encouraged others to sign a petition by addressing the crowd and circulating a folder, while another held a small sign opposing the annexation. Most attendees arrived before 6:30 p.m., with the last participants departing shortly before the meeting concluded at 7:30 p.m. Two residents approached staff before leaving to express appreciation for the opportunity to attend, noting that their taxes would be minimally affected.

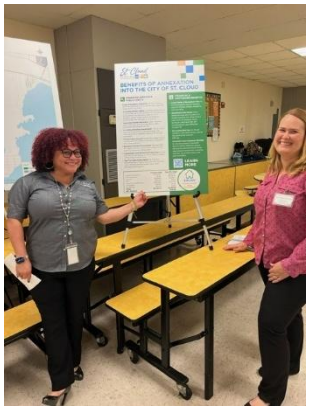


The March 6 open house was held at Hickory Tree Elementary School, 2355 Old Hickory Tree Road, St. Cloud. Similar to the previous night, staff began setup at 5:30 p.m., and attendees could not enter until the last student had been picked up due to school policy. To streamline the process, the sign-in table was placed outside the cafeteria/auditorium doors, allowing early arrivals to sign in and receive comment sheets and flyers. Staff also communicated expectations to the crowd, reiterating that there would be no formal presentation and that the open house format was designed for direct conversations with Community Development staff. Attendees were also directed to stcloudfl.gov/annexations for additional information on the next steps. Doors opened promptly at 6:00 p.m.

Overall, the attendees on March 6 were polite, although many expressed concerns that their input would not influence the annexation decision, as they felt it had already been made. Most participants arrived before 6:30 p.m., with a steady flow of attendees until the meeting concluded at 7:30 p.m.

Meeting Attendance

At the March 5 open house, 55 attendees were present, while 72 attendees came to the March 6 open house. In addition, the meetings were supported and attended by 9 staff members (Community Development staff included Melissa Dunklin, Dagmarie Segarra, Bernice Gonzalez, Caroline Horton, Christy Depuy, Ralph Keith, Stephanie Streeter, Zhaokai Liu and Virginia Renteria). City outreach and communications consultants from Quest supported the open houses with two staff members, Amber Mullins and Ashley Moore, at both events.



Sign-in sheets and comment forms for the March 5 open house are attached in Appendix D, while sign-in sheets and comment forms for the March 6 open house are in **Appendix E.**

Handouts

An "Annexation Benefits" one-page flyer was distributed at the open house; it was also mailed in advance to residents with the Open House notification letters. All collateral reflected the website and QR code for stcloudfl.gov/annexations, where supporting documents and an explanation of the next steps are available to view. A comment form was available, and participants were encouraged to fill it out and drop it in the comment box before leaving the meeting. They were also told they could email the Community Development staff, whose contact information was provided on the comment form.



Public Comments

Between both open houses, 11 people submitted comments via the comment form, and 24 people sent emails and/or made phone calls.

Website and Digital Outreach

A short URL was created to redirect visitors to an easy-to-read and shareable web address, stcloudfl.gov/annexations. The existing URL (https://stcloudfl.gov/1192/Annexations) remained unchanged; the short URL redirected visitors to the page using a more concise and clear address.

Project documents were added to the website to promote transparency and ensure easy access for stakeholders and residents.

Media

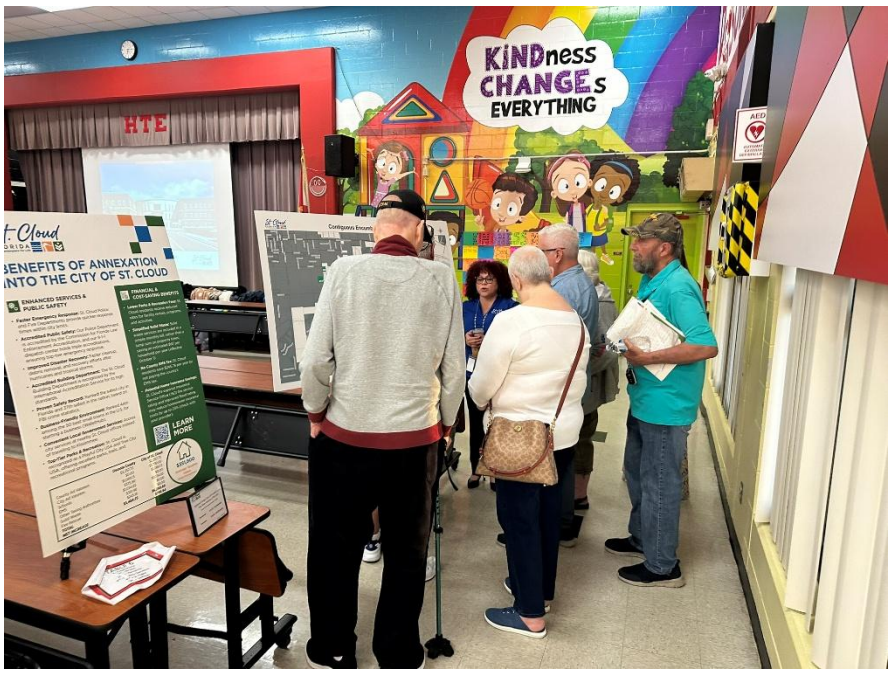
An unsolicited story aired on WESH 2 News and their website (https://www.wesh.com/article/st-cloud-to-annexation/63960245) regarding St. Cloud annexations. The publication date on the website was February 27, and advertised the open houses. The online article is available in **Appendix F.**

There was no known media present at either of the open houses.

End of Summary Recommendations

At this stage in the Encumbrance Annexation process, Quest recommends providing instructions on the project website to help residents understand how to locate the developer's agreement for encumbrance annexations.

For future open houses, increased use of social media to amplify outreach efforts would further enhance engagement and foster public trust. Materials should be provided in English and Spanish, especially to impacted property owners.



APPENDIX TABLE OF CONTENTS

- Appendix A: Encumbrance Annexation Benefits Flyer
- Appendix B: Looping Presentation
- Appendix C: Display Boards
- Appendix D: March 5 Open House Sign-In Sheets & Comments
- Appendix E: March 6 Open House Sign-In Sheets & Comments
- Appendix F: WESH 2 News Annexation Story

- Appendix A: Encumbrance Annexation Benefits Flyer

BENEFITS OF ANNEXATION INTO THE CITY OF ST. CLOUD

ENHANCED SERVICES & PUBLIC SAFETY

- **Faster Emergency Response:** St. Cloud Police and Fire Departments provide quicker response times within city limits.
- **Accredited Public Safety:** Our Police Department is accredited by the Commission for Florida Law Enforcement Accreditation, and our 9-1-1 dispatch center holds triple accreditations, ensuring top-tier emergency response.
- **Improved Disaster Recovery:** Faster cleanup, debris removal, and recovery efforts after hurricanes and tropical storms.
- **Accredited Building Department:** The St. Cloud Building Department is recognized by the International Accreditation Service for its high standards.
- **Proven Safety Record:** Ranked the safest city in Florida and 37th safest in the nation, based on FBI crime statistics.
- **Business-Friendly Environment:** Ranked 44th among the 50 best small towns in the U.S. for starting a business (WalletHub).
- **Convenient Local Government Services:** Access city services at nearby St. Cloud offices instead of traveling to Kissimmee.
- **Top-Tier Parks & Recreation:** St. Cloud is recognized as a Playful City USA and Tree City USA, offering excellent parks, trails, and recreational programs.

FINANCIAL & COST-SAVING BENEFITS

- **Lower Parks & Recreation Fees:** St. Cloud residents receive reduced rates for facility rentals, programs, and activities.
- **Simplified Solid Waste:** Solid waste services are included in a simple monthly bill, rather than a lump sum on property taxes, saving an estimated $67 per household per year (effective Oct. 1).
- **No County EMS Tax:** St. Cloud residents save $245.76 per year by not paying the county's EMS tax.
- **Potential Home Insurance Savings:** St. Cloud's superior Insurance Service Office (ISO) fire service rating and improved flood rating may reduce homeowner insurance costs by up to 25% (check with your provider).

	Osceola County	City of St. Cloud
County Ad Valorem	$2,357.73	$2,357.73
City Ad Valorem	$0.00	$1,799.00
Schools	$1,089.13	$1,089.13
EMS	$375.90	$0.00
Other Taxing Authorities	$1,034.83	$1,034.83
Solid Waste	$381.98	$0.00
Fire Rescue	$245.18	$0.00
TOTAL	**$5,484.75**	**$6,280.69**
NET INCREASE		**$795.94**

$351,900
Average Taxable Value
(After Exemptions)

Encumbrance
Annexation Community
Open House Meeting Summary
St. Cloud, Florida



Understanding Encumbrance Annexations
March 2025

About Encumbrance Annexations

- For impacted properties, a Notice of Encumbrance was executed when the property was developed.
- A Notice of Encumbrance allows the city to *voluntarily* annex the property into the city in exchange for providing the development with potable water and sanitary sewer.

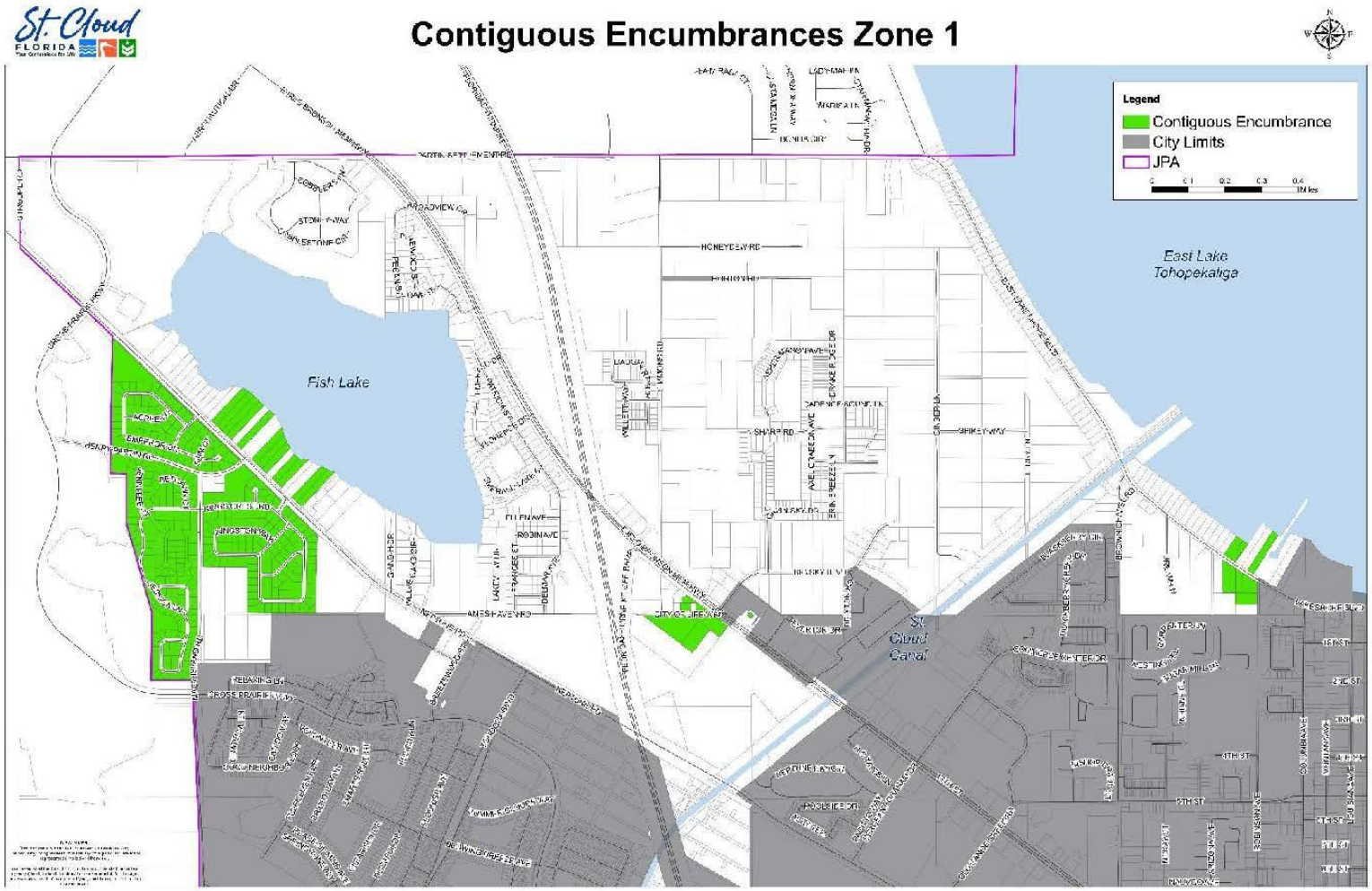
About Notices of Encumbrance

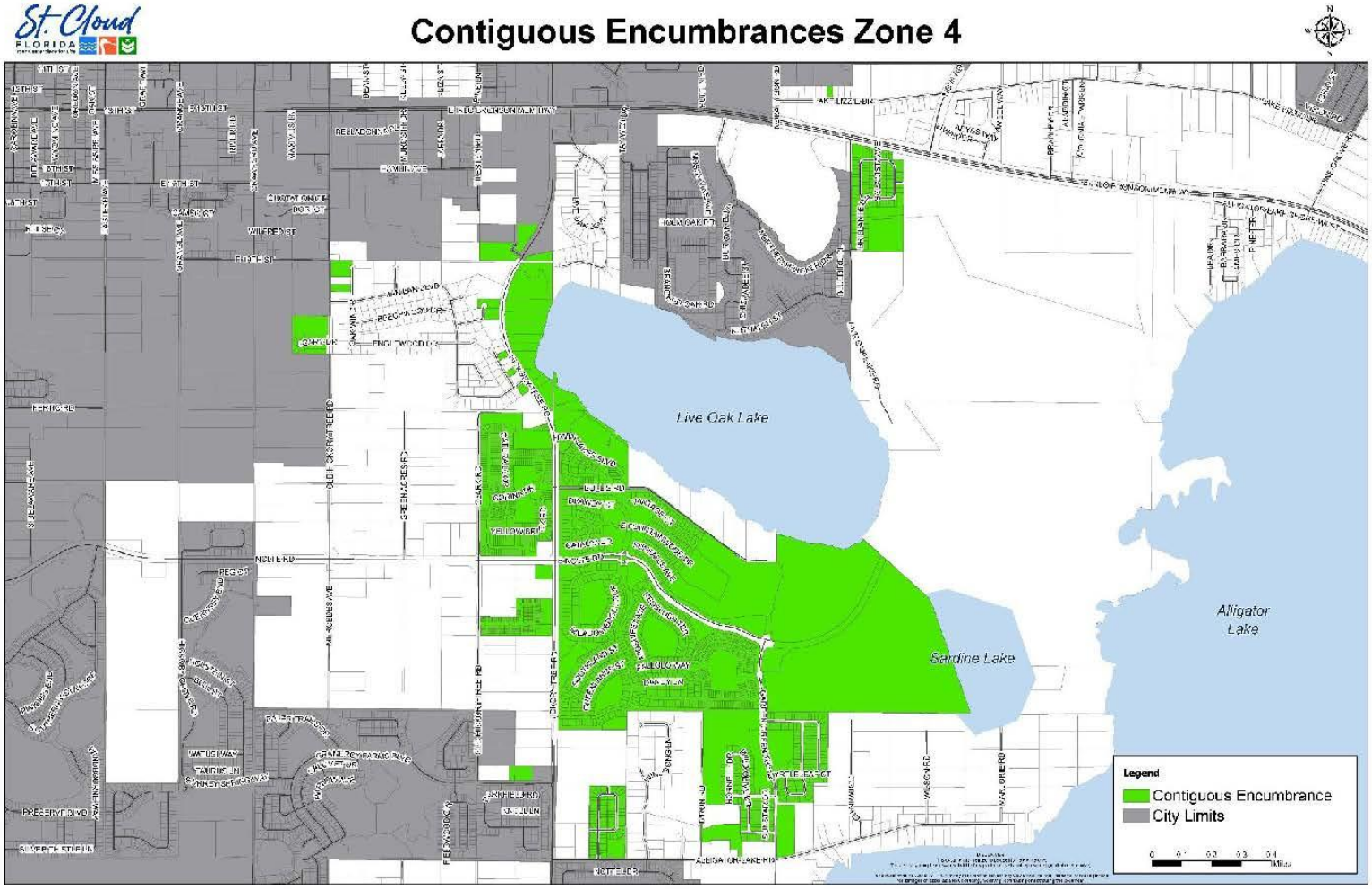
- When the city provides potable water and/or sanitary sewer services to a property in unincorporated Osceola County, a Notice of Encumbrance document is executed by the property owners/developers and the city.

- This is recorded in the public records of Osceola County.

About Encumbrance Annexations

- Once a property is encumbered, it allows the City to process a voluntary annexation to bring the property into the municipal boundary.


Contiguous Encumbrances Zone 1
Legend
Contiguous Encumbrance
City Limits
JPA
East Lake Tohopekaliga
Fish Lake
St. Cloud Canal


Contiguous Encumbrances Zone 4
Live Oak Lake
Sardine Lake
Alligator Lake
Legend
Contiguous Encumbrance
City Limits

Benefits of Annexation



Enhanced Services



Enhanced Public Safety



Financial Benefits

Benefits of Annexations

- **Faster Emergency Response:** St. Cloud Police and Fire Departments provide quicker response times within city limits.
- **Accredited Public Safety:** Our Police Department is accredited by the Commission for Florida Law Enforcement Accreditation, and our 9-1-1 dispatch center holds triple accreditations, ensuring top-tier emergency response.

Benefits of Annexations

- **Improved Disaster Recovery:** Faster cleanup, debris removal, and recovery efforts after hurricanes and tropical storms.



- **Accredited Building Department:** The St. Cloud Building Department is recognized by the International Accreditation Service for its high standards.



Benefits of Annexations

- **Proven Safety Record:** Ranked the safest city in Florida and 37th safest in the nation, based on FBI crime statistics.



- **Business-Friendly Environment:** Ranked 44th among the 50 best small towns in the U.S. for starting a business (WalletHub).



Benefits of Annexations

- **Convenient Local Government Services:** Access city services at nearby St. Cloud offices instead of traveling to Kissimmee.



- **Top-Tier Parks & Recreation:** St. Cloud is recognized as a Playful City USA and Tree City USA, offering excellent parks, trails, and recreational programs.



Benefits of Annexations

- **Lower Parks & Recreation Fees:** St. Cloud residents receive reduced rates for facility rentals, programs, and activities.



- **Simplified Solid Waste:** Solid waste services are included in a simple monthly bill, rather than a lump sum on property taxes, saving an estimated $67 per household per year (effective Oct. 1).



Benefits of Annexations

- **No County EMS Tax:** St. Cloud residents save $245.76 per year by not paying the county's EMS tax.

- **Potential Home Insurance Savings:** St. Cloud's superior Insurance Service Office (ISO) fire service rating and improved flood rating may reduce homeowner insurance costs by up to 25% (check with your provider).





Tax Rate Comparison



	Osceola County	City of St. Cloud
County Ad Valorem	$2,357.73	$2,357.73
City Ad Valorem	$0.00	$1,799.00
Schools	$1,089.13	$1,089.13
EMS	$375.90	$0.00
Other Taxing Authorities	$1,034.83	$1,034.83
Solid Waste	$381.98	$0.00
Fire Rescue	$245.18	$0.00
TOTAL	**$5,484.75**	**$6,280.69**
NET INCREASE		**$795.94**

Next Steps

1st Public Hearing:
Planning Commission: Tuesday, April 15, 2025, 6 p.m.

2nd and Final Public Hearing:
Special City Council meeting: Wednesday, May 7, 2025, 6:30 p.m. This is a special Council Meeting for the purpose of the annexations public hearing.

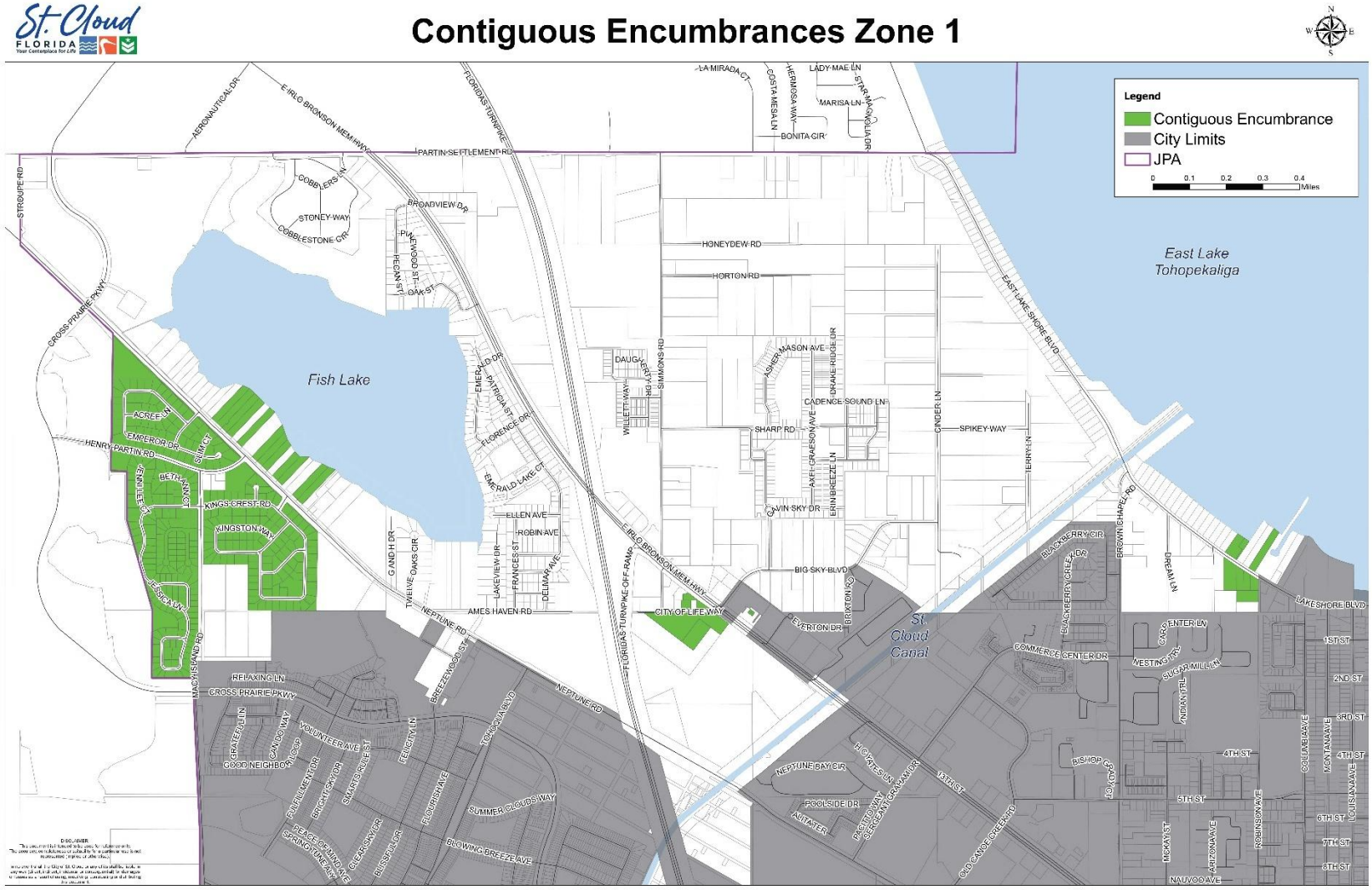
Upon Approval:
Annexations become effective immediately, with rollout of city services to be completed by October 1.



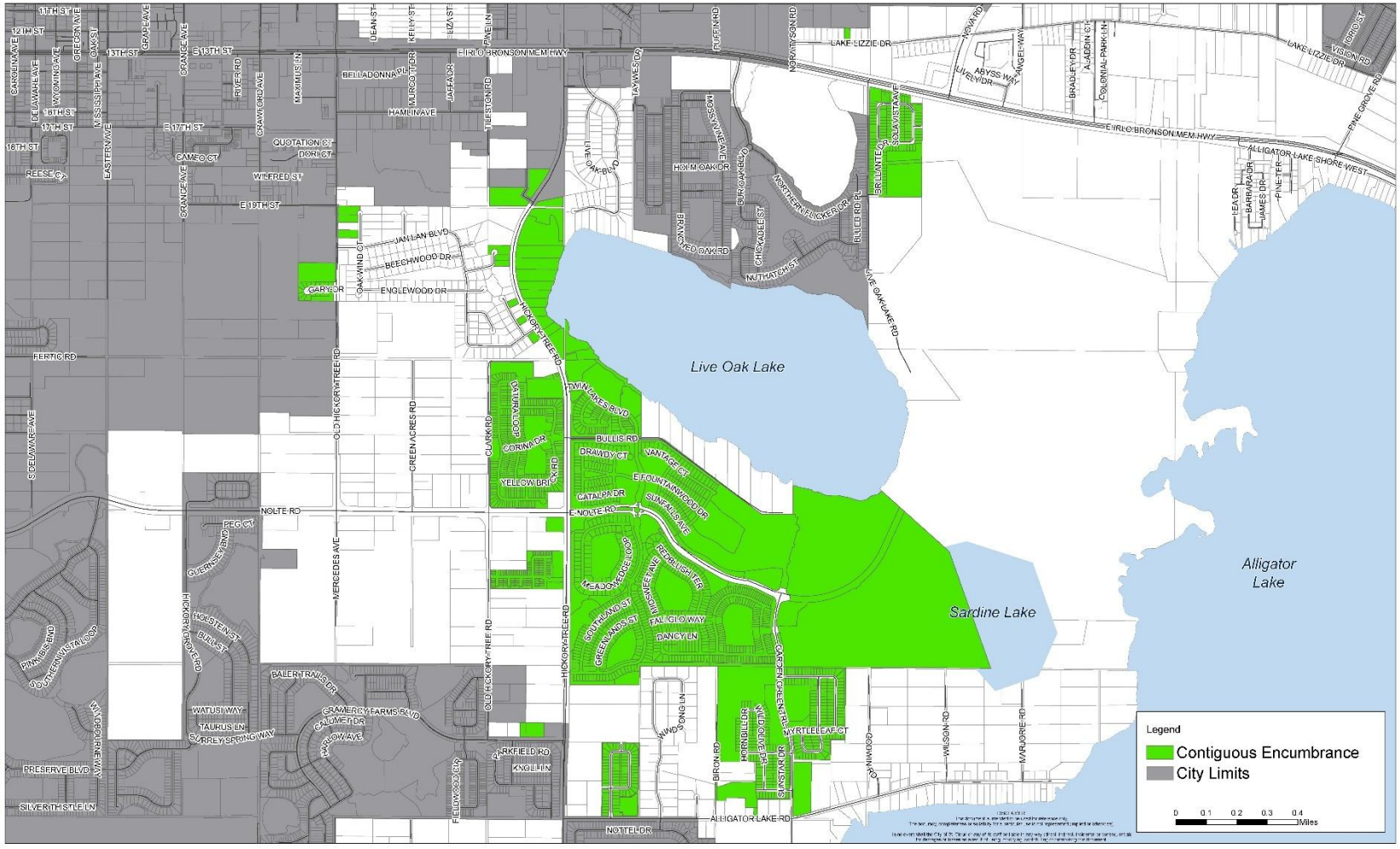
For More Information:

Visit stcloudfl.gov/annexations
Email caroline.horton@stcloudfl.gov
Call 407-957-7491

Appendix C- Display Boards



Contiguous Encumbrances Zone 4



St. Cloud FLORIDA Your Centerplace for Life

BENEFITS OF ANNEXATION INTO THE CITY OF ST. CLOUD

ENHANCED SERVICES & PUBLIC SAFETY

- **Faster Emergency Response:** St. Cloud Police and Fire Departments provide quicker response times within city limits.
- **Accredited Public Safety:** Our Police Department is accredited by the Commission for Florida Law Enforcement Accreditation, and our 9-1-1 dispatch center holds triple accreditations, ensuring top-tier emergency response.
- **Improved Disaster Recovery:** Faster cleanup, debris removal, and recovery efforts after hurricanes and tropical storms.
- **Accredited Building Department:** The St. Cloud Building Department is recognized by the International Accreditation Service for its high standards.
- **Proven Safety Record:** Ranked the safest city in Florida and 37th safest in the nation, based on FBI crime statistics.
- **Business-Friendly Environment:** Ranked 44th among the 50 best small towns in the U.S. for starting a business (WalletHub).
- **Convenient Local Government Services:** Access city services at nearby St. Cloud offices instead of traveling to Kissimmee.
- **Top-Tier Parks & Recreation:** St. Cloud is recognized as a Playful City USA and Tree City USA, offering excellent parks, trails, and recreational programs.

FINANCIAL & COST-SAVING BENEFITS

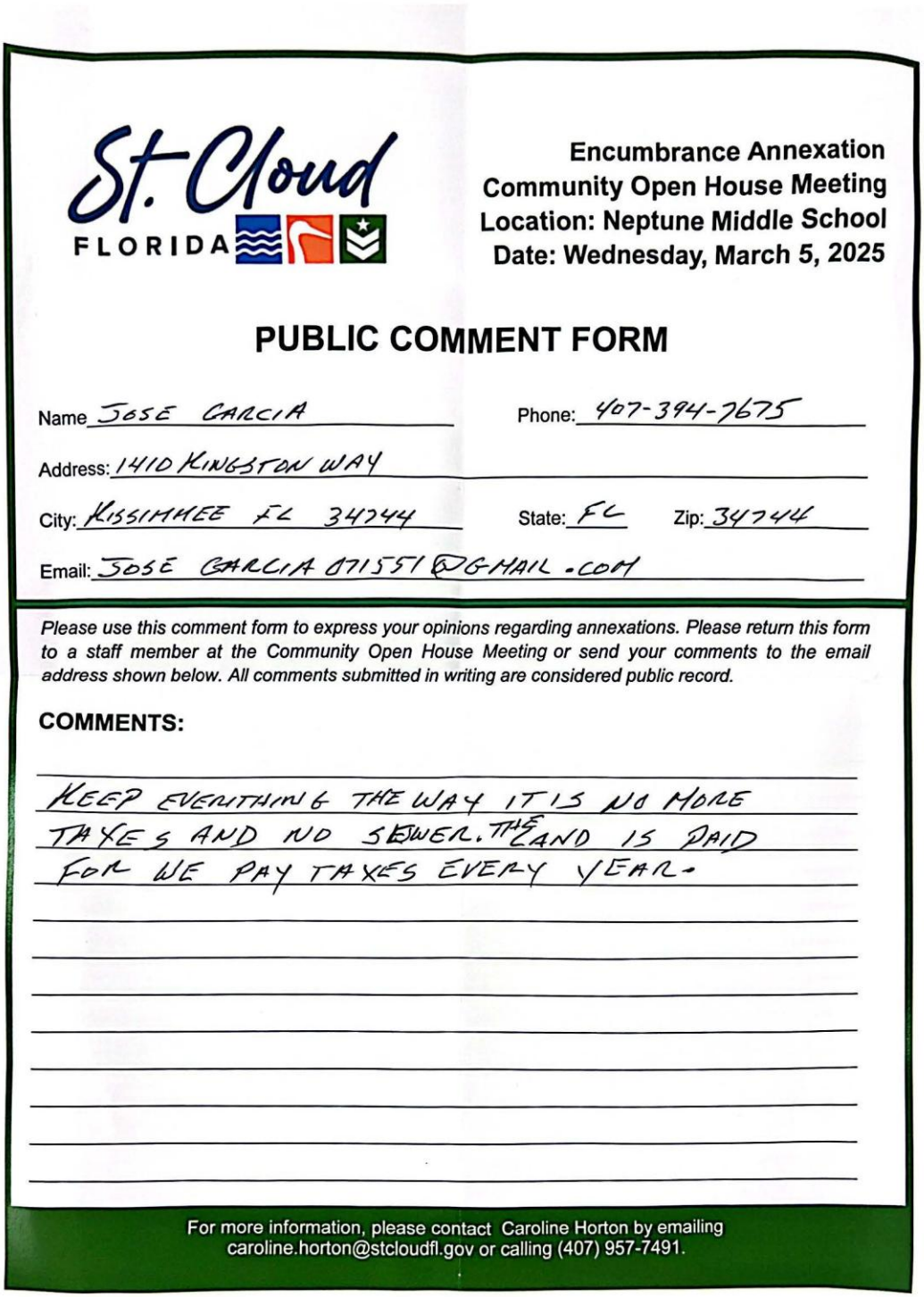
- **Lower Parks & Recreation Fees:** St. Cloud residents receive reduced rates for facility rentals, programs, and activities.
- **Simplified Solid Waste:** Solid waste services are included in a simple monthly bill, rather than a lump sum on property taxes, saving an estimated $67 per household per year (effective October 1).
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- **Potential Home Insurance Savings:** St. Cloud's superior Insurance Service Office (ISO) fire service rating and improved flood rating may reduce homeowner insurance costs by up to 25% (check with your provider).

LEARN MORE

	Osceola County	City of St. Cloud
County Ad Valorem	$2,357.73	$2,357.73
City Ad Valorem	$0.00	$1,799.00
Schools	$1,089.13	$1,089.13
EMS	$375.90	$0.00
Other Taxing Authorities	$1,034.83	$1,034.83
Solid Waste	$381.98	$0.00
Fire Rescue	$245.18	$0.00
TOTAL	**$5,484.75**	**$6,280.69**
NET INCREASE		**$795.94**

$351,900
Average Taxable Value
(After Exemptions)

Appendix D: March 5 Open House Comments & Sign-In Sheets



St. Cloud FLORIDA

Encumbrance Annexation
Community Open House Meeting
Location: Neptune Middle School
Date: Wednesday, March 5, 2025

PUBLIC COMMENT FORM

Name JOSE GARCIA Phone: 407-394-7675

Address: 1410 KINGSTON WAY

City: KISSIMMEE FL 34744 State: FL Zip: 34744

Email: JOSE GARCIA 071551@GMAIL.COM

Please use this comment form to express your opinions regarding annexations. Please return this form to a staff member at the Community Open House Meeting or send your comments to the email address shown below. All comments submitted in writing are considered public record.

COMMENTS:

KEEP EVERYTHING THE WAY IT IS NO MORE TAXES AND NO SEWER. THE LAND IS PAID FOR WE PAY TAXES EVERY YEAR.

For more information, please contact Caroline Horton by emailing caroline.horton@stcloudfl.gov or calling (407) 957-7491.

Scanned with CamScanner

Encumbrance Annexation
Community Open House Meeting
Location: Neptune Middle School
Date: Wednesday, March 5, 2025

PUBLIC COMMENT FORM

Name DAVID LEATHER Phone: 407

Address: 2180 EMPEROR TR

City: KISSIMMEE State: FL Zip: 34744

Email: DBJ LEATHER@GMAIL.COM

Please use this comment form to express your opinions regarding annexations. Please return this form to a staff member at the Community Open House Meeting or send your comments to the email address shown below. All comments submitted in writing are considered public record.

COMMENTS:

I DONT SEE ANY ADVANTAGE TO ANNEXATION
COUNTY SERVICES ARE FINE.
THE EXTRA COST CANNOT BE EXPLAINED

For more information, please contact Caroline Horton by emailing caroline.horton@stcloudfl.gov or calling (407) 957-7491.

Encumbrance Annexation
Community Open House Meeting
Location: Neptune Middle School
Date: Wednesday, March 5, 2025

PUBLIC COMMENT FORM

Name Jessica King Phone: 732-796-5810

Address: 1408 Kingston Way, Kissimmee, FL 34744

City: _____ State: _____ Zip: _____

Email: hempelj194@gmail.com

Please use this comment form to express your opinions regarding annexations. Please return this form to a staff member at the Community Open House Meeting or send your comments to the email address shown below. All comments submitted in writing are considered public record.

COMMENTS:

I am 100% against the "voluntary" annexation of Kings Crest into St. Cloud. We as homeowners did not agree to this. We are not seeing any benefits to becoming a part of the city of St. Cloud. We do see negatives. We do not agree to our taxes going up about 13% per year nor do we agree to our home value going down (as home values in St. Cloud are ~~less~~ averaging less than those in Kissimmee.

For more information, please contact Caroline Horton by emailing caroline.horton@stcloudfl.gov or calling (407) 957-7491.

Scanned with CamScanner

St. Cloud FLORIDA

Encumbrance Annexation Community Open House Meeting
Location: Neptune Middle School
Date: Wednesday, March 5, 2025

PUBLIC COMMENT FORM

Name: DAVID LINK Phone: 407-460-5919

Address: 2378 KINGS CROFT RD

City: KISSIMMEE FL. State: FL. Zip: 34744

Email: DLINK2@YAHOO.COM

Please use this comment form to express your opinions regarding annexations. Please return this form to a staff member at the Community Open House Meeting or send your comments to the email address shown below. All comments submitted in writing are considered public record.

COMMENTS:

DO NOT WANT TO BE IN ST. CLOUD. TAXES ARE HIGHER

For more information, please contact Caroline Horton by emailing caroline.horton@stcloudfl.gov or calling (407) 957-7491.

Encumbrance Annexation
Community Open House Meeting
Location: Neptune Middle School
Date: Wednesday, March 5, 2025

PUBLIC COMMENT FORM

Name: Japhet Gaztambide Phone: 787-247-7104

Address: 1385 Sugar Cane Dr.

City: Kissimmee State: FL Zip: 34744

Email: japhetgaztambide@aol.com / milagrosnegroncenteno@gmail.com

Please use this comment form to express your opinions regarding annexations. Please return this form to a staff member at the Community Open House Meeting or send your comments to the email address shown below. All comments submitted in writing are considered public record.

COMMENTS:

Properties Taxes and City tax High
Sewer cost too high

For more information, please contact Caroline Horton by emailing caroline.horton@stcloudfl.gov or calling (407) 957-7491.

Encumbrance Annexation Community Open House Meeting

Wednesday, March 5, 2025
6 – 7:30p.m.
Neptune Middle School
2727 Neptune Rd.
Kissimmee, FL 34744

SIGN IN SHEET

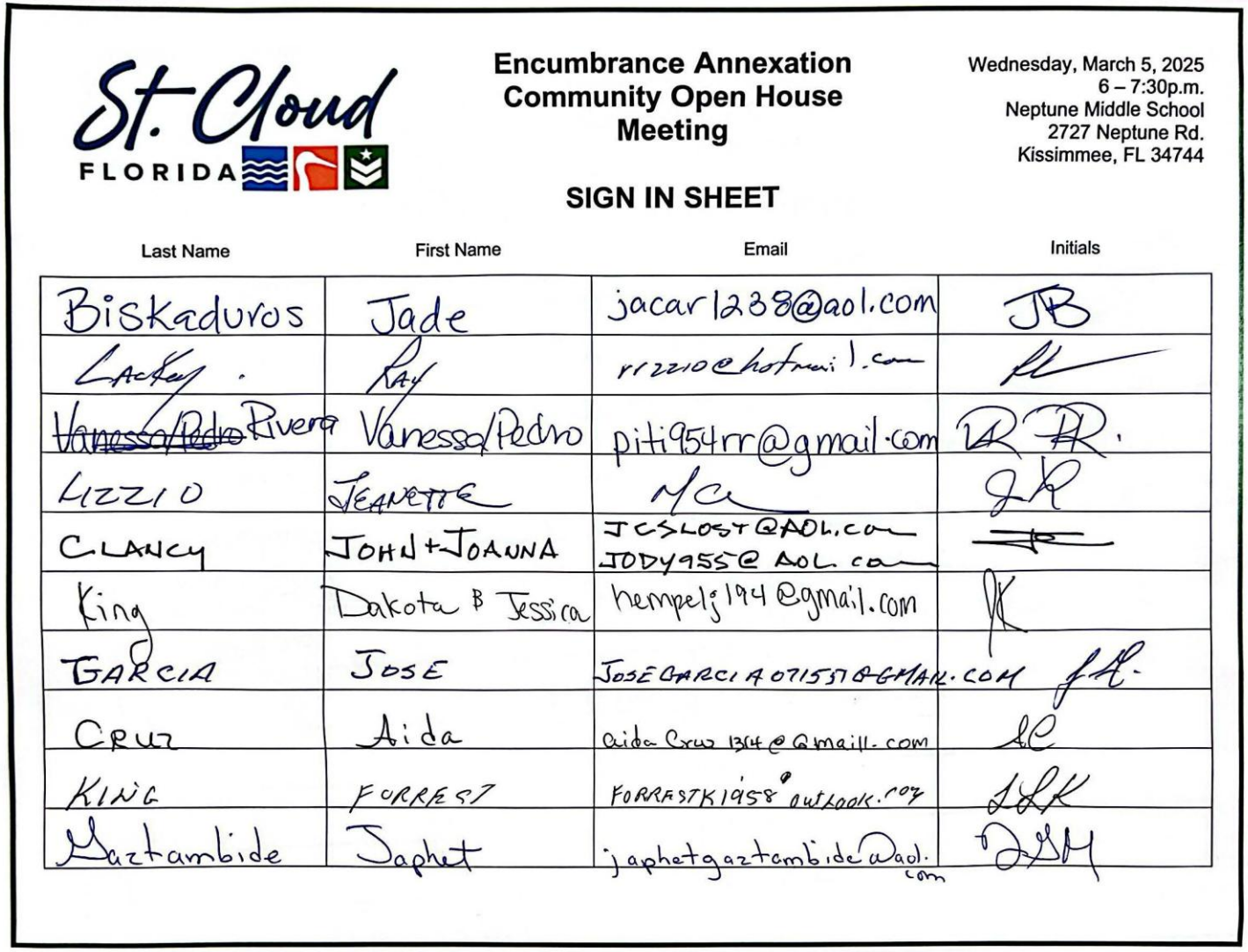
Last Name	First Name	Email	Initials
COLLINS	RICHARD	RICHARDCOLLINSFL@GMAIL.COM	
Henderson	Christy	christy.henderson126@gmail.com	CH
Rivera	Melvin	melvinmrivera@gmail.com	MMR
WALKER	JAMES	JJWJEW@AOL.COM	
GILLETTE	RONALD	GRPRON143@AOL.COM	
PEREZ	ROBERTO	RPEREZ8175@GMAIL.COM	
Kelley	Nick	NKelly1024@aol.com	NK
Margarita Rosado	Margarita	MRosado@embarqmail.com	
~~Nancy~~ Koch	Nancy	nannite1@msn.com	
Arleo	Richard	RICKARLEO@ICLOUD.COM	R.A.

Encumbrance Annexation Community Open House Meeting

Wednesday, March 5, 2025
6 – 7:30p.m.
Neptune Middle School
2727 Neptune Rd.
Kissimmee, FL 34744

SIGN IN SHEET

Last Name	First Name	Email	Initials
Arleo	Jacqueline	Bklyn as@aol.com	JA.
CANNON	Clayton	clayton.cannon@gmail.com	
LINK	DAVID	DLINK2@YAHOO.com	
FISHER	WM	BILLYTET@YAHOO.com	
Burgess	Glenn	GlennMBurgess@gmail.com	GB
Stearns	Ronald	RJSTEARNS69@Yahoo.com	RS
SPEAR	Tashera		
MOORE	STEVE	MOORESEC407@AOL.com	SM
Folian	Jonathan	KJ_folian@yahoo.com	
BAILEY	Adam	BAILEYADAM780gmail.com	



St. Cloud FLORIDA

Encumbrance Annexation Community Open House Meeting

Wednesday, March 5, 2025
6 – 7:30p.m.
Neptune Middle School
2727 Neptune Rd.
Kissimmee, FL 34744

SIGN IN SHEET

Last Name	First Name	Email	Initials
Biskaduros	Jade	jacar1238@aol.com	JB
Lackey	Ray	rizzio@hotmail.com	
~~Vanessa/Pedro~~ Rivera	Vanessa/Pedro	piti954rr@gmail.com	
Lizzio	Jeanette		
Clancy	John + Joanna	JCSLOST@AOL.com JODY955@AOL.com	
King	Dakota & Jessica	hempelj194@gmail.com	
Garcia	Jose	JOSEGARCIA071557@GMAIL.COM	
Cruz	Aida	aidaCruz1354@gmail.com	
King	Forrest	FORRESTK1958@OUTLOOK.COM	
Gaztambide	Japhet	japhetgaztambide@aol.com	

Encumbrance Annexation Community Open House Meeting

Wednesday, March 5, 2025
6 – 7:30p.m.
Neptune Middle School
2727 Neptune Rd.
Kissimmee, FL 34744

SIGN IN SHEET

Last Name	First Name	Email	Initials
STRASBURG	JARAY	OVSWCOWAY@AOL.COM	
Patterson	Diane + Darry	dianep5319@yahoo.com	DP
Gonzalez	Milagro	gonzalez172328@gmail.com	
Gutierrez	Melisa	melygo110@gmail.com	
McGHEE	LEONARD	UNDERSHERIFF1.GMAIL	
SLADE	ANDREW	ANDREW@ANDREWSLADE.COM	
Black	Mike & Marla	marla75black@gmail.com	

Encumbrance Annexation Community Open House Meeting

Wednesday, March 5, 2025
6 – 7:30p.m.
Neptune Middle School
2727 Neptune Rd.
Kissimmee, FL 34744

SIGN IN SHEET

Last Name	First Name	Email	Initials
SIEGEL	MAX	acgogreen@hotmail.com	MS

Encumbrance Annexation Community Open House Meeting

Wednesday, March 5, 2025
6 – 7:30p.m.
Neptune Middle School
2727 Neptune Rd.
Kissimmee, FL 34744

SIGN IN SHEET

Last Name	First Name	Email	Initials
Rexach	Luis	JLREXACH23@yahoo.com	
Santiago	Dario	dez santiago@gmail.com	DS
Maldonado	Pete	PeteMaldonado70@gmail.com	

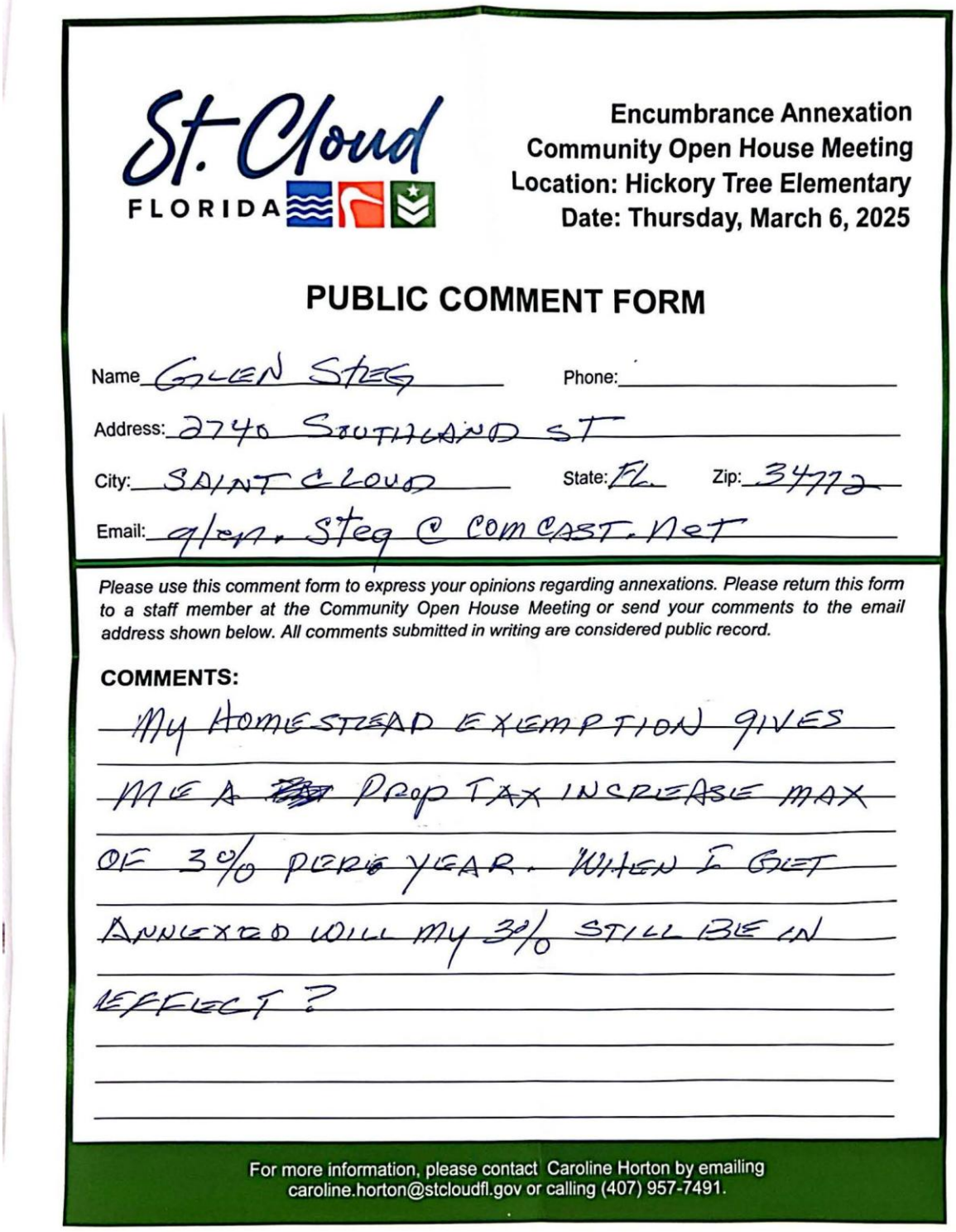
Encumbrance Annexation Community Open House Meeting

Wednesday, March 5, 2025
6 – 7:30p.m.
Neptune Middle School
2727 Neptune Rd.
Kissimmee, FL 34744

SIGN IN SHEET

Last Name	First Name	Email	Initials
Reyes	Edwin	ovireyes@aol.com	ER
Pastrana-Reyes	Cyd M.	Cydpastrana@aol.com	CMP
Pierre / Herring	Sean / Pam	sappyporl@gmail.com	SRP / PAH
Ames	Jeff	jrtrames@aol.com	JA
Bird	Don	donbird51@gmail.com	DB
LEATHER	DAVID	DBJLEATHER@gmail.com	D
Kroom	Linda		LK
Davila	Jose	Jose Davila 1941 @gmail.com	JD
Heid	Dawn	DAWNHEID1017@GMAIL.COM	DH
Peterson	Perry	yellow drawer 412 @ yahoo dot com	PP

Appendix E- March 6 Public Comment Forms and Sign-in Sheets



Encumbrance Annexation Community Open House Meeting
Location: Hickory Tree Elementary
Date: Thursday, March 6, 2025

PUBLIC COMMENT FORM

Name: GLEN STEG Phone:

Address: 2740 SOUTHLAND ST

City: SAINT CLOUD State: FL Zip: 34772

Email: glen.steg@comcast.net

Please use this comment form to express your opinions regarding annexations. Please return this form to a staff member at the Community Open House Meeting or send your comments to the email address shown below. All comments submitted in writing are considered public record.

COMMENTS:

MY HOMESTEAD EXEMPTION GIVES ME A ~~~~ PROP TAX INCREASE MAX OF 3% PER YEAR. WHEN I GET ANNEXED WILL MY 3% STILL BE IN EFFECT?

For more information, please contact Caroline Horton by emailing caroline.horton@stcloudfl.gov or calling (407) 957-7491.

Encumbrance Annexation
Community Open House Meeting
Location: Hickory Tree Elementary
Date: Thursday, March 6, 2025

PUBLIC COMMENT FORM

Name PHIL DeVIVO Phone: 856-981-2579

Address: 5008 E ~~FOUNTAINWOOD~~ FOUNTAINWOOD DR

City: SAINT CLOUD State: FL Zip: 34772

Email: PHILS2POPPI@GMAIL.COM

Please use this comment form to express your opinions regarding annexations. Please return this form to a staff member at the Community Open House Meeting or send your comments to the email address shown below. All comments submitted in writing are considered public record.

COMMENTS:

I AM NOT HAPPY THAT THIS INFO WAS WITH HELD FROM US BY THE BUILDER? WE MADE OUR DECISION ON THE AFFORDABITLY TO AFFORD TO PAY FOR TAXES ETC ON OUR RETIREMENT INCOME & NOW I FIND WE DID NOT HAVE ALL THE FACT BASICALLY FRAUD?

UNFAIR?

For more information, please contact Caroline Horton by emailing caroline.horton@stcloudfl.gov or calling (407) 957-7491.

Encumbrance Annexation
Community Open House Meeting
Location: Hickory Tree Elementary
Date: Thursday, March 6, 2025

PUBLIC COMMENT FORM

Name: Juanita Hamblen Phone: (423)364-5438

Address: 2744 Greenlands St.

City: Saint Cloud State: FL Zip: 34772

Email: jah1953@yahoo.com

Please use this comment form to express your opinions regarding annexations. Please return this form to a staff member at the Community Open House Meeting or send your comments to the email address shown below. All comments submitted in writing are considered public record.

COMMENTS: Maybe when we are annexed, we CAN vote in people that have a clue how to run a city!
Why have any meetings - if this is a done deal.
The notice of incumberance was never communicated at the time of purchase. We are a 55+ community and many of us cannot afford another #800+dollars in taxes.

As for the benefits - we are fine w/what we have. St. Cloud Police is non-productive - look @ the # of traffic related deaths in this town. There are no decent restaurants or shopping. Seems like the only benefit is your coffers. And clearly you are not capable of managing a city. Look @ the streets!
This could be a great town - but we need the people running LAKE NONA to annex it.

For more information, please contact Caroline Horton by emailing caroline.horton@stcloudfl.gov or calling (407) 957-7491.

Encumbrance Annexation
Community Open House Meeting
Location: Hickory Tree Elementary
Date: Thursday, March 6, 2025

PUBLIC COMMENT FORM

Name: James Hamblen Phone: 423-364-5139

Address: 2744 Greenlands St.

City: St Cloud State: FL Zip:

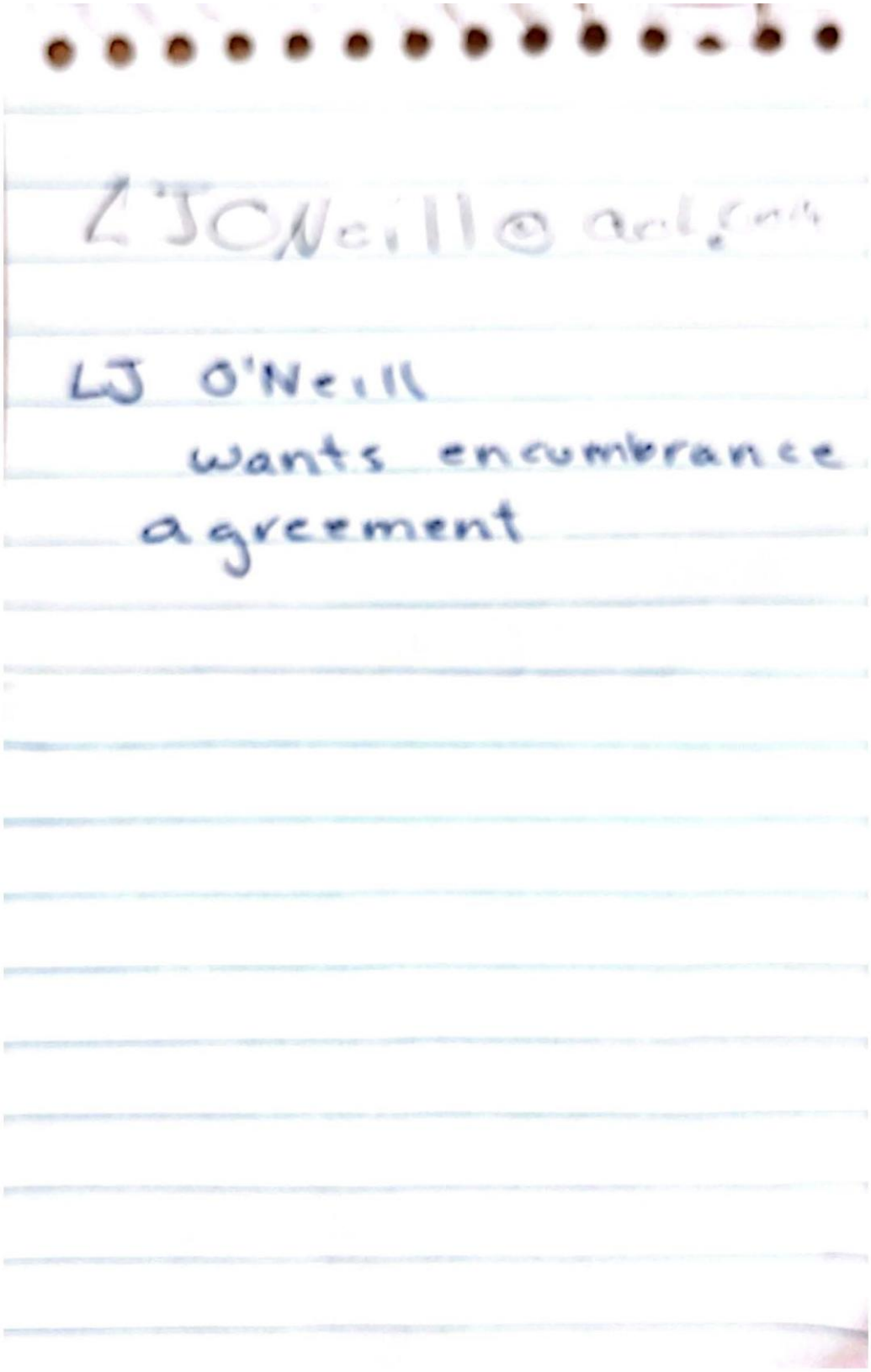
Email: Hamblenjim@yahoo.com

Please use this comment form to express your opinions regarding annexations. Please return this form to a staff member at the Community Open House Meeting or send your comments to the email address shown below. All comments submitted in writing are considered public record.

COMMENTS:

We were not given adequate notice of this change or meeting.
Not given input to the cost.
Where is the accurate cost ~~data~~ data & who compiled the data
Is the recreation costs reliable or accurate
In over 65 and have no needs for additional services
Town does not appear to try to grow, little new business
Look at the lake nona
Very little city planning or controlled land use

For more information, please contact Caroline Horton by emailing caroline.horton@stcloudfl.gov or calling (407) 957-7491.


LJ O'Neill wants encumbrance agreement

St. Cloud FLORIDA

Encumbrance Annexation
Community Open House Meeting
Location: Hickory Tree Elementary
Date: Thursday, March 6, 2025

PUBLIC COMMENT FORM

Name: Norman Terry Phone: 407-484-3473

Address: 5031 Vantage Ct

City: St Cloud State: FL Zip: 34772

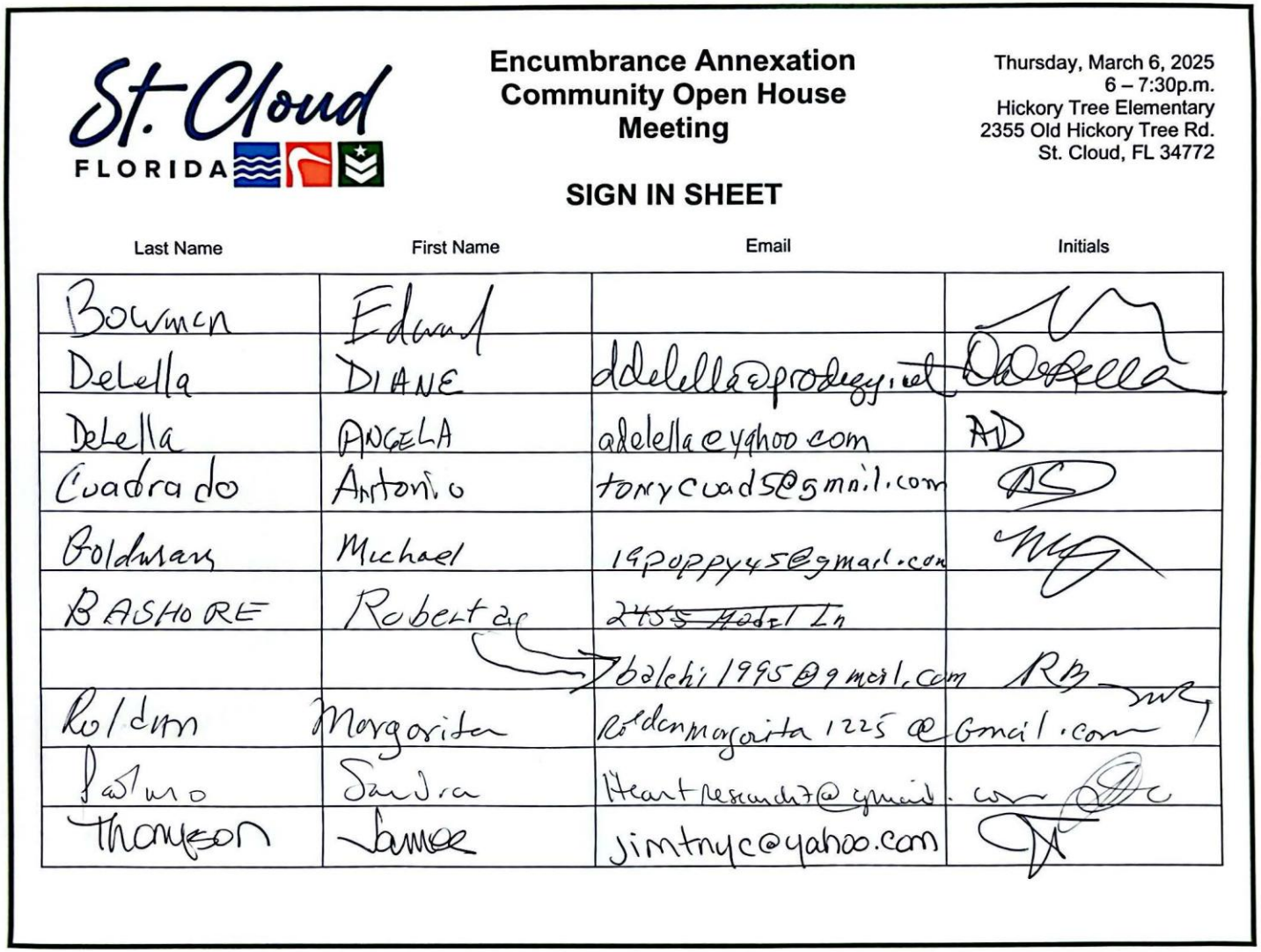
Email: ndt538@me.com

Please use this comment form to express your opinions regarding annexations. Please return this form to a staff member at the Community Open House Meeting or send your comments to the email address shown below. All comments submitted in writing are considered public record.

COMMENTS:

RE OF The Annexation of Twin Lakes, et al.
1. The Encumbrance was signed in 2015 by the developer, prior to building.
There are ~800 residences at this time and this encumbrance was never stated to purchasers.
A. The Encumbrance was signed 10yrs ago Is there a Statute of Limitation on this document prior to Annexation?
B. Why shouldn't the now ~800 residence be allowed to determine if Annexation is desired? This is akin to grandfathering without prior knowledge.

For more information, please contact Caroline Horton by emailing caroline.horton@stcloudfl.gov or calling (407) 957-7491.



Encumbrance Annexation Community Open House Meeting

Thursday, March 6, 2025
6 – 7:30p.m.
Hickory Tree Elementary
2355 Old Hickory Tree Rd.
St. Cloud, FL 34772

SIGN IN SHEET

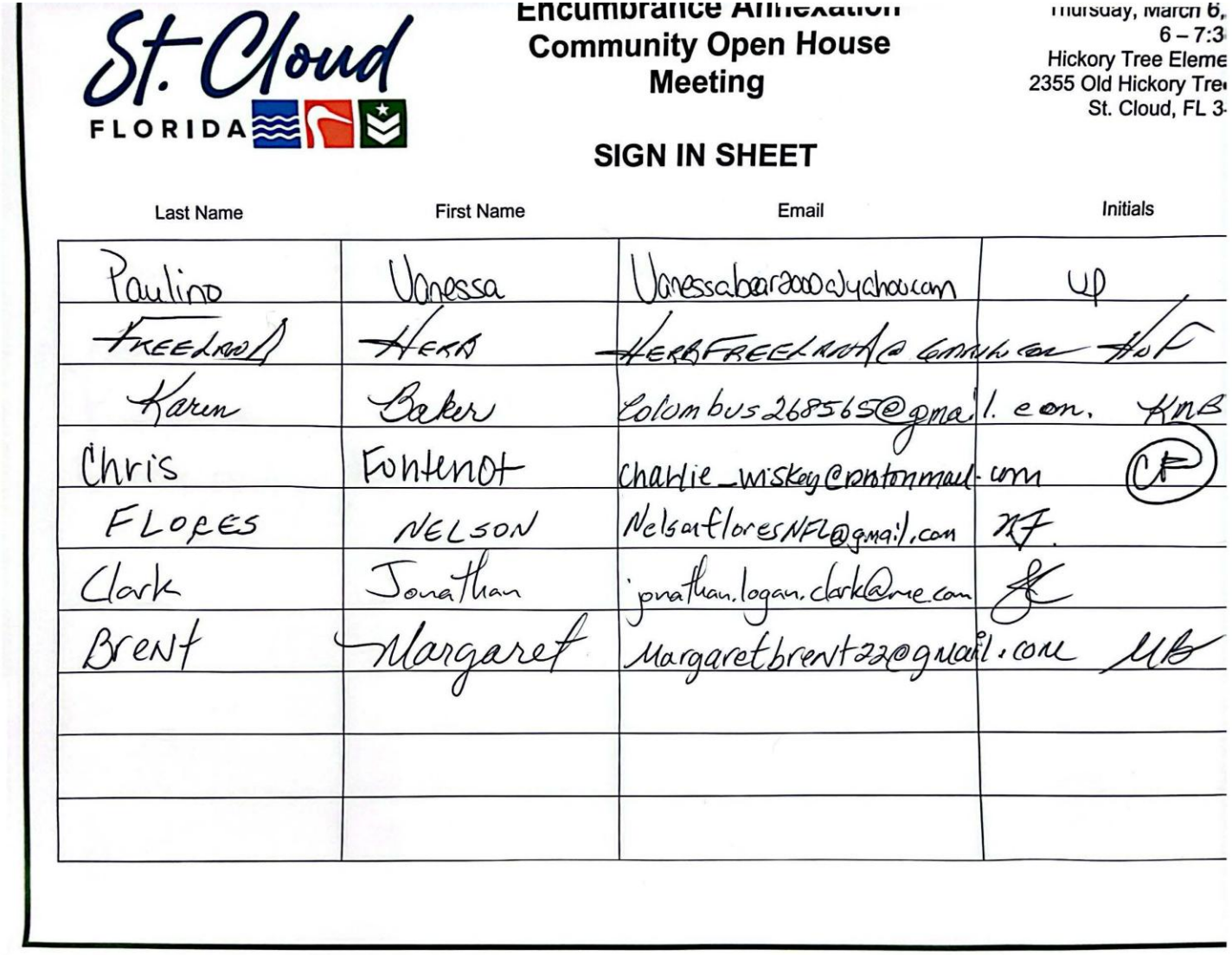
Last Name	First Name	Email	Initials
Bowman	Edward		
DeLella	DIANE	ddelella@prodigy.net	
DeLella	ANGELA	adelella@yahoo.com	AD
Cuadrado	Antonio	tonycuad5@gmail.com	
Goldwasser	Michael	19poppy45@gmail.com	
BASHORE	Robert	~~2455 Model Ln~~	
		balchi1995@gmail.com	RB
Roldan	Margarita	roldanmargarita1225@Gmail.com	
Pastrano	Sandra	Heartresearch7@gmail.com	
Thompson	James	jimtnyc@yahoo.com	

Encumbrance Annexation Community Open House Meeting

Thursday, March 6, 2025
6 – 7:30p.m.
Hickory Tree Elementary
2355 Old Hickory Tree Rd.
St. Cloud, FL 34772

SIGN IN SHEET

Last Name	First Name	Email	Initials
RAMIREZ	SAM	SRAMIREZ@ARTEMISLIFESTYLES.COM	SR
STEINER	GARY	GARLINN2@GMAIL.COM	GJS
Davidson	Susan	susandavidson@verizon.net	SD
Bryk	David	brykdavid@gmail.com	DB
Pluche	Tracy	tracypluche@icloud.com	TP
GRIFFITH	OVID	5032 Vantage Ct	
DeVivo	PHIL	PHIL52POPPI@GMAIL.COM	PD
Russell	Michael	riverfrontage@yahoo.com	MRM
HAMBLEN	JAMES	HAMBLOW JIM@YAHOO.COM	JRH
Bracy	Pete	Pete@Bracybuilders.com	



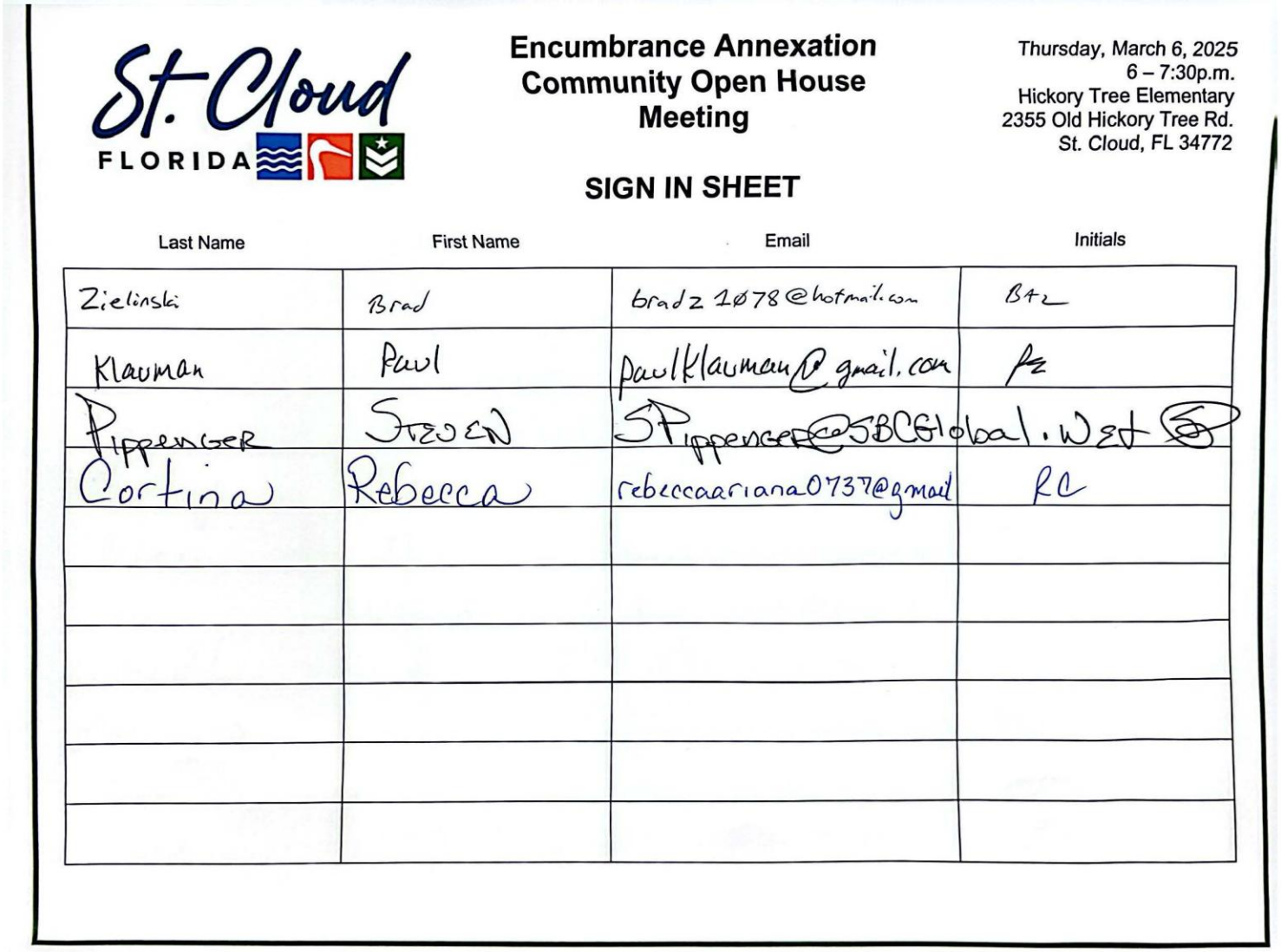
St. Cloud FLORIDA

Encumbrance Annexation Community Open House Meeting

Thursday, March 6, 6 – 7:3
Hickory Tree Eleme
2355 Old Hickory Tre
St. Cloud, FL 3

SIGN IN SHEET

Last Name	First Name	Email	Initials
Paulino	Vanessa	Vanessabear2000@yahoo.com	VP
FREELAND	HERB	HERBFREELAND@comcast.net	HF
Karen	Baker	Columbus268565@gmail.com	KMB
Chris	Fontenot	charlie_wiskey@hotmail.com	CF
FLORES	NELSON	NelsonFloresNFL@gmail.com	NF
Clark	Jonathan	jonathan.logan.clark@me.com	JC
Brent	Margaret	margaretbrent22@gmail.com	MB



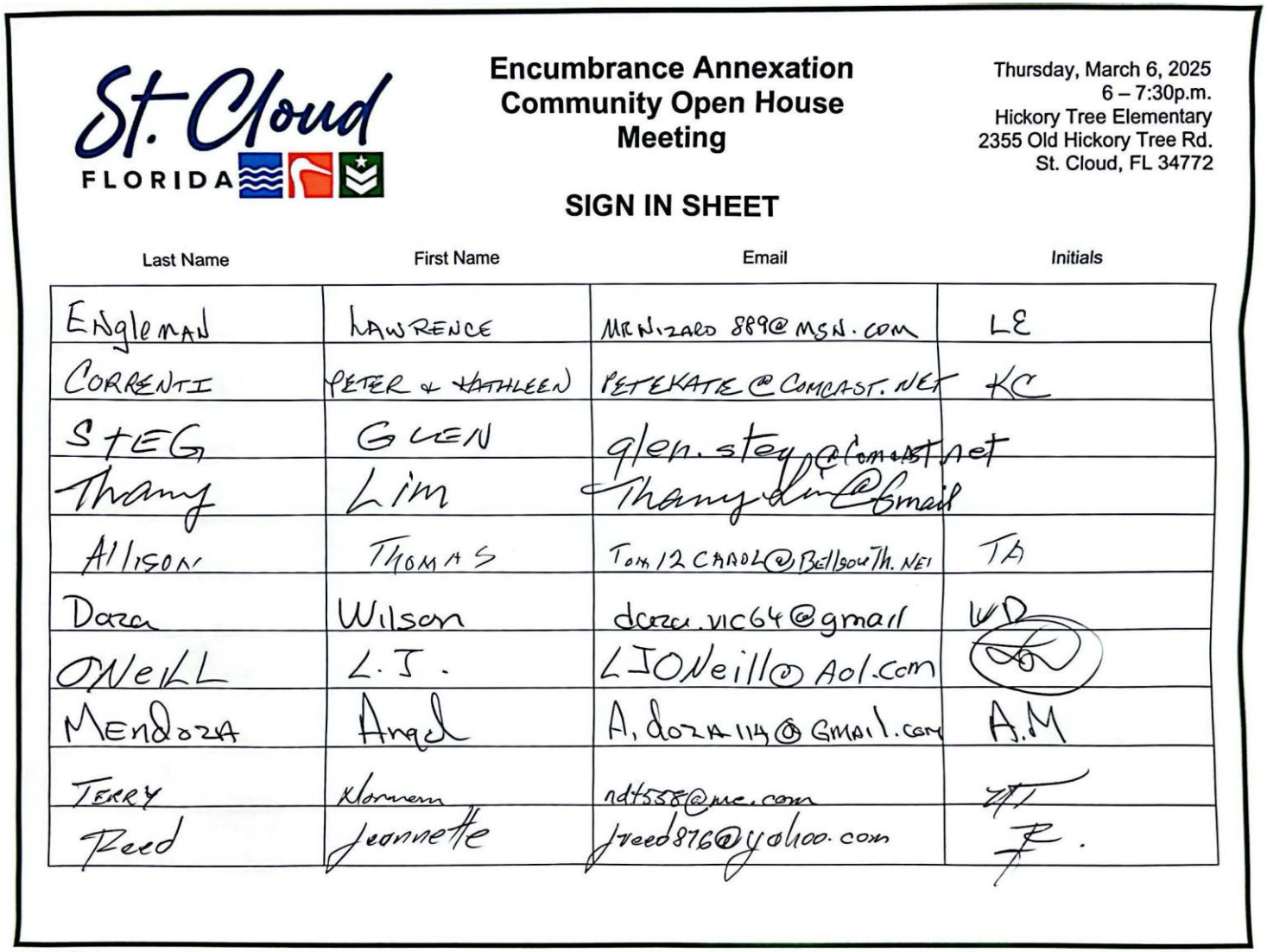
St. Cloud FLORIDA

Encumbrance Annexation Community Open House Meeting

Thursday, March 6, 2025
6 – 7:30p.m.
Hickory Tree Elementary
2355 Old Hickory Tree Rd.
St. Cloud, FL 34772

SIGN IN SHEET

Last Name	First Name	Email	Initials
Zielinski	Brad	bradz1078@hotmail.com	BZ
Klauman	Paul	paulklauman@gmail.com	PK
Pippenger	Steven	SPippenger@SBCGlobal.Net	SP
Cortina	Rebecca	rebeccaariana0737@gmail	RC



Encumbrance Annexation Community Open House Meeting

Thursday, March 6, 2025
6 – 7:30p.m.
Hickory Tree Elementary
2355 Old Hickory Tree Rd.
St. Cloud, FL 34772

SIGN IN SHEET

Last Name	First Name	Email	Initials
Engleman	Lawrence	MRNizard889@msn.com	LE
Correnti	Peter & Kathleen	PeteKate@Comcast.net	KC
Steg	Glen	glen.steg@comcast.net	
Thang	Lim	Thangdin@Gmail	
Allison	Thomas	Tom12Carol@Bellsouth.net	TA
Daza	Wilson	dzaza.vic64@gmail	WD
ONeill	L.J.	LJONeill@Aol.com	
Mendoza	Angel	A.doza114@Gmail.com	A.M
Terry	Norman	ndt558@me.com	
Reed	Jeannette	jreed876@yahoo.com	

Encumbrance Annexation Community Open House Meeting

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St. Cloud, FL 34772

SIGN IN SHEET

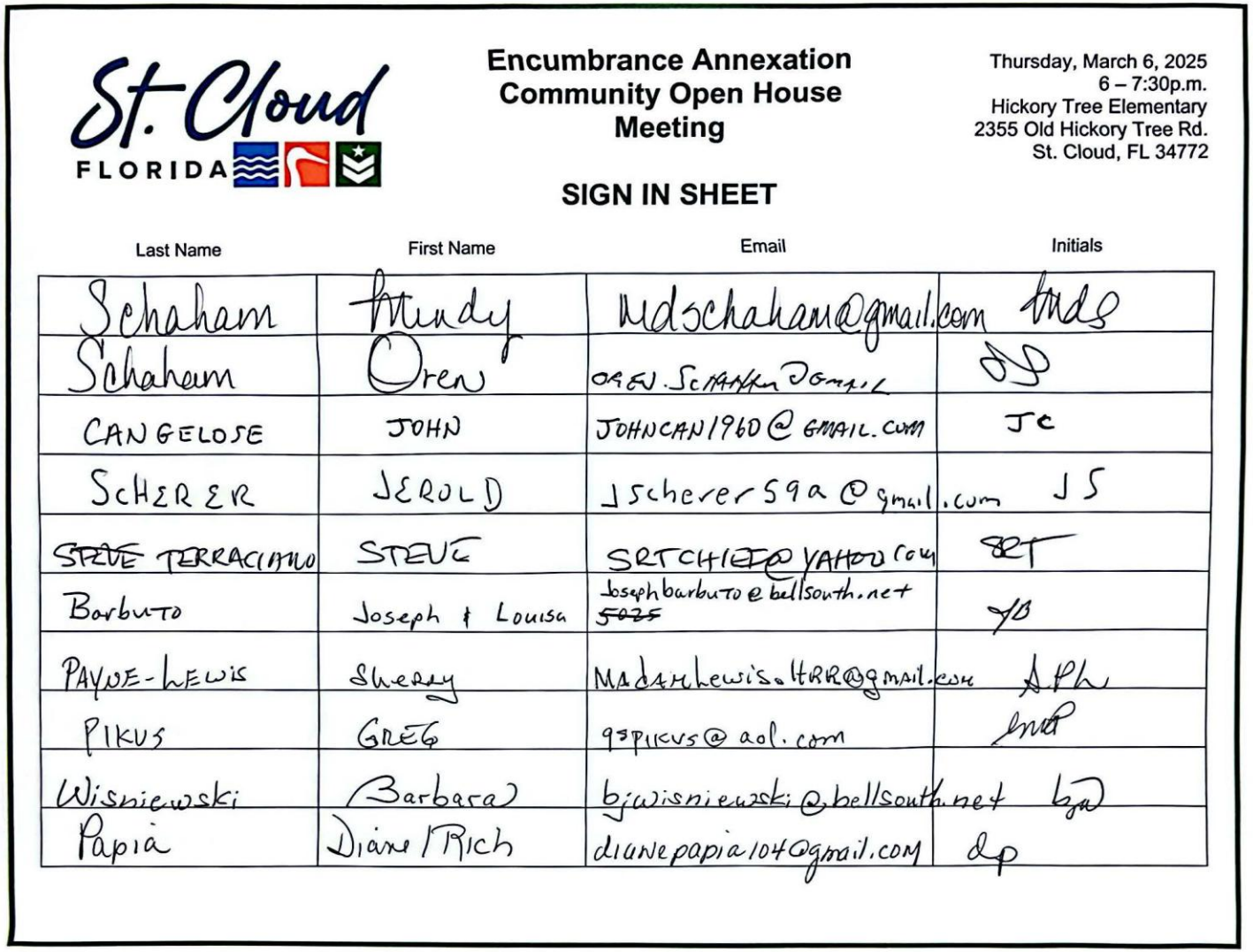
Last Name	First Name	Email	Initials
Murphy	Geraldine	jackngeri@comcast.net	Gm
CARSWELL	BRAD	RED BLUSH TERRACE	BC
Bermudez	Ana & Carlos	anaberm@aol.com	AB
Pereira	Jason + Ania	aniajason@yahoo.com	
Welch	Wesley	ewelch21@cfl.rr.com	
Hartlage	Jay + Becky	rchartlage@gmail.com	Rett
M'Intyre	Scott	TOYMITES@AOL.com	SM
Hamblen	Juanita	jah1953@yahoo.com	Jah
Daza	Nicolas	Nick.daza97@gmail.com	ND
Gaines	Esther & Robert	emg2332@aol.com	EG.

Encumbrance Annexation Community Open House Meeting

Thursday, March 6, 2025
6 – 7:30p.m.
Hickory Tree Elementary
2355 Old Hickory Tree Rd.
St. Cloud, FL 34772

SIGN IN SHEET

Last Name	First Name	Email	Initials
ZANG	JOAN	JAXJ2Shop@hotmail.com	JZ
ROCHA	DULCINA		DR
Demers	Katherine	kwdemers@gmail	KWD
Morrison	Steve	sjms3@msn.com	SJM
La Salvia	Jim	jjl9108@yahoo.com	JL
Kreis	George	gkreis2011@gmail.com	GEK
Gonel	Renault	Renault.Gonel@gmail.com	RG
Gonel	Shirley	Sasoune1@yahoo.com	SG
Bennett	Timothy	TpbFree2Play@.com	TB
Sacchetti	Frank & Judy	twitrsg@gmail.com	FS. JS.



St. Cloud FLORIDA

Encumbrance Annexation Community Open House Meeting

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6 – 7:30p.m.
Hickory Tree Elementary
2355 Old Hickory Tree Rd.
St. Cloud, FL 34772

SIGN IN SHEET

Last Name	First Name	Email	Initials
Schaham	Mindy	Mdschaham@gmail.com	MDS
Schaham	Oren	OREN.SCHAHAM@GMAIL	OS
CANGELOSE	JOHN	JOHNCAN1960@GMAIL.COM	JC
SCHERER	JEROLD	JSCHERER59A@gmail.com	JS
STEVE TERRACIANO	STEVE	SRTCHIEF@YAHOO.COM	SRT
Barbuto	Joseph & Louisa	Josephbarbuto@bellsouth.net 5025	J/B
PAYNE-LEWIS	Sherry	MADAMELEWIS.HRR@GMAIL.COM	S.PL
PIKUS	GREG	GSPIKUS@aol.com	GP
Wisniewski	Barbara	bjwisniewski@bellsouth.net	bjw
Papia	Diane/Rich	dianepapia104@gmail.com	dp

Appendix F- WESH News Annexation Story

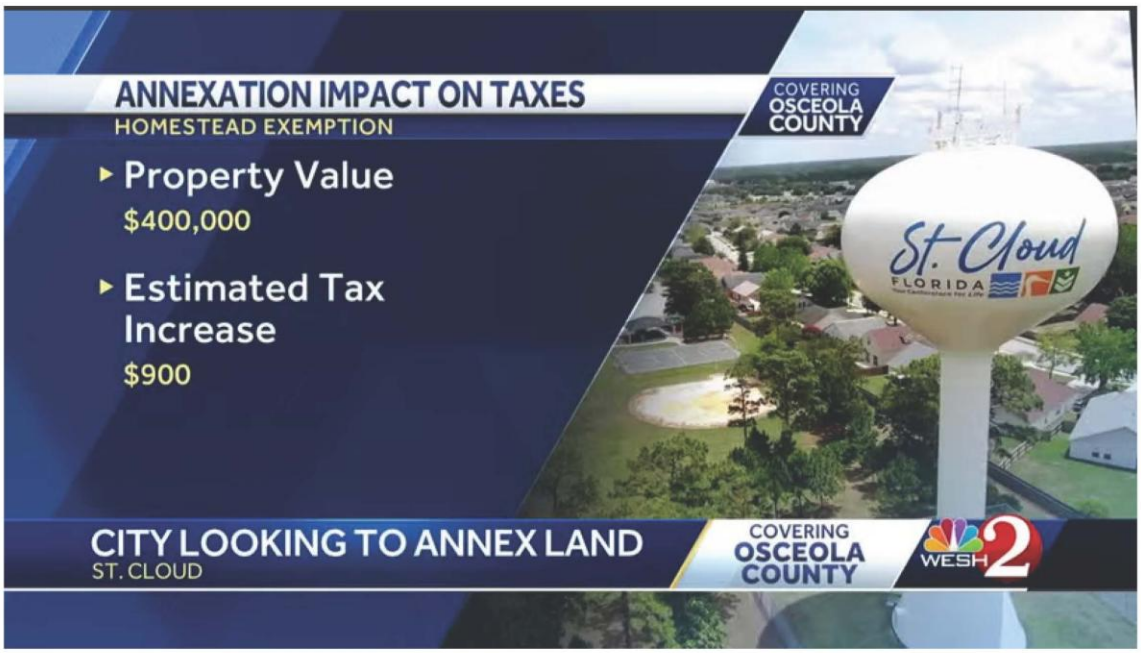
3/19/25, 11:45 AM St. Cloud to annex 2,000 homes, impacting services and tax costs

NOWCAST Watch on Demand

74°

Orlando, FL 32801 1 / 1

74° Sunny 0%



Advertisement

St. Cloud looking to annex 2,000 homes, impacting services and tax costs

Updated: 5:20 PM EST Feb 27, 2025

Luana Munoz
Weekend Anchor

ST. CLOUD, Fla. — St. Cloud could soon annex 2,000 homes to its city limits, impacting public safety services and the tax costs for residents in the east (zone 4) and west (zone 1) portions of the city.

Both areas include the Twin Lakes community and Kings Crest.

"We are going to be the people taking over their public safety. For now, whichever fire station is on the east side is us. We are already serving those residents," said St. Cloud City Manager

Veronica Miller.

That includes both fire and police services. Residents on the west side will also have faster emergency response times as the city is building a new fire station there to accommodate growth.

Notices began going out to residents this week, letting them know about the proposed changes.

Some services are more expensive, while others, like trash cleanup, are cheaper. Residents will be billed monthly rather than annually.

"These residents will have to start paying city taxes, a millage on their ad valorem," Miller said.

For example, a $400,000.00 property with a homestead exemption could see a tax increase of roughly $900.

Residents will have the chance to ask questions during two meetings, one per zone.

For Zone 1 that meeting is scheduled for Wednesday, March 5 from 6 to 7:30 p.m. at Neptune Middle School, 2727 Neptune Road.

Zone 4 will be held on March 6 from 6 to 7:30 p.m. at Hickory Tree Elementary School, 2355 Old Hickory Tree Road.

The first Public Hearing with the Planning Commission is Tuesday, April 15, at 6 p.m.

LAND DEVELOPMENT CODE 3.4.3.C.2.A
REQUIREMENTS OF THE PLANNING COMMISSION REPORT TO THE CITY COUNCIL

The report and recommendations to the City Council shall show the Planning Commission has studied and considered, where applicable, whether or not:

1. The proposed change is contrary to the established land use pattern.

   The proposed annexation is compatible to the existing development pattern.

   The surrounding area has existing residential development.

2. The proposed change would create an isolated district unrelated to adjacent and nearby districts.

   This change would not create an isolated district.

3. The proposed change would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, streets, etc.

   The proposed changes will not alter patterns.

   The proposed changes will not alter patterns.

4. Existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

   Existing boundary is contiguous to the city limits and the boundary will be enlarged.

5. The proposed change would be contrary to the land use plan and would have an adverse effect on the comprehensive plan.

   The proposed annexation would not have an adverse effect.

6. Changed or changing conditions make the passage of the proposed amendment necessary.

   Yes.

7. The proposed change will adversely influence living conditions in the neighborhood.

   The proposed changes will not adversely influence living conditions.

8. The proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

   The proposed changes will not affect traffic congestion or public safety.

9. The proposed change will create a drainage problem.

The proposed changes will not create a drainage problem.

10. The proposed change will seriously reduce light or air to adjacent areas.

The proposed changes will not create issues.

11. The proposed change will adversely affect property values in the adjacent area.

The proposed changes will not affect property values in the area.

12. The proposed change will be a deterrent to the improvement or development of adjacent property in accordance with existing regulations.

The proposed changes will not deter improvement of adjacent properties.

13. The proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

The proposed changes will not constitute special privilege.

14. There are substantial reasons why a reasonable use of property cannot be accomplished under existing zoning.

The proposed changes would have residential Future Land Use and Zoning which is compatible with the area.

15. Whether the change suggested is out of scale with the needs of the neighborhood or the city.

The proposed changes is not out of scale.

16. It is impossible to find other adequate sites in the city for the proposed use in districts already zoned for such use.

The proposed changes have similar uses to the surrounding development.

THE SCHOOL DISTRICT OF OSCEOLA COUNTY, FLORIDA
PLANNING SERVICES DEPARTMENT
SCHOOL CAPACITY REPORT

SDOC#: 2024/25-0133 DRC#: ANX25-00003

Current FLU: Multiple
Requested FLU: N/A

PROJECT NAME: City of St. Cloud Encumbrance Annexations Zones 1,2, & 4

Current Zoning: Multiple
Requested Zoning: N/A

PROJECT LOCATION: Zones 1, 2, and 4

COMMENTS DUE DATE: 3.17.25

PID: Multiple

This encumbrance annexations application has no impact on public school capacity.

RETURN TO:
CITY OF ST. CLOUD
DEPT OF COMMUNITY DEVELOPMENT
1300 9TH STREET
ST. CLOUD, FL 34769

ORDINANCE NO. 2025-28

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, TO ANNEX INTO THE CITY OF ST. CLOUD APPROXIMATELY +/- 997.034 ACRES IDENTIFIED AS ENCUMBRANCE ANNEXATIONS (ZONES 1, 2 & 4), PROJECT # ANX25-00003, LOCATED SOUTH OF NEPTUNE ROAD AND WEST OF CROSS PRAIRIE PARKWAY, HICKORY TREE ROAD AND NOLTE ROAD, AND EAST OF THE TURNPIKE BETWEEN CLAY WHALEY ROAD AND KISSIMMEE PARK ROAD; WITHIN THE JOINT PLANNING AREA INTERLOCAL AGREEMENT (JPA); IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF CHAPTER 171.044, FLORIDA STATUTES.

WHEREAS, by Notice of Encumbrance, the owners of the properties described in Exhibit "A" petitioned the City Council of the City of St. Cloud, Florida, pursuant to Chapter 171.044, Florida Statutes, requesting annexation into the City of St. Cloud, Florida; and

WHEREAS, the City Manager of the City of St. Cloud, Florida, has certified by review, that the owner of the property has signed the Notice of Encumbrance; and,

WHEREAS, the Notices of Encumbrance are recorded in the Official Records Book of the Public Records of Osceola County, Florida and are more specifically described in Exhibit "B"; and,

WHEREAS, the City Council has received the recommendation of the Planning Commission dated April 15, 2025; and,

WHEREAS, the property is reasonably compact and contiguous to the corporate areas of the City of St. Cloud, Florida and annexation will not result in the creation of any enclave; and,

WHEREAS, the City of St. Cloud, Florida, has provided or will provide municipal services to the property, and has found it in the best interest of the City to accept the petition for annexation.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of St. Cloud, Florida, as follows:

SECTION 1:

That the following property described below and shown on Exhibit "A" is annexed into the City of St. Cloud, Florida, pursuant to Chapter 171.044, Florida Statutes:

Subject parcels listed South of Neptune Road and West of Cross Prairie Parkway, Hickory Tree Road and Nolte Road, and East of the Turnpike between Clay Whaley Road and Kissimmee Park Road; within the Joint Planning Area Interlocal Agreement (JPA).

Containing +/- 997.034 acres, more or less.

Including the full width of any and all adjacent rights-of-way.

SECTION 2:

That occupants and owners of the properties shall be entitled and subject to all the rights, privileges, immunities, and responsibilities of occupants and owners of property in the City of St. Cloud, Florida, as provided in Chapter 171, Florida Statutes.

SECTION 3:

The City Clerk, after consultation with the City Attorney, is authorized to correct scrivener's errors found by filing a corrected copy of this ordinance in the official records of the City.

SECTION 4:

If any section or portion of a section of this ordinance proves to be invalid, unlawful or unconstitutional, it shall not be held to impair the validity, force or effect of any other section or part of this ordinance.

SECTION 5:

Effective Date. This ordinance has been published and shall take effect as provided by law.

First Reading on the 10th day of April, 2025.

Second Reading on 27th day of May, 2025.

CITY OF ST. CLOUD

_____

Christian B. Robertson, Mayor

ATTEST:

_____

Ivy Llauro, City Clerk

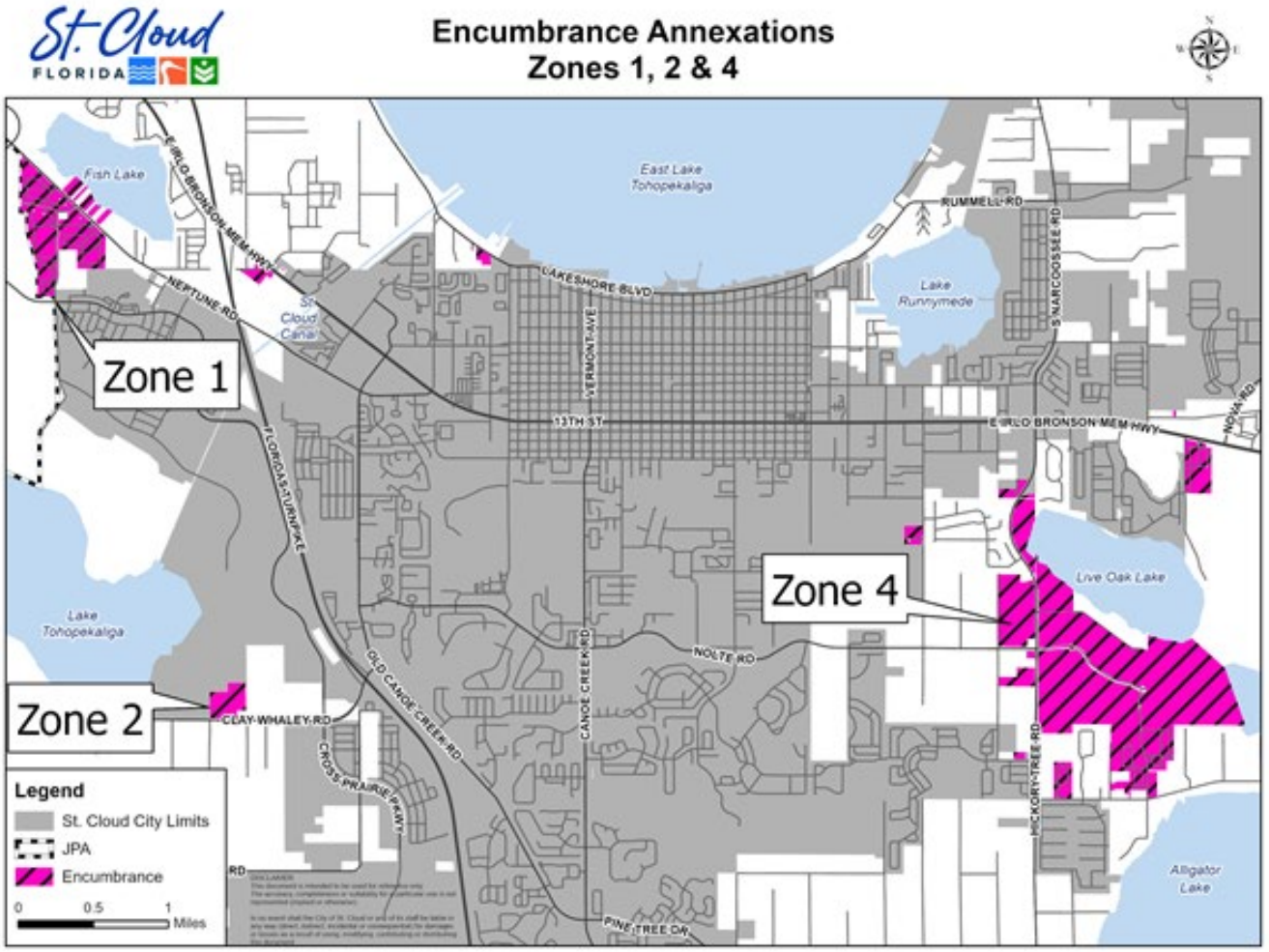
LEGAL IN FORM AND VALID IF ADOPTED:
de Beaubien, Knight, Simmons, Mantzaris & Neal, LLP

_____

Daniel F. Mantzaris, City Attorney

Pursuant to Section 695.26 (3) (f), this instrument exempt from Chapter 695, F.S.: Prepared by and return to a Public Official: City Manager, City of St. Cloud, 1300 9th Street, St. Cloud, Florida 34769.

EXHIBIT "A"



PARCEL ID NO.

ZONE 1

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EXHIBIT "B"

NOTICES OF ENCUMBRANCE

BUSINESS IMPACT ESTIMATE
ORDINANCE NO. 2025-28

TO: Mayor Robertson and Council Members

FROM: Caroline Horton, Senior Planner

THRU: Melissa Dunklin, CPM, Community Development Director

DATE: May 27th, 2025

SUBJECT: Ordinance No. 2025-28 - Business Impact Estimate

Section 166.041, *Florida Statutes*, effective July 1, 2023, requires the City prepare (or cause to be prepared) a business impact estimate prior to final consideration of an ordinance, subject to exemptions noted in the Law. The new law requires that the business impact estimate be posted on the City's website at the time of the published notice of the City Council's final consideration of the ordinance, or ten (10) days prior to the adoption public hearing, whichever is longer. Ordinance No. 2025-28 is proposed to be adopted by the City on May 7, 2025, and is subject to this new requirement. Following are the categories required to be addressed for the proposed ordinance based on the new legislation:

1. **Summary of proposed Ordinance No.: 2025-28.**

It is the purpose of this ordinance to annex into the City of St. Cloud approximately +/- 997.034 acres identified as Encumbrance Annexations (Zones 1, 2 & 4), located south of Neptune Road and west of Cross Prairie Parkway, Hickory Tree Road and Nolte Road, and east of the Turnpike between Clay Whaley Road and Kissimmee Park Road; within the Joint Planning Area Interlocal Agreement (JPA); in accordance with the Voluntary Annexation Provisions of Chapter 171.044, Florida Statutes.

2. **Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the city**

   a. **Estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted.**

The proposed ordinance have no effect to cost on any business located within the City.

   b. **Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.**

The proposed ordinance does not identify any new charges or fees on businesses.

c. An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

The City will not collect any regulatory cost should this ordinance be adopted; as no new charges or fees will be imposed on businesses by the City.

3. A good faith estimates of the number of businesses likely to be impacted by the ordinance.

Adoption of the proposed ordinance shall have no impact on businesses.

4. Any additional information the board determines may be useful.

This ordinance will expand the City of St. Cloud City limits to include the subject properties that are currently contiguous to the St. Cloud City Limits and located within the Joint Planning Area Interlocal Agreement with Osceola County.

The annexation request is part of an encumbrance agreement that the owner of the property, at the time, signed. When the City of St. Cloud provides potable water and/or sanitary sewer services to a property in unincorporated Osceola County located within the Joint Planning Area (JPA) Boundary, it is required that a Notice of Encumbrance document be executed by the property owners/developers and the City, which is recorded in the public records of Osceola County. Once a property is encumbered, it allows the City to process a *voluntary* annexation to bring the property into the municipal boundary. A Notice of Encumbrance is a recorded covenant in the public records of Osceola County and remains connected to the property. The encumbrance continues to be valid even when the property is sold or transferred.

Meeting: May 27, 2025

Agenda Item Type: Public Hearings
Ordinance No. 2025-37

Community Development Agenda Item:
FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-37, an ordinance of the City Council of the City of St. Cloud, Florida, to annex into the City of St. Cloud approximately +/- 26.38 acres identified as Marlowe Apartments at Nova Road, Project # ANX25-00012, north of East Irlo Bronson Memorial Highway, west of Bradley Drive, east of Nova Road; in accordance with the Voluntary Annexation Provisions of Chapter 171.044, Florida Statutes. (Above is full title) **ACTION ON ORDINANCE NO. 2025-37**

Strategic Key Focus Areas:
High-Performing Government

Background Information:
The subject property is generally located north of East Irlo Bronson Memorial Highway, west of Bradley Drive, east of Nova Road. This property currently has a Future Land Use Map designation of Community Center (County) with Community Center Core (County) zoning. The subject property is currently contiguous to the St. Cloud City Limits and is located within the Joint Planning Area (JPA) Boundary.

The annexation request is part of an encumbrance agreement that the owner of the property signed. When the City of St. Cloud provides potable water and/or sanitary sewer services to a property in unincorporated Osceola County located within the Joint Planning Area (JPA) Boundary. It is required that a Notice of Encumbrance document be executed by the property owners/developers and the City, which is recorded in the public records of Osceola County. Once a property is encumbered, it allows the City to process a voluntary annexation to bring the property into the municipal boundary. A Notice of Encumbrance is a recorded covenant in the public records of Osceola County and remains connected to the property. The encumbrance continues to be valid even when the property is sold or transferred. The Notice of Encumbrance for what is now Marlowe Apartments at Nova Road was signed by Fred Hawkins, Sr. and executed on August 29, 2022.

Legal Authority:
Section 171.044, Voluntary Annexation, Florida Statutes.

Budget and Recommendation:
There is no cost associated with this item.

Staff recommends **APPROVAL** of Ordinance No. 2025-37

On April 15, 2025, the Planning Commission, Motion to approve by Snyder. Seconded by Douglas. Passed 5-0

Finance Director's Comments:
N/A

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends approval

City Council Action:
5/27/25- Final Action
4/10/25- Motion to approve by Gilbert. Seconded by Fletcher. Passed 5-0

Attachments:
1. ANX25-00012 MARLOWE APTS AT NOVA RD _ STAFF REPORT.052725
2. Attachment A - ANX25-00012 MARLOW APTS AT NOVA RD_ ORD 2025-37
3. Attachment B - ANX25-00012 MARLOW APTS AT NOVA RD_ 16 FINDINGS

City Council Staff Report

Meeting Date: May 27, 2025

DRC Case No./Ord. No.
ANX25-00012/ 2025-37

Type of Application
Voluntary Annexation

Case Name
Marlowe Apartments at Nova Road

Applicant
City of St. Cloud

Agent
City of St. Cloud

Address/Location
North of E Irlo Bronson Mem HWY, West of Bradley Dr, East of Nova Rd.

Parcel ID #
09-26-31-4004-0001-0010
09-26-31-4004-0001-0020
09-26-31-4004-0001-0030
09-26-31-4004-0001-00A0
09-26-31-4004-0001-00B0
09-26-31-4004-0001-00C0
09-26-31-4004-0001-00D0

Total Land Area
+/- 26.38 acres

Project Planner
Caroline Horton
Senior Planner

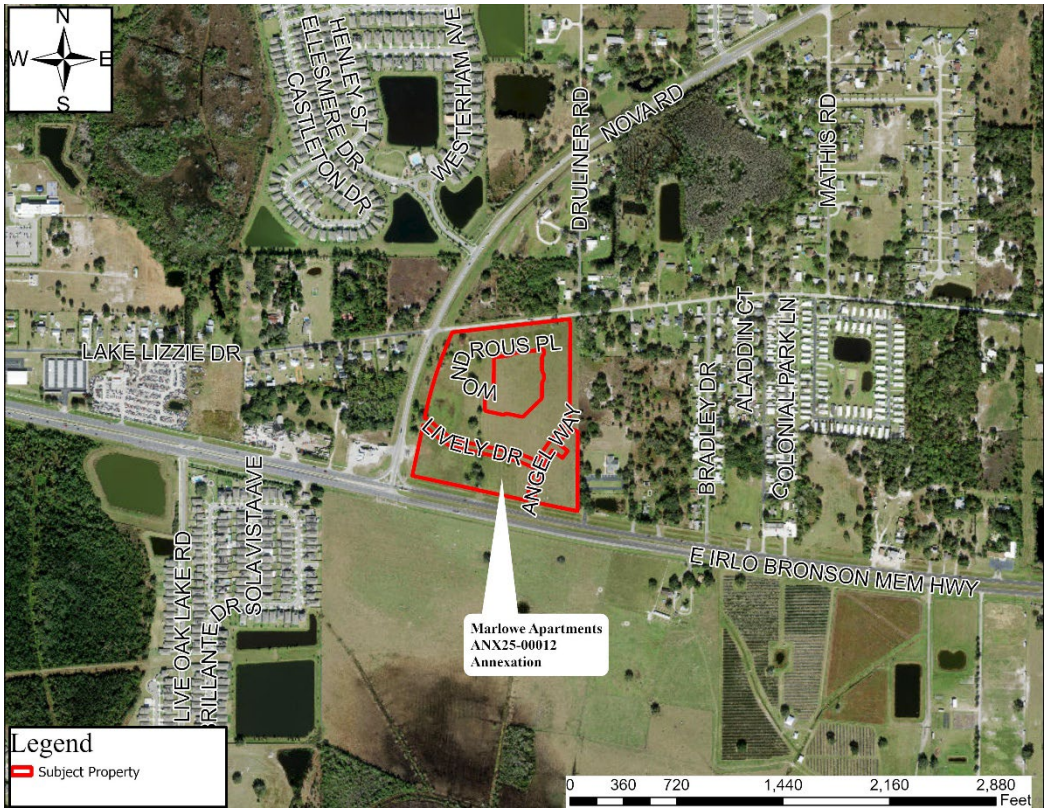


Figure 1 – Aerial Map

Request

The applicant is requesting consideration of an encumbrance annexation of +/- 26.38 acres of land, known as Marlowe Apartments at Nova Road pursuant F.S. 171.044. The subject property is shown in **Figure 1** above.

Background

The subject property is generally located north of East Irlo Bronson Memorial Highway, west of Bradley Drive, east of Nova Road. This property currently has a Future Land Use Map designation of Community Center (County) with Community Center Core (County) zoning. The subject property is currently contiguous to the St. Cloud City Limits and is located within the Joint Planning Area (JPA) Boundary.

The annexation request is part of an encumbrance agreement that the owner of the property signed. When the City of St. Cloud provides potable water and/or sanitary sewer services to a property in unincorporated Osceola County located within the Joint Planning Area (JPA) Boundary, it is required that a Notice of Encumbrance document be executed by the property owners/developers and the City, which is recorded in the public records of Osceola County. Once a property is encumbered, it allows the City to process a *voluntary* annexation to bring the property into the municipal boundary. A Notice of Encumbrance is a recorded covenant in the public records of Osceola County and remains connected to the property. The encumbrance continues to be valid even when the property is sold or transferred. The Notice of Encumbrance for what is now Marlowe Apartments at Nova Road was signed by Fred Hawkins, Sr. and executed on August 29, 2022.

Public Notice

Notice of Public Hearing was mailed to property owners within 500 feet of the subject property and was advertised as required by State Statutes. Additional public comment may be available at the public hearing.

Findings

Prior to approval of the proposed voluntary annexation, Florida Statutes Section 171.044 requires the City to make the following findings:

A. *The subject property must be contiguous to the municipality and reasonably compact.*

The proposed annexation property is contiguous to City of St. Cloud city limits boundary. It is reasonably compact, and the parcel is located within the Joint Planning Area Boundary, as provided in the executed "Joint Planning Area Interlocal Agreement between Osceola County and the City of St. Cloud", dated March 17, 2014. The proposed annexation meets the requirements of Florida Statutes Section 171.044, and therefore is eligible for annexation into the City.

B. *The petition must bear the signatures of all owners of the subject property to be annexed.*

This is a voluntary annexation, and the City of St. Cloud has documentation that the owner of the subject properties has agreed through an encumbrance agreement to the voluntary annexation of parcels listed into Attachment A into the City's jurisdiction limits.

Review of 16 Required Findings of Section 1.3.3.C.2.a of the Land Development Code.

1. The proposed annexation will not have an adverse influence on living conditions in the neighborhood or create any isolated district. It would maintain a continuation of the existing pattern of development and is compatible with the residential development in the area.
2. The applicant has submitted a document, which includes responses to the 16 required findings which is in Attachment B.

Consistency With Strategic Plan Goals:

The proposed Annexation meets the intent of the following City of St. Cloud Strategic Goals:

- *High-Performing Government: To focus on the continuity and sustainability of core public services.*

Staff Recommendation

Staff reviewed this request for a Voluntary Annexation on or before March 27, 2025, with no objections. Staff recommends **APPROVAL** of the request for Voluntary Annexation for Ordinance No. 2025-37.

School District of Osceola County Recommendation

The Osceola County School Board report was not received at the time this report was completed.

Planning Commission Recommendation

Per Section 1.3.3.B.2 of the Land Development Code, the Planning Commission shall review annexation, land use, and zoning petitions and submit its recommendations to the City Council based on the 16 required findings identified in Section 1.3.3.C.2.a of the Land Development Code.

On April 15, 2025, the Planning Commission voted 5-0 (Snyder/Douglas) for approval.

City Council Requested Action

The City Council shall review the recommendation from the Planning Commission and render a decision based on the recommendation and information presented. The Planning Commission recommendation is based on the 16 required findings of Section 3.4.3.C.2.a of the Land Development Code. The applicant responses to the 16 required findings have been provided as an attachment for the City Council's review.

On April 10, City Council voted to approve moving forward the First Reading and Introduction for Ordinance No. 2025-37. Motion to approve by Gilbert, seconded by Fletcher Passed 5-0

Attachments

- **Attachment A**-Ordinance No. 2025-37
- **Attachment B-** 16 Required Findings

RETURN TO:
CITY OF ST. CLOUD
DEPT OF COMMUNITY DEVELOPMENT
1300 9TH STREET
ST. CLOUD, FL 34769

ORDINANCE NO. 2025-37

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, TO ANNEX INTO THE CITY OF ST. CLOUD APPROXIMATELY +/- 26.38 ACRES IDENTIFIED AS MARLOWE APARTMENTS AT NOVA ROAD, PROJECT # ANX25-00012, NORTH OF EAST IRLO BRONSON MEMORIAL HIGHWAY, WEST OF BRADLEY DRIVE, EAST OF NOVA ROAD; IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF CHAPTER 171.044, FLORIDA STATUTES.

WHEREAS, by Notice of Encumbrance, the owners of the properties described in Exhibit "A" petitioned the City Council of the City of St. Cloud, Florida, pursuant to Chapter 171.044, Florida Statutes, requesting annexation into the City of St. Cloud, Florida; and

WHEREAS, the City Manager of the City of St. Cloud, Florida, has certified by review, that the owner of the property has signed the Notice of Encumbrance as shown in Exhibit "B"; and,

WHEREAS, the Notices of Encumbrance are recorded in the Official Records Book of the Public Records of Osceola County, Florida and are more specifically described in Exhibit "B"; and,

WHEREAS, the encumbrance area received development approvals from Osceola County, including for SDP22-0123 and FS23-00030 as shown in Exhibit "C"; and

WHEREAS, the City Council has received the recommendation of the Planning Commission dated April 15, 2024; and,

WHEREAS, the property is reasonably compact and contiguous to the corporate areas of the City of St. Cloud, Florida and annexation will not result in the creation of any enclave; and,

WHEREAS, the City of St. Cloud, Florida, has provided or will provide municipal services to the property, and has found it in the best interest of the City to accept the petition for annexation.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of St. Cloud, Florida, as follows:

SECTION 1:

That the following property described below and shown on Exhibit "A" is annexed into the City of St. Cloud, Florida, pursuant to Chapter 171.044, Florida Statutes:

BEGIN AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA; THENCE RUN SOUTH 00°09'10" WEST ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 9, A DISTANCE OF 1043.31 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD 500, SAID POINT BEING A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11,329.16 FEET, A CENTRAL ANGLE OF 01°08'32", A CHORD BEARING OF N78°30'38"W AND A CHORD DISTANCE

OF 225.87 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND NORTH RIGHT OF WAY LINE, A DISTANCE OF 225.87 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 77°57'08" WEST, A DISTANCE OF 466.33 FEET; THENCE RUN NORTH 12°03'13" EAST, A DISTANCE OF 2.00 FEET; THENCE RUN NORTH 77°56'47" WEST, A DISTANCE OF 450.50 FEET TO THE EAST RIGHT OF WAY LINE OF STATE ROAD 532; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE OF STATE ROAD 500, RUN NORTH 12°01'58" EAST, ALONG THE EAST RIGHT OF WAY LINE STATE ROAD 532, A DISTANCE OF 420.93 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2764.49 FEET, A CENTRAL ANGLE OF 12°11'34", A CHORD BEARING OF NORTH 18°07’l8" EAST AND A CHORD DISTANCE OF 587.18 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE, A DISTANCE OF 588.29 FEET TO THE SOUTH RIGHT OF WAY LINE OF LAKE LIZZIE DRIVE; THENCE DEPARTING THE EAST RIGHT OF WAY LINE OF STATE ROAD 532, RUN NORTH 83°33’32" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF LAKE LIZZIE DRIVE, A DISTANCE OF 857.77 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE OF LAKE LIZZIE DRIVE, RUN SOUTH 00°31’35” WEST, A DISTANCE OF 261.02 FEET TO THE POINT OF BEGINNING.

Containing +/- 26.38 acres, more or less.

Including the full width of any and all adjacent rights-of-way.

SECTION 2:

That occupants and owners of the properties shall be entitled and subject to all the rights, privileges, immunities, and responsibilities of occupants and owners of property in the City of St. Cloud, Florida, as provided in Chapter 171, Florida Statutes.

SECTION 3:

The City Clerk, after consultation with the City Attorney, is authorized to correct scrivener’s errors found by filing a corrected copy of this ordinance in the official records of the City.

SECTION 4:

If any section or portion of a section of this ordinance proves to be invalid, unlawful or unconstitutional, it shall not be held to impair the validity, force or effect of any other section or part of this ordinance.

SECTION 5:

Effective Date. This ordinance has been published and shall take effect as provided by law. First Reading on the 10th day of April, 2025.

Second Reading on 27th day of May, 2025.

CITY OF ST. CLOUD

_____

Christian B. Robertson, Mayor

ATTEST:

_____

Ivy Llauro, City Clerk

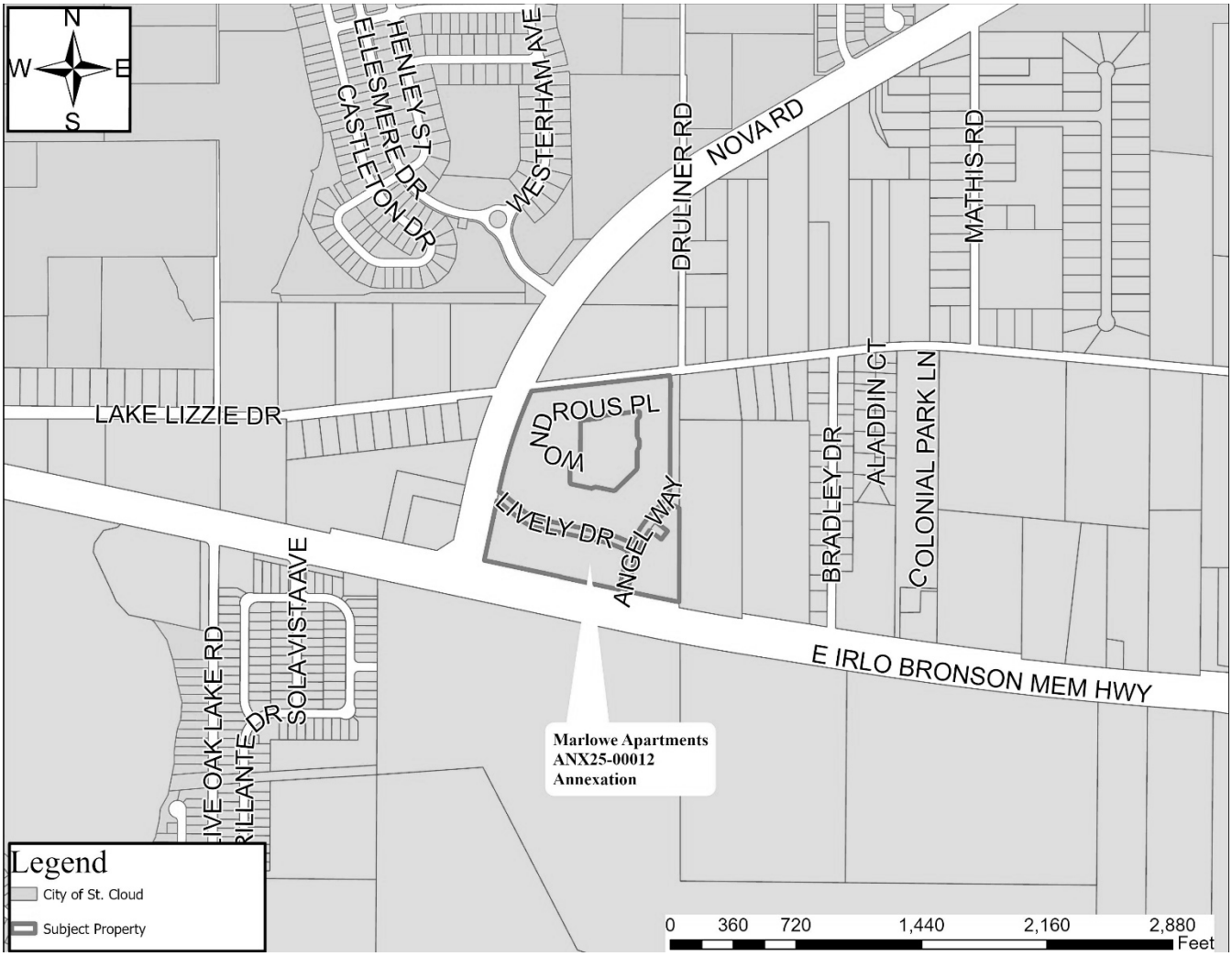
LEGAL IN FORM AND VALID IF ADOPTED:
de Beaubien, Knight, Simmons, Mantzaris & Neal, LLP

_____

Daniel F. Mantzaris, City Attorney

Pursuant to Section 695.26 (3) (f), this instrument exempt from Chapter 695, F.S.: Prepared by and return to a Public Official: City Manager, City of St. Cloud, 1300 9th Street, St. Cloud, Florida 34769.

EXHIBIT "A"



PARCEL ID NO.
09-26-31-4004-0001-0010
09-26-31-4004-0001-0020
09-26-31-4004-0001-0030
09-26-31-4004-0001-00A0
09-26-31-4004-0001-00B0
09-26-31-4004-0001-00C0

EXHIBIT "B"

NOTICE OF ENCUMBRANCE

KELVIN SOTO, ESQ. OSCEOLA COUNTY, DATE 11/16/2022 10:52:20 AM
FILE # 202216572 Bk 6315 Pgs 2745-2768 (24 Pgs)REC FEES $205.50

WATER & WASTEWATER SERVICE AGREEMENT

This document constitutes an agreement between the CITY OF ST. CLOUD, hereinafter referred to as **CITY**, a municipality of the State of Florida, FRED HAWKINS, an individual, hereby referred to as **OWNER**, and GREYSTAR DEVELOPMENT EAST, LLC, a corporation and their successors or assigns, hereby referred to as **DEVELOPER**.

WITNESSETH

Whereas, OWNER owns the real property (the "Property") described on Exhibit 'A', attached hereto and by this reference made a part hereof; and

Whereas, OWNER is contracting to sell the Property to DEVELOPER, and DEVELOPER is contracting to purchase the Property from OWNER; and

Whereas, DEVELOPER is proposing to develop **Marlowe At Nova Road Apartments**, which will be located on the Property; and

Whereas, the Property is located in the unincorporated area of Osceola County, and the OWNER and DEVELOPER are requesting water and sewer service from the CITY; and

Whereas, as a condition of CITY providing said water and sewer service to the Property, OWNER is to extend water and sewer lines to serve the Property and lines and appurtenances must be sized and constructed in accordance with the minimum requirements of CITY Land Development Regulations and to meet the flow demands for the development; and

Whereas, the CITY may, at the sole option of the CITY, elect to enlarge or oversize the water and/or sewer lines and appurtenances in order to provide additional capacity to other properties; and

Whereas, as a condition of the provision of water and sewer service to the Property by the CITY, OWNER agrees that this Agreement shall constitute an unconditional application to annex the Property into the City of St. Cloud, if CITY chooses to do so; and

Whereas, OWNER, CITY, and DEVELOPER are entering into this Agreement to set forth the terms and conditions under which water and sewer service shall be extended and sized.

NOW THEREFORE, in consideration of the mutual promises and covenants hereinafter contained, the parties do hereby agree as follows:

Section 1. OFF-SITE WATER/SEWER – Each and all of the foregoing premises are incorporated into and constitute a part of this Agreement.

1.1 CITY shall provide water and sewer service for the Property based on and subject to availability of water and sewer capacity at the time that applicable reservation fees are paid by, or on behalf of the OWNER.

1.2 OWNER (or the DEVELOPER on behalf of the OWNER) shall connect to the existing City system at connection point or points approved by CITY.

1.3 DEVELOPER must electronically submit landscape and irrigation plans to TWA's Water Conservation Coordinator at TEPSubmittals@tohowater.com for review and approval prior to plan approval. Irrigation equipment and products must be selected to conserve water using smart technology and must be designed to operate on 28-inches or less of irrigation each year. In

3.1 OWNER agrees that CITY may annex the Property into the City of St. Cloud, if CITY, in its sole discretion, chooses to do so. In conjunction herewith, OWNER shall provide to CITY a Notice of Encumbrance to Annex Property in a form substantially in compliance with the form set forth in Exhibit "B", attached hereto and incorporated herein. The CITY shall record this Notice in the public records of Osceola County, whereupon it is agreed it shall serve as an enforceable encumbrance on the real property described in Exhibit "A". The Notice of Encumbrance shall be executed by all owners of the real property described in Exhibit "A" and shall be accompanied, at OWNER'S expense, by a current certificate of title or opinion letter acceptable to CITY and issued by a licensed title company or attorney identifying all owners in interest of the real property. All land transfers by OWNER shall contain a deed restriction or covenant noting the existence of this encumbrance to annex, such restriction to be recorded as a covenant to run with the land.

3.2 This agreement shall be recorded in the Public Records of Osceola County, Florida at cost to DEVELOPER, and this agreement, upon recording, shall constitute an irrevocable application by the undersigned owner to annex the property described on Exhibit 'A', attached hereto, into the City of St. Cloud, which right to annex the City may exercise at any time in the future.

Section 4. SEVERABILITY

In the event that any provision of this agreement shall be held invalid or unenforceable, the provision shall be deleted from this agreement without affecting in any respect whatsoever the validity of the remainder of this agreement.

Section 5. NOTICES

All notices, demands, or other writings required to be given or made or sent in this Agreement, or which may be given or made or sent, by either party to the other, shall be deemed to have been fully given or made or sent when in writing and addressed as follows:

CITY

City of St. Cloud
City Manager
1300 Ninth Street
St. Cloud, Fl 34769

OWNER

Fred Hawkins
PO Box 420625
Kissimmee FL 34742
5030 Heywood Ruffin
St. Cloud FL 34771

DEVELOPER / OWNER

Greystar Development East, LLC
Attn: Parker LeCorgne
315 East Robinson Street; Suite 555
Orlando, FL 32801

Section 6. AMENDMENTS

Any amendment to this agreement is not effective unless the amendment is in writing and signed by all parties.

Section 7. VENUE AND ATTORNEY FEES

The parties expressly agree that in the event that any litigation arising out of this agreement shall be exclusively filed in Osceola County Circuit Court. Further that in the event of such litigation, the prevailing party shall be entitled to recover its reasonable attorney fees at all levels including appeal and

bankruptcy.

Section 8. EFFECTIVE DATE

The effective date of this agreement shall be the date that it is last executed by a party as set forth below.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the date listed below. CITY through its City Manager, authorized to execute same by City Council action, and OWNER through Greystar Development East, LLC.

DATED this 8th day of September, 2022

CITY OF ST. CLOUD

Veronica Miller, Interim City Manager

ATTEST:

Ivy De La Cruz, Acting City Clerk

Fred Hawkins

Fred Hawkins

STATE OF FL
COUNTY OF Osceola

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 7-26-, 2022 by Fred Hawkins. He is personally known to me or has produced a dl as identification.

[Notary Seal]

Notary Public

Amy Buehler

Name typed, printed or stamped

My Commission Expires: _____

AMY BUEHLER
MY COMMISSION # GG 367062
EXPIRES: August 19, 2023
Bonded Thru Notary Public Underwriters

GREYSTAR DEVELOPMENT EAST, LLC

David H. King

Name: David King

Its: Vice President 8/31/2022

STATE OF Washington

COUNTY OF Clark

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this August 31, , 2022 by David H King , its vice president of GREYSTAR DEVELOPMENT EAST, LLC. He/she is personally known to me or has produced FLDL as identification.

YLSE REBECA FLORES
Notary Public
State of Washington
License Number 21007951
My Commission Expires
July 15, 2024

[Notary Seal]

Notary Public

Ylse Rebeca Flores

Name typed, printed or stamped

My Commission Expires: 7/15/2024

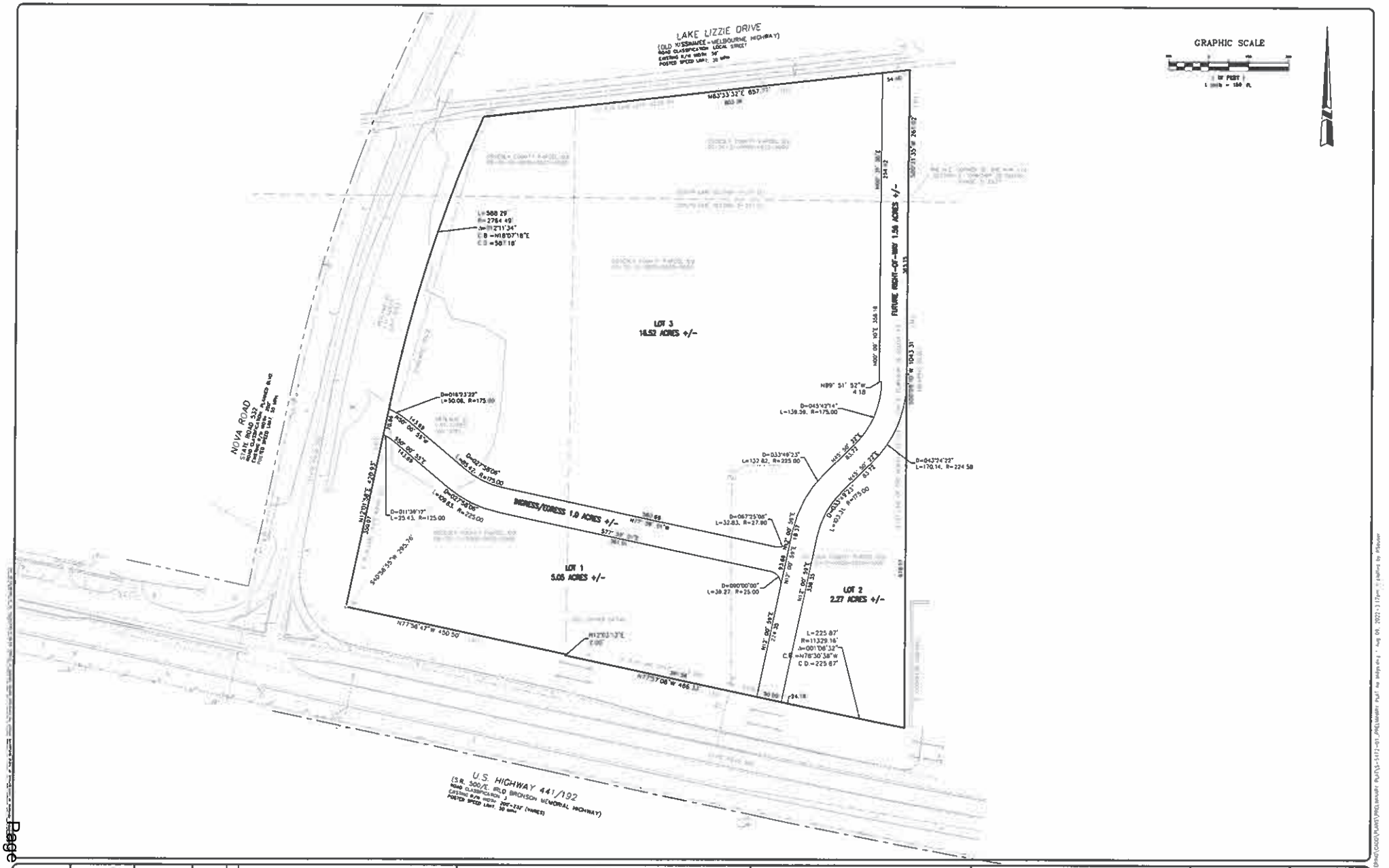
EXHIBIT "A"

Exhibit "A"

LEGAL DESCRIPTION:
(BY SURVEYOR)

BEGIN AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA; THENCE RUN SOUTH 00°09'10" WEST ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 9, A DISTANCE OF 1043.31 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD 500, SAID POINT BEING A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11,329.16 FEET, A CENTRAL ANGLE OF 01°08'32", A CHORD BEARING OF N78°30'38"W AND A CHORD DISTANCE OF 225.87 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND NORTH RIGHT OF WAY LINE, A DISTANCE OF 225.87 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 77°57'08" WEST, A DISTANCE OF 466.33 FEET; THENCE RUN NORTH 12°03'13" EAST, A DISTANCE OF 2.00 FEET; THENCE RUN NORTH 77°56'47" WEST, A DISTANCE OF 450.50 FEET TO THE EAST RIGHT OF WAY LINE OF STATE ROAD 532; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE OF STATE ROAD 500, RUN NORTH 12°01'58" EAST, ALONG THE EAST RIGHT OF WAY LINE STATE ROAD 532, A DISTANCE OF 420.93 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2764.49 FEET, A CENTRAL ANGLE OF 12°11'34", A CHORD BEARING OF NORTH 18°07'18" EAST AND A CHORD DISTANCE OF 587.18 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE, A DISTANCE OF 588.29 FEET TO THE SOUTH RIGHT OF WAY LINE OF LAKE LIZZIE DRIVE; THENCE DEPARTING THE EAST RIGHT OF WAY LINE OF STATE ROAD 532, RUN NORTH 83°33'32" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF LAKE LIZZIE DRIVE, A DISTANCE OF 857.77 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE OF LAKE LIZZIE DRIVE, RUN SOUTH 00°31'35" WEST, A DISTANCE OF 261.02 FEET TO THE POINT OF BEGINNING.

(CONTAINING 26.38 ACRES)



DESIGN: HN	F.B. NO: -	SEC: 04 & 9				NOVA ROAD APARTMENTS	PRELIMINARY SUBDIVISION PLAT
DRAWN: RS	PAGE: -	TWP: 26 S					
RECVED: RLN	SCALE: AS NOTED	RANGE: 31 E					
CHK: -	DATE: 6/22/22	DATE	BY	REVISIONS			

8 BROADWAY, SUITE 104, KISSIMMEE, FLORIDA 34741-5708
PHONE: (407) 847-8433
ENGINEERING FAX: (321) 442-1043 SURVEY FAX: (407) 847-2499
ENG. CERT. OF AUTHOR. No. 3265/BUS. CERT OF AUTHOR. No. 3279
ENGINEERING, SURVEYING AND PLANNING
Hanson, Walter & Associates, Inc.

SHEET No. 04 of 71
JOB No. 5472-01

EXHIBIT “B”

Notice of Encumbrance to Annex to City of St. Cloud

CFN 2022166573
Bk 6315 Pg 2769 (1 Pgs)
DATE: 11/16/2022 10:52:20 AM
KELVIN SOTO, ESQ., CLERK OF COURT
OSCEOLA COUNTY
RECORDING FEES $10.00
FOR RECORDING USE ONLY

City of St. Cloud (Planning & Zoning)
1300 9th St.
St. Cloud, FL 34769

THIS INSTRUMENT, Made this 29th day of August 2022, between Fred Hawkins, Sr. of the County of Osceola, State of Florida Grantor*, and the CITY OF ST. CLOUD, FLORIDA, A Municipal Corporation, Grantee:

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below described into the corporate limits of the City of St. Cloud, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 ($1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledges, DOES HEREBY ENCUMBER the below – described real property situate, lying and being in Osceola County, Florida with the absolute consent by GRANTOR that in accordance with applicable law, the real property may be annexed into the city limits of the City of St. Cloud upon the request of the Grantee,

GRANTOR and Grantor's heirs and assigns shall perform those ministerial functions required of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of St. Cloud and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. Properties located outside the St. Cloud Future Annexation Area are encumbered but final annexation is subject to both the traditional requirements for annexation and receipt of County approval. The subject property is described as:

Case# WAS22-00031 Parcel ID(s) 04-26-31-0000-0220-0000 and 09-26-31-0000-0020-0000

See Attached Exhibit "A" for Legal Description

Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):

1. Fred Hawkins Sr.
Signature
Fred Hawkins Sr.
Type or print name

2. _____
Signature
_____
Type or print name

WITNESSES (Two required):

1. _____
Signature
Vicki Callen
Type or print name

2. _____
Signature
Flor Shah
Type or print name

STATE OF Florida COUNTY OF Osceola

The foregoing instrument was acknowledged before me on this 29 day of August, 2022, by Fred Hawkins Sr. who is personally known to me or who has produced _____ as identification and who did not take an oath.

SEAL:

FLOR GUADALUPE SHAH
Notary Public - State of Florida
Commission # HH 292659
My Comm. Expires Jul 25, 2026
Bonded through National Notary Assn.

Notary Public _____ Type/print name Flor Shah

Pursuant to Section 695.26(3)(f): This instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer, City Manager, City of St. Cloud, Florida 34769.

Exhibit "A"

LEGAL DESCRIPTION:
(BY SURVEYOR)

BEGIN AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA; THENCE RUN SOUTH 00°09'10" WEST ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 9, A DISTANCE OF 1043.31 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD 500, SAID POINT BEING A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11,329.16 FEET, A CENTRAL ANGLE OF 01°08'32", A CHORD BEARING OF N78°30'38"W AND A CHORD DISTANCE OF 225.87 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND NORTH RIGHT OF WAY LINE, A DISTANCE OF 225.87 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 77°57'08" WEST, A DISTANCE OF 466.33 FEET; THENCE RUN NORTH 12°03'13" EAST, A DISTANCE OF 2.00 FEET; THENCE RUN NORTH 77°56'47" WEST, A DISTANCE OF 450.50 FEET TO THE EAST RIGHT OF WAY LINE OF STATE ROAD 532; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE OF STATE ROAD 500, RUN NORTH 12°01'58" EAST, ALONG THE EAST RIGHT OF WAY LINE STATE ROAD 532, A DISTANCE OF 420.93 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2764.49 FEET, A CENTRAL ANGLE OF 12°11'34", A CHORD BEARING OF NORTH 18°07'18" EAST AND A CHORD DISTANCE OF 587.18 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE, A DISTANCE OF 588.29 FEET TO THE SOUTH RIGHT OF WAY LINE OF LAKE LIZZIE DRIVE; THENCE DEPARTING THE EAST RIGHT OF WAY LINE OF STATE ROAD 532, RUN NORTH 83°33'32" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF LAKE LIZZIE DRIVE, A DISTANCE OF 857.77 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE OF LAKE LIZZIE DRIVE, RUN SOUTH 00°31'35" WEST, A DISTANCE OF 261.02 FEET TO THE POINT OF BEGINNING.

(CONTAINING 26.38 ACRES)

EXHIBIT "C"

Transaction Identification Data for reference only:
Greenberg Traurig, P.A.
333 S.E. 2nd Avenue, Suite 4400,
Miami, FL 33131
ALTA Universal ID:
LOAN ID Number:
Issuing Office File Number: 120481.052600
(Use for AgentTRAX documents)
Property Address: E Irlo Bronson Memorial Highway
Saint Cloud, FL 34771 Lake Lizzie Drive
Saint Cloud, FL 34771
Order No.: 10178376
Revised: August 3, 2022

Chicago Title Insurance Company

SCHEDULE A
AMERICAN LAND TITLE ASSOCIATION COMMITMENT

1. Commitment Date: 07/07/2022 at: 11:00 PM

2. Policy or Policies to be issued:

   ALTA Owners 2006 with Florida Modifications
   Proposed Insured: GREYSTAR DEVELOPMENT EAST, LLC, a Delaware limited liability company
   Proposed Amount of Insurance: $5,200,000.00

3. The estate or interest in the Land described or referred to in this Commitment is (Identify estate covered, i.e., fee, leasehold, etc.):

   Fee Simple

4. Title to the Fee Simple estate or interest in the land is at the Commitment Date vested in:

   FRED W. HAWKINS, SR., also known as Fred Hawkins, Sr. and Fred Hawkins, pursuant to the Warranty Deeds recorded in Official Records Book 1687, page 2972, Official Records Book 2309, page 2536, and Official Records Book 2477, page 73.

5. The Land is described as follows in Exhibit "A" attached hereto and made part hereof.

Countersigned:

BY: _____
Authorized Officer or Agent

SCHEDULE B SECTION I
REQUIREMENTS
AMERICAN LAND TITLE ASSOCIATION COMMITMENT

The following requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

   A. Warranty Deed from Fred W. Hawkins, Sr., also known as Fred Hawkins, Sr. and Fred Hawkins, joined by spouse if married, or with statement of non-homestead, to Greystar Development East, LLC, a Delaware limited liability company, conveying the land described in Schedule A hereof.

5. Proof of payment of any outstanding assessments in favor of Osceola County, Florida, any special taxing district and any municipality. NOTE: If this requirement is not satisfied the following exception will appear on Schedule B:

   Any outstanding assessments in favor of Osceola County, Florida, any special taxing district and any municipality.

6. Proof of payment of service charges for water, sewer, waste and gas, if any, through the date of closing. NOTE: If this requirement is not met the following exception will appear on Schedule B:

   Any lien provided for by Florida Statutes in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer, waste or gas system supplying the insured land or service facilities.

7. Satisfactory evidence must be furnished showing that Greystar Development East, LLC, a limited liability company organized under the laws of Delaware, is currently in good standing in that state.

8. Recording in the public records of Osceola County, Florida of satisfactory documentation executed by Fred W. Hawkins, Sr. acknowledging that he is now the owner of the lands burdened by, and benefited by the Stormwater Retention & Drainage Easement recorded in Official Records Book 1981, page 1453, and that said Easement has merged with the fee simple title to the land and is now terminated and of no further force or effect.

9. The search did not disclose any open mortgages of record, therefore the Company reserves the right to require further evidence to confirm that the Land is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence. To delete this requirement, the title agent must confirm with the owner that the Land is free and clear of mortgages and include such a recitation in the title affidavit.

10. Issuing agent must obtain from the Company or perform themselves a title update three (3) business days prior to closing, to verify that no adverse matters or defects appear in the public records.

Note: The following data for tax year 2021 is shown for informational purposes only.

SCHEDULE B SECTION I
Requirements continued

Account No. R042631-000002200000 gross amount is $12.94, exemption type is none, and payment status is paid.
Account No. R092631-000000200000 gross amount is $70.49, exemption type is none, and payment status is paid.

END OF SCHEDULE B SECTION I

SCHEDULE B SECTION II
EXCEPTIONS
AMERICAN LAND TITLE ASSOCIATION COMMITMENT

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form.

2. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable.

3. Standard Exceptions:

   A. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

   B. Rights or claims of parties in possession not shown by the public records.

   C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.

   D. Taxes or assessments which are not shown as existing liens in the public records.

4. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.

5. Road rights of way shown on the plat of Shaker Colony Subdivision recorded in Plat Book 1, page 87. (Affects Parcels 1 and 2N)

NOTE: Exception 1 above shall be deemed deleted as of the time the settlement funds or proceeds of the loan to be secured by the insured mortgage, as applicable, are disbursed by the Company or its authorized agent. Neither the Company nor its agent shall, however, be under any duty to disburse any sum except upon a determination that no such adverse intervening matters have appeared of record or occurred.

NOTES ON STANDARD EXCEPTIONS:

Item 3A will be deleted from the policy(ies) upon receipt of an accurate survey of the Land acceptable to the Company. Exception will be made for any encroachment, setback line violation, overlap, boundary line dispute or other adverse matter disclosed by the survey.

Items 3B, 3C, and 3D will be deleted from the policy(ies) upon receipt of an affidavit acceptable to the Company, affirming that, except as disclosed therein (i) no parties in possession of the Land exist other

SCHEDULE B SECTION II
EXCEPTIONS
AMERICAN LAND TITLE ASSOCIATION COMMITMENT

than the record owner(s); (ii) no improvements have been made to the Land within 90 days prior to closing which have not have been paid for in full; and (iii) no unpaid taxes or assessments are against the Land which are not shown as existing liens in the public records. Exception will be made for matters disclosed in the affidavit.

NOTE: All recording references in this form shall refer to the public records of Osceola County, Florida, unless otherwise noted.

NOTE: In accordance with Florida Statutes section 627.4131, please be advised that the insured hereunder may present inquiries, obtain information about coverage, or receive assistance in resolving complaints, by contacting Chicago Title Insurance Company, 13800 NW 14th Street Suite 190, Sunrise, FL 33323; Telephone 954-217-1744.

Searched By: Stephanie J. Carels, C.L.S. (stephanie.carels@fnf.com)

END OF SCHEDULE B SECTION II

EXHIBIT "A"

Parcel 1

The East 668.20 feet of the South 1/2 of the Southeast 1/4 of the Southwest 1/4 lying south of Old Kissimmee Melbourne Road, Section 4, Township 26 South, Range 31 East, and Begin at the northeast corner of the Northwest 1/4 of Section 9, Township 26 South, Range 31 East, run west along the north line of said Section 9, 668.2 feet, thence southerly 974 feet to the north right of way line of State Road 24, thence easterly along said right of way 683.70 feet to the east line of said Northwest 1/4, thence northerly along said east line 1110 feet to the Point of Beginning. Less road right of way for Highway 441-192, all property being in Osceola County, Florida, and also less that portion conveyed to the State of Florida Department of Transportation by the Warranty Deed recorded in Official Records Book 2611, page 2848 of the public records of Osceola County, Florida.

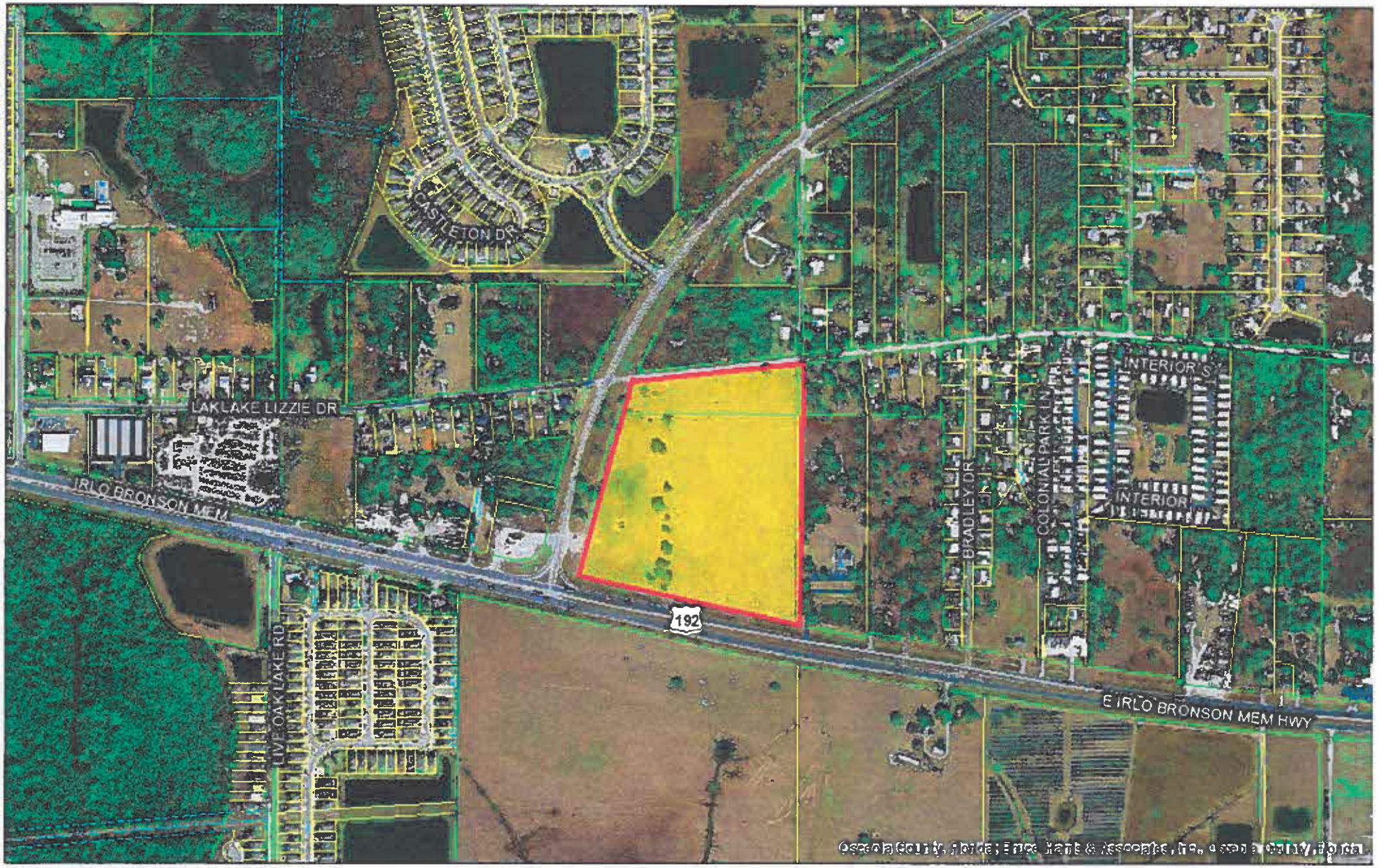
Parcel 2N

That portion of lands lying in the Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 4, Township 26 South, Range 31 East, Osceola County, Florida, situated south of the right of way of the old Kissimmee-Melbourne nine (9) foot asphalt road and east of the Nova Road (State Road No. 532). Being the same lands described in those certain Deeds in Official Records Book 44, page 380 and Official Records Book 220, page 532, public records of Osceola County, Florida, to the extent said lands lie south of the old Kissimmee-Melbourne Road and east of the Nova Road.

Parcel 2S

From the northeast corner of the Northwest 1/4 of Section 9, Township 26 South, Range 31 East, Osceola County, Florida; run North 89° 27' 29" West, along the north line of said Northwest 1/4, 668.2 feet to the Point of Beginning; run thence South 00° 32' East, parallel to the east line of said Northwest 1/4, 974.7 feet to the north right of way line of State Road No. 500; run thence North 77° 52' West along said right of way line, 19.15 feet to the easterly termination of the new State Road No. 500 right of way; run thence North 12° 08' East, 67.0 feet, to the north line of said new right of way; run thence North 77° 52' West along said new right of way line, 450.0 feet to the easterly right of way line of State Road No. 532; run thence North 12° 06' 45" East, along said right of way line, 421.39 feet to the point of curve of a 2764.79 foot radius curve to the right; run thence along said curve, 419.24 feet to the north line of aforesaid Northwest 1/4; run thence South 89° 27' 29" East, 246.32 feet to the Point of Beginning; less and except that portion conveyed to the State of Florida Department of Transportation by the Warranty Deed recorded in Official Records Book 2540, page 913 of the public records of Osceola County, Florida.

EXHIBIT "D"



Fred Hawkins & Greystar Development

Marlowe at Nova Road Apartments

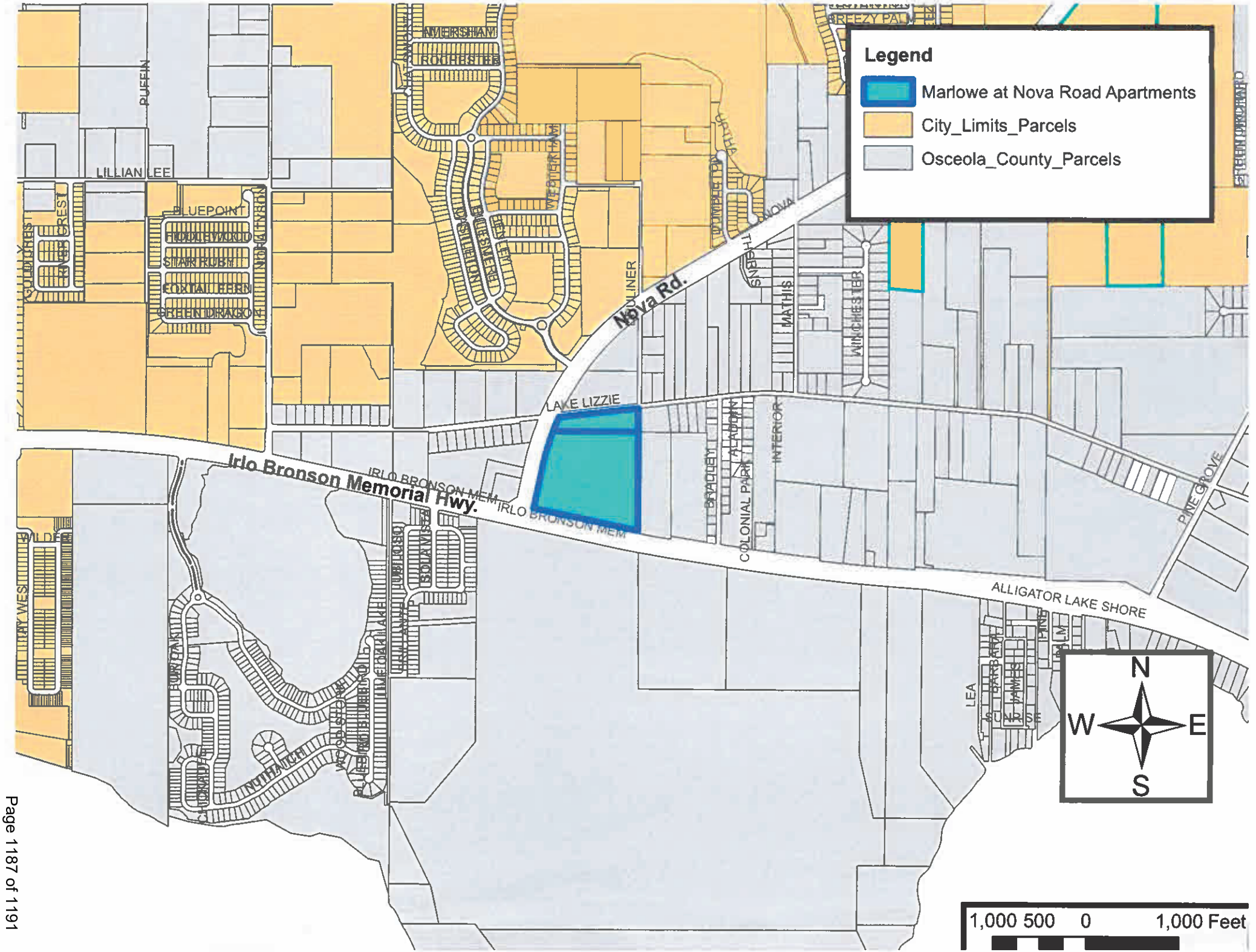
Date Generated: 8/25/2022

0 340 680 ft

N W E S

This map was prepared for the Osceola County Property Appraiser's Office. It is maintained for the function of this office

Katrina S. Scarborough, CFA, CCF, MCF


Legend
Marlowe at Nova Road Apartments
City_Limits_Parcels
Osceola_County_Parcels
Nova Rd.
Irlo Bronson Memorial Hwy.
IRLO BRONSON MEM
LAKE LIZZIE
ALLIGATOR LAKE SHORE
LILLIAN LEE
BLUEPOINT
FIDDLEWOOD
STARRUSH
FOXTAIL FERN
GREEN DRAGON
INVERSHAM
ROCHESTER
BLUESTEM
WESTERHAM
DOUBLETON
BRADLEY
ALADDIN
COLONIAL PARK
INTERIOR
MATHIS
WINCHESTER
PINE GROVE
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1,000 500 0 1,000 Feet

LAND DEVELOPMENT CODE 3.4.3.C.2.A
REQUIREMENTS OF THE PLANNING COMMISSION REPORT TO THE CITY COUNCIL

The report and recommendations to the City Council shall show the Planning Commission has studied and considered, where applicable, whether or not:

1. The proposed change is contrary to the established land use pattern.

   The proposed annexation is compatible to the existing development pattern.

   The surrounding area has existing residential development.

2. The proposed change would create an isolated district unrelated to adjacent and nearby districts.

   This change would not create an isolated district.

3. The proposed change would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, streets, etc.

   The proposed changes will not alter patterns.

   The proposed changes will not alter patterns.

4. Existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

   Existing boundary is contiguous to the city limits and the boundary will be enlarged.

5. The proposed change would be contrary to the land use plan and would have an adverse effect on the comprehensive plan.

   The proposed annexation would not have an adverse effect.

6. Changed or changing conditions make the passage of the proposed amendment necessary.

   Yes.

7. The proposed change will adversely influence living conditions in the neighborhood.

   The proposed changes will not adversely influence living conditions.

8. The proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

   The proposed changes will not affect traffic congestion or public safety.

9. The proposed change will create a drainage problem.

The proposed changes will not create a drainage problem.

10. The proposed change will seriously reduce light or air to adjacent areas.

The proposed changes will not create issues.

11. The proposed change will adversely affect property values in the adjacent area.

The proposed changes will not affect property values in the area.

12. The proposed change will be a deterrent to the improvement or development of adjacent property in accordance with existing regulations.

The proposed changes will not deter improvement of adjacent properties.

13. The proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

The proposed changes will not constitute special privilege.

14. There are substantial reasons why a reasonable use of property cannot be accomplished under existing zoning.

The proposed changes would have residential Future Land Use and Zoning which is compatible with the area.

15. Whether the change suggested is out of scale with the needs of the neighborhood or the city.

The proposed changes is not out of scale.

16. It is impossible to find other adequate sites in the city for the proposed use in districts already zoned for such use.

The proposed changes have similar uses to the surrounding development.

Meeting: May 27, 2025

Agenda Item Type: Council Action There are no Council Action items at this time

City Clerk Agenda Item:
There are no Council Action items at this time

Strategic Key Focus Areas:

Background Information:

Legal Authority:

Budget and Recommendation:

Finance Director's Comments:

Procurement Director's Comments:

City Manager's Comments:

City Council Action:

Attachments:
None

Meeting: May 27, 2025

Agenda Item Type: First Readings and Introduction There are no First Reading and Introduction items at this time

City Clerk Agenda Item:
There are no First Reading and Introduction items at this time

Strategic Key Focus Areas:

Background Information:

Legal Authority:

Budget and Recommendation:

Finance Director's Comments:

Procurement Director's Comments:

City Manager's Comments:

City Council Action:

Attachments:
None